



Works Approval

Works approval number	W3176/2025/1
Works approval holder	Fulton Hogan Construction Pty Ltd
ACN	010 240 758
Registered business address	'Building 7' Level 1 572 Swan Street Richmond VIC 3121
DWER file number	INS-0003176
Duration	31/03/2026 to 31/03/2029
Date of issue	31/03/2026
Premises details	Accommodation Camp Sydney Highway, West Island, Cocos (Keeling) Islands WA 6799 Legal description - Lot 3003 on Deposited Plan 44688

Prescribed premises category description (Schedule 1, <i>Environmental Protection Regulations 1987 (WA)(CKI)</i>)	Assessed design capacity
Category 85: Sewage facility	25 m ³ /day

This works approval is granted to the works approval holder, subject to the attached conditions, on 31 March 2026, by:

MANAGER, WASTE INDUSTRIES
APPROVALS - STATEWIDE DELIVERY

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

Works approval history

Date	Reference number	Summary of changes
31/03/2026	W3176/2025/1 APP-0032810	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.	Wastewater treatment plant (WWTP)	<ol style="list-style-type: none"> (a) Able to receive and treat 25 m³ of wastewater per day. (b) Comprise: <ol style="list-style-type: none"> (i) 2 containers for a membrane bioreactor, control units and pumps. (ii) A 50 kL balance tank with level transmitter and Region D cyclone tie down. (iii) A 50 kL sludge tank with level transmitter and Region D cyclone tie down. (iv) 4 x 50 kL treated wastewater tanks with level transmitter and Region D cyclone tie down. (v) A poly aluminium chloride dosing pump with 40 L drum and HDPE bund. (vi) A sucrose dosing pump with 40 L drum and HDPE bund. (vii) A caustic dosing pump with 40 L drum and HDPE bund. (viii) An AR sodium hypochlorite dosing pump with 40 L drum and HDPE bund. (ix) A sludge dewatering system container. (c) Able to treat sewage to the following output standards: <ol style="list-style-type: none"> (i). pH 6.5 - 8.5. (ii). Total Nitrogen ≤10 mg/L. (iii). Total Phosphorus ≤6 mg/L. 	Figures 2 and 3 of Schedule 1

	Infrastructure	Design and construction / installation requirements	Infrastructure location
		<ul style="list-style-type: none"> (iv). Biological Oxygen Demand ≤15 mg/L. (v). Total Suspended Solids ≤20 mg/L. (vi). E. coli ≤10 CFU or MPN /100 mL. (vii). Free chlorine 0.2 - 2 mg/L. (d) A fully enclosed HDPE bund system with a trafficable earth hardstand to surround all infrastructure and associated storage tanks. (e) A sump is to be integrated into the bund to enable collection of spills or controlled drainage during normal operations. (f) The bund and sump system to be sized to accommodate the failure of up to 3.75 tanks. (g) The document <i>Environmental Management Plan – R8129 Cocos (Keeling) Islands Airfield Upgrade Project</i> (ID: FH_PM_PLA_DP_0000_8) (Fulton Hogan, December 2025), or any subsequent revisions approved by the CEO, must be implemented during construction. 	

Compliance reporting

2. The works approval holder must within 60 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

4. The works approval holder may only commence environmental commissioning of all items of infrastructure listed in condition 5 once the Environmental Compliance Report has been submitted for each item of infrastructure in accordance with condition 2 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
1.	Wastewater treatment plant (WWTP)	<p><i>Dry Commissioning</i></p> <p>(a) Verify all utilities are installed, tested, and operational.</p> <p>(b) Fill process and chemical tanks with clean water and confirm system integrity and chemical readiness.</p> <p><i>Wet Commissioning</i></p> <p>(c) Introduce aerobic seed sludge and confirm aeration, mixing, and recirculation.</p> <p>(d) Gradually introduce wastewater feed and transition to automatic control.</p> <p><i>Process Stabilisation</i></p> <p>(e) Operate under automatic control and fine-tune parameters until stable performance is achieved.</p> <p>(f) Not more than 25 m³ per day of wastewater to be treated by the WWTP.</p> <p>(g) Flow meters must record the influent and effluent volumes that are received to and treated from the WWTP.</p>	For a period not exceeding 3 months in aggregate.

