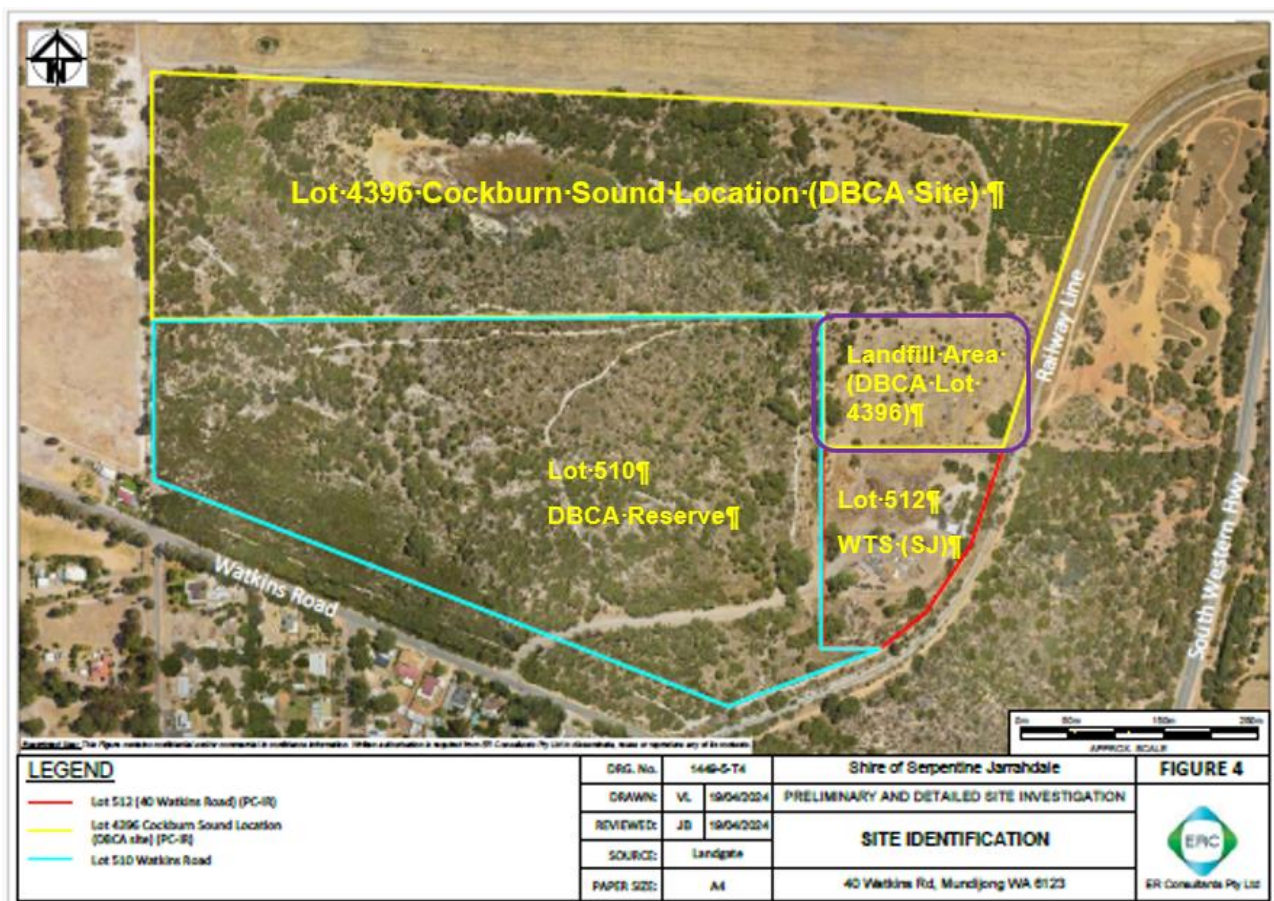


Summary Report – Watkins Road Waste and Recycling Transfer Station

History

The Shire of Serpentine Jarrahdale (the Shire) operated a licensed landfill facility at the following two lots pictured below until September 2004. The operations ceased at that time, reflective of Council's decision in June 2004, to introduce kerbside waste service coverage within the Shire. The site was subsequently managed by the Shire, mainly through processes of weed control and vegetation management. There was also some temporary storage undertaken by the Shire on the land.

