



Application for Works Approval

Part V Division 3 of the *Environmental Protection Act 1986*

Works Approval Number W3238/2026/1

Applicant Bullabulling Operations Pty Ltd

ACN 106 444 606

Application number APP-0033063

Premises Bullabulling Gold Project
Mining Tenement L15/499
BULLABULLING WA 6429

As defined by the coordinates in Schedule 1 of the works approval

Date of report 3 June 2026

Decision Works approval granted

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1. Decision summary

This decision report documents the assessment of potential risks to the environment and public health from emissions and discharges during the construction and operation of the premises. As a result of this assessment, works approval W3238/2026/1 has been granted.

2. Scope of assessment

2.1 Regulatory framework

In completing the assessment documented in this decision report, the Department of Water and Environmental Regulation (the department; DWER) has considered and given due regard to its regulatory framework and relevant policy documents which are available at <https://dwer.wa.gov.au/regulatory-documents>.

2.2 Application summary and overview of premises

On 19 December 2025, the applicant submitted an application for a works approval to the department under section 54 of the *Environmental Protection Act 1986* (EP Act).

The works approval application is for the construction and operation of an accommodation village wastewater treatment plant (WWTP) and irrigation sprayfield at the Bullabulling Gold Project (the premises). The premises is approximately 20 km south-west of Coolgardie.

The premises relates to the category and assessed design capacity under Schedule 1 of the *Environmental Protection Regulations 1987* (EP Regulations) which are defined in works approval W3238/2026/1. The infrastructure and equipment relating to the premises category and any associated activities which the department has considered in line with *Guideline: Risk Assessments* (DWER 2020) are outlined in works approval W3238/2026/1.

2.3 Wastewater treatment plant and irrigation spray field

The Membrane Bioreactor WWTP will operate to treat wastewater and sewage through a standard treatment process including influent screening, balance tank mixing, anoxic and anaerobic treatment, flat sheet membrane infiltration and effluent disinfection system (hypochlorite dosing).

The plant has a proposed treatment capacity of 72 kL per day to cater for up to a designed water use of 180 litres per person per day. The expected treated effluent target concentrations are shown in Table 1 below:

Table 1: Quality of treated effluent

Parameter	Limit
Biochemical oxygen demand	<20 mg/L
Total suspended solid	<30 mg/L
pH	6.8 – 8.5 Units
Total nitrogen	<15 mg/L
Total phosphorous	<8 mg/L

Parameter	Limit
E.Coli	<10 CFU/100mL
Residual free chlorine	0.2-2.0 mg/L
Turbidity	<5 NTU

The applicant proposed to treat the wastewater to produce 'Class A' treated effluent and suitable for reuse in 'risk category high' applications for discharge to sensitive environments.

The irrigation of up to 72 m³/day of treated wastewater requires a 1.75 hectare spray field. The applicant initially proposed an irrigation area of 1.5 hectares which was based on Department of Health guidance which only took into consideration hydraulic loading. The applicant subsequently amendment the application to an irrigation area of 1.75 hectares to take into consideration nutrient loading.

3. Risk assessment

The department assesses the risks of emissions from prescribed premises and identifies the potential source, pathway and impact to receptors in accordance with the *Guideline: Risk Assessments* (DWER 2020).

To establish a risk event there must be an emission, a receptor which may be exposed to that emission through an identified actual or likely pathway, and a potential adverse effect to the receptor from exposure to that emission.

3.1 Source-pathways and receptors

3.1.1 Emissions and controls

The key emissions and associated actual or likely pathway during premises construction and operation which have been considered in this decision report are detailed in Table 2 below. Table 2 also details the control measures the applicant has proposed to assist in controlling these emissions, where necessary.

