



Works Approval

Works approval number W3191/2026/1

Works approval holder Electricity Networks Corporation

Registered business address 363 Wellington Street
Perth WA 6000

DWER file number INS-0003191

Duration 08/04/2026 to 07/04/2031

Date of issue 08/04/2026

Premises details Western Power – South Metro Depot
114 Ayres Road
Forrestdale WA 6112

Legal description -
Part of Lot 100 on Deposited Plan 416786
Certificate of Title Volume 2981 and Folio 454
As defined by the coordinates in Schedule 2

Prescribed premises category description (Schedule 1, <i>Environmental Protection Regulations 1987</i>)	Assessed production / design capacity
Category 61: Liquid waste facility: premises on which liquid waste produced on other premises (other than sewerage waste) is stored, reprocessed, treated or irrigated	235 tonnes per year

This works approval is granted to the works approval holder, subject to the attached conditions, on 08 April 2026, by:

Abbie Crawford
MANAGER, WASTE INDUSTRIES
an officer delegated under section 20 of the *Environmental Protection Act 1986* (WA)

Works approval history

Date	Reference number	Summary of changes
08/04/2026	W3191/2026/1	Works approval granted (APP-0032723)

Interpretation

In this works approval:

- (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 works approval:
 - (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 works approval requires specific conditions to be met but does not provide any implied authorisation for other emissions, discharges, or activities not specified in this works approval.

Works approval conditions

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

Construction phase

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

Table 1: Design and construction / installation requirements

	Infrastructure	Design and construction / installation requirements	Infrastructure location
1.	Oil storage container	The storage container must: <ul style="list-style-type: none"> • be installed in accordance with the manufacturer's recommendations and specifications; • have a total capacity of 65,000 litres; • be self-bunded, double-skin storage tank; • constructed to comprise three (3) separate and equally sized chambers; and • connected to a below-ground oil–water separator designed to capture and treat oily wastewater generated during operations. 	Schedule 1; Figure 2
2.	Oil water separator (Spillceptor)	The works approval holder must undertake dewatering in accordance with a Dewatering Management Plan which has been developed with consideration to the National Acid Sulphate Soils Guidance, Guidance for the dewatering of acid sulphate soils in shallow groundwater environments, June 2026, and to the Guideline: Treatment and management of soil and water in acid sulphate soil landscapes. <p>The oil water separator must:</p> <ul style="list-style-type: none"> • have a capacity of 32,400 litres and a fluid level alarm system; • be installed below ground and connected to the existing stormwater network; and • be installed in accordance with the manufacturer's recommendations and specifications. 	Schedule 1; Figure 2 and 3

Compliance reporting

2. The works approval 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 suitably qualified person 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.

Time limited operations phase

Commencement and duration

4. The works approval holder may only commence time limited operations for an item of infrastructure identified in condition 1 where the Environmental Compliance Report as required by condition 2 has been submitted by the works approval holder for that item of infrastructure.
5. The works approval holder may conduct time limited operations for an item of infrastructure specified in condition 6;
 - (a) for a period not exceeding 180 calendar days from the day the works approval holder meets the requirements of condition 4 for that item of infrastructure; or
 - (b) until such time as a licence for that item of infrastructure is granted in accordance with Part V of the Environmental Protection Act 1986, if one is granted before the end of the period specified in condition 5(a).

Time limited operations requirements

6. During time limited operations, the works approval holder must ensure that the premises infrastructure and equipment listed in Table 2 and located at the corresponding infrastructure location is maintained and operated in accordance with the corresponding operational requirement set out in Table 2.

Table 2: Infrastructure and equipment requirements during time limited operations

	Site infrastructure and equipment	Operational requirement	Infrastructure location
1	Oil storage container	<ul style="list-style-type: none"> • Must be kept free of leaks, defects, and damage, and must remain fit for purpose at all times. • All storage compartments must be clearly labelled to indicate the specific oil type contained within each compartment. • Waste oil must be disposed of once the waste-oil compartment reaches a 20,000-litre fill level. • All pumps, hoses, and valves must be maintained in good working condition and must not exhibit any leaks or defects. • All spills must be cleaned immediately using appropriate spill-response procedures 	Schedule 1; Figure 2
2	Oil water separator	<ul style="list-style-type: none"> • The oil–water separator and associated alarm system must be maintained in good working order at all times. • All treated stormwater discharged from the oil–water separator is directed to the existing stormwater network. • The existing stormwater network, including all associated pipework, must be kept free of waste, leaks, and defects at all times. 	Schedule 1; Figure 2 and 3

Waste acceptance

7. The works approval holder must only accept onto the premises waste of a type that:
- does not exceed the rate at which that waste is received; and
 - meets the relevant acceptance specification,
- as set out in Table 3.

