

MAY 2025







CEO FOREWORD

I am honoured to present this investment prospectus, which outlines the EMRC's operations and services which transform waste management and resource recovery within our region. Our objective is to lead the way in sustainable practices, ensuring that we not only manage waste efficiently but also recover valuable resources that can be reintegrated into the economy.

Our state-of-the-art facilities and cutting-edge technologies enable the EMRC to process a wide range of waste materials, converting them into valuable resources such as energy, compost, and recycled raw materials. By investing in our initiatives, you are supporting a cleaner, greener future for our region.

In partnership with local government, we have innovative solutions and opportunities that address the pressing environmental challenges of our time. Our approach is rooted in the principles of the circular economy, where waste is minimised, and resources are continuously reused and recycled. This not only reduces the environmental impact but also creates economic opportunities and jobs within our community.

We are proud of the progress we have made so far, and this prospectus provides insights into the varied competitive advantages the EMRC provides. With support, the EMRC has the potential to expand its operations, enhance waste capabilities, and drive further innovation in waste and resource recovery. Together, we can build a sustainable future that benefits both the environment and the economy.

Thank you for considering this investment opportunity. We look forward to working with you to achieve our shared goals.

Sincerely,

Matthew MacPherson
CEO, EMRC



THE EMRC CORE

The Eastern Metropolitan Regional Council (EMRC) is a leading regional local government authority in the Perth Metropolitan area, Western Australia, with over 40 years of expertise in waste management.

The EMRC's main focus is on delivering effective waste management, resource recovery and sustainability services, capitalising on its existing capabilities and infrastructure and demonstrating exceptional industry leadership. The EMRC's Sustainability Vision is to promote sustainable waste management and a transition to a circular economy.

The Region's close proximity to the Perth CBD offers significant advantages for businesses, providing easy access to vibrant commercial hubs and extensive networking opportunities. The Region is home to the most significant road, rail and air freight infrastructure in the Metropolitan area and a number of strategic industrial and commercial centres. Additionally, the short distance to the airport facilitates national and global connections, making it an ideal location for Australian and international business operations.

The EMRC boasts state-of-the-art assets, innovative and sustainable products and a well-designed, well-engineered and world class landfill which is effective, efficient and has overarching holistic planning to ensure longevity. The EMRC's commitment to reducing waste and promoting circular products not only benefits the environment but also provides significant economic opportunities. Join us in our mission to continue to transform waste into valuable resources, making a positive impact on the community and attracting forward-thinking partnerships.

The EMRC's two major sites, the ISO 14001:2015 accredited Red Hill Waste Management Facility and the Hazelmere Resource Recovery Park are world class facilities that deliver substantial returns to the EMRC and substantial benefits to its customer base. The EMRC is highly regarded and highly respected across the waste and resource recovery sectors.

EMRC FACILITIES MAP



LOCATION

The EMRC operates state-of-the-art facilities, including the Red Hill Waste Management Facility (RHWMF) at 1094 Toodyay Road, Red Hill WA, the Hazelmere Resource Recovery Park (HRRP) at 77 Lakes Road, Hazelmere WA, Coppin Road, Mathieson Road and Baywaste Community Recycling Centre. The community recycling centres are managed on behalf of the City of Bayswater and the Shire of Mundaring.

EMRC Administration Office (1,887m²) is situated on the corner of Kalgoorlie Street and Great Eastern Highway, Ascot (Lot 740, comprising 3,527m²). The two story building has a central lift and reception area servicing 3 separate wings, large open plan areas, dedicated offices and several meeting rooms. The administration building has secure parking for 18 bays 11 of which are under cover and there are an additional 42 parking bays. There are also 2 EV charging stations and a large shed at the rear of the building. The EMRC also owns the adjoining vacant lot (Lot 739, comprising 2,312 m²) on the corner of Great Eastern Highway, Ascot and Carbine Street, which when combined create a three street frontage. Both lots are zoned Mixed Use Business and are strategically located, 3.2kms from Perth Airport and less than 6km from the Perth CBD.

KEY PERSONNEL AND ORGANISATIONAL STRUCTURE



❖ Matthew MacPherson
EMRC Chief Executive Officer
Experience: 22+ years in local government including waste management.



❖ Jer Liew
EMRC Chief Financial Officer
Experience: 30+ years in local government and the private sector, including waste management.



❖ Carmen Sadlier
EMRC Chief Operating Officer
Experience: 20+ years overseeing waste management facilities including Rockingham; Northam and Red Hill.



