



<b>Licence number</b>	L7102/1997/8	
<b>Licence holder</b>	City of Bayswater	
<b>Registered business address</b>	61 Broun Avenue MORLEY WA 6062	
<b>DWER file number</b>	INS-0001430	
<b>Duration</b>	07/08/2013 to	06/08/2034
<b>Date of issue</b>	18/07/2013	
<b>Date of amendment</b>	25/09/2025	
<b>Premises details</b>	Bayswater Transfer Station 271 Collier Road BAYSWATER WA 6053  Legal description - Lot 102 on Diagram 55521 Certificate of Title Volume 1527 Folio 874 As depicted in Schedule 1	

<b>Prescribed premises category description</b> (Schedule 1, <i>Environmental Protection Regulations 1987</i> )	<b>Assessed production / design capacity</b>
<b>Category 62: Solid waste depot</b> – premises on which waste is sorted or sorted pending final disposal or re-use	Not more than 110,000 tonnes per annual period

This licence is granted to the licence holder, subject to the attached conditions, on 25 September 2025, by:

**Abbie Crawford**  
**Manager, Waste Industries**

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

## Licence history

Date	Reference number	Summary of changes
13/07/2013	L7102/1997/8	Reissued licence
19/03/2015	L7102/1997/8	Amendment of premises description, stormwater management and requirements to manage doors on facility
23/10/2015	L7102/1997/8	Amendment to authorise temporary outside storage of waste
10/12/2015	L7102/1997/8	Removal of Special Waste Type 1 from the Licence
19/05/2016	L7102/1997/8	Change of Licence Holder name
29/08/2017	L7102/1997/8	Amendment Notice 1: Increase Premises throughput from 80,000 to 110,000 tonnes per annum.
27/04/2018	L7102/1997/8	Amendment Notice 2: Receipt of waste oil, hydrocarbon containers and batteries. Removed requirement for putrescible waste processing to be undertaken in a bunded building
04/08/2020	L7102/1997/8	Transfer of Licence to City of Bayswater and licence amalgamation
27/02/2022	L7102/1997/8	Licence Amendment for new storage sheds and relocation of waste oil collection area
30/11/2023	L7102/1997/8	Amendment for new location of hazardous household waste (HHW) shed and open sided shed, and construction of a permanent retention wall and stormwater shut off valve. Extend timeframe for storage of HHW on Premises to three months. Change names of current waste sheds. Update fire management conditions. Extend expiry date by ten years.
25/09/2025	L7102/1997/8	Amendment for extension of the dates in Condition 15 by 18 months.  Remove construction requirements for Item 3 and Item 4 in Table 1: Design and construction / installation requirements, under Condition 1.

## Interpretation

In this licence:

- (a) the words 'including', 'includes' and 'include' in conditions mean "including but not limited to", and similar, as appropriate;
- (b) where any word or phrase is given a defined meaning, any other part of speech or other grammatical form of that word or phrase has a corresponding meaning;
- (c) where tables are used in a condition, each row in a table constitutes a separate condition;
- (d) any reference to an Australian or other standard, guideline, or code of practice in this licence:
  - (i) if dated, refers to that particular version; and
  - (ii) if not dated, refers to the latest version and therefore may be subject to change over time;
- (e) unless specified otherwise, any reference to a section of an Act refers to that section of the EP Act; and
- (f) unless specified otherwise, all definitions are in accordance with the EP Act.

**NOTE:** This licence requires specific conditions to be met but does not provide any implied authorisation for other emissions, discharges, or activities not specified in this licence.

## Licence conditions

The licence holder must ensure that the following conditions are complied with:

### Infrastructure and equipment

1. The licence holder must:
  - (a) construct and/or install the infrastructure and/or equipment;
  - (b) in accordance with the corresponding design and construction / installation requirements;
  - (c) at the corresponding infrastructure location; and
 as set out in Table 1.

