Government of Western Australia
Department of Water and Environmental Regulation

# Works Approval

| | |
|---|---|
| **Works approval number** | W2982/2025/1 |
| **Works approval holder** | Fulton Hogan Construction Pty Ltd |
| **ACN** | 010 240 758 |
| **Registered business address** | Building 7 Level 1<br>572 Richmond Street<br>Richmont VIC 3121 |
| **DWER file number** | APP-0028784 |
| **Duration** | 04/09/2025 to 03/09/2030 |
| **Date of issue** | 04/09/2025 |
| **Premises details** | Q-Station Compound<br>Sydney Highway, West Island Cocos (Keeling) Island<br>Legal description -<br>Lot 327 on Deposited Plan 219654 |

| **Prescribed premises category description** (Schedule 1, *Environmental Protection Regulations 1987*) | **Assessed production / design capacity** |
|---|---|
| Category 35: Asphalt manufacturing | 120,000 tonnes per annual period |
| Category 36: Bitumen manufacturing | 60,000 tonnes per annual period |
| Category 77: Concrete batching or cement products manufacturing | 3,500 tonnes per annual period |
| Category 73: Bulk storage of chemicals etc | 12,000 $m^3$ in aggregate |
| Category 61A: Solid waste facility | 1,000 tonnes per annual period |
| Category 13: Crushing of building material | 5,000 tonnes per annual period |

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

Grace Heydon

Digitally signed by Grace Heydon
Date: 2025.09.04 09:58:52 +08'00'

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

# Works approval history

| Date | Reference number | Summary of changes |
|---|---|---|
| 04/09/2025 | W2982/2025/1 | 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. | Asphalt | Comprise of a mobile ASTEC hot mix asphalt plant with a P&DC of 270 tonnes per hour:<br>• PDB-633E portable 1.8 m x 10.0 m Double Barrel Dryer Mixer;<br>• Gob hopper;<br>• Whisper Jet WJ-83D-O Oil burner;<br>• PM2 Unified control system;<br>• Associated CAT 2 x 1100 kVa and 1 x 300 kvA generator -synchronised;<br>• 68,000 L capacity generator diesel storage tank;<br>• 66,000 L capacity asphalt burner diesel storage tank;<br>• 100,000 L capacity mobile (PMB) storage tank;<br>• Bearcat 600 bitumen transfer pump;<br>• 80 T capacity Hot Bin SEB self-erecting<br>• 2 x Cold feed trailers with 7 cold feed bins in total;<br>• 3 x conveyors;<br>• 860 $m^3$/min PBH-30E Portable 30,384 ACFM Pulse jet baghouse with inertial separator inlet section, internal separator, built-up dust cake, bag fabric supporting wire bag cage and clean air plenum;<br>(i) Baghouse stack height of 6.26 m; and<br>(ii) Has a design capacity for particulates of less than 200 mg/$m^{3;}$ and<br>(iii) The Baghouse is fitted with an automatic reverse cycle cleaning system.<br>Divert Stormwater away from the storage area. | Figure 2 of Schedule 1 |