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 and only at the corresponding discharge point location.

Table 3: Authorised discharge points during commissioning

Emission	Discharge point
Treated wastewater	The wastewater conveyance pipeline connecting the WWTP to the Cocos (West) Island Wastewater Treatment Plant, holding registration R1841, located at Part Lot 100 on Deposited Plan 18500, Certificate of Title Volume 2103 Folio 109 (as depicted in Figure 4 of Schedule 1).

Monitoring during environmental commissioning

7. 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	Unit
Conveyance pipeline	WWTP Autosampler	<i>E. coli</i>	Weekly	CFU or MPN /100 mL
		Total Nitrogen		mg/L
		Total Phosphorus		
		Biological Oxygen Demand		
		Total Suspended Solids		
		pH ¹		
		Cumulative flow volume ¹	Continuous	m ³ /day

Note 1: In-field non-NATA accredited analysis is permitted.

8. For the monitoring activity required by condition 7, the works approval holder must:
- handle and preserve all water samples collected in accordance with *AS/NZS 5667.1*;
 - conduct sampling in accordance with *AS/NZS 5667.10*;
 - have analyses conducted by a laboratory with current National Association of Testing Authorities (NATA) accreditation for the parameters specified; and
 - record the results.

Environmental commissioning report

9. The works approval holder must submit to the CEO an Environmental Commissioning Report within 60 calendar days of the completion date of environmental commissioning.
10. The works approval holder must ensure the Environmental Commissioning Report required by condition 9 of this works approval includes the following:
- A summary of the environmental commissioning activities undertaken, including timeframes and volume of wastewater processed;
 - the monitoring results recorded in accordance with condition 7 and 8;
 - copies of laboratory reports for monitoring results recorded in accordance with condition 7 and 8;
 - a comparison of the monitoring results against the output standards specified in condition 1;
 - a summary of the environmental performance of each item of infrastructure or equipment as constructed or installed;

- (f) a review of the works approval holder’s performance and compliance against the conditions of this works approval; and
- (g) 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

- 11. The works approval holder may only commence time limited operations for an item of infrastructure identified in condition 1 where the item of infrastructure is authorised to undertake environmental commissioning under condition 5, the Environmental Commissioning Report for that item of infrastructure as required by condition 9 has been submitted by the works approval holder.
- 12. The works approval holder may conduct time limited operations for an item of infrastructure specified in condition 13:
 - (a) for a period not exceeding 180 calendar days from the day the works approval holder meets the requirements of condition 11 for that item of infrastructure; or
 - (b) until such time as a registration for that item of infrastructure is granted in accordance with Part V of the *Environmental Protection Act 1986 (WA)(CKI)*, if one is granted before the end of the period specified in condition 12(a).

Time limited operations requirements and emission limits

- 13. During time limited operations, the works approval holder must ensure that the premises infrastructure and equipment listed in 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

	Site infrastructure and equipment	Operational requirement	Infrastructure location
1.	Wastewater treatment plant (WWTP)	(a) Not more than 25 m ³ per day of wastewater to be treated by the WWTP. (b) Flow meters must record the influent and effluent volumes that are received to and treated from the WWTP. (c) Contaminated liquid collected within containment area must not be discharged to the environment. (d) Sludge must be contained within a bunded hardstand or lined area (lined to achieve a permeability of less than 1 x 10 ⁻⁹ m/s or equivalent) prior to disposal to an authorised waste facility.	Figure 2 of Schedule 1

14. During time limited operations, the works approval holder must ensure that the emission specified in Table 6, is discharged only from the corresponding discharge point.