Table 3: Types of waste authorised to be accepted onto the premises

Waste type	Rate at which waste is received	Acceptance specification ¹
Waste oil	235 tonnes per year	<ul style="list-style-type: none"> • Recovered oil from maintenance activities. • Must be free of PCBs.

Note 1: Additional requirements for the acceptance of Controlled Waste are set out in the Environmental Protection (Controlled Waste) Regulations 2004.

8. The works approval holder must ensure that where waste does not meet the waste acceptance criteria set out in Condition 7, it is removed from the premises by the delivery vehicle and disposed of at an appropriately authorised facility as soon as practicable.
9. The works approval holder shall immediately recover, or remove and dispose of, spills of environmentally hazardous materials including fuel, oil, or other hydrocarbons, whether inside or outside an engineered containment system.

10. The works approval holder shall ensure that all material used for the recovery, removal, and/or disposal of environmentally hazardous materials is stored in an impermeable container prior to disposal at an appropriately authorised facility
11. The works approval holder must take all reasonable and practicable measures to prevent stormwater run-off becoming contaminated by the activities and operations undertaken at the premises.
12. The works approval holder must ensure that emissions from the discharge point listed in Table 4 for the corresponding parameter do not exceed the corresponding limit listed in Table 4, when monitored in accordance with condition 17.

Table 4: Emission and discharge limits

Discharge point	Parameter	Limit
DN375 Spillceptor outlet pipe (as depicted in Schedule 1, Figure 3)	Total Recoverable Hydrocarbons	1 mg/L

Fire and emergency management

13. The works approval holder must immediately notify the CEO of:
 - (a) any fire on the premises; and/or
 - (b) any accident, malfunction, or emergency which results or could result in the discharge of firefighting wash water or other wastes from the premises
14. The works approval holder must implement a Fire and Emergency Management Plan prepared by a suitably qualified fire management consultant that is consistent with Australian Standard AS3745. The plan must be submitted to the CEO by 8 October 2026, and must include, but not be limited to:
 - (a) notification procedures for fire and major spill incidents;
 - (b) how fires will be prevented, detected, responded to, suppressed, contained and controlled for all approved activities addressing all waste types and for all stages of the waste handling, sorting and processing;
 - (c) in the event of a fire occurring at the premises, how impacts to the environment and human health will be mitigated;
 - (d) how staff will be trained in fire and emergency response on an ongoing, annual basis;
 - (e) details on the firefighting equipment in place and/or accessible at the premises and the fire response capabilities and responsibilities;
 - (f) a premises map displayed at the front of the premises depicting an after-hours contact details, plus the location and layout of:
 - (i) fire fighting equipment;
 - (ii) electrical isolation points (if applicable);
 - (iii) sub-surface drainage infrastructure, including details on flow direction and off-site discharge locations (if applicable);
 - (iv) system shutdown points (if applicable); and
 - (v) fire response access points to the premises;
 - (g) hazmat manifest displayed at front of the premises;

- (h) how firewater will be prevented from draining into stormwater drains; and
- (i) how firewater will be collected and removed from the premises.

Monitoring during time limited operations

- 15.** The works approval holder must record the total amount of waste accepted and removed from the premises, for each waste type listed in Table 5, in the corresponding unit, and for each corresponding time period, as set out in Table 5.

Table 5: Waste accepted and removed from the premises

Waste type	unit	Time period
Waste oil	tonnes	During time limited operations

- 16.** The works approval holder must ensure that for all samples obtained in accordance with condition 17, analysis is undertaken by a holder of a current accreditation from the National Association of Testing Authorities (NATA) for the methods of sampling and analysis relevant to the corresponding parameters, unless otherwise specified.
- 17.** The works approval holder must monitor stormwater for concentrations of the identified parameter(s) in accordance with the requirements specified in Table 6.