| | Infrastructure | Design and construction / installation requirements | Infrastructure location |
|---|---|---|---|
| 2. | Bitumen | Comprise two mobile Bitumen plants:<br>1. Fixed polymer blending plant with a P&DC of 30 tonnes/hr consisting off:<br>• 4 x 4.5 $m^3$ Polymer hoppers;<br>• 2,000 kg/hr Polymer feed system;<br>• 350 kg/hr sulphur dispenser;<br>• 320 L mixing chamber<br>• 30 tonne/hr PMB discharge pump;<br>• 162 kL (6 x 27 kL tanks) Bitumen heater units;<br>• 3 x 50 kL TEC tanks (PMB storage prior to the 100,000 kL asphalt plant storage kettle;<br>• 500 kW electric bitumen heat exchanger; and<br>• 1 x 100,000 L bitumen storage kettle (supplying the PMB blend plant).<br>2. Foamed bitumen (WIRTGEN KMA 200/KMA 220i) cold recycling mixing plant with a P&DC of 220 tonnes/hr:<br>• Mobile unit 14.710 m length, 2.5 m wide and 4.0 m height;<br>• 42V Hot bitumen heating system dosing up to 160 l/hr;<br>• Twin 6$m^3$ Hopper with hydraulic folding vibration screens;<br>• 2 x 30 kW Tin-shaft continuous compulsory mixer;<br>• Deutz 6-cylinder diesel engine;<br>• 400 L diesel fuel tank;<br>• 45,000 L bitumen storage tank;<br>• 400 L Hydraulic oil tank;<br>• 4,500 L water tank dosing up to 2,000 l/min; and<br>• 13 $m^3$/hr Auger conveyor.<br>Divert Stormwater away from the storage area. | Figure 2 of Schedule 1 |
| 3. | Concrete Batching Plant | Comprise a Thomas Manufactured Skid mounted Batching Plant;<br>• Hopper and Skid at 5.4 tonne, 10.6 m length and 2.5 m width;<br>• Conveyor belt at 18.1 m length, 0.6 m width and Discharge height of 2.6 m;<br>• Dust covers to be fitted n conveyor belts and discharge points to minimise dust; and<br>• Aggregate Hopper with a volume of 6 $m^3$ including | Figure 2 of Schedule 1 |

| | Infrastructure | Design and construction / installation requirements | Infrastructure location |
|---|---|---|---|
| | | clam shell doors.<br>Divert Stormwater away from the storage area. | |
| 3. | Crusher / Screen | Comprise the following:<br>• Primary jaw crusher including a loading Hopper;<br>• Secondary crusher;<br>• Screen; and<br>• Dust suppression sprays at Hopper and Jaw Crusher and associated conveyor.<br>Divert Stormwater away from the storage area. | Figure 2 of Schedule 1 |
| 4. | Hydrocarbon / Chemical Storage | Comprise bunded hardstand areas with a permeability of at least $10^{-9}$ m/s for the storage of the following:<br>• 8,800 tonnes Bitumen (hot and cold) stored in dedicated containers;<br>• 216 tonnes Bitumen emulsion CSR-60, stored in Isotainers;<br>• 5 tonnes Truck slip oil stored in dedicated containers;<br>• 200, 000 L Diesel stored at any one time in container designed to meet Australian Standard AS 1940 – with a total of 3,900,000L to be stored (used) for work program;<br>• 300 tonnes EmuPrime stored in Isotainers;<br>• 600 tonnes SBS Polymer (LG501 and LG411) stored in sealed IBC in 20 ft containers;<br>• 180 tonnes Blending oil (Otech) stored in sealed IBC in 20 ft containers;<br>• 6 tonnes Powered sulphur stored in dry form – bulker bags in 20 ft containers;<br>• 35 tonnes Evotherm stored in IBC in 20 ft container;<br>• 150,000 L Polymer binder dust suppressant stored in IBC;<br>• 800 L Mineral Turpentine stored in dedicated bunded chemical container;<br>• 15 L concrete curing oil stored in a dedicated bunded chemical container;<br>• 150 L Formwork oil stored in a dedicated bunded chemical container;<br>• 400 L Shellite stored in dedicated bunded chemical container;<br>• 13 tonnes Hi foam – B (Foaming agent) stored in IBC in dedicated container; | Figure 2 of Schedule 1 |

| | Infrastructure | Design and construction / installation requirements | Infrastructure location |
|---|---|---|---|
| | | • 1, 050 tonnes Cement stored in Isotainers;<br>• 110 tonnes EZ Street stored in 20 ft container;<br>• 15, 000 L Paint stored in 20 ft container;<br>1000 kg Grease, 2000 L Hydraulic Oil, 2,000 L Gear Oil, 2,000 L Motor Oil, 1000 L Coolant stored in bunded containers in workshop.<br>Divert Stormwater away from the bunded storage area. | |
| 5. | Solid waste storage | Divert Stormwater away from the storage area. | Figure 2 of Schedule 1 |

### Compliance reporting

**2.** 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.

**3.** The Environmental Compliance Report required by condition 2, must include as a minimum the following:

(a) certification by a suitably qualified engineer 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; and

(c) 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

**4.** The works approval holder may only commence environmental commissioning of an item of infrastructure listed in condition 5 once the Environmental Compliance Report has been submitted for that item of infrastructure in accordance with condition 3 of this works approval.

