



Works Approval

Works approval number W2949/2025/1

Works approval holder BBB Catering Pty Ltd
T/A BBB Remote Site Services

ACN 114 871 868

Registered business address 56-58 Stebbing Rd
MADDINGTON WA 6109

DWER file number APP-0028689

Duration 04/07/2025 to 03/07/2030

Date of issue 04/07/2025

Premises details King Rocks Wind Farm Workers Camp
Wastewater Treatment Plant (WWTP)
Hyden-Mount Walker Rd
HYDEN WA 6359
Legal description -
Part of Lot 192 on Deposited Plan 147011
Certificate of Title Volume 23 Folio 359A
As defined by the premises map in Schedule 1

Prescribed premises category description (Schedule 1, <i>Environmental Protection Regulations 1987</i>)	Assessed design capacity
Category 85: Sewage facility: premises – (a) on which sewage is treated (excluding septic tanks); or (b) from which treated sewage is discharged onto land or into waters.	36.62 m ³ per day

This works approval is granted to the works approval holder, subject to the attached conditions, on 4 July 2025, by:

Grace Heydon
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
04/07/2025	W2949/2025/1	Works approval granted.

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.	Workers' Accommodation Camp Wastewater Treatment Plant (WWTP)	<p>The WWTP must be designed and constructed to meet the following specifications:</p> <ol style="list-style-type: none"> a) Treat 36.62 m³/day of raw sewage. b) Treat sewage to the following output emission standards: <ol style="list-style-type: none"> i. pH 6.5 - 8.5 ii. Biochemical Oxygen Demand <20 mg/L iii. Total Suspended Solids <30 mg/L iv. Total Nitrogen <10 mg/L v. Total Phosphorus <1 mg/L vi. E.coli <1000 cfu/100 mL vii. Free Chlorine 0.2-2.0 mg/L c) Must comprise of the following equipment as per Schedule 1, Figures 2 & 3: <ol style="list-style-type: none"> i. 2.5 mm Bar Inlet Screen ii. Balance Pump (50 kL/hr @ 10 m) iii. Sucrose dosing system iv. Poly Aluminium Chloride Dosing System v. Submersible Aerator vi. Decant Pump (35 kL/hr @ 7.8 m) vii. Sludge Pump (15 kL/hr @ 	As depicted in Schedule 1, Figure 1, labelled "WWTP"

	Infrastructure	Design and construction / installation requirements	Infrastructure location
		<p>6 m)</p> <ul style="list-style-type: none"> viii. Irrigation Pump (10 kL/hr @ 50 m) ix. Recirculation Pump (5.5 kL/hr @ 10 m) x. Feed/Backwash Pump (12 kL/hr @450kPA) xi. 49 kL Sequencing Batch Reactor (SBR) tank xii. 50 kL SBR balance tank xiii. 50 kL sludge tank xiv. 14 kL Polishing Plant balance tank xv. Two Fibre-reinforced vessels with glass filtration media xvi. 11 kL effluent (irrigation) tank and secondary Polishing Filtration Tank <p>d) The WWTP and associated infrastructure must be constructed on a compacted hardstand with a minimum surface area of 915 m².</p> <p>e) The SBR system and Polishing Plant must be housed inside sea containers.</p> <p>f) Must have at least one day emergency storage capacity.</p> <p>g) Flow meters must be installed to record the influent/effluent volumes that are received/sent from the WWTP.</p> <p>h) Must have a sealed connection point for pumping-out tank sludge for off-site disposal to a licensed waste facility.</p> <p>i) Must incorporate an alarm system, as well as audible and visual pump fault alarms, which will activate in the event of:</p> <ul style="list-style-type: none"> i. Pump faults; ii. System faults; iii. High tank levels; and iv. Overflows. <p>j) Must allow for manual operation if necessary.</p>	