Table 2: Proposed applicant controls

Emission	Sources	Potential pathways	Proposed controls
Construction			
Dust	Construction and installation of new infrastructure	Air / windborne pathway	None proposed
Noise			None proposed
Spills of hydrocarbon from vehicles and equipment	Installation of wastewater equipment	Overland flow and infiltration to soil and groundwater.	<ul style="list-style-type: none"> • WWTP infrastructure is bunded to contain spills and leaks • Site layout designed to be sited away from natural drainage lines and to minimize major disruptions to surface water flows • Hydrocarbon and chemical storage areas will be appropriately bunded in

Emission	Sources	Potential pathways	Proposed controls
			<p>accordance with AS1940:2017 and AS1692</p> <ul style="list-style-type: none"> • Service vehicles to be fitted with spill kits • Spill kits will be located at all chemical and fuel storage areas • SDS registers • Approved chemical handling procedure • All chemicals to be approved prior to dispatch to site • Contaminated soil will be disposed of at the bioremediation facility or managed by external – Licenced Contractor
Operation			
Noise	<p>Operation of infrastructure</p> <p>Receipt, processing and treatment of wastewater and the discharge of wastewater</p>	Air / windborne pathway	None proposed
Odour			None proposed
Spills of untreated wastewater and chemicals	Wastewater/chemical discharge to the environment	Overland flow and infiltration to soil and groundwater	<ul style="list-style-type: none"> • Minimum monthly routine inspections of the WWTP • Conduct a monthly and annual review of incident reporting and investigations • WWTP and spray field will be located away from natural drainage lines; • WWTP and infrastructure is located within appropriately sized bunding to contain leaks and spills. • The spray field will have significant separation from local groundwater levels (~50m) • Pipes associated with the WWTP and spray field are to be buried or located within v-drains • Use of standard pipe and fittings • Provide automatic cutoffs in the event

Emission	Sources	Potential pathways	Proposed controls
			<p>of pressure drop in pipeline</p> <ul style="list-style-type: none"> • WWTP tanks and chemical storage are bunded consistent with AS1940:2017 • WWTP drainage designed to accommodate a 1 in 20 year ARI event • Spills kits will be available and clean up immediately
Irrigation of treated wastewater	Operation of WWTP Irrigation spray field	Seepage to soil and groundwater	<ul style="list-style-type: none"> • Spray field is designed to contain effluent and surface water runoff within the footprint • Appropriate sizing of spray field area (1.75 ha with 5 m spray buffer) • Monitoring WWTP performance during time-limited operations • Sprinklers will be designed to contain effluent spray within the approved spray fiend area • The spray field will be located away from natural drainage lines • Quarterly monitoring and analysis of discharge water quality will occur to be assessed against parameters • WWTP outflow to spray field will be recorded via flowmeters monthly to assess the volume of treated wastewater and discharge to the spray field

3.1.2 Receptors

In accordance with the *Guideline: Risk Assessment* (DWER 2020), the Delegated Officer has excluded the applicant’s employees, visitors, and contractors from its assessment. Protection of these parties often involves different exposure risks and prevention strategies, and is provided for under other state legislation.

Table 3 and Figure below provides a summary of potential human and environmental receptors that may be impacted as a result of activities upon or emission and discharges from the prescribed premises (*Guideline: Environmental Siting* (DWER 2020)).

Table 3: Sensitive human and environmental receptors and distance from prescribed activity

Human receptors	Distance from prescribed activity
Homestead	7.4 km West of the prescribed premises boundary; residence currently uninhabited.
Environmental receptors	Distance from prescribed activity
Native remnant vegetation	Located within the premises boundary
Threatened Fauna	Malleefowl (<i>Leipoa ocellata</i>) has been identified within 700 m of the prescribed premises boundary
Underlying groundwater (non-potable purposes)	50 mbgl of the premises
Surface waterbodies	Minor non-perennial watercourse 1.1 km West of the prescribed premises boundary