**5.** 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 |
|---|---|---|
| Asphalt Plant | a) No more than 270 tonnes per hour is processed;<br>b) Double Barrel Mix drum is heated to 175°C;<br>c) Low sulphur bitumen to be only used in the Plant;<br>d) Asphalt will be transferred through a covered load-out conveyor;<br>e) Pulse jet Baghouse operates at a capacity of less than 860 $m^3$/min;<br>f) The Baghouse shall be operated with:<br>(i) An automatic reverse cycle cleaning system;<br>(ii) A broken bag detection system; and<br>(iii) Operator shuts down Plant when broken bags are detected.<br>g) Vapours from the Plant must be transferred to the Pulse jet baghouse for treatment;<br>h) Air emissions from the baghouse discharged to the atmosphere via a 6.26 m stack;<br>i) Spills are immediately cleaned up; and<br>j) Stormwater is diverted away from the Plant. | For a period not exceeding 180 calendar days in aggregate. |
| Bitumen Plant | (a) Foamed bitumen (WIRTGEN KMA 200/KMA 220i) cold recycling mixing plant operates at a capacity of less than 220 tonnes/hr.<br>(b) Fixed polymer blending plant operates at a capacity of less than 30 tonnes/hr;<br>(c) Hot bitumen tanks have an operational overflow alarm;<br>(d) Spills are immediately cleaned up; and<br>(e) Stormwater is diverted away from the Plants. | For a period not exceeding 180 calendar days in aggregate. |

## Monitoring during environmental commissioning

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

**Table 3: Authorised discharge points during commissioning**

| Emission | Discharge point | Discharge point location |
|---|---|---|
| Air | S1 – Asphalt Plant | As shown in Schedule 1 Premises Layout map |

**7.** During environmental commissioning, the works approval holder must ensure that the emissions from the discharge point listed in Table 4 do not exceed the corresponding limit(s) when monitored in accordance with condition 8.

**Table 4: Emission and discharge limits**

| Discharge point | Parameter | Limit |
|---|---|---|
| S1 – Asphalt Plant | $PM_{10}$ | 250 $mg/m^3$ |
| | Carbon monoxide | 350 $mg/m^3$ |
| | Oxides of Nitrogen | 1000 $mg/m^3$ |

**8.** The works approval holder must monitor emissions during environmental commissioning in accordance with Table 5.

**Table 5: Emissions and discharge monitoring during environmental commissioning**

| Emission point reference | Parameter | Frequency[1] | Units[2,3] | Method[1] |
|---|---|---|---|---|
| S1 – Asphalt Plant | Particulate matter | Once | $mg/m^3$ g/s | USEPA Method 5 or 17 |
| | Oxides of nitrogen | | | USEPA Method 7E |
| | Carbon monoxide | | | USEPA Method 10 |
| | Total Volatile Organic Compounds | | | USEPA Method 18 |
| | Stack flow rate | | $m^3/min$ | USEPA Method 2 |
| | Stack Velocity | | m/sec | |

Note 1: Duplicate sample runs conducted consecutively on the same sampling day
Note 2: All units are referenced to STP Dry
Note 3: Concentrations to be corrected to STP at 10% oxygen on a dry basis
Note 4: Where any USEPA method refers to USEPA Method 1 for the sampling plane, this must be read as a referral to AS/NZS 4323.1:2001

**9.** The works approval holder must record the results of all monitoring activity required by condition 8.

**10.** The works approval holder must ensure that sampling required under condition 8 of this works approval is undertaken at a sampling location in compliance with the AS 4323.1

**11.** The works approval holder must ensure that all non-continuous sampling and analysis undertaken pursuant to condition 8 is undertaken by a holder of a current accreditation from the National Association of Testing Authorities (NATA) of the methods of sampling and analysis relevant to the corresponding relevant parameter.