	Infrastructure	Design and construction / installation requirements	Infrastructure location
2.	Dripper irrigation field	<p>The irrigation field must be designed and constructed so as to meet the following specifications:</p> <ul style="list-style-type: none"> a) Dripper pipework to be installed to ensure even distribution of treated wastewater. b) Total irrigation area must not be less than 18,423 m² c) Irrigation area must be designed to prevent the ingress of stormwater. 	As depicted in Schedule 1, Figure 1, labelled "Irrigation field"
3.	Fence	<ul style="list-style-type: none"> a) Fencing must be constructed around the WWTP with lockable gates to prevent unauthorised access. 	As depicted in Schedule 1, Figure 1 (outlined in black)
4.	All	<ul style="list-style-type: none"> a) All sewage storage and treatment tanks, vessels, transfer pipelines and conveyance infrastructure must be impermeable, free of leaks and defects. b) All sewage conveyance, storage and treatment infrastructure must be designed and constructed to ensure that stormwater does not enter the sewage and treated wastewater system or storage infrastructure; and c) Chlorine and other chemicals must be stored in a designated area in above ground vessels located in a bunded area with a holding capacity of 110% of the total vessel/s contents 	Within the prescribed premises boundary shown in Schedule 1, Figure 1

Dust management

2. The works approval holder must ensure that sufficient water is available onsite during construction activities to reduce dust emissions via dampening of exposed surfaces.

Fire and Emergency Management Plan

3. The works approval holder must prepare, maintain and implement a Fire and Emergency Management Plan for the premises.

Compliance reporting

4. 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.
5. The Environmental Compliance Report required by condition 4, must include as a minimum the following:
- (a) certification by a suitably qualified civil engineer or equivalent, 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;
 - (c) the Fire and Emergency Management Plan specified in condition 3; and
 - (d) be signed by a person authorised to represent the works approval holder and contains the printed name and position of that person.

Environmental commissioning phase

Environmental commissioning requirements and emission limits

6. The works approval holder may only commence environmental commissioning of an item of infrastructure listed in Table 1 once the Environmental Compliance Report has been submitted for that item of infrastructure in accordance with condition 4 of this works approval.
7. Any environmental commissioning activities undertaken for an item of infrastructure specified in Table 2 may only be carried out:
- (a) in accordance with the corresponding commissioning requirements; and
 - (b) for the corresponding authorised commissioning duration.

Table 2: Environmental commissioning requirements

	Infrastructure	Commissioning requirements	Authorised commissioning duration
1.	Workers' Accommodation Camp Wastewater Treatment Plant (WWTP)	<ul style="list-style-type: none"> a) Volumetric flow meters are maintained on the WWTP outlet to the dripper irrigation field. b) Sludge is contained within sealed sludge tanks prior to removal by a licensed waste carrier for disposal. c) Spills of wastewater and chemicals that are outside of a vessel/container are cleaned up immediately. 	For a period not exceeding 90 calendar days in aggregate.
2.	Dripper Irrigation field	<ul style="list-style-type: none"> a) Not more than 36.62 m³ of treated wastewater per day is to be applied to the designated irrigation area. b) Irrigation is to be managed to prevent ponding and pooling of treated wastewater on the ground surface of the dripper irrigation field. c) No treated wastewater is permitted to be discharged outside of the irrigation area identified in Schedule 1, Figure 1, labelled "Irrigation field". 	

8. During environmental commissioning, the works approval holder must ensure that the emission(s) specified in Table 3, are discharged only from the corresponding discharge point(s) and only at the corresponding discharge point location(s).

Table 3: Authorised discharge points during environmental commissioning

Emission	Discharge point	Discharge point location
Treated wastewater	Drippers within the dripper irrigation field	"Irrigation field" as shown in Schedule 1, Figure 1

Monitoring during environmental commissioning

9. The works approval holder must monitor emissions during environmental commissioning in accordance with Table 4.

Table 4: Emissions and discharge monitoring during environmental commissioning

Discharge point	Monitoring location	Parameter	Frequency	Averaging period	Unit	Method
Dripper irrigation field	Flow meter	Volume	Continuous	Cumulative daily	kL/day	N/A
	Treated effluent tank outlet	E.Coli	Weekly	Spot sample	cfu/100 mL	AS5667.1:1998
		Biochemical Oxygen Demand			mg/L	
		Total Suspended Solids				
		Total Nitrogen				
		Total Phosphorus				
		pH ¹	Continuous	N/A	pH units	

Note 1 – non- NATA in situ testing permitted

10. All sample analysis must be undertaken by laboratories with current accreditation from the National Association of Testing Authorities (NATA) for relevant parameters, unless otherwise specified in Table 4.
11. The works approval holder must record the results of all monitoring activity required by condition 9.