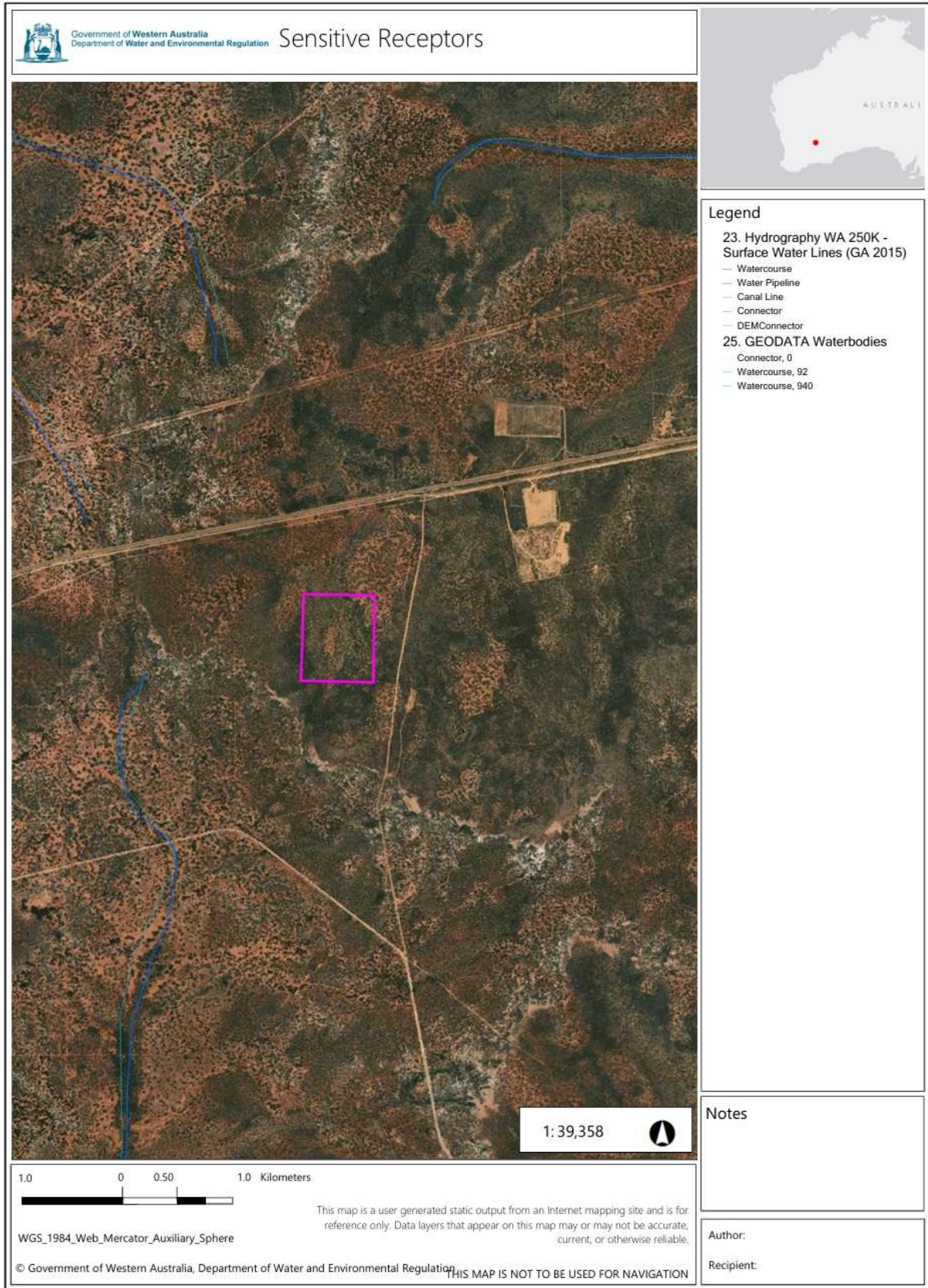


Figure : Sensitive receptors

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3.2 Risk ratings

Risk ratings have been assessed in accordance with the *Guideline: Risk Assessments* (DWER 2020) for each identified emission source and takes into account potential source-pathway and receptor linkages as identified in Section 3.1. Where linkages are in-complete they have not been considered further in the risk assessment.

Where the applicant has proposed mitigation measures/controls (as detailed in Section 3.1), these have been considered when determining the final risk rating. Where the delegated officer considers the applicant's proposed controls to be critical to maintaining an acceptable level of risk, these will be incorporated into the works approval as regulatory controls.

Additional regulatory controls may be imposed where the applicant's controls are not deemed sufficient. Where this is the case the need for additional controls will be documented and justified in Table 4.

Works approval W3238/2026/1 that accompanies this decision report authorises construction and time-limited operations. The conditions in the issued works approval, as outlined in Table 4 have been determined in accordance with *Guidance Statement: Setting Conditions* (DER 2015).

A licence is required following the time-limited operational phase authorised under the works approval to authorise emissions associated with the ongoing operation of the premises i.e. operation of wastewater infrastructure and associated irrigation sprayfield infrastructure. A risk assessment for the operational phase has been included in this decision report, however licence conditions will not be finalised until the department assesses the licence application.