## 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 environmental commissioning for 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 commissioning activities, including date(s) for commencement of commissioning, timeframes and amount of materials processed;

(b) a summary of asphalt monitoring results recorded in accordance with condition 8;

(c) copies of laboratory reports for asphalt monitoring results recorded in accordance with condition 8;

(d) a summary of the environmental performance of each item of infrastructure or equipment as installed, which at minimum includes:

(i) a comparison of the air emissions monitoring results against discharge limits specified in condition 7; and

(ii) assessment of the Asphalt and Bitumen Plant performance against operational requirements in condition 5;

(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.

## Records and reporting (general)

**14.** 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.

**15.** 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) any maintenance of infrastructure that is performed in the course of complying with condition 5;

(c) monitoring programmes undertaken in accordance with condition 8; and

(d) complaints received under condition 14.

**16.** The books specified under condition 15 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 6 have the meanings defined.

**Table 6: Definitions**

| Term | Definition |
|---|---|
| AS 1940 | means the Australian Standard AS 1940:2017 *The storage and handling of flammable and combustible liquids.* |
| AS 4323 | means the Australian Standard AS4323.1 *Stationary Emissions Method 1: Selection of sampling positions*. |
| books | has the same meaning given to that term under the EP Act. |
| CEO | means Chief Executive Officer.<br>CEO for the purposes of notification means:<br>Director General<br>Department administering the *Environmental Protection Act 1986*<br>Locked Bag 10<br>Joondalup DC WA 6919<br>info@dwer.wa.gov.au |
| Department | means the department established under section 35 of the *Public Sector Management Act 1994* 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 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 | *Environmental Protection Act 1986* (WA). |
| EP Regulations | *Environmental Protection Regulations 1987* (WA). |
| IBC | Intermediate Bulk Container |
| premises | the premises to which this licence applies, as specified at the front of this licence and as shown on the premises map in Schedule 1 to this works approval. |
| prescribed premises | has the same meaning given to that term under the EP Act. |

| Term | Definition |
|---|---|
| RAP | Reclaimed or Recycled Asphalt Pavement |
| PMB | Polymer Modified Bitumen |
| PM | Particulate Matter |
| $PM_{10}$ | used to describe particulate matter that is smaller than 10 microns (µm) in diameter |
| P&DC | Production and Design Capacity. |
| Qualified Engineer | means a person who:<br>(a) holds a certificate IV or tertiary academic qualification specialising in engineering;<br>(b) has a minimum of 2 years' experience working in engineering, and or is otherwise approved by the CEO to act in this capacity. |
| waste | has the same meaning given to that term under the EP Act. |
| USEPA Methos 2 | means USEPA Method 2 Determination of Stack Gas Velocity and Volumetric Flow rate (Type s Pilot Tube). |
| USEPA Methos 5 | means USEPA Method 5 Determination of Particulate Matter Emissions from Stationary Sources. |
| USEPA Methos 7E | means USEPA Method 7E Determination of Nitrogen Oxides Emissions from Stationary Sources. |
| USEPA Methos 10 | means USEPA Method 10 Determination of Carbon Monoxide from Stationary Sources. |
| USEPA Methos 17 | means USEPA Method 17 Determination of Particulate from Stationary Sources. |
| USEPA Methos 18 | means USEPA Method 18 Measurement of gaseous organic compounds by gas chromatography. |
| 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

## Premises boundary

The boundary of the prescribed premises is shown in the map below in red.