Table 6: Authorised discharge points

Emission	Discharge point
Treated wastewater	The wastewater conveyance pipeline connecting the WWTP to the Cocos (West) Island Wastewater Treatment Plant, holding registration R1841, located at Part Lot 100 on Deposited Plan 18500, Certificate of Title Volume 2103 Folio 109.

15. During time limited operations, the works approval holder must ensure that the emissions from the discharge point listed in Table 7 does not exceed the corresponding limits when monitored in accordance with condition 16.

Table 7: Emission and discharge limits during time limited operations

	Discharge point	Parameter	Limit
1.	Conveyance pipeline	<i>E. coli</i>	≤10 CFU or MPN /100 mL
		Total Nitrogen	≤10 mg/L
		Total Phosphorus	≤6 mg/L
		Biological Oxygen Demand	≤15 mg/L
		Total Suspended Solids	≤20 mg/L
		Free chlorine	0.2 to 2 mg/L.
		pH ¹	6.5 - 8.5

Note 1: In-field non-NATA accredited analysis is permitted.

Monitoring during time limited operations

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

Table 8: Emissions and discharge monitoring during time limited operations

Discharge point	Monitoring location	Parameter	Frequency	Unit
Conveyance pipeline	WWTP Autosampler	<i>E. coli</i>	Weekly	CFU or MPN /100 mL
		Total Nitrogen		mg/L
		Total Phosphorus		
		Biological Oxygen Demand		
		Total Suspended Solids		
		pH ¹		
		Cumulative flow volume ¹	Continuous	m ³ /day

Note 1: In-field non-NATA accredited analysis is permitted.

- 17.** For the monitoring activity required by condition 16, the works approval holder must:
- (a) handle and preserve all water samples collected in accordance with *AS/NZS 5667.1*;
 - (b) conduct sampling in accordance with *AS/NZS 5667.10*;
 - (c) have analyses conducted by a laboratory with current National Association of Testing Authorities (NATA) accreditation for the parameters specified; and
 - (d) record the results.

Compliance reporting

- 18.** 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 30 calendar days before the expiration date of the works approval, whichever is the sooner.
- 19.** The works approval holder must ensure the report required by condition 18 includes the following:
- (a) a summary of the time limited operations, including timeframes and volume of wastewater treated;
 - (b) a summary of monitoring results obtained during time limited operations under condition 16 and 17.
 - (c) a summary of the environmental performance of all infrastructure as constructed or installed (as applicable);
 - (d) a review of performance and compliance against the conditions of the works approval and the Environmental Commissioning Report; and
 - (e) where the manufacturer's design specifications and the conditions of this works approval have not been met, what measures will the works approval holder take to meet them, and what timeframes will be required to implement those measures.

Records and reporting (general)

- 20.** 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.
- 21.** 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) monitoring conducted in accordance with conditions 7 and 16; and
 - (c) complaints received under condition 20.

- 22.** The books specified under condition 21 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
AS/NZS 5667.1	means Australia/New Zealand Standard 5667.1: Water quality - Sampling, Part 1: Guidance on the design of sampling programs, sampling techniques and the preservation and handling of samples.
AS/NZS 5667.10	means Australia/New Zealand Standard 5667.10: Water quality - Sampling, Part 10: Guidance on sampling of waste waters.
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
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 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)(CKI).
EP Regulations	<i>Environmental Protection Regulations 1987</i> (WA)(CKI).