Coinciding with the introduction of the new Contaminated Sites Act, the site was reported and subsequently classified by DWER as possibly contaminated – investigation required. This advice was received on 19 March 2008. This remains the current contaminated sites status for the subject land. The waste transfer station is shown following:



Modern Waste and Recycling Transfer Station Operations

Following Council approval and receipt of DWER licence L9703 in June 2020, the Shire recommenced operations at 40 Watkins Road, Mundijong in 2021. See excerpt with licence details and restrictions following.

Licence number L9073/2017/1

Licence holder Shire of Serpentine Jarrahdale

Registered business address 6 Peterson Street
Mundijong WA 6123

DWER file number DER2017/001044

Duration 6/06/2020 to 5/06/2040

Date of issue 6/06/2020

Premises details

Watkins Road Transfer Station
Reserve 23011

Lot 512 on Plan 53922

Watkins Road
Mundijong WA 6123

Prescribed premises category description (Schedule 1, <i>Environmental Protection Regulations 1987</i>)	Assessed production / design capacity
Category 13: Crushing of building material: premises on which waste building or demolition material (for example, bricks, stones or concrete) is crushed or cleaned	5,000 tonnes per annual period
Category 57: Used tyre storage (general): premises (other than premises within category 56) on which used tyres are stored	Not greater than 250 tyres at any one time
Category 61A: Solid waste facility: premises (other than premises within category 67A) on which solid waste produced on other premises is stored, reprocessed, treated, or discharged onto land	1,400 tonnes per annual period
Category 62: Solid waste depot: premises on which waste is stored, or sorted, pending final disposal or re-use.	16,000 tonnes per annual period

Along with the operation of a Re-Use Shop, the transfer station accepted the following material types of waste consistent with its licence:

- Bulk waste;
- Green waste;
- Metals;
- Cardboard and paper;
- Mattresses;
- E-waste;
- Whitegoods;
- Tyres;
- Light globes;
- Batteries.

In June 2023, Council resolved to undertake a review of the Operations service unit of the Shire, which included review of the operational arrangements pertaining to the waste transfer station. This made a range of recommendation to enhance the efficiency, effectiveness and safety of the waste transfer station.

To enact the recommendations of the review pertaining to the waste transfer station, officers commenced preparing a new master plan for the site. This provided an opportunity to review, adjust and enhance the station, based on a sustainable sequential upgrade. This new master plan included the following recommendations:

Recommendation
After the removal of drainage waste stockpiles review ability to receive and process drainage waste material at this site
Establish utilities - water, power, internet communications
Reduce double handling of material
Implement access control system at point of entry (in conjunction with developing a site master plan WT12)
Remove legacy dumped material from the WTS
Develop a map of the layout and operation of the WTS that can be handed to visitors and posted on the web site
Investigate systems to restrict who can access the WTS, what material they can dispose of and the frequency in conjunction with an analysis of vergeside collections
Develop a management plan and an annual budget and appropriate financial planning for the facility
Develop then implement a site Master Plan including emergency escape plan in the event of fire or some other emergency

Discovery of Asbestos

During August 2023, Officers identified the need for drainage improvements to prevent storm water runoff into the adjoining DBCA reserve. In preparation for the drainage works, a consultant was engaged to investigate the area of works, limited to the green waste processing site, to confirm if there was any asbestos in the former landfill cells. This investigation focused on sub surface layers to determine the integrity of the capped former landfill, and the risk of asbestos exposure. The consultant collected twelve samples from subsurface test pits across the green waste processing area, confirming two of the twelve test sites contained asbestos. The depth where the asbestos was located in the two test pits was at 0.5m from the surface.

The Consultant's report indicated that this may have been due to depletion of the cap in some areas.

Following this advice, Shire Officers cordoned off the high risk area where the cap had been depleted to prevent access to this part of the site, and manage the risk that had emerged from cap depletion. During this process, there was no asbestos found to be present on the surface .

The initial consultant's report was considered by officers in October 2023 who determined the need for further investigation to occur. This included further investigation as to risk, especially noting the

concerns raised about cap depletion. Officers further inspected the site, and found a broader risk associated with the concern of more wider spread of asbestos emerging from the formal cells, due to cap depletion. The decision was made to close the waste transfer station, in balancing the risk and the need to reduce the risk to an acceptable residual level.