**Table 1: Design and construction / installation requirements**

	Infrastructure	Design and construction / installation requirements	Infrastructure location
1.	Open sided roofed shed	<p>The 7 x 4m (approximate dimensions) shed must:</p> <ol style="list-style-type: none"> <li>(a) Incorporate impervious concrete flooring free from defects; and</li> <li>(b) Direct stormwater away from the shed.</li> </ol>	
2.	Household Hazardous Waste (HHW) Shed	<p>The 5 x 7m shed (approximate dimensions) must:</p> <ol style="list-style-type: none"> <li>(a) Incorporate impervious concrete floor and not liable to degradation, chemical attack or sparking;</li> <li>(b) Have all concrete flooring coated with an acid resistant sealant;</li> <li>(c) Ensure that all chemicals will be on either self-bunded pallets or stored in self bunded chemical cabinet or in chemical grade storage tubs;</li> <li>(d) Be fully enclosed;</li> <li>(e) Direct stormwater away from the shed;</li> <li>(f) Be separated (not attached) from the Community Recycling Shed; and</li> <li>(g) Be fitted with an Automatic Fire alarm as follows:               <ol style="list-style-type: none"> <li>i. Automatic systems should be capable of being manually activated at clearly identified manual alarm activation points at convenient and safe locations near work areas;</li> <li>ii. Alarm signals should be distinguishable from other signals to allow ready recognition, and should be clearly audible throughout the HHW storage facility and site; and</li> <li>iii. The system should remain operable when the main power supply fails.</li> </ol> </li> </ol>	As shown in Schedule 1 Figure 1

## Compliance reporting

2. The licence holder must within 30 calendar days of an item of infrastructure or equipment required by condition 1 being constructed and/or installed:
  - (a) undertake an audit of their compliance with the requirements of condition 1; and
  - (b) prepare and submit to the CEO an Environmental Compliance Report on that compliance.
3. The Environmental Compliance Report required by condition 2, must include as a minimum the following:
  - (a) certification by a qualified civil engineer that the items of infrastructure or component(s) thereof, as specified in condition 1, have been constructed in accordance with the relevant requirements specified in condition 1;
  - (b) as constructed plans and a detailed site plan for each item of infrastructure or component of infrastructure specified in condition 1; and
  - (c) be signed by a person authorised to represent the works approval holder and contains the printed name and position of that person.

## Waste Acceptance

4. The licence holder must only accept onto the premises waste of a waste type which does not exceed the corresponding rate at which waste is received, and which meets the corresponding acceptance specification, as set out in Table 2.

**Table 2: Types of waste authorised to be accepted onto the premises**

Waste type	Rate at which waste is received	Acceptance specification
Clean Fill	Combined limit of all permitted waste types is 110,000 tonnes per annual period.	N/A
Inert Waste Type 1		
Inert Waste Type 2 <sup>1</sup>		
Putrescible Waste		
Other waste that complies with Class II landfill acceptance criteria as defined in the 'Landfill Waste Classification and Waste Definitions 1996 (as amended)		
Household Hazardous Waste <sup>2,3</sup> ; Waste Oil	Waste oil: no more than 15,000L per annual period; Waste batteries: no more than 15 tonnes per annual period.  Note: Combined limit of all permitted waste types is 110,000 tonnes per annual period.	Limited to 20kg or 20 litres per material type per deposit.

Waste type	Rate at which waste is received	Acceptance specification
Empty waste oil containers (1100L)	No more than 20 container (1100L) per annual period.  Note: Combined limit of all permitted waste types is 110,000 tonnes per annual period.	N/A
Empty LPG gas bottles	Up to 1,000 bottles per annual period.  Note: Combined limit of all permitted waste types is 110,000 tonnes per annual period.	
E-waste	Note: Combined limit of all permitted waste types is 110,000 tonnes per annual period.	

Note 1: Additional requirements for the acceptance of controlled waste (including asbestos and tyres) are set out in the Environmental Protection (Controlled Waste) regulations 2004.

Note 2: Additional requirements for the acceptance, handling and storage of dangerous goods are set out in the *Dangerous Goods Safety Act 2004* codes of practice.

Note 3: Additional requirements for the acceptance, handling and storage of hazardous waste may apply under the Household Hazardous Waste (HHW) Program.