Term	Definition
premises	the premises to which this works approval applies, as specified at the front of this works approval 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.
suitably qualified	<p>means a person who:</p> <p>(a) holds a Bachelor of Engineering recognised by the Engineers Australia; and</p> <p>(b) has a minimum of five years of experience working in a supervisory area of civil, structural, mechanical or water engineering;</p> <p>or is otherwise approved in writing by the CEO to act in this capacity</p>
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

Premises map

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



Figure 1: Map of the boundary of the prescribed premises

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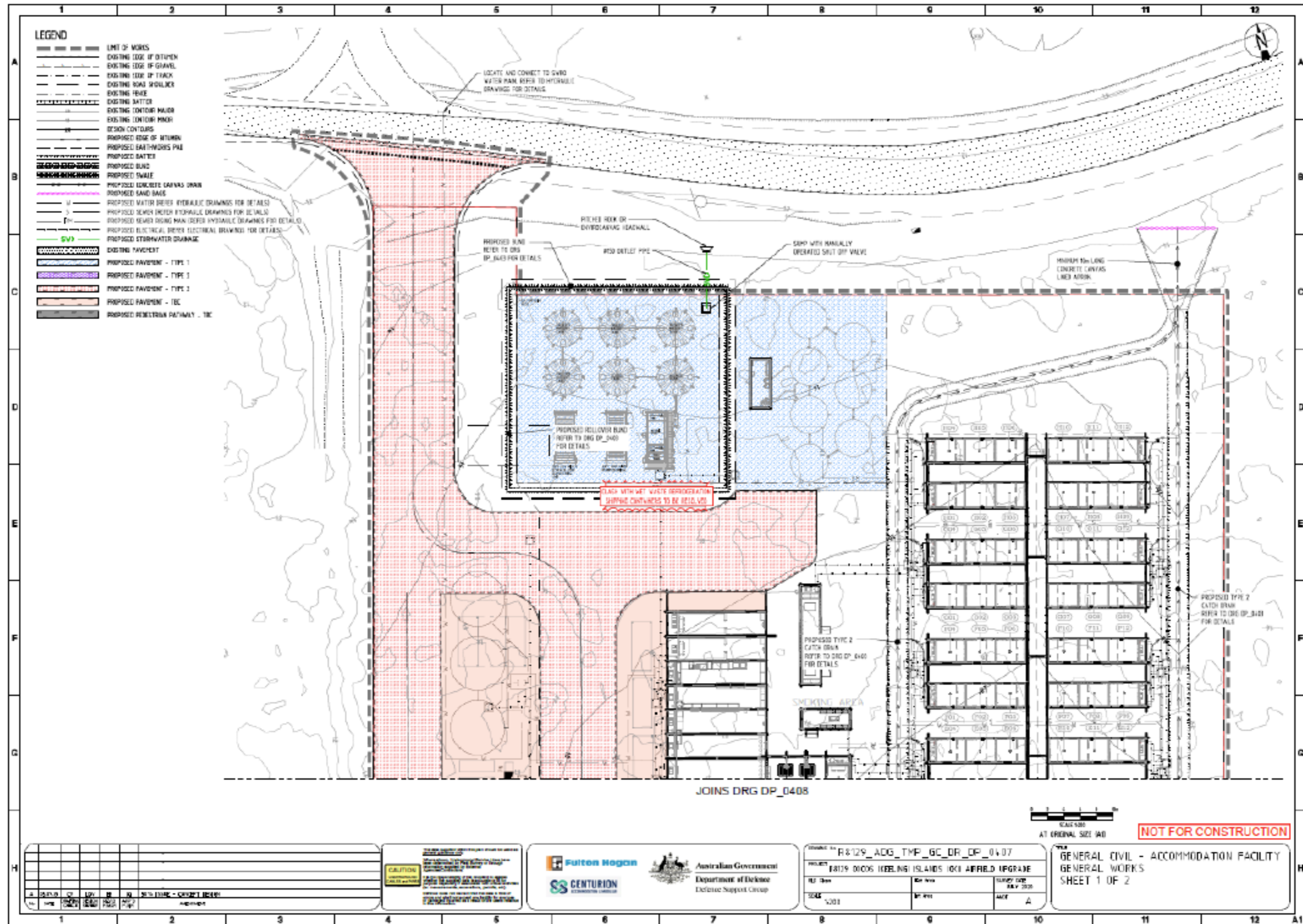