Talis Consultants were then requested to visit the site in October to confirm the presence of asbestos and prepare a fee proposal to undertake a more comprehensive investigation across the entire facility to determine the extent of contamination. During that site inspection, further fragments of asbestos were found on surface, which was consistent with the earlier findings made by officers.

Specifically, the work of Talis identified that potential asbestos fragments were spread widely across the entire site. These fragments along with soil samples were collected and sent for testing to a laboratory.

Given the significance of the risk and community disruption, Senior Officers held meetings (consistent with the Business Continuity Plan and Crisis Management Framework) to determine the course of action necessary. This included the requirement to keep the facility closed to manage the risk, and provide local residents with additional interim solutions to address the waste needs of the community.

The decisions made and actions taken both in repurposing the Watkins Road site to be a Waste Transfer Station as well as in response to the discovery of asbestos

October 2023

Based on this evidence and the Shire's Business Continuity Plan, in October 2023, it was resolved as follows:

That Council:

1. *Notes that Officers have activated the Shire's Business Continuity Plan and is managing the incident through the Crisis Management Team.*
2. *Notes the interim findings of the asbestos investigation at the Watkins Road Waste and Recycling Transfer Station as per attachment 1.*
3. *Authorises the Chief Executive Officer to engage suitable contractors to provide a scheduled greenwaste verge collection service starting in November 2023, with an advertising period to obtain quotes limited to one week.*
4. *Authorises the Chief Executive Officer to purchase sufficient tip passes from the City of Armadale to provide for two bulk waste tip passes per residential property to be distributed as best determined by the Officers for the period ending January 2024.*
5. *RESOLVES that costs associated to be incurred in relation to the above points to be incurred against the Waste Transfer Station Cost Centre.*
6. *Requests the Chief Executive Officer present a follow-up report before the end 2023 to Council detailing:*
 - a. *The asbestos investigation findings;*
 - b. *Options for management of remediation and management of the Watkins Road Waste and Recycling Transfer Station;*
 - c. *Options for management of green waste and household bulk waste for the 2024 calendar year; and*
 - d. *A detailed budget variation.*

December 2023

As per this resolution a follow-up report was prepared for Council in December 2023, during which Council resolved as follows:

That Council:

1. *NOTES the summary of the asbestos findings and planned actions and requests that the Chief Executive Officer present a follow-up report in 2024 to determine the future of the site.*
2. *CALLS TENDERS for procurement of:*
 - a) *2 green waste verge collections per annum for a term of 2 years with the option to extend for a further 1 year; and*
 - b) *pre booked bulk waste collection services for the Shire of Serpentine Jarrahdale residents combined with illegal dumping collection services for a term of 2 years with the option for a further 1 year.*
3. *NOTES Chief Executive Officer will be authorising the contaminated sites consultancy work at the Watkins Road Waste and Recycling Transfer Station.*
4. *REQUESTS the Chief Executive Officer obtain a licence from the Department of Water and Environmental Regulation to use a restricted portion to the north-west of Webb Reserve Road for temporary storage of the Shire's operational green waste and drainage waste.*
5. *REFERS CEO KPI 4 for review with the CEO as part of the mid year CEO KPI review process.*
6. *REQUESTS the Chief Executive Officer presents a report to Council to consider disposal options prior to the disposal of any fleet from the Waste Transfer Station.*

Accordingly, following the Council report in December 2023, the Shire engaged Environmental Risk Consultants (ERC), to complete the following tasks at the Waste Transfer Station and DBCA site as relevant:

- Air monitoring;
- Preliminary Site Investigation;
- Detailed Site Investigation;
- Surface Asbestos Removal;
- Remediation Action Plan;
- Presentation to Council – including information on re-establishing the waste transfer station as an option; and
- Concept designs for Landfill Cell Closure (as required).