## Waste Processing

5. The licence holder must ensure that where waste does not meet the waste acceptance criteria set out in condition 4, it is removed from the premises by the delivery vehicle or, where that is not possible, stored in a quarantined storage area or container and removed to an appropriately authorised facility within 30 days.
6. The licence holder must ensure that the waste types specified in Table 3 are only subjected to the corresponding processes and only subject to the corresponding process limits and/or specifications, as set out in Table 3.

**Table 3: Waste processing**

Waste type	Process(es)	Process limits and/or specifications
Inert Waste Type 1	Receipt, handling, mechanical sorting, hand sorting, and storage prior to disposal	Crushing and/or screening of waste is not permitted.
Inert Waste Type 2 (other than tyres)		
Putrescible Waste	Receipt, handling and storage prior to reuse, recycling or disposal offsite to a suitably licenced premises.	Only to be stored and sorted within an enclosed building provided with a hardstand to prevent run-off;  Temporary and/or mobile bunding options must be available and accessible immediately adjacent to the building access points; and

Waste type	Process(es)	Process limits and/or specifications
		Not to remain on the premises for more than 48 hours from receipt.
Inert Waste Type 2 (tyres)		Less than 100 used tyres or 2m <sup>3</sup> of shredded, broken or pieces of used tyres stored onsite at any time.
E-waste		Only to be stored and sorted within an enclosed building provided with a hardstand.
Household Hazardous Waste (refer to Schedule 3) Waste oil		<p>Not to remain on the premises for more than three months prior to removal to a licensed waste disposal facility.</p> <p>HHW to be stored in HHW shed, except for vehicle lead-acid batteries and paint.</p> <p>Motor vehicle lead-acid batteries are not to be stored in the HHW shed.</p> <p>Paint is to be stored in the Community Recycling Shed, in dedicated impermeable, banded storage stillages. A minimum 3 m separation distance is to be maintained between paint stillages and other waste materials.</p> <p>HHW incompatible chemicals are kept apart.</p> <p>Signage at HHW shed to clearly list which HHW materials are and aren't accepted at the HHW shed.</p> <p>No more than 500 kg or litres of materials in Packing Group 1 are to be stored at any one time.</p>
Empty LPG bottles		<p>Not to be stored in the HHW shed.</p> <p>Not to remain on the premises for more than three months prior to removal to a licensed waste disposal facility, or until one full cage has been accumulated, whichever occurs first.</p>

## Emissions and discharges

7. The licence holder must:
- (a) erect and maintain suitable fencing to prevent unauthorised access to the site;
  - (b) ensure that HHW shed and any entrance gates to the premises are securely locked when the premises is unattended;
  - (c) undertake regular inspections of all security measures and repair any damage within seven days from time damage is identified; and
  - (d) implement interim security measure/s until the repairs identified in condition 7

(c) are completed.

8. The licence holder must implement control measures to prevent infestations of pests, flies, and vermin at the premises.
9. The licence holder must ensure that all reasonable and practicable measures are taken to ensure that no windblown waste escapes from the premises.
10. The licence holder must ensure that no waste is burnt on the premises.
11. The licence holder must prevent leachate emissions to land and water by effectively retaining leachate within the Community Recycling Shed and the Commercial Transfer Shed.
12. The licence holder must ensure stormwater is diverted from the waste contaminated areas to dedicated stormwater drains.
13. The licence holder must ensure that any stormwater that has come into contact with waste contaminated areas, must be treated as liquid waste and is stored and removed off site to a suitably licenced facility.