❖ Wendy Harris
EMRC Chief Transformation Officer
Experience: 40+ years in local, state and federal government including waste management

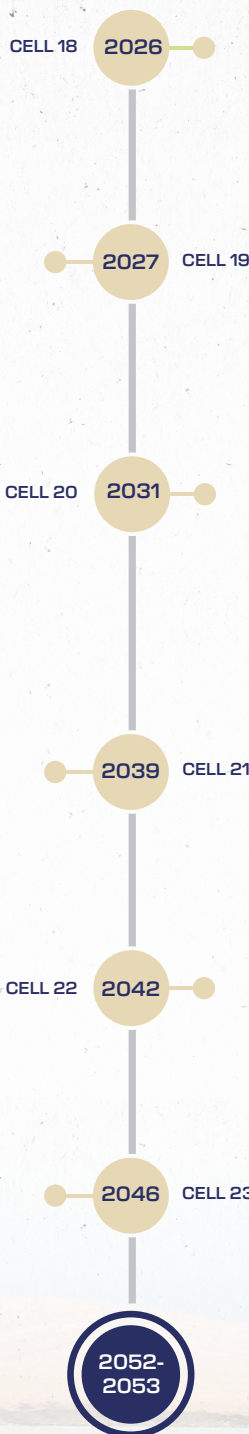


KEY STATISTICS

CLASS III LANDFILL CELL CONSTRUCTION TIMELINE



(BASED ON 20875M³/MONTH
LESS W2E (4))



CLASS III LANDFILL
CELL Predicted Airspace
Consumption



RED HILL CLASS III LANDFILL



Waste
212,195

Waste
Compaction
Density (m³)
1.247

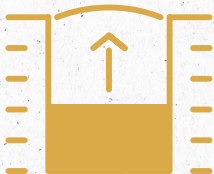


Waste
314,649

Waste
Compaction
Density (m³)
1.243



CLASS IV LANDFILL CELL CAPACITY AIRSPACE CONSUMPTION



165,023m³
Remaining space
24/25



2040
Expected cell capacity
reached (based on
consumption rate 5 yr av)



GROSS
REGIONAL
PRODUCT

38,373

↑ 12.5% (2023-24)

EMPLOYMENT
IN THE REGION

138,435
jobs



17.4
billion

LOCAL SALES

↑ 2.32%
(2023-24)



POPULATION

361,310



TOTAL ASSET VALUE

2023-24

\$236,058,132



\$2,192,428

SALE OF PRODUCTS

2023-24

LEACHATE PONDS

CAPACITY

2023-24

120,000m³

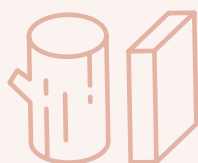




HAZELMERE RESOURCE RECOVERY PARK 11.40 Hectares

Timber

- Pallets
- Unpainted cable drums
- Packaging
- Non-coloured ply and chipboard
- Off-cuts
- Wespine
- Truss and plywood
- Western power poles



Licensed to accept 50,000 tonnes per annual period

Mattresses

- For repurposing
- In 2023/2024 a total of 18,670 were repurposed



Transfer Station Materials



Licensed to accept 215,000 tonnes per annual period



LICENCES

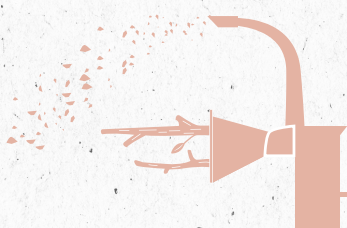
Hazlemere Resource Recovery Park - Licence number L9003/2016/1

APPROVALS

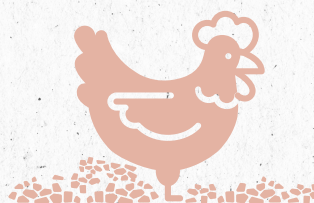
Hazlemere Resource Recovery Park - Works Approval number W6360/2020/1

ENVIRONMENTAL COMPLIANCE

The EMRC undertakes rigorous environmental compliance monitoring, testing and reporting on a regular basis of the Hazlemere site, including: groundwater/surface water monitoring and sampling; dust monitoring; monthly sampling of shredded Wood Fines and annual reporting to state and federal government agencies.