Table 6: Monitoring requirements

Monitoring location	Parameter	Units	Averaging period	Frequency	Method
DN375 Spillceptor outlet pipe (as depicted in Schedule 1, Figure 3)	pH ¹	-	Spot sample	Six monthly ²	Spot sample, in accordance with AS/NZS 5667.1 and AS/NZS 5667.10
	Electrical conductivity	µS/cm			
	Total Recoverable Hydrocarbons	mg/L or µg/L			
	Benzene, toluene, ethylbenzene and xylenes (BTEX)				
	Total Polycyclic Aromatic Hydrocarbons (PAH)				
	Naphthalene				
	Total Polychlorinated biphenyls (PCB)				
	Trichloroethane (TCE)				
	Tetrachloroethane (PCE)				

Note 1: In-field non-NATA accredited sampling permitted

Note 2: Six monthly monitoring must be undertaken at least 5 months apart

Compliance reporting

18. The works approval holder must submit to the CEO a report on the time limited operations within 60 calendar days of the completion date of time limited operations or 60 calendar days before the expiration date of the works approval, whichever is the sooner.
19. The works approval holder must ensure the report required by condition 18 includes the following:
 - (a) a summary of the time limited operations, including timeframes and amount of waste oil processed
 - (b) a summary of monitoring results obtained during time limited operations under condition 15 and 17;
 - (c) a summary of the environmental performance of all infrastructure as constructed or installed; and
 - (d) where the manufacturer's design specifications and the conditions of this works approval have not been met, what measures will the works approval holder take to meet them, and what timeframes will be required to implement those measures

Records and reporting (general)

20. The works approval holder must record the following information in relation to complaints received by the works approval 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 works approval holder to investigate or respond to any complaint.
21. The works approval holder must maintain accurate and auditable books including the following records, information, reports, and data required by this works approval:
 - (a) the works conducted in accordance with condition 1;
 - (b) any maintenance of infrastructure that is performed in the course of complying with condition 6;
 - (c) monitoring programmes undertaken in accordance with condition 15 and 17 ; and
 - (d) complaints received under condition 20.
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 works approval holder for the duration of the works approval; and
 - (d) be available to be produced to an inspector or the CEO as required.

Definitions

In this works approval, the terms in Table 7 have the meanings defined.

Table 7: Definitions

Term	Definition
annual period	a 12 month period commencing from 1 July until 30 June of the immediately following year.
books	has the same meaning given to that term under the EP Act.
CEO	means Chief Executive Officer. CEO for the purposes of notification means: Director General Department administering the <i>Environmental Protection Act 1986</i> Locked Bag 10 Joondalup DC WA 6919 info@dwer.wa.gov.au
Department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> and designated as responsible for the administration of Part V Division 3 of the EP Act.
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.
Environmental Compliance Report	means a report to satisfy the CEO that the conditioned infrastructure and/or equipment has been constructed and/or installed in accordance with the works approval.
EP Act	<i>Environmental Protection Act 1986 (WA)</i> .
EP Regulations	<i>Environmental Protection Regulations 1987 (WA)</i> .
premises	the premises to which this works approval applies, as specified at the front of this works approval and as shown on the premises map (Figure 1) in Schedule 1 to this works approval.
prescribed premises	has the same meaning given to that term under the EP Act.
Suitable qualified person	means a person who: (e) holds a Bachelor of Engineering degree recognised by the Institute of Engineers; and (f) has a minimum of five years of experience working in the field of engineering; or is otherwise approved in writing by the CEO to act in this capacity.
time limited	refers to the operation of the infrastructure and equipment

Term	Definition
operations	identified under this works approval that is authorised for that purpose, subject to the relevant conditions.
waste	has the same meaning given to that term under the EP Act.
works approval	refers to this document, which evidences the grant of the works approval by the CEO under section 54 of the EP Act, subject to the conditions.
works approval holder	refers to the occupier of the premises being the person to whom this works approval has been granted, as specified at the front of this works approval.