## Fire and emergency management

14. The licence holder must:
  - (a) immediately notify the CEO of any fire on the premises; and/or
  - (b) any accident, malfunction, or emergency which results or could result in the discharge of fire-fighting wash water or other wastes from the premises;
  - (c) ensure that all firefighting equipment and systems (as specified in Schedule 1, Table 6) are in good working order, and capable of controlling a loose material fire in accordance with the requirements of AS 1851:2012;
  - (d) ensure that any unauthorised fire on the premises is extinguished as soon as possible;
  - (e) signage must be maintained at the front of the premises which contains information for first responders, including:
    - i. stormwater drainage maps and identification of key drainage points and shut off valves; and
    - ii. after hours details with the up-to-date names and phone numbers of contact people in case of an emergency.
  - (f) firefighting wash-water that occurs at the premises must be effectively contained within the capacity of hardstand and low permeability infrastructure;
  - (g) stormwater drains and discharge points must be manually shut off when the fire system is activated;
  - (h) collect and remove all accumulated firefighting wash-water and other waste that may result from firefighting on the premises within 24-hours of a fire event;
  - (i) ensure that any firefighting wash-water is removed without delay by a carrier licenced under the *Environmental Protection (Controlled Waste) Regulations 2004*, and remove all fire impacted waste for disposal off-site to a suitably licensed premises.



## Department of Water and Environmental Regulation

- 15.** If the premises is to remain operational beyond 31 December 2026 the licence holder must:
- (a) upgrade the incoming waste supply connection from 100 mm to 150 mm diameter pipe with backflow prevention;
  - (b) install a fire brigade booster on the incoming water supply;
  - (c) extend a 150 mm ring main pipe around the Community Recycling Shed and Commercial Transfer Station with four isolation valves;
  - (d) install a minimum of four twin head hydrants to provide full coverage of the Community Recycling Shed and Commercial Transfer Station with 60 m of hose;
  - (e) ensure fire hydrants are located at least 10 m from the sheds; and
  - (f) the upgrades specified in condition 15 (a) to (e) must be installed and operational by 31 December 2026.

## Monitoring

### General monitoring

- 16.** The licence holder must ensure that all weighbridges used on the premises, to comply with the conditions of this licence, are calibrated in accordance with the manufacturer's specifications.
- 17.** The licence holder must, where the requirements for calibration cannot be practicably met, or a discrepancy exists in the interpretation of the requirements, bring these issues to the attention of the CEO, accompanied with a report comprising details of any modification to the methods.
- 18.** The licence holder must provide the notification required by condition 17 within 48 hours of determining the calibration issue or discrepancy.

### Monitoring of inputs and outputs

- 19.** The licence holder shall undertake the monitoring in Table 4 according to the specifications in that table.

**Table 4: Monitoring of inputs and outputs**

Inputs/Outputs	Parameter	Units	Averaging period	Frequency
Waste Inputs	All waste types listed in Table 2	tonnes	N/A	Each load arriving at the premises
Waste Outputs				Each load leaving or rejected from the premises

## Records and reporting

### Records

- 20.** The licence holder must record the following information in relation to complaints received by the licence holder (whether received directly from a complainant or

forwarded to them by the Department or another party) about any alleged emissions from the premises:

- (a) the name and contact details of the complainant, (if provided);
- (b) the time and date of the complaint;
- (c) the complete details of the complaint and any other concerns or other issues raised; and
- (d) the complete details and dates of any action taken by the licence holder to investigate or respond to any complaint.

**21.** The licence holder must maintain accurate and auditable books including the following records, information, reports, and data required by this licence:

- (a) the calculation of fees payable in respect of this licence;
- (b) the works conducted in accordance with condition 1 of this licence;
- (c) any maintenance of infrastructure that is performed in the course of complying with condition 6 of this licence;
- (d) monitoring programmes undertaken in accordance with condition 19 of this licence; and
- (e) complaints received under condition 20 of this licence.

**22.** The books specified under condition 21 must:

- (a) be legible;
- (b) if amended, be amended in such a way that the original version(s) and any subsequent amendments remain legible and are capable of retrieval;
- (c) be retained by the licence holder for the duration of the licence; and
- (d) be available to be produced to an inspector or the CEO as required.

**23.** The licence holder must:

- (a) undertake an audit of their compliance with the conditions of this licence during the preceding annual period, and
- (b) prepare and submit to the CEO an Annual Audit Compliance Report in the approved form by 28 February each year.

## Definitions

In this licence, the terms in Table 1 have the meanings defined.

