



Revised Works Approval

Works approval number	W6669/2022/1
Works approval holder	Yuri Operations Pty Ltd
ACN	655 596 919
Registered business address	Rialto South Tower, Level 33 525 Collins Street MELBOURNE VIC 3000
DWER file number	DER2022/000097
Duration	19/08/2022 to 31/12/2026
Date of issue	18/8/2022
Date of amendment	5 December 2025
Premises details	Project Yuri Lot 564 Village Road BURRUP WA 6714 Legal description - Part of Lot 564 on Deposited Plan 31023 As defined by the premises map in Schedule 1

Prescribed premises category description (Schedule 1, <i>Environmental Protection Regulations 1987</i>)	Assessed production capacity
Category 31: Chemical manufacturing	640 tonnes per annual period

This works approval is granted to the works approval holder, subject to the attached conditions, on 5 December 2025, by:

Alana Kidd
MANAGER, GREEN ENERGY

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

Works approval history

Date	Reference number	Environment online number	Summary of changes
18/8/2022	W6669/2022/1		New works approval granted.
15/07/2025	W6669/2022/1	APP-0029549	Applicant initiated change to works approval expiry date to 31/12/2026
05/12/2025	W6669/2022/1	APP-0032740	CEO amendment to correct signature and dates

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

Infrastructure and equipment

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.	Hydrogen production plant	<p>The following equipment to be situated within a vented enclosure:</p> <ul style="list-style-type: none"> • 2 x 5 megawatt (MW) electrolyser cell stacks; • 2 x Gas Liquid Treater Units; • Hydrogen Purification Unit; • 2 x Hydrogen Compressors; • Condensed Water Skid, including tank and pump; • 2 x Feed Water Tanks and feed water pumps; and • 1 x 10m³ Lye Tank and lye supply pump. <p>All equipment containing lye solution including but not limited to the Electrolyser cell stacks, Gas Liquid Treater Units and Lye Tank:</p> <ul style="list-style-type: none"> • to be situated within an impermeable bunded compound that has capacity to store 110% of the maximum stored volume of liquids; and • contain a leak detection system for alerting of a potential loss of liquids, <p>in accordance with AS 22734.</p>	<p>Figure 2: Premises layout</p> <p>and</p> <p>Figure 3: Premises layout map – Vented enclosure</p>

Compliance reporting

2. The works approval holder must within 30 calendar days of all items 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 civil engineer that the 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 the infrastructure identified in condition 1 where the Environmental Compliance Report as required by condition 2 has been submitted by the works approval holder.
5. The works approval holder may conduct time limited operations for the infrastructure specified in condition 1:
- (a) for a period not exceeding 180 calendar days from the day the works approval holder meets the requirements of condition 2 for that 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).

Noise emissions

6. The works approval holder must monitor noise:
- (a) at the corresponding monitoring location;
 - (b) in the corresponding unit;
 - (c) at no less that the corresponding frequency;
 - (d) for the corresponding averaging period;
 - (e) using the corresponding method; and
 - (f) the using the corresponding analytical method
- as set out in Table 2.

Table 2: Monitoring of noise

Parameter	Monitoring location	Unit	Frequency ¹	Averaging period	Method
Noise LA 10	N1, N2, N3 and N4 as shown in Schedule 1: Figure 4.	dB	At least once within 60 days of commencing time limited operations	Not less than 15 minutes, and not more than 4 hours	Regulation 20, 22 and 23 of the Environmental Protection (Noise) Regulations 1997

Note 1: Monitoring shall be undertaken to reflect normal operating conditions and be carried out when both the Ammonia Plant and TAN Plant premises are operational.

7. Within 30 days of the completing noise monitoring required by condition 6, the works approval holder must compile and submit a Noise Monitoring Report in accordance with condition 8.
8. The Noise Monitoring Report prepared pursuant to condition 7 is to include:
 - (a) a description of the methods used for monitoring of noise emissions from the premises;
 - (b) details and the results of the monitoring undertaken pursuant to condition 7;
 - (c) an assessment of noise levels against the assigned levels for industrial and utility premises of 65dB(A) as prescribed in the *Environmental Protection (Noise) Regulations 1997*.
9. Where an assessment pursuant to condition 8(c) indicates that noise emissions do not comply with the assigned level for industrial and utility premises of 65dB(A) as prescribed in the *Environmental Protection (Noise) Regulations 1997*, the works approval holder must:
 - (a) within 30 days of undertaking noise monitoring pursuant to condition 7 prepare a plan to ensure the undertaking of the licensed activity will no longer lead to any contravention of the assigned level for industrial and utility premises of 65dB(A); and
 - (b) provide to the CEO a copy of the plan prepared pursuant to condition 9(a) within 14 days of its preparation.