**Figure 1: Premises boundary**

## Premises Layout map

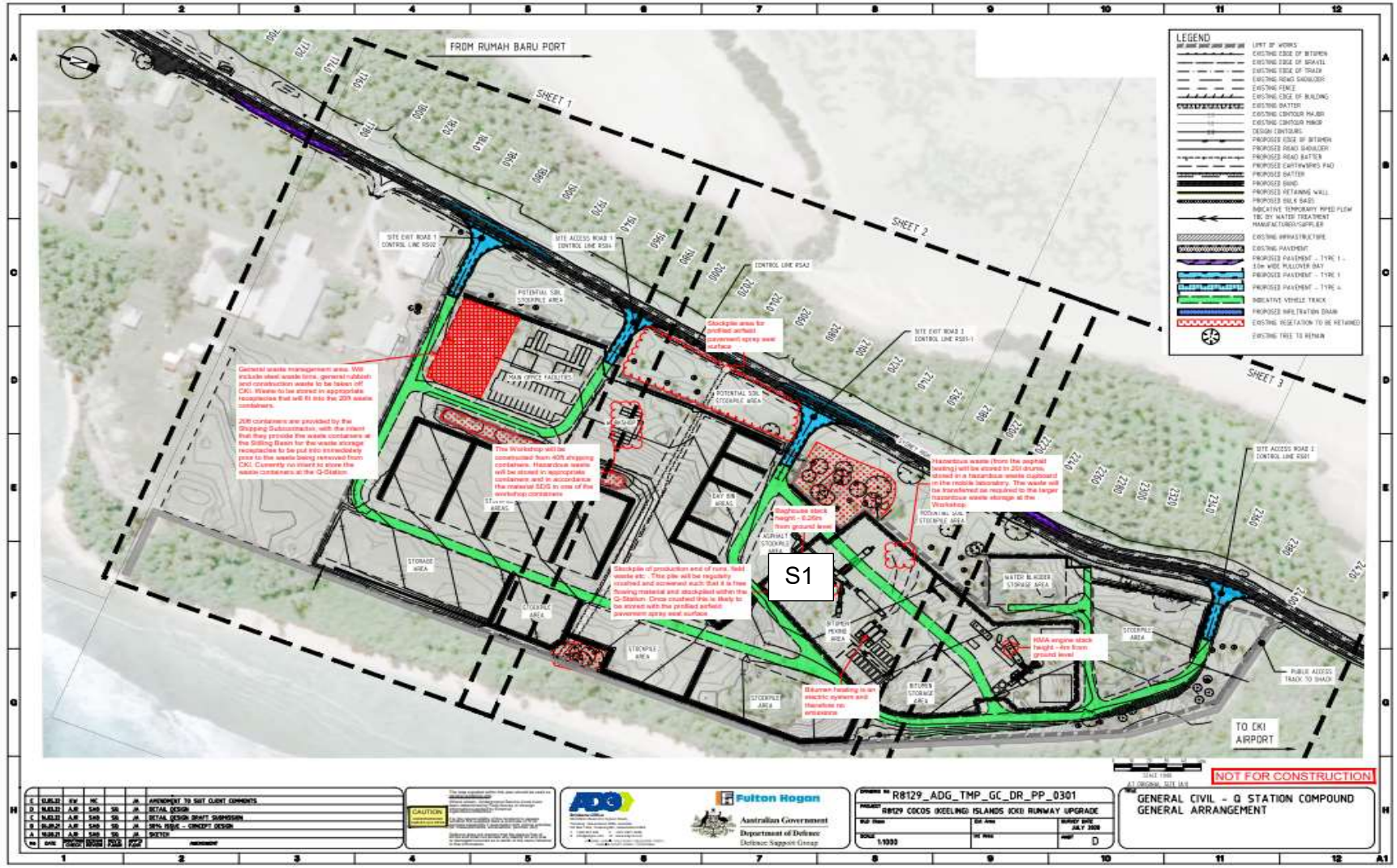


**Figure 2: Premises layout**