June 2024

Following presentation of the ERC report findings in June 2024, Council resolved as follows:

That Council:

1. *NOTES the findings and recommendations from the following documents completed by Environmental Risk Consultants:*
 - a. *Summary of air monitoring works at attachment 1;*
 - b. *Preliminary and Detailed Site Investigation Executive Summary at attachment 2;*

-
- c. *Concept Costings for Waste Transfer Station Options at attachment 3.*
2. *NOTES the Chief Executive Officer will report the findings of the Environmental Risk Consultants investigation to the Department of Water and Environmental Regulation for review and possible reclassification of the following sites under the Contaminated Sites Act 2003:*
- a. *LOT 512 ON PLAN 53922 as shown on certificate of title LR3141/929 known as Lot 512 (40) Watkins Road, Mundijong WA 6123;*
 - b. *COCKBURN SOUND LOCATION 4396 as shown on certificate of title LR3111/72 known as Lot 4396 Watkins Road, Mundijong WA 6123;*
 - c. *LOT 510 ON PLAN 53922 as shown on certificate of title LR3141/927 known as Lot 510 Watkins Road, Mundijong WA 6123.*
3. *REQUESTS the Chief Executive Officer to commence project initiation to develop concept plans and costings for two options as following:*
- a. *Redevelopment of the Watkins Road Waste and Recycling Transfer Station for the purposes of managing all the different waste streams previously managed at the site;*
 - b. *Redevelopment of the Watkins Road Waste and Recycling Transfer Station for the purposes of managing recyclable waste, green waste and operations of the Reuse Shop at the site.*
4. *REQUESTS the Chief Executive Officer to present the concept plans and costings for both options for redevelopment of Watkins Road Waste and Recycling Transfer Station to Council by August 2024.*
5. *REQUESTS the Chief Executive Officer to commence project initiation to investigate the best option to manage the following stockpiles at the Watkins Road Waste and Recycling Transfer Station with the intent to redevelop the site:*
- a. *Stockpile 1 (Zone B) known to be containing mainly drainage waste.*
 - b. *Stockpile 2 (Zone C) known to be containing construction and demolition waste.*
6. *REQUESTS the Chief Executive Officer to present the findings of the investigations and management options for both Stockpiles 1 (Zone B) and 2 (Zone C) by November 2024.*
7. *REQUESTS the Chief Executive Officer to commence project initiation to investigate the best options to manage remediation (capping and site works) of the Department of Biodiversity, Conservation and Attractions site (Lot 4396 Watkins Road, Mundijong) used historically by the Shire for landfilling activity.*
8. *REQUESTS the Chief Executive Officer to present the findings of the investigations for remediation of the Department of Biodiversity, Conservation and Attractions site (Lot 4396 Watkins Road, Mundijong) used historically by the Shire for landfilling activity by November 2024.*
9. *NOTES the budget from 2024-25 will include a minimum of \$12,000 per annum for bi-annual groundwater sampling and testing as part of on-going monitoring of groundwater at the Watkins Road Waste and Recycling Transfer Station.*

August 2024

Talis was engaged and a report was presented to Council in August 2024 with two concept designs. However, as the costs to redevelop the facility were significant, Council resolved as follows:

That Council:

1. *REQUESTS the Chief Executive Officer to conduct community engagement in accordance with the Draft Communications and Engagement Plan as contained within attachment 2 which includes consultation on:*
 - a. *The appetite to reopen the Watkins Road Waste and Recycling Transfer Station or not;*
 - b. *The future of the bookable hard waste collection service;*
 - c. *The future of the kerbside greenwaste collection service;*
 - d. *The introduction of FOGO in the Shire, which will also be subject to a separate report to Council on this agenda at Item 10.5.2;*
2. *APPROVES the following budget variation noting a limited community engagement campaign:*

Account Number	Type	Account Description	Debit \$	Credit \$
3230-NEW-6386-0000	Increase expenditure	Waste Transfer Station – Redesign - Advertising, promotion, event pop-ups	\$15,000	
3230-NEW-6230-0000	Increase expenditure	Waste Transfer Station – Redesign – Consultancy	\$25,000	
3230-NEW-5039-0000	Increase Transfer from reserve	Waste Transfer Station – Redesign – Transfer from Reserve – Waste Reserve		\$40,000

Reason:

Variation to enable the following community engagement activities for community engagement relating to waste services throughout the Shire:

1. *Community engagement at one Council in the Community stall at the SJ Farmers Market and one major event during the engagement campaign - \$3,000.*
2. *Promotion and advertising of the engagement campaign using digital and traditional channels including Shire-wide mailout to all residents - \$12,000.*
3. *Consultancy to analyse campaign results and provide evaluation report - \$25,000.*

3. *REQUESTS the Chief Executive Officer report back to Council on the findings of the community engagement by February 2025, in order to determine the preferred options for the Watkins Road Waste and Recycling Transfer Station.*

February 2025

Following completion of the community engagement survey and collation of the results by Metrix Consulting, a report was presented to Council in February 2025 for a decision on the future of the site.

