



Application for Works Approval

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

Works Approval Number	W2933/2025/1
Applicant	MULGA DOWNS IRON ORE PTY LTD
ACN	080 659 150
File number	APP-0026232
Premises	Murrays Hill Infrastructure Project Legal description - Part of Mining Tenement L45/769 Mulga Downs WA 6751. As defined by the premises maps attached to the issued works approval
Date of report	12 February 2026 (FINAL)
Proposed 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 W2933/2025/1 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 28 August 2024, Mulga Downs Iron Ore Pty Ltd (the applicant) applied for a works approval to the department under section 54 of the *Environmental Protection Act 1986* (EP Act). The premises is approximately 100 km northeast of Tom Price. The proposed works outlined in the sections below are of the intent to support the proposed mining activities at the iron ore mine at the Murrays Hill deposit.

The Murray's Hill Project is a stand-alone, 5 million tonnes per annum (Mtpa) direct shipping ore (DSO) mine with a life of up to five years. It will involve above water table mining of ore from a single open pit, crushing and screening, associated mining infrastructure, accommodation camp and roads. The Murray's Hill mine is not covered in this works approval. The categories being applied for in this works approval will be part of the infrastructure that consists of the proposed 400-person accommodation camp. Figure 1 displays the premises boundary and associated features.

The premises relates to the categories 12 and 54 and assessed production / design capacity under Schedule 1 of the *Environmental Protection Regulations 1987* (EP Regulations) which are defined in works approval W2933/2025/1. 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 W2933/2025/1.

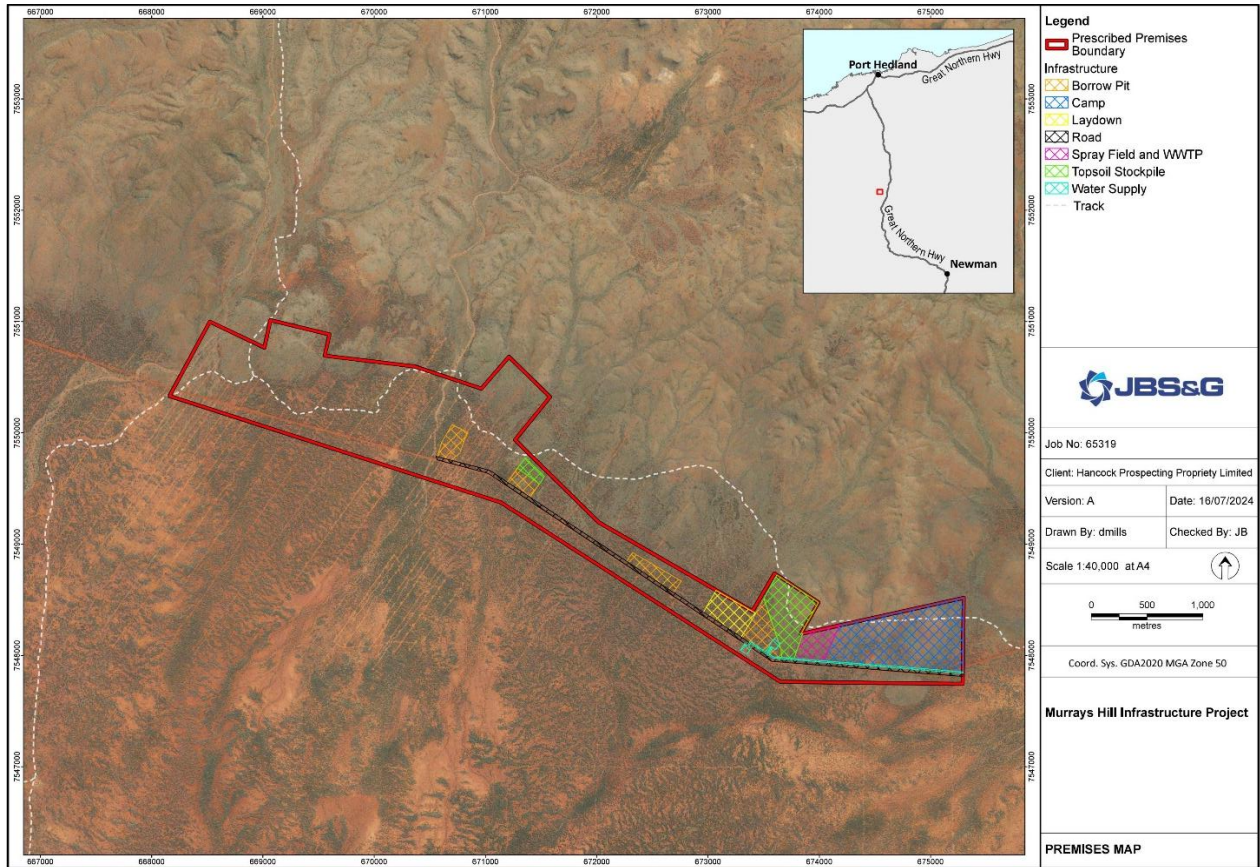


Figure 1: Premises layout

2.2.1 Category 54 – Wastewater treatment plant (WWTP)

The application proposes to construct a wastewater treatment plant (WWTP) and designated spray field for discharge. WWTP will comprise two Sequential Batch Reactor (SBR) units that operate through a series of batch processes involving filling and draining a reactor tank.

There is a 12-week commissioning period proposed, and a production capacity threshold of 120m³/day. During TLO, the WWTP will accept up to 120 m³ (kL) per day of domestic sewage from the Accommodation Camp at full capacity (approx.400 people) based on an allowance of 300 L per person per day.