Table 4: Risk assessment of potential emissions and discharges from the premises during construction, commissioning and operation

Risk events					Risk rating ¹ C = consequence L = likelihood	Applicant controls sufficient?	Conditions ² of works approval	Justification for additional regulatory controls / DWER comments
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
Construction								
Construction and installation of new infrastructure	Dust	Air / windborne pathway causing impacts to health and amenity	Remnant native vegetation	Refer to Section 3.1	C = Minor L = Rare Low Risk	Y	N/A	The Delegated Officer considers that dust emissions can be adequately regulated by section 49 of the EP Act during construction.
	Noise		N/A	Refer to Section 3.1	N/A – no receptors	Y	N/A	Noise emissions are required to comply with the <i>Environmental Protection (Noise) Regulations 1997</i>
Installation of wastewater infrastructure	Hydrocarbon spills	Overland flow and infiltration to soil and groundwater	Groundwater 50 mbgl and minor non-perennial watercourse 1.1km from the proposed irrigation spray field	Refer to Section 3.1	C = Minor L = Unlikely Medium Risk	Y	Condition 1, Table 1, Rows 1, 2, and 3.	
Time limited operation								

Risk events					Risk rating ¹ C = consequence L = likelihood	Applicant controls sufficient?	Conditions ² of works approval	Justification for additional regulatory controls / DWER comments
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
Operation of infrastructure	Dust	Air / windborne pathway causing impacts to health and amenity	Remnant native vegetation	Refer to Section 3.1	C = Minor L = Rare Low Risk	Y	N/A	The Delegated Officer considers that dust emissions can be adequately regulated by section 49 of the EP Act.
Operation of the wastewater treatment plant. Infrastructure and equipment failure	Spills of untreated wastewater and chemicals	Overland flow and infiltration to soil and groundwater causing ecosystem disturbance	Remnant native vegetation	Refer to Section 3.1	C = Moderate L = Unlikely Medium Risk	Y	Condition 1, Table 1, Rows 1, 2, and 3 Condition 6, Table 2, Rows 1, and 2	The Delegated Officer reviewed the revised irrigation area (1.75 ha) and determined that it is now sufficiently sized to accept the proposed nitrogen and phosphorous levels in the treated water, with a 5-metre spray buffer. The Delegated Officer further considers that the proposed infrastructure and the applicant's operational controls are likely to be adequate to mitigate the risks of flooding, pooling, or overland runoff of treated wastewater during commissioning and time-limited operations.
Discharge of treated wastewater to irrigation area	Treated wastewater	Flooding/pooling/overland runoff causing ecosystem disturbance	Groundwater 50 mbgl and minor non-perennial watercourse 1.1 km from the proposed irrigation spray field.	Refer to Section 3.1	C = Minor L = Unlikely Medium Risk	N	Condition 6 <u>Condition 1, Table 1, Row 2.</u>	

Risk events					Risk rating ¹ C = consequence L = likelihood	Applicant controls sufficient?	Conditions ² of works approval	Justification for additional regulatory controls / DWER comments
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
Operation of infrastructure	Noise	Air / windborne pathway causing impacts to health and amenity	N/A	Refer to Section 3.1	N/A – no receptors	Y	N/A	Noise emissions are required to comply with the <i>Environmental Protection (Noise) Regulations 1997</i>
Infrastructure and equipment failure	Odour	Air / windborne pathway causing impacts to health and amenity	N/A	Refer to Section 3.1	N/A – no receptors	Y	N/A	N/A

Note 1: Consequence ratings, likelihood ratings and risk descriptions are detailed in the *Guideline: Risk Assessments* (DWER 2020).

Note 2: Proposed applicant controls are depicted by standard text. **Bold and underline text** depicts additional regulatory controls imposed by department.

4. Consultation

Table 5 provides a summary of the consultation undertaken by the department.