Environmental commissioning report

12. The works approval holder must submit to the CEO an Environmental Commissioning Report within 30 calendar days of the completion date of the environmental commissioning of each item of infrastructure specified in Table 2.

- 13.** The works approval holder must ensure the Environmental Commissioning Report required by condition 12 of this works approval includes the following:
- (a) a summary of the environmental commissioning activities undertaken, including timeframes and amount of wastewater processed;
 - (b) a summary of the treated wastewater monitoring results recorded in accordance with condition 11.
 - (c) copies of laboratory reports for treated effluent monitoring results recorded in accordance with condition 11.
 - (d) A summary of the environmental performance of each item of infrastructure or equipment as installed, which at a minimum includes records detailing:
 - (i) a comparison of the treated effluent monitoring results against discharge limits specified in condition 19; and
 - (ii) assessments of the irrigation field performance against commissioning requirements in Table 2.
 - (e) a review of the works approval holder's performance and compliance against the conditions of this works approval; and
 - (f) where they have not been met, measures proposed to meet the manufacturer's design specifications and the conditions of this works approval, together with timeframes for implementing the proposed measures.

Time limited operations phase

Commencement and duration

- 14.** The works approval holder may only commence time limited operations for an item of infrastructure identified in condition 16 where the Environmental Commissioning Report for that item of infrastructure as required by condition 12 has been submitted by the works approval holder.
- 15.** The works approval holder may conduct time limited operations for an item of infrastructure specified in condition 16:
- (a) for a period not exceeding 180 calendar days from the day the works approval holder meets the requirements of condition 14 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 15(a).

Time limited operations requirements and emission limits

- 16.** During time limited operations, the works approval holder must ensure that the premises infrastructure and equipment listed in
- 17.** Table 5 and located at the corresponding infrastructure location is maintained and operated in accordance with the corresponding operational requirement set out in Table 5.

Table 5: Infrastructure and equipment requirements during time limited operations

	Infrastructure	Time limited operations requirements	Authorised time limited operations duration
1.	Workers' Accommodation Camp Wastewater Treatment Plant (WWTP)	a) Volumetric flow meters are maintained on the WWTP outlet to the dripper irrigation field. b) Sludge is contained within sealed sludge tanks prior to removal by a licensed waste carrier for disposal. c) Spills of wastewater and chemicals that are outside of a vessel/container are cleaned up immediately.	For a period not exceeding 180 calendar days in aggregate.
2.	Dripper irrigation field	a) Not more than 36.62 m ³ of treated wastewater is to be applied to the designated irrigation area per day. b) Irrigation is to be managed to prevent ponding and pooling of treated wastewater on the ground surface of the dripper irrigation field. c) No treated wastewater is permitted to be discharged outside of the irrigation area identified in Schedule 1, Figure 1, labelled "Irrigation field".	

- 18.** During time limited operations, the works approval holder must ensure that the emission(s) specified in Table 6, are discharged only from the corresponding discharge point(s) and only at the corresponding discharge point location(s).

Table 6: Authorised discharge points during time limited operations

Emission	Discharge point	Discharge point location
Treated wastewater	Drippers within the dripper irrigation field	"Irrigation field" as shown in Schedule 1, Figure 1

- 19.** During the time limited operations, the works approval holder must ensure that the emissions from the discharge point listed in Table 7 do not exceed the corresponding limit(s) when monitored in accordance with condition 20.