**Table 1: Definitions**

Term	Definition
Annual Audit Compliance Report (AACR)	means a report submitted in a format approved by the CEO (relevant guidelines and templates are available on the Department's website).
annual period	a 12 month period commencing from 1 January until 31 January of the immediately following year.
AS 1851:2012	means the Standards Australia <i>AS 1851:2012 Routine service of fire protections and systems equipment</i>
books	has the same meaning given to that term under the EP Act.
CEO	means Chief Executive Officer of the department. "submit to / notify the CEO" (or similar), means either: Director General Department administering the <i>Environmental Protection Act 1986</i> Locked Bag 10 Joondalup DC WA 6919 or: <a href="mailto:info@dwer.wa.gov.au">info@dwer.wa.gov.au</a>
condition	a condition to which the licence is subject under section 62 of the <i>Environmental Protection Act 1986</i> .
Clean Fill	has the same meaning given to that term in the Landfill Waste Classification and Waste Definitions 1996 (as amended 2019)
Controlled Waste Regulations	The Environmental Protection (Controlled Waste) Regulations 2004
delivery vehicle	means the vehicle in which the waste material was delivered
department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
discharge	has the same meaning given to that term under the EP Act.
emission	has the same meaning given to that term under the EP Act.
EP Act	<i>Environmental Protection Act 1986</i> (WA)
EP Regulations	<i>Environmental Protection Regulations 1987</i> (WA)
firewater	means water that, in the event of a fire, has been used to extinguish a fire, and all materials and combusting products dissolved or suspended within such

Term	Definition
	water, and includes other fire suppressant substances such as foams.
green waste	means waste that originates from lawn clippings, leaves, plants, branches, tree trunks and stumps but excluding timber.
hardstand	means a surface with a permeability of $10^{-9}$ metres/second or less
HHW	refers Household Hazardous Waste which are products used in and around the home that are flammable, toxic, explosive or corrosive.
Inert Waste Type 1	Has the same meaning given to that term in the Landfill Waste Classification and Waste Definitions 1996 (as amended 2019).
Inert Waste Type 2	Has the same meaning given to that term in the Landfill Waste Classification and Waste Definitions 1996 (as amended 2019).
licence	refers to this document, which evidences the grant of a Licence by the CEO under section 57 of the EP Act, subject to the specified conditions contained within.
licence holder	refers to the occupier of the premises, being the person specified on the front of the licence as the person to whom this licence has been granted (City of Bayswater).
licensee	refers to the licence holder as defined under licence holder above.
m <sup>3</sup>	means cubic metres.
Packing Group 1	Materials provided in Appendix 6 of the 'Guidelines for the design and operation of facilities for the acceptance and storage of household hazardous waste' Department of Environment Regulation, August 2013'
premises	refers to the premises to which this licence applies, as specified at the front of this licence and as depicted in Schedule 1, Figure 1 of this licence.
prescribed premises	has the same meaning given to that term under the EP Act.
premises boundary	as defined in Schedule 2 of this Licence.
putrescible waste	means component of the waste stream likely to become putrid - including wastes that contain organic materials such as food wastes or wastes of animal or vegetable origin, which readily bio-degrade within the environment of a landfill.
waste	has the same meaning given to that term under the EP Act.

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**END OF CONDITIONS**



## Schedule 1: Maps

### Premises map

The boundary of the prescribed premises is shown in the map below (Figure 1).