Figure 2: Site layout

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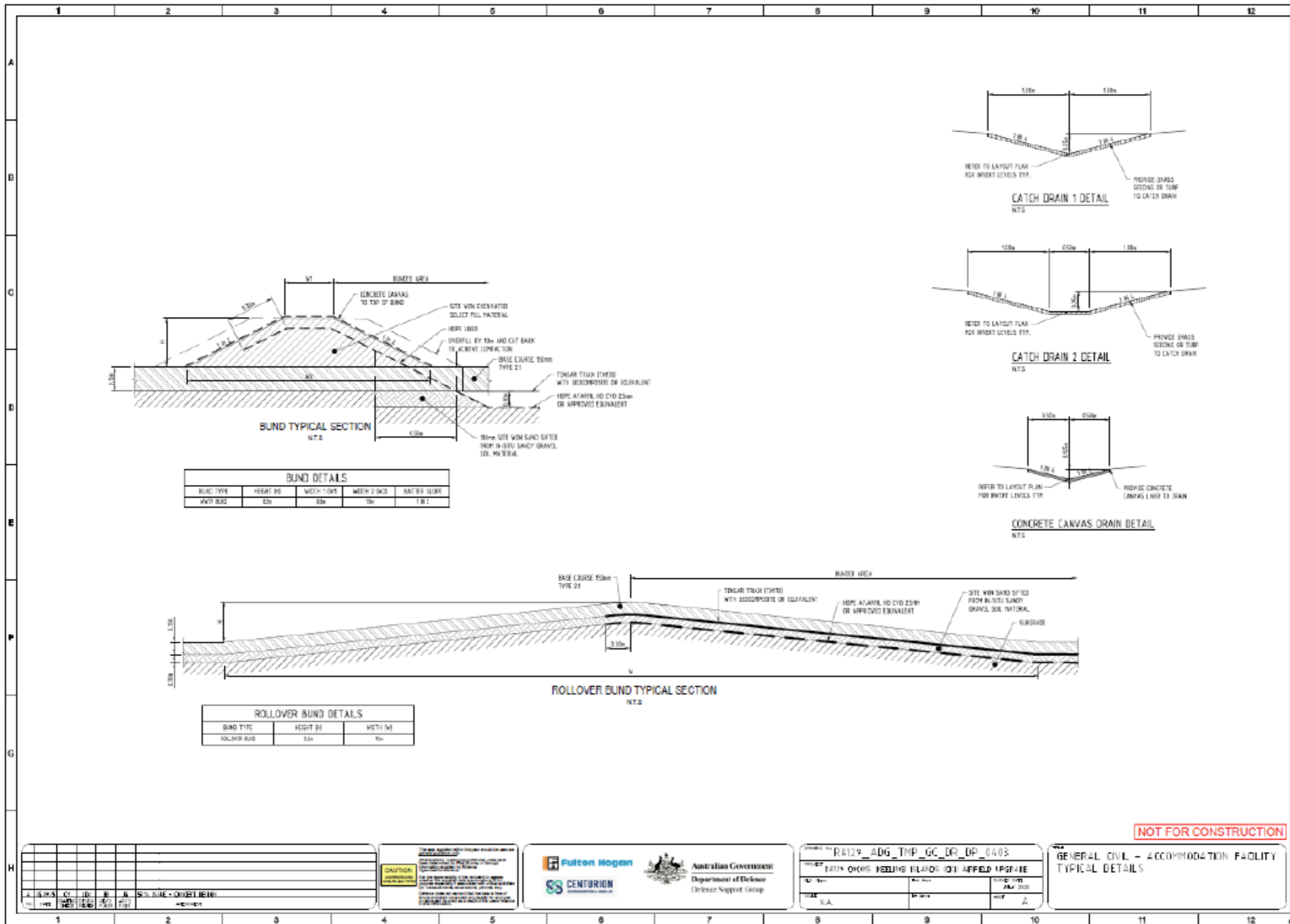


Figure 3: Bunding design



Figure 4: Discharge pipeline

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