Table 7: Emission and discharge limits during time limited operations

Discharge point	Parameter	Limit
Dripper irrigation field	Biochemical oxygen demand (BOD)	<20 mg/L
	Total Suspended Solids (TSS)	<30 mg/L
	Total Nitrogen (TN)	<10 mg/L
	Total Phosphorus (TP)	<1 mg/L

Discharge point	Parameter	Limit
Dripper irrigation field	E. coli	<1000 cfu/100 mL
	pH	6.5 – 8.5 pH Units
	Chlorine	0.2 – 2.0 mg/L

Monitoring during time limited operations

- 20.** The works approval holder must monitor emissions during time limited operations in accordance with Table 8.

Table 8: Emissions and discharges monitoring during time limited operations

Discharge point	Monitoring location	Parameter	Frequency	Averaging period	Unit	Method
Dripper irrigation field	Flow meter	Volume	Continuous	Cumulative daily	kL/day	N/A
	Treated effluent tank outlet	E.Coli	Weekly	Spot sample	cfu/100 mL	AS5667.1:1998
		Biochemical Oxygen Demand			mg/L	
		Total Suspended Solids				
		Total Nitrogen				
		Total Phosphorus				
		pH ¹	Continuous	N/A	pH units	

Note 1 – non- NATA in situ testing permitted

- 21.** All sample analysis must be undertaken by laboratories with the current accreditation from the National Association of Testing Authorities (NATA) for relevant parameters, unless otherwise specified in Table 8.
- 22.** The works approval holder must record the results of all monitoring activity required by condition 20.

Time limited operations report

- 23.** The works approval holder must submit to the CEO a report on the time limited operations within 30 calendar days of the completion date of time limited operations or within 30 calendar days before the expiration date of the works approval, whichever is sooner.

- 24.** The works approval holder must ensure that the report required by condition 23 includes the following:
- (a) a summary of the time limited operations, including timeframes and amount of wastewater processed;
 - (b) a summary of monitoring parameter results obtained during time limited operations under condition 20.
 - (c) copies of laboratory reports for treated wastewater monitoring results recorded in accordance with condition 21.
 - (d) a summary of the environmental performance of each item of infrastructure or equipment as installed, which at a minimum includes records detailing the:
 - (i) comparison of the treated effluent monitoring results against discharge limits specified in condition 19; and
 - (ii) assessment of the irrigation field performance against operational requirements in condition 16.
 - (e) a review of the works approval holder's performance and compliance against the conditions of this works approval; and
 - (f) where they have not been met, measures proposed to meet the manufacturer's design and specification and the conditions of this work's approval, together with the timeframes for implementing the proposed measures.

Records and reporting (general)

- 25.** 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.
- 26.** 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) commissioning conducted in accordance with condition 7;
 - (c) time limited operations conducted in accordance with condition 16
 - (d) any maintenance of infrastructure that is performed in the course of complying with conditions 7 and 16; and
 - (e) monitoring programmes undertaken in accordance with conditions 9 and 20; and
 - (f) complaints received under condition 25.

- 27.** The books specified under condition 25 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 9 have the meanings defined.

Table 9: Definitions

Term	Definition
AS5667.1:1998	means Australian Standard 5667.1:1998 Water Quality – Sampling.
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
cfu	means colony forming units
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.
E.coli	Means <i>Escherichia coli</i> .
emission	has the same meaning given to that term under the EP Act.
environmental commissioning	means the sequence of activities to be undertaken to test equipment integrity and operation, or to determine the environmental performance, of equipment and infrastructure to establish or test a steady state operation and confirm design specifications.
Environmental Commissioning Report	means a report on any commissioning activities that have taken place and a demonstration that they have concluded, with focus on emissions and discharges, waste containment, and other environmental factors.
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).