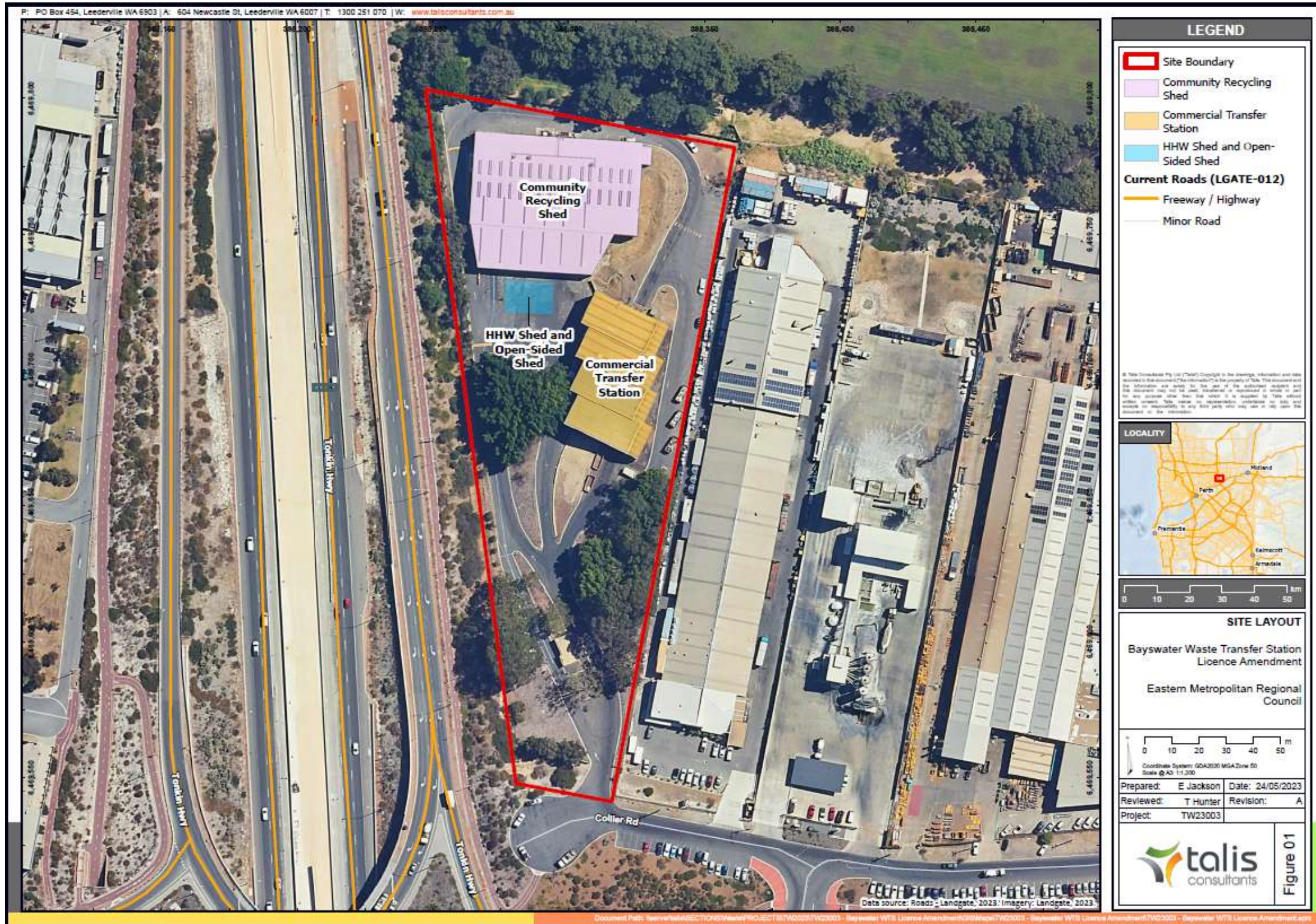


Figure 1: Map of the boundary of the prescribed premises

L7102/1997/8 (25/09/2025)

IR-T06 Licence template (v10.0) (May 2024)