END OF CONDITIONS

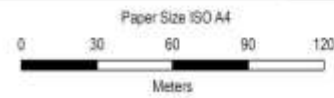
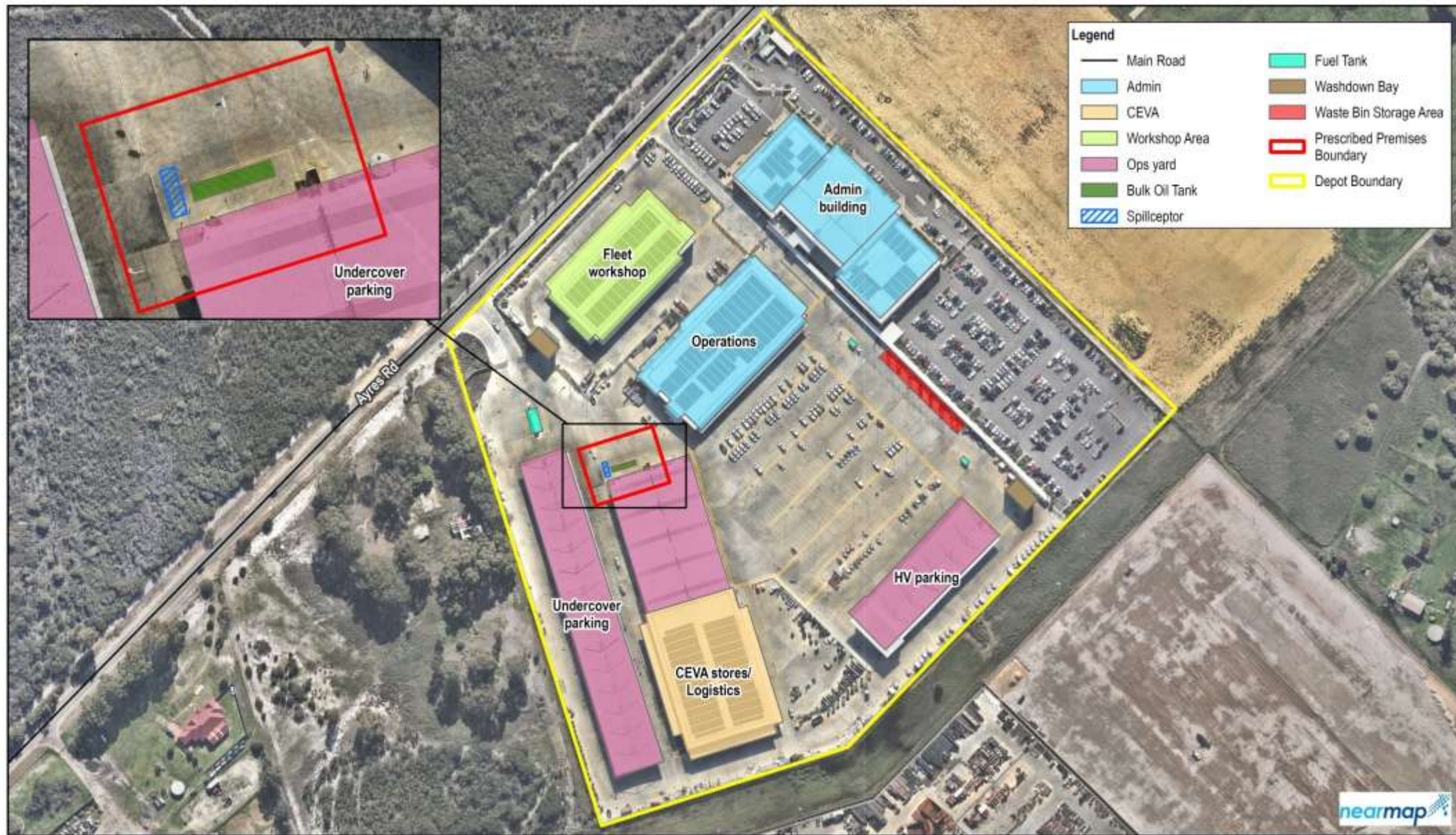
Schedule 1: Maps

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



Western Power
Western Power Depots -
Waste, Licensing, Safety and Traffic Services

Project No. 12597231
Revision No. 0
Date 04/09/2025

Premises Map

FIGURE 1

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Data source: Nearmap WMS Server. Created by: vst/ct