Woodchips - uncoloured & coloured
2,577 tonnes



Woodfines (to Broiler growers)
10,316 tonnes



RED HILL WASTE MANAGEMENT FACILITY 407 Hectares

Landfill



- Household and domestic waste
- Commercial waste
- Contaminated waste
- Asbestos
- Asbestos Cement (Type 1 special waste)
- Class I, II, III & IV Waste

Licensed to accept 350,000 tonnes per annual period

FOGO



- FOGO processing

Licensed to accept 30,000 tonnes per annual period

Garden Organics



- Garden Organics processing

Licensed to accept 28,000 tonnes per annual period



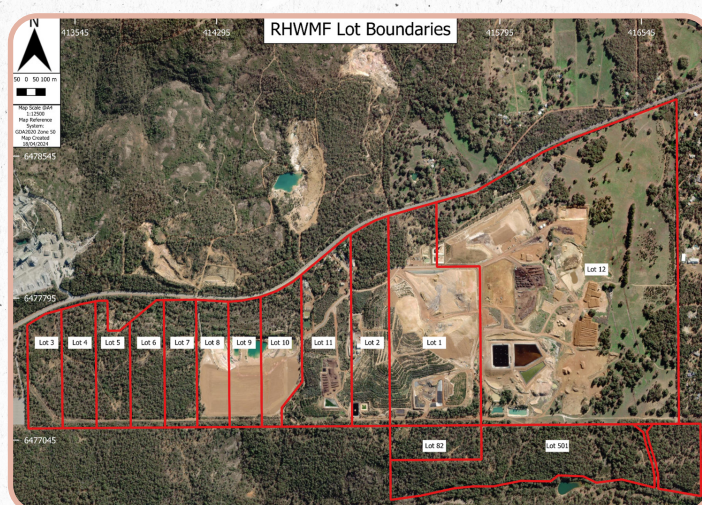
**Ferricrete and Clay
(Licenced to sell up to 200,000 tonnes)**



Soil Improver



Course Mulch



LICENCES

Red Hill Waste Management Facility - Licence number L8889/2015/2

APPROVALS

Red Hill Waste Management Facility - Works Approval number W6613/2021/1, Redhill - Works Approval number W6829/2023/1

Currently in the process of applying for new Works Approvals for the following: Stage 18 Class III Cell, Garden Organics Move to Lot 9/10, APCr Batching Plant and Class IV Monocell – 2 x Works Approvals.

ENVIRONMENTAL COMPLIANCE

The EMRC undertakes rigorous environmental compliance monitoring, testing and reporting on a regular basis of the Red Hill site, including (but not limited to) Assessment of Waste for Class III or Class IV disposal; odour monitoring; groundwater/surface water monitoring; flora and fauna monitoring; weed control and revegetation programs; fuel load assessments and annual compliance reporting



NOT ACCEPTED
WASTE
SPEED LIMIT ON SITE
30

Red Hill Waste Management Facility FEE'S & CHARGES	
DOMESTIC WASTE ONLY - Under One Tonne	CHARGES
RS / STATION WAGONS	\$ 41.00
LITTER / BINS	\$ 71.00
AILER - SINGLE AXLE (6' x 4')	\$ 71.00
AILER - SINGLE AXLE (6' x 4' High Side)	\$ 92.00
HOEM TRAILERS / HORSE FLOATS	\$ 132.00
DOMESTIC WASTE ONLY - Over One Tonne	
V DOMESTIC VEHICLE OVER ONE TONNE	\$ 199.00 /Tonne
COMMERCIAL WASTE	
NEPAL COMMERCIAL WASTE (Min Charge)	\$ 69.00
ICKS / RUBBLE / SAND / FILL	\$ 99.00 /Tonne
BESTOS - WRAPPED (Min Charge)	\$ 218.00 /Tonne
BESTOS - UNWRAPPED (Min Charge)	\$ 38.00
PAVING / UNLOADING FEE (Per Load)	\$ 173.00
BURIAL FEE (Per Load)	\$ 173.00
GREENWASTE - UNCONTAMINATED	
GREENWASTE - UNCONTAMINATED (Min Charge)	\$ 77.00 /Tonne
GREENWASTE - UNCONTAMINATED (Min Charge)	\$ 38.50

All prices are inclusive of GST & Landfill Levy

OUR PRODUCT OFFERINGS



WOODCHIP

Woodchip products are made from untreated and unpainted end-of-life timber pallets, packaging and off-cuts. Produced at EMRC's Hazelmere Resource Recovery Park, it is a high quality recycled product that reduces reliance on virgin woodchip, as well as relieving pressure on landfill. Woodchip is made to strict standards and is consistent, insulating, easily spread, easy to maintain and has low dust content.