Council resolved as follows:

That Council:

1. *RESOLVES to re-open the transfer station for limited green waste, limited bulk waste and metals only, following completion of the mandatory contaminated sites works and receipt of approvals*

from the Department of Water and Environmental Regulation for the contaminated sites works and redevelopment works;

2. *NOTES* that further contaminated sites works for the entire site are required by the Department of Water and Environmental Regulation;
3. *APPROVES* the following budget variation:

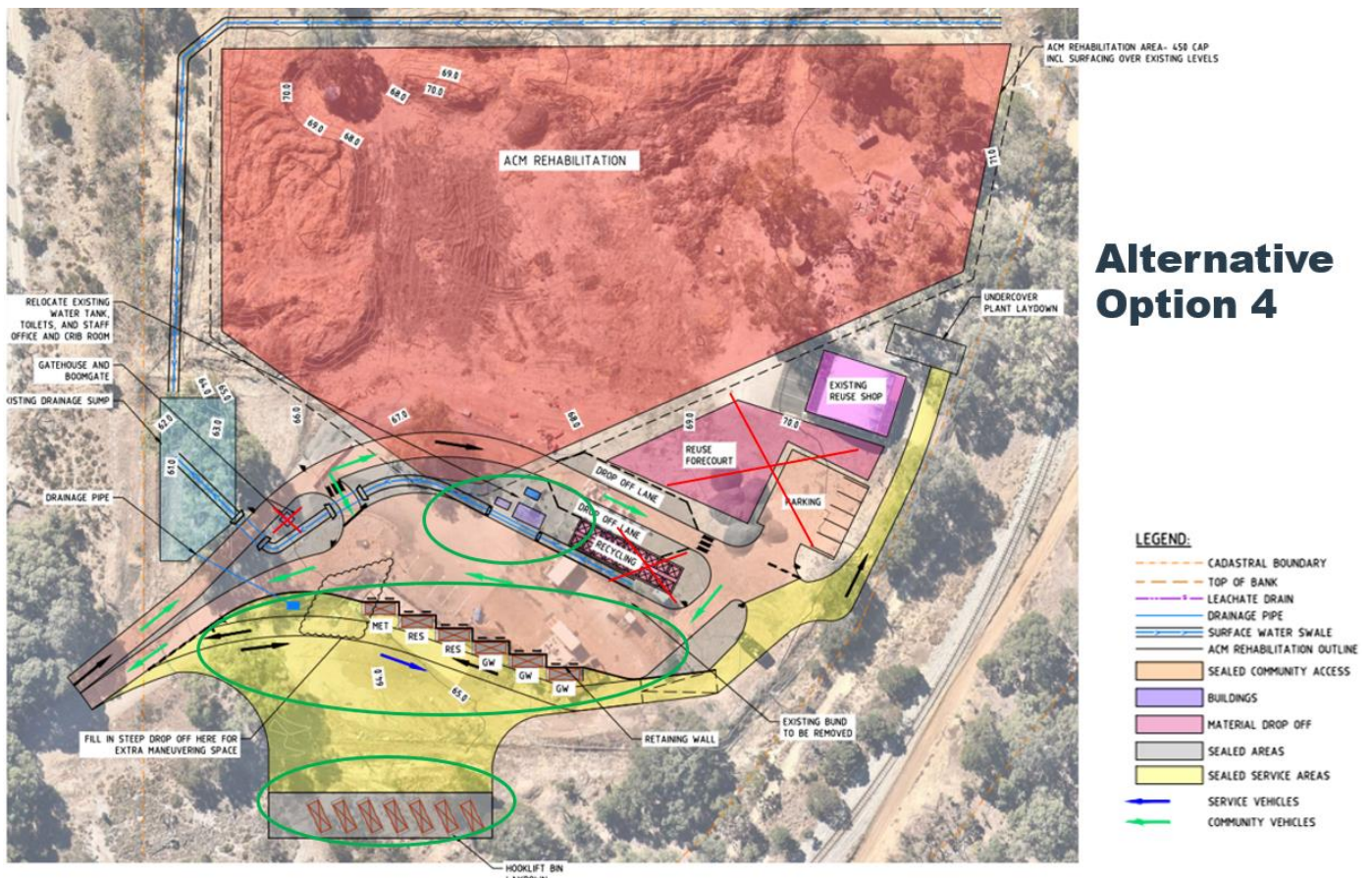
Account Number	Type	Account Description	Debit \$	Credit \$
3230-13403-6230-0000	Increase Expenditure	Waste Transfer Station Consultancy –	150,000	
3230-13403-5039-0000	Increase Trf From Reserve	Waste Transfer Station - Transfer from Reserve – Waste		150,000
Reason: Funds required for detailed design of Waste Transfer Station redevelopment works, contaminated sites auditor and environmental consultant for investigative works.				