Records and reporting (general)

10. 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.

- 11.** 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; and
 - (b) complaints received under condition 10.

- 12.** The books specified under condition 11 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 3 have the meanings defined.

Table 3: Definitions

Term	Definition
Ammonia Plant	means the premises to which Licence L9223/2019/1 issued under Part V Division 3 of the EP Act applies.
Annual period	a 12 month period commencing from 1 January until 31 December of the same year.
AS 22734	means Australian Standard AS 22734:2020 <i>Hydrogen generators using water electrolysis - Industrial, commercial, and residential applications</i>
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
condition	a condition to which this works approval is subject under section 62 of the EP Act.
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</i> (WA).
EP Regulations	<i>Environmental Protection Regulations 1987</i> (WA).
Premises	the premises to which this licence applies, as specified at the front of this licence 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.

Term	Definition
Suitably qualified civil engineer	means a person who holds a tertiary academic qualification in engineering and has a minimum of three years of experience working in civil and/or structural engineering.
TAN Plant	means the premises to which Licence L9224/2019/1 issued under Part V Division 3 of the EP Act applies.
time limited operations	refers to the operation of the infrastructure and equipment 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

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

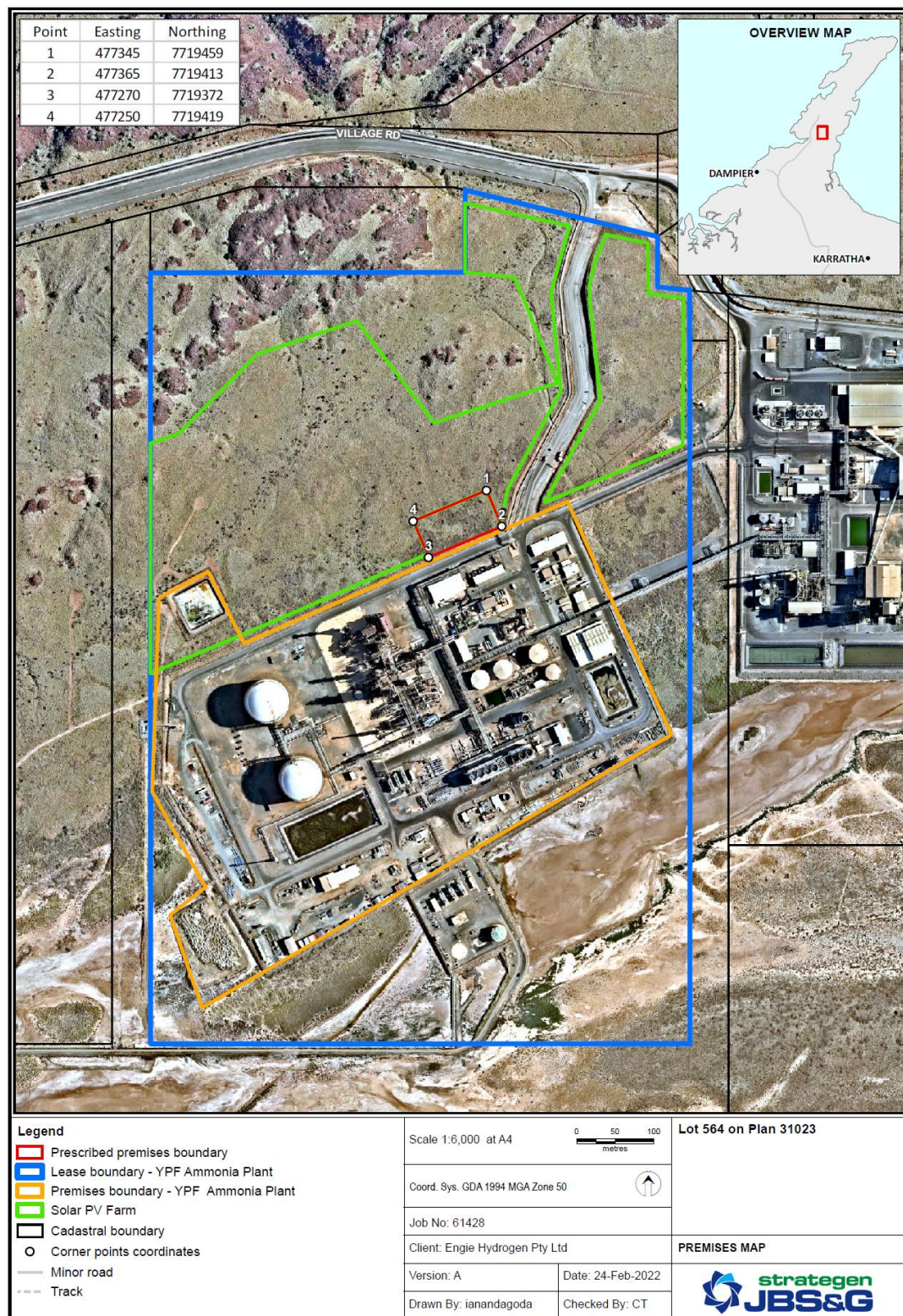


Figure 1: Map of the boundary of the prescribed premises

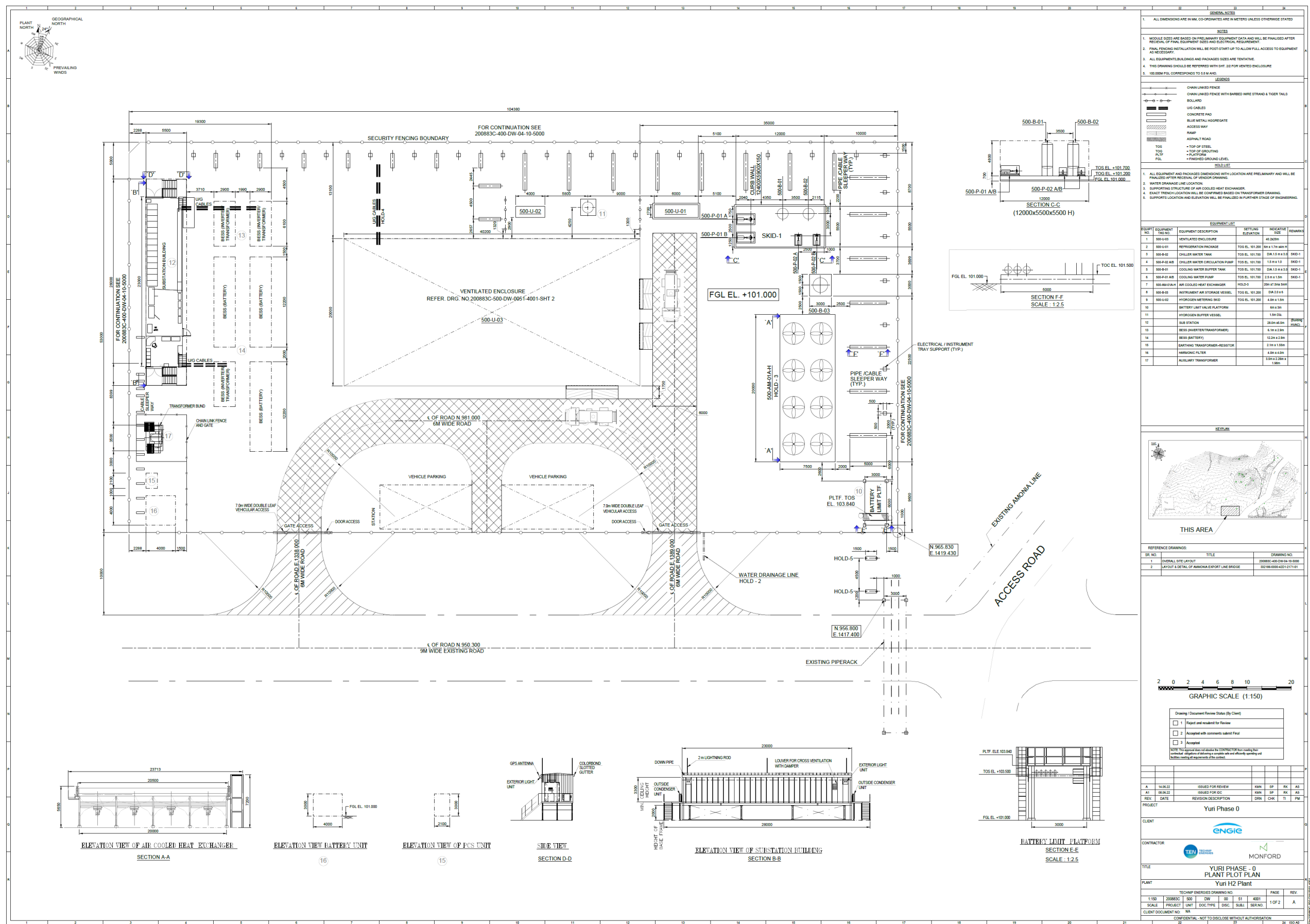


Figure 2: Premises layout

W6669/2022/1 (Date of amendment: 05/12/2025)