FERRICRETE

Ferricrete is a versatile, easy to use and hard-wearing product, with the clay component making compaction easy.

It is ideal for use in: driveways, pathways, landscaping, road base, hardstands, stormwater design.

The Ferricrete is processed to meet Main Roads specifications and is highly sought after.



SOIL IMPROVER

EMRC FOGO derived product is a composted soil improver made at the EMRC's Red Hill composting facility from household Food Organics Garden Organics (FOGO) waste and shredded green waste.

EMRC processes the FOGO to Australian Standard AS4454-2012 specification.



GO MULCH

Each batch of certified mulch must pass stringent quality tests and conform to audited processes, which guarantees a high quality and consistent product.

The composting process breaks down the organic matter, kills weed seeds and pathogens and turns the garden organic into valuable organic mulches, soil improvers and fertilisers. It is important to know that raw mulch (un-composted green waste) may contain weed seeds, diseases and plant propagules.



OUR SERVICE OFFERINGS



RED HILL LANDFILL

The Red Hill Waste Management Facility is one of Western Australia's largest municipal waste landfills and is acknowledged as one of the best-practice landfill sites in Australia. The Red Hill Waste Management Facility comprises a total area of 365 hectares and receives approximately 230,000 tonnes of waste per annum. (Class I, Class II, Class III & IV waste).



FOGO PROCESSING

The collection and treatment of Food Organics Garden Organics (FOGO), separated from general waste, is a feature of the EMRC's Waste Management Strategy to maintain the value of FOGO materials circulating in the Australian economy for as long as possible and to reduce the amount of methane in the landfill. EMRC soil improver, produced from nutritious organics, delivers the results you expect from your garden.



COLLECTIONS & TRANSFER STATION

The EMRC's Operation Team operate a transport (Collections) division that currently services the Shire of Mundaring, its residents and ratepayers. The Collections fleet includes rear loaders, side lift and hook lift trucks.

The Hazelmere Community Transfer station volumes have been increasing, since it became operational in 2023 and the EMRC has been adding additional walking floor trailers and prime movers and loaders to help with the growing demand. This infrastructure is vital to reducing smaller transport loads to alleviate road congestion and reduce emissions.



MANAGEMENT OF COMMUNITY RECYCLING CENTRES

The EMRC specialise in managing community recycling centres on behalf of the Shire of Mundaring and City of Bayswater, ensuring smooth and efficient operations. With our extensive experience, in managing the Coppin Rd, Mathieson Rd and Baywaste facilities demonstrating the EMRC proven track record of handling all aspects of transfer station management, from waste sorting and processing to compliance with environmental regulations. We have a reliable and professional service, tailored to meet the unique needs of your community.



MATTRESS RECYCLING

The EMRC commenced mattress recycling in 2009 in order to provide alternative uses for the components and to achieve better environmental outcomes for the disposal of old mattresses. The EMRC transfers all mattresses dropped off at any of its community transfer stations to the Hazelmere Resource Recovery Park where they are collected by a Perth Mattress Recycler company.

The company strips the mattresses and retrieves various components such as metal, wood, foam, fabric etc and recycles them into products including coir matting for hanging baskets, and carpet underlay.



COMMUNITY DROP OFF

The EMRC offer a dedicated community drop-off area at our Redhill Site, providing a convenient solution for residents to dispose of their waste responsibly.

With our extensive experience in waste management, we ensure that all materials are sorted and processed efficiently, adhering to environmental regulations. We offer drop off areas for house hold hazardous waste, cardboard and garden organics and other items. Our professional team is committed to maintaining an organised facility, making it easy for the community to contribute to a sustainable future.



WHY INVEST IN THE EMRC

UNIQUE CAPABILITY

The EMRC's strengths and capabilities include:



Expertise in Waste Management

40+ years of experience in effective waste management.



Innovative Solutions

Implemented cutting-edge waste management solutions, including advanced recycling technologies and energy-from-waste initiatives.



State-of-the-Art Facilities

Red Hill Waste Management Facility and Hazelmere Resource Recovery Park, (inc Hazelmere Waste Transfer Station).



Strong Partnerships

With governments, government agencies, local governments, local businesses, and the wider community.