Term	Definition
m ³	cubic metres
mg/L	milligrams per litre
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.
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.
WWTP	means wastewater treatment plant

END OF CONDITIONS

Schedule 1: Maps

Premises map

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



Figure 1: Map of the boundary of the prescribed premises

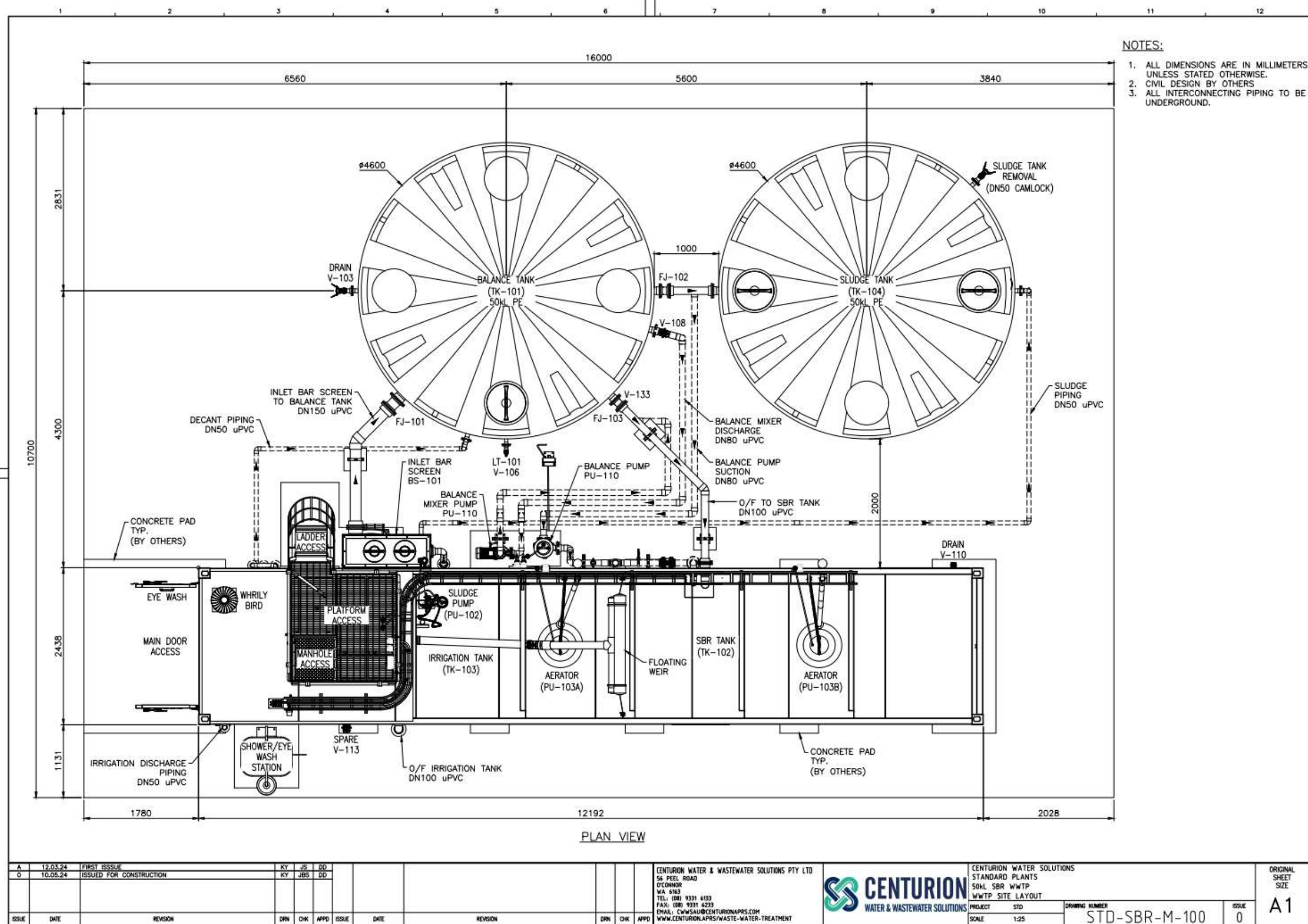


Figure 2: WWTP (SBR system) layout

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IR-T05 Works approval template (v6.0) (September 2022)