Figure 2: Premises layout

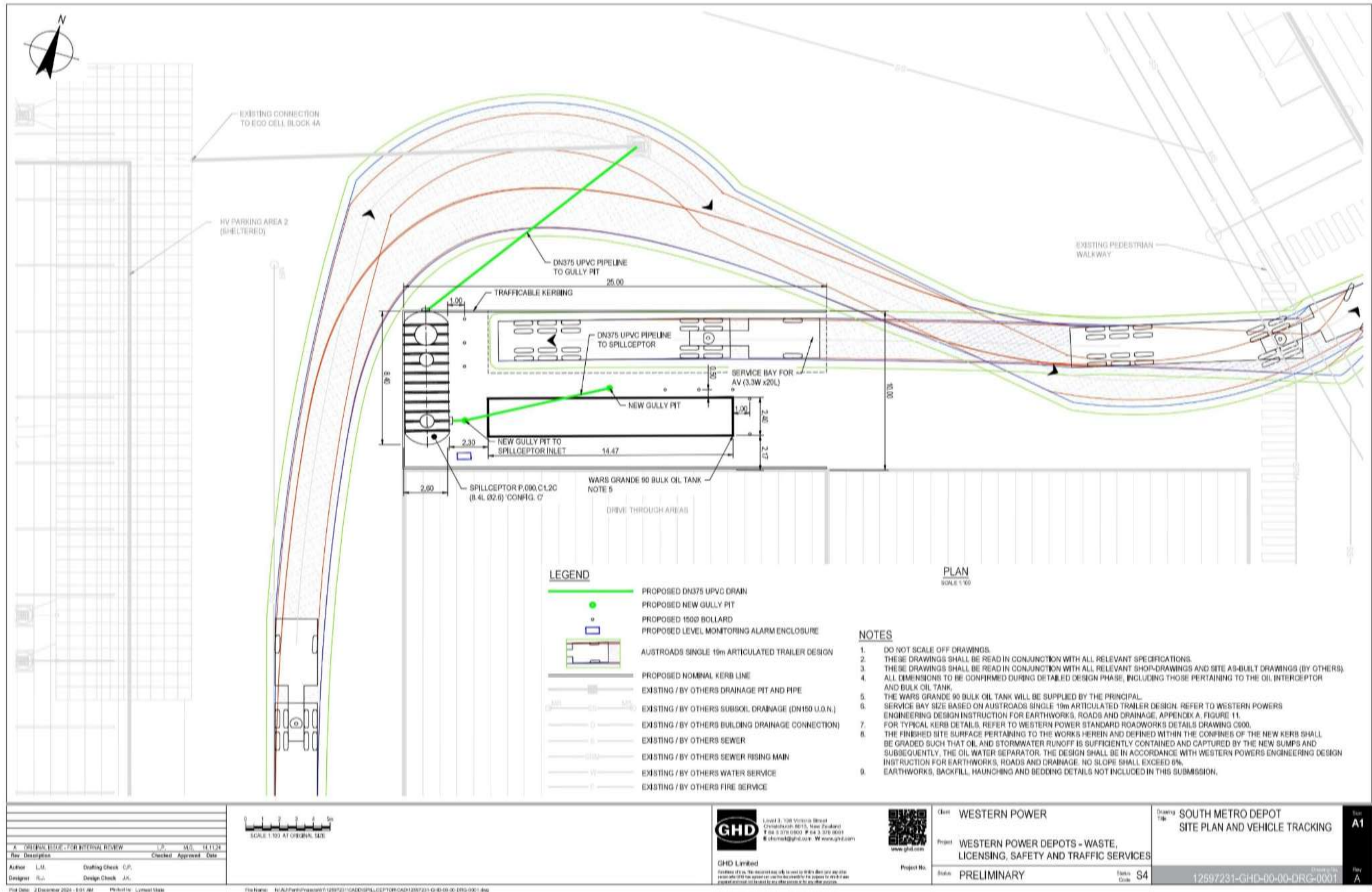


Figure 3: Spillceptor and stormwater network

Schedule 2: Premises boundary

The corners of the premises boundary are the coordinates listed in Table 8.

Table 8: Premises boundary coordinates (GDA2020)

	Easting	Northing	Zone
1.	401084.53200	6443957.02570	50
2.	401126.99420	6443970.29520	50
3.	401094.55740	6443924.94430	50
4.	401137.01960	6443938.21380	50