Access to Inputs, Labour and Customers

The closer the inputs are to the processing centre (in this case Red Hill and Hazelmere) the lower the costs to customers. The same can be said for access to skilled labour force, which the EMRC has.



Economic Independence

Self-sufficient in terms of access to and utilisation of raw materials such as ferricrete and clay.

VALUE TO CUSTOMERS

Leading the way in waste management and resource recovery:



The EMRC prides itself in being a responsible leader in effective waste management through Perth's Eastern Region and beyond. The Red Hill Waste Management Facility is a testament to our commitment in this area.



FOGO: The EMRC is heavily invested in processing organic waste, turning it into a valuable soil conditioner that is processed to AS4454 standard. This process results in effectively diverting FOGO from landfill.



Advanced Waste Technologies: exploring and implementing advanced waste technologies.



Championing Sustainability: Sustainability is at the forefront of everything we do.

- Our Sustainability Strategy (2022/2023 – 2026/2027) is a roadmap for our commitment.
- EMRC's commitment to the Sustainable Development Goals
- Future-Fit Business Benchmark: We use the Future-Fit Business Benchmark to measure our progress against the United Nations Sustainable Development Goals (SDGs).

MARKET OPPORTUNITIES

The EMRC has attracted significant interest over the last decade regarding waste management practices and more recently implementation of circular economy practices. By considering the EMRC's position, close location to Perth CBD and local communities, ensures services and facilities in accessible and convenient localities. Demonstrating multiple community and industry benefits in operational efficiency, community engagement and sustainable practices.

Our waste business specialises in producing high-quality organic products such as woodchips from recycled and processed wood timbers, ferricrete, FOGO soil improver, and mulch. These products are essential for enhancing soil health, promoting sustainable landscaping, and improving agricultural productivity. The market for these eco-friendly products is growing rapidly, driven by increasing demand for sustainable practices in gardening, farming, and urban landscaping. By offering these valuable products, our business not only contributes to environmental sustainability but also taps into a lucrative market with significant growth potential.



❖ Our Primary Target Markets - FOGO:

- Intensive Agriculture
- Broad Acre Agriculture
- Urban and Amenity Users
- Environmental Remediation and rehabilitation



❖ Our Primary Target Markets Recycled/Processed Timber, including Bio Char:

- Broad Acre Agriculture
- Intensive Agriculture
- Urban and Amenity Users



❖ Our Primary Target Markets Ferricrete:

- Industry and construction
- Government Agencies
- Urban and Amenity Users

OPPORTUNITIES

- ❖ **The EMRC is actively looking to engage** with waste recovery and waste-to-energy related operators who are interested in taking advantage of the EMRC's expertise and significant and quality regional waste related infrastructure.
- ❖ **Product expansion** to support the local economy and contribute to environmental sustainability.
- ❖ **Opportunities to receive and provide waste solutions** from other local government areas that do not currently have disposal options.
- ❖ **Providing solutions** for disposal on classes I, II, III, IV of waste.
- ❖ **Gas extraction from landfill:**
Upon completion of each stage of the Class III landfill cell, infrastructure for the collection of landfill gas is installed. The landfill gas is collected and combusted to generate electricity. An external company (EDL) currently leases the power station and monitors the gas extraction equipment location through the site. Currently the power station utilises four CAT 3516 reciprocating generator sets contained in EDL designed modules with a combined power generation capacity of 4MW. Annual and monthly reports relating to landfill gas collection and combustion are composed by EDL and made available to the EMRC. The volume of gas collected and transferred to the power plant for the reporting 2024 period was 18,318.823 m3.
- ❖ **Continuing to provide end to end waste management** operations/solutions from collection through to disposal and processing activities.