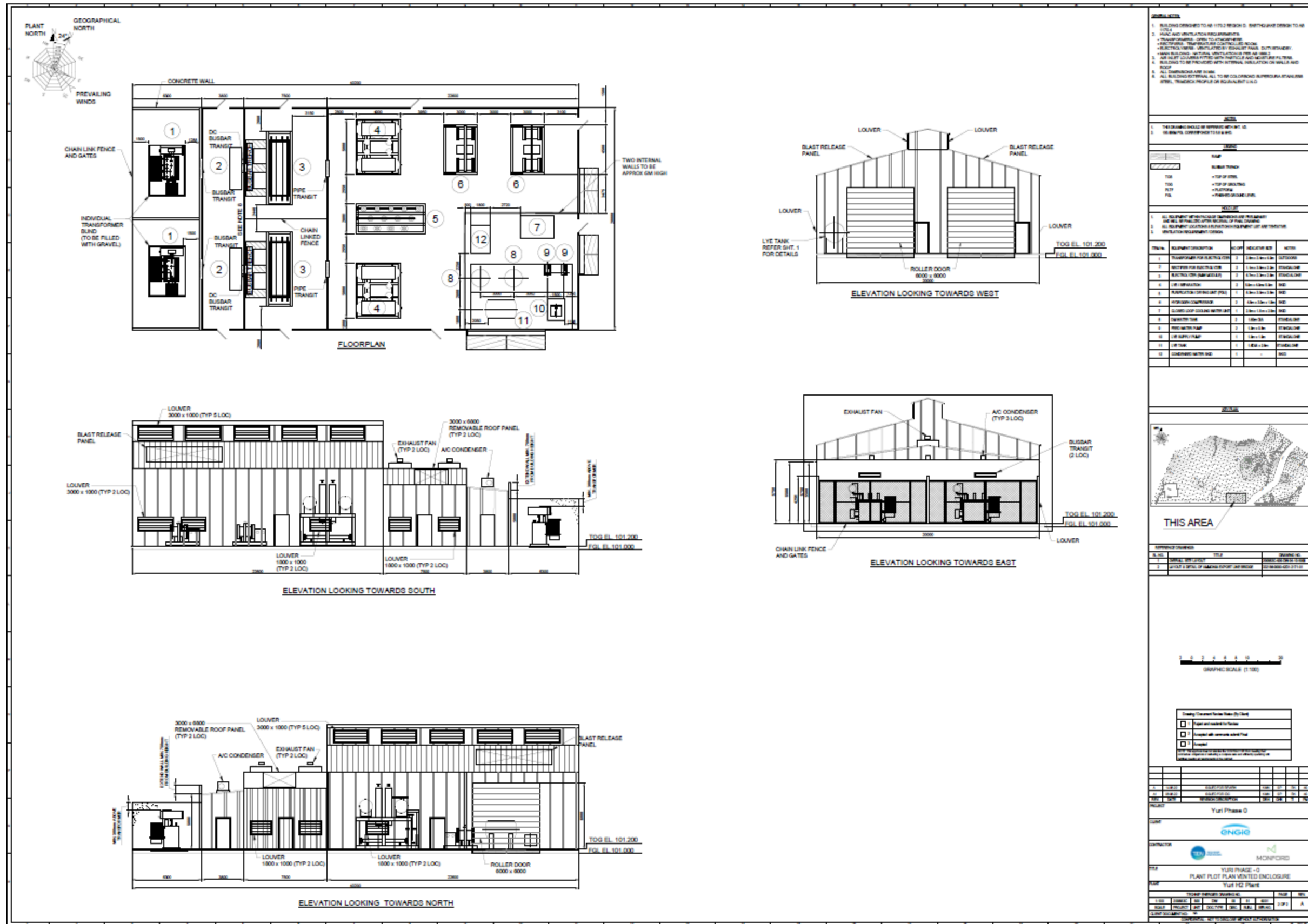


Figure 3: Premises layout map – Vented enclosure



Figure 4: Map of noise monitoring locations