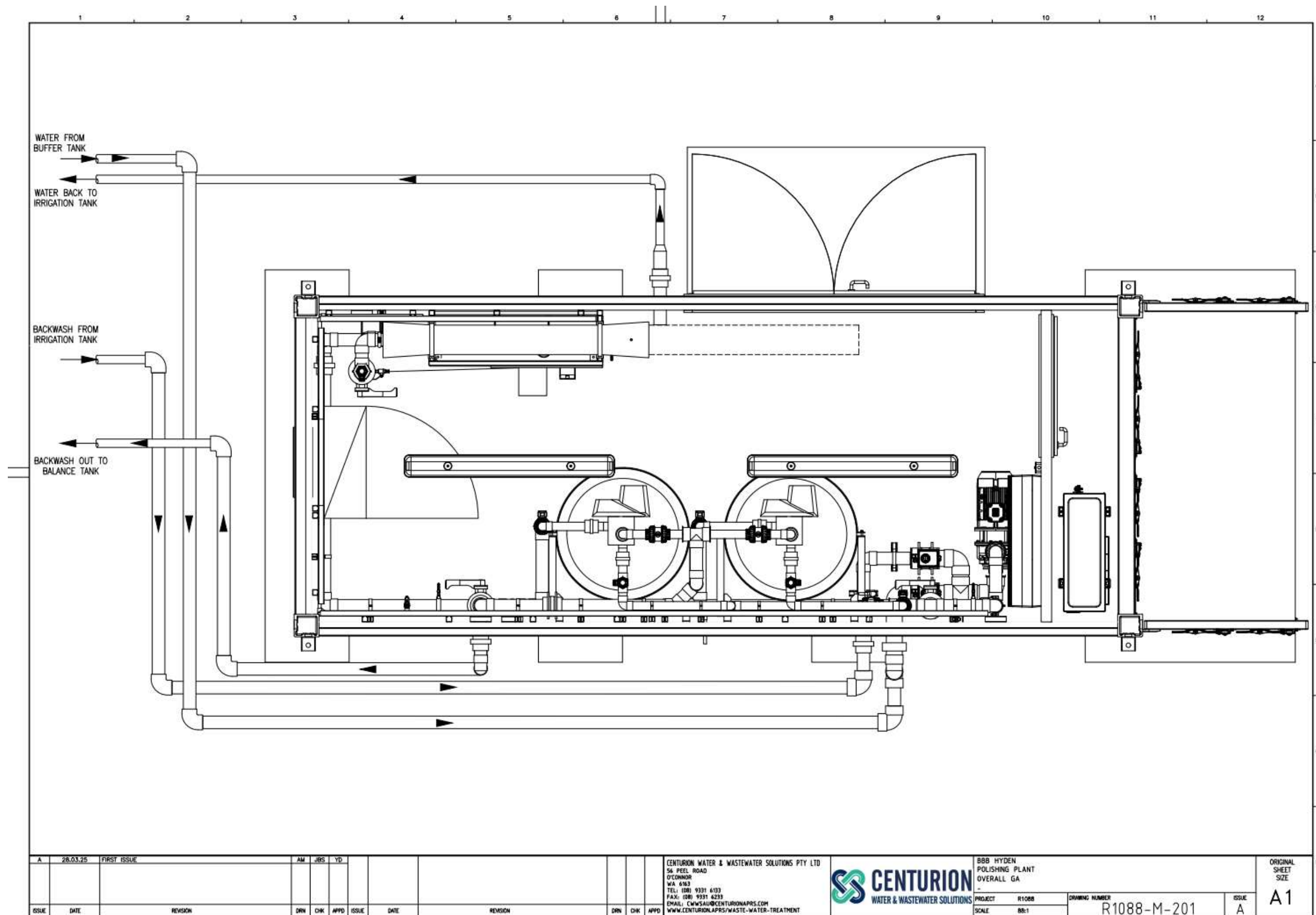


Figure 3: Polishing Plant layout

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