Table 5: Consultation

Consultation method	Comments received	Department response
Application advertised on the department's website on 30/03/2026	None received	N/A
Shire of Coolgardie advised of proposal on 30/03/2026	<p>The Shire of Coolgardie reviewed Bullabulling Operations Pty Ltd's application for a Category 85 sewage facility. The following comments were received:</p> <ul style="list-style-type: none"> • Planning: The proposal aligns with the Rural zoning under Local Planning Scheme No.5 and is consistent with mining land use. While mining activities are exempt from planning approval, separate approvals will still be required for the accommodation village and related non-mining infrastructure. • Heritage: No registered Aboriginal or European heritage sites are impacted. • Environment: No specific local biodiversity or environmental concerns were identified. • Infrastructure: The site does not affect any Shire-managed roads. <p>The Shire had no objection to the proposal, subject to conditions:</p> <ul style="list-style-type: none"> • Protection of Aboriginal Heritage sites and engagement with Traditional Owners. • No unauthorised road closures (E.g. Coolgardie North Road). • Separate approvals required for the accommodation village and associated facilities. 	The Delegated Officer has noted this information.
Department of Mines, Petroleum, and Exploration advised of proposal on 30/03/2026	Department of Mines, Petroleum, and Exploration (DMPE) confirmed that it is currently assessing a Mining Development and Closure Plan (Reg ID: 205910) for the Bullabulling Gold Project under the <i>Mining Act 1978</i> . DMPE confirmed that the plan	The Delegated Officer has noted this information.

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Consultation method	Comments received	Department response
	<p>references the proposed wastewater treatment plant associated with the works approval (W3238/2025/1).</p> <p>The Department requested that DMPE confirm whether the proposed activities under this works approval are exempt from requiring a clearing permit under Clause 2(2) of Schedule 1 of the Environment Protection (Clearing of Native Vegetation) Regulations 2004. In response, DMPE noted that the accommodation village (which covers 9.86 ha within tenement L15/499) is intended to support ongoing mining and exploration activities, and therefore qualifies for exemption.</p>	
<p>Department of Health advised of proposal on 30/03/2026</p>	<p>The Department of Health reviewed the proposal and provided the following comments on the application:</p> <ul style="list-style-type: none"> The disposal of wastewater generated on site is required to comply with the <i>Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974</i>. The Department of Health (DoH) has not received an Application to Construct or Install an Apparatus for the Treatment of Sewage in accordance with these Regulations. Therefore, the applicant is required to submit a new application for construction to the Department for full assessment, in accordance with the Regulations. 	<p>The Delegated Officer notes that the applicant intends to lodge an application to DoH in May 2026.</p> <p>It is the applicant's responsibility to ensure that all other approvals are in place prior to commencing work.</p>
<p>Applicant was provided with draft documents on 19 May 2026</p>	<p>Refer to Appendix 1: Summary of applicant's comments on risk assessment and draft conditions</p>	<p>Refer to Appendix 1: Summary of applicant's comments on risk assessment and draft conditions</p>

5. Conclusion

Based on the assessment in this decision report, the delegated officer has determined that a works approval will be granted, subject to conditions commensurate with the determined controls and necessary for administration and reporting requirements.

References

1. Department of Environment Regulation (DER) 2015, *Guidance Statement: Setting Conditions*, Perth, Western Australia.
2. Department of Water and Environmental Regulation (DWER) 2020, *Guideline: Environmental Siting*, Perth, Western Australia.
3. DWER 2020, *Guideline: Risk Assessments*, Perth, Western Australia.

Appendix 1: Summary of applicant's comments on risk assessment and draft conditions

Condition	Summary of applicant's comment	Department's response
Condition 1 Item 1	Bullabulling Operations Pty Ltd requested to clarify that the WWTP will be constructed with an earthen bund around the perimeter of the premises.	<p>The department emailed Bullabulling Operations Pty Ltd to confirm that the condition wording be updated to 'Must be installed on a hardstand with an earthen bund' on 29 May 2026.</p> <p>Mineral 260 accepted the proposed condition wording via email on 2 June 2026</p>
Condition 9 Table 5	Bullabulling Operations Pty Ltd requested that TLO monitoring for E.Coli, Biological Oxygen Demand, Total Suspended Solids, Total Nitrogen, Total Phosphorus, and Turbidity be changed from "Weekly" to "Weekly until 4 consecutive weeks of compliant monitoring results are achieved, then monthly monitoring thereafter".	The Delegated Officer has reviewed this request and has agreed to amend the frequency as requested.