**Table 6. Firefighting equipment and systems**

Building Emergency Management Systems			
Equipment	Type	Location	Description
Fire Suppression Systems			
Fire Hose Reels (6)	36m Swing - Galvin	Entry to office	Water Supply: 100 mm diameter
	36m Swing - FBA	Mid North Wall	
	36m Fixed - FBA	Mid-West Wall	
	36m Fixed - Dura	Outside Exit End Building 1	
	36m Fixed - Dura	Outside Building 2	
	36m Fixed - Dura	Roller Door South Building 2	
Eye Wash Station		Exit of Transfer Shed	
Fire Hydrants	65mm Twin Head	Outside Building 2	Floor Area: > 2000 m <sup>2</sup>  Hydrant demand: 20 L/s for 4 hours (288, 000 Litres)
	65mm Twin Head	Outside Building 2	
	65mm Twin Head	Roller Door South	
	65mm Twin Head	Roller Door South	
Fire Extinguishers	9.0kg DCP	Entry to Office	
	3.5kg CO2	Upstairs Office	
	4.5kg DCP	Lunchroom	
	3.5kg CO2	Mid North Wall	
	4.5kg DCP	Outside Mid North Wall	
	9.0kg DCP	Warehouse Middle - Rubbish Collection	
	9.0kg DCP	Mid-West Wall	
	9.0kg DCP	North Door Building 2	
	9.0 Kg DCP	Roller Door South Building 2	
	9.0 Litres AFFF	Roller Door South Building 2	
	9.0 Kg DCP	Fuel Storage Outside Building 1	
	9.0 Kg DCP	Bottom Warehouse Mid-West Wall	
	3.5kg CO2	Roller Door North Building 2	

	9.0kg DCP	Roller Door North Building 2	
<b>Fire Detection Systems</b>			
Smoke Detectors	Aspiring smoke detection	Waste transfer roof Recycling Building roof	
Monitoring Company			
VESDA	VESDA VLI	Transfer station (next to metal disposal) – zone 2	
VESDA	VESDA VLI	Tipping area – zone 3	
VESDA	VESDA VLI	Packing area – zone 4	
VESDA	VESDA VLI	Transfer station (next to green waste) – zone 2	
<b>Air Handling Systems</b>			
None			
<b>Communication Systems</b>			
Two-way radio			
External Manually Unit			
<b>Fire Water Containment</b>			
Retention Structure and Shut-off Valves*		North of CRC	Retention structure (wall) and manual-closing valves
<b>Fire Alarm System</b>			
Fire Indicator Panel (FIP)	Notifier IFS2600	Recycling building	Each waste building has a separate smoke detection zone

## Schedule 2: Premises boundary

The premises boundary is defined by the coordinates in 7.

**Table 7: Premises boundary coordinates (GDA94)**

No	Easting	Northing	Zone
1	398248.57948	6469802.8116	50
2	398361.93596	649780.20755	50
3	398316.23698	6469543.42451	50
4	398279.636430	6469551.13900	50



## Schedule 3: HHW waste types

HHW waste types accepted at the premises are provided in Table 1 below.

High Toxicity	Low Toxicity
<ul style="list-style-type: none"> <li>• Acids</li> <li>• Aerosols – CFC based</li> <li>• Aerosols, flammable – paint and lacquers</li> <li>• Aerosols, flammable - pesticide</li> <li>• Alkali</li> <li>• Arsenic based products</li> <li>• Batteries – household dry cell</li> <li>• Cyanides</li> <li>• Engine coolants and glycols</li> <li>• Fire extinguishers – non-Halon</li> <li>• Flammable liquids – hydrocarbons and fuels</li> <li>• Flammable solids</li> <li>• Flares</li> <li>• Gas cylinders – other</li> <li>• General household chemicals eg cleaners</li> <li>• Heavy metal compounds</li> <li>• Inorganic oxidising agents – eg pool chlorine</li> <li>• Mercury – elemental</li> <li>• Organic peroxides</li> <li>• Paint – metal based</li> <li>• Paint – other, including isocyanates and amines</li> <li>• Paint – recyclable</li> <li>• Paint – solvent based, including resins and adhesives</li> <li>• PCB materials</li> <li>• Pesticides – non Schedule X</li> <li>• Pesticides – Schedule X</li> <li>• Solvents – halogenated</li> <li>• Toxics</li> <li>• Most HHW facilities will accept 'unknown chemicals' if they are in a secure, sealed, chemical-resistant container.</li> </ul>	<ul style="list-style-type: none"> <li>• Batteries – lead acid</li> <li>• Fluorescent tubes, CFL and light fittings</li> <li>• Gas cylinders – propane</li> <li>• Low level radioactive substances eg smoke detectors</li> <li>• Paint – water based</li> </ul>