4. *REQUESTS* the Chief Executive:
 - a. *prepare a business case to cover the capital and operating costs for this option for consideration as part of the integrated planning process for 2025-2026 financial year.*
 - b. *prepare a business case for a second phase of works as soon as practical to further develop the entire site as per Concept Option 2.*
5. *NOTES* the Watkins Road site in isolation may not be able to meet the Shire's future waste management needs;
6. *REQUESTS* the Chief Executive Officer prepare an interim report to Council by the August 2025 Ordinary Council Meeting, with a final report by November 2025 Ordinary Council Meeting, outlining options for a future waste management facility that can, over its lifetime, be scaled to meet the needs of SJ's expected 100,000 residents by the year 2050. The report should:
 - *include an analysis of possible site locations and means of acquisition;*
 - *include the timeframes by which planning and procurement would need to occur with respect to each possible option;*
 - *include an estimate of the anticipated cost to deliver each option; and*
 - *be for Council's noting purpose only, unless the CEO identifies a strategic opportunity that would require a decision by Council sooner.*
7. *REQUESTS* the Chief Executive Officer prepare a brief report to be released to the public via the Shire's website on or before Friday, 2 May 2025, to account fully for the emergency closure of the Watkins Road Waste Transfer Station. The report is for the express purpose of identifying where in past processes there were opportunities to make different decisions or take different actions to have prevented where we are today, and it should include but not be limited to:
 - *The history of the Watkins Road site;*

- *The modern operations of the Watkins Road site pre-closure;*
 - *The discovery of asbestos;*
 - *The decisions made and actions taken both in repurposing the Watkins Road site to be a Waste Transfer Station as well as in response to the discovery of asbestos; and*
 - *The future of the Shire's waste management infrastructure.*
8. *REQUESTS the CEO to prepare a report back to Council with options and costings of how to dispose drainage waste at the Webb Road reserve and the Watkins Road Transfer Station, as well as how to deal with ongoing drainage waste collected from around the Shire before any more work is progressed on the Scrivener Gravel Pit.*

The future of the Shire's waste management infrastructure

The following image provides a concept plan of the option chosen by Council in February 2025 for the waste transfer station:



The key features of this adopted option include:

- Use of the existing staff donga and boom gate.
- Modifications to the tip off area to allow for the saw tooth design, 12 reversing bays and six skip bins as follows -
 - 3 green waste;
 - 2 bulk waste;
 - 1 metals.

-
- Modifications to the fence at the southern boundary to allow space for additional 6-7 skips for rotation.
 - Site drainage works and resurfacing works included.
 - Purchase of a hooklift truck to empty the skips.
 - Re-use shop stays shut and non-operational.
 - No new gatehouse or re-use shop forecourt.
 - No changes to the existing recycling cages (not pictured).
 - Verge collections to be retained as-is:
 - 2 scheduled green waste (April and October each year)
 - 2 bookable hard waste
 - Once operational, residents will also receive:
 - 1 green waste entry (5m³ limit)
 - 1 bulk waste entry (3m³ limit with option to swap for additional green)
 - Unlimited visits for metals drop-off
 - Option to purchase additional entries.
 - Operational wastes to be managed off-site.

Project Planning for delivery is currently underway. It is anticipated that the transfer station will be ready for use by Shire residents by 2027.