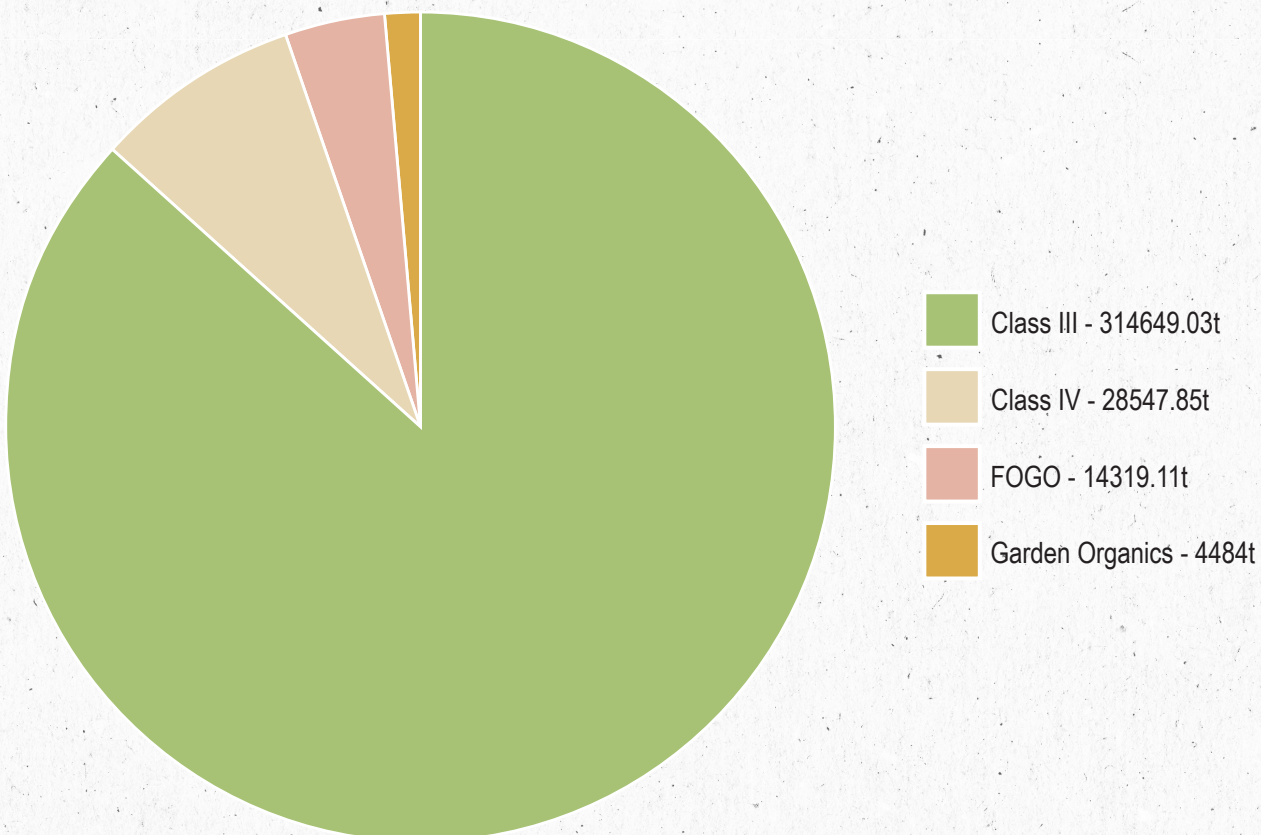
TONNAGES 2023/2024

The illustration below indicates waste tonnages over the weighbridge in 2023/2024. Highlighting EMRC's robust capacity to handle substantial volumes and diverse types of waste, including challenging categories. The segments clearly demonstrate our capacity in managing significant tonnages, showcasing our ability to process and dispose of various waste classes. This capability underscores EMRC's commitment to comprehensive waste management solutions, ensuring that even the most difficult waste types are managed responsibly and sustainably.

EMRC's ability to manage substantial waste tonnages and various types of waste, including difficult classes, positions us favorably in the market for several reasons:

- **Reliability:** Clients and community can trust EMRC to handle large volumes of waste efficiently, ensuring their operations run smoothly without interruptions.
- **Versatility:** Our expertise in managing diverse waste types, including Class I, II, III, IV, demonstrates our adaptability and comprehensive service offerings.
- **Sustainability:** By effectively managing waste, we contribute to environmental sustainability and the circular economy, which is increasingly important to our community and stakeholders.
- **Competitive Edge:** Our proven capability sets us apart from competitors, making us a preferred choice for businesses seeking reliable and versatile waste management solutions.

Overall, these strengths enhance our reputation and attract more clients, driving business growth and success.





CONCLUSION

The Eastern Metropolitan Regional Council (EMRC) is confident in its ability to provide comprehensive, effective, environmentally responsible and sustainable waste management services to our Councils and their residents, and to commercial customers including industry and government agencies.

With over 40 years proven experience, state-of-the-art facilities, and a proven commitment to innovation and environmental stewardship. The EMRC is well-equipped to meet the needs of the region and beyond, well into the future.

**To discuss partnership opportunities, please contact
Matthew MacPherson, Chief Executive Officer EMRC.**



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