During TLO, the influent and effluent characteristics will be monitored and targeted to the parameters listed in Table 1. Treated wastewater quality monitoring will be carried out in accordance with the DoH (2011) guidelines – which is also incorporated into the works approval.

Table 1: WWTP influent/effluent characteristics and monitoring

Parameter	Units	Influent Specification	Effluent specification	Influent validation and verification monitoring	Effluent validation and verification monitoring.
Hydraulic capacity	kL/d	120	120	N/A	N/A
BOD	Mg/L	350	<20	N/A	Weekly
SS	Mg/L	350	<30	N/A	Weekly
TN	Mg/L	60	<30	Weekly	Weekly

TP	Mg/L	14	<8	Weekly	Weekly
pH	pH units	6.5-8.5	6.5-8.5	Weekly	Daily
E.coli	Cfu/100ml	-	<1000	Weekly	Weekly
Chlorine (disinfection)	Mg/L	-	0.2-2.0	N/A	Daily

Spray Field

The treated effluent will be pumped to the 4.5 hectares Spray Field and discharged by above-ground hammer cast iron type sprinklers. Irrigation will be automatically controlled by the WWTP irrigation pump. The minimum size of the spray field was calculated in accordance with the Water Quality Protection Note 22 *Irrigation with nutrient-rich wastewater (DoW, 2008)*. This has been verified using an internal nutrient loading calculator, confirming that the expected annual nitrogen loading will be 292kg/ha/yr and phosphorus will be 77.9kg/ha/yr and that the minimum area require is 2.92 hectares.

2.2.2 Category 12 – Crushing and Screening

The applicant also proposes to construct a mobile crushing and screening plant for processing of material. This consists of mobile equipment including a primary crusher, up to two screens and up to three conveyors/stackers.

TLO involves gravel and rock excavated from within the premises boundary to be crushed and screened. This process material will be used as fill to level the site in preparation for construction activities including the accommodation camp, WWTP and associated infrastructure. Maximum assess production design is 100,000 tonnes per year.

2.3 Other approvals

2.3.1 Part IV of the EP Act

The Environmental Protection Authority (EPA) determined in August 2013 not to assess the Murrays Hill Project, which was then named the Mulga Downs Project. The proposed works approval is consistent with the Murrays Hill Project in terms of location and key elements, including the 400-person accommodation camp, crushing and screening unit, and wastewater treatment plant (WWTP), with some deviation in vegetation clearing and the development envelope.

The premises fall entirely within the development envelope of the proposed Mulga Downs Iron Ore Mine (MDIOM), which is currently under EPA assessment under Part IV of the Environmental Protection Act (Assessment Number 2326). However, the EPA's assessment of MDIOM specifically excludes the Murrays Hill Project, as it has already been considered separately.

This distinction between the projects allows for the option to implement the Murrays Hill Project under secondary approvals while the larger MDIOM undergoes assessment. A key difference between the two projects is that Murrays Hill is an above-water table mining proposal, whereas MDIOM is a below-water table proposal. It is understood that the MDIOM will involve iron ore extraction from below the water table at the location of the Murrays Hill pit, which is initially planned to be mined under the scope of the Murrays Hill Project.

Since the works approval aligns with the Murrays Hill Project, it is not subject to an active EPA assessment. Although there is overlap with the development envelope of the MDIOM proposal

currently under assessment, the constraints under s41 of the EP Act do not apply in this instance. Therefore, a formal parallel approval or assessment process is not necessary and the issuing of this works approval will not be contingent upon the EPA's assessment of the MDIOM.

EPA stated in their advice that the proposed works approval appears to present a relatively low risk to the environment in the context of the broader MDIOM.

2.3.2 EPBC Act

The MDIOM is currently under assessment by the Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) under the *Environmental Protection Act and Biodiversity Conservation Act 1999* (EPBC Act) (EPBC Number 2022/09255). The EPBC Act assessment includes the Murrays Hill Project. Under section 74AA of the EPBC Act, works cannot proceed within the EPBC 2022/09255 proposed action area before a final decision has been made by the DCCEEW.

The approval process under the EPBC Act does not constrain the approval of an instrument under Pt V, Div 3 of the EP Act. It is the applicant's responsibility however, to ensure all approvals required have been obtained.

2.3.3 Mining Act

The Murrays Hill Project was referred to the Environmental Protection Authority (EPA) in 2013. As the EPA determined that the project did not require environmental impact assessment under Part IV of the EP Act, the former Department of Mines, Energy, Industry Regulation and Safety (DEMIRS) was applied to for approvals under Part V, Div 2 of the EP Act and the Mining Act 1978 (reference: 13-243207, 12 August 2013).

The Murrays Hills Project approval under the *Mining Act 1978* has been submitted to the former DEMIRS and is currently under assessment (Reg ID: 128385). Additionally, a clearing permit application (CPS 10698/1) was applied for by the applicant on 26 July 2024 and later withdrawn on 25 October 2024 due to tenure not being granted for L45/769. The Department of Mines, Petroleum and Exploration (DMPE) has advised that the applicant does not yet have an approved native vegetation clearing mechanism in place, which must be obtained either through a Ministerial Statement or a Native Vegetation Clearing Permit (see Section 2.3 about the applicability of Part IV of the EP Act for the Murrays Hill Project, and other related Part IV assessment processes that were underway at the time of this report being finalised).

The department is not constrained by the timing or outcome of approvals required under other legislation; however, it remains the applicant's responsibility to ensure that a valid native vegetation clearing mechanism is obtained prior to undertaking any clearing activities associated with the project.

2.3.4 Water Licencing

Internal advice was sought from North West Region Planning regarding water extraction and effluent discharge.

Advice regarding water licencing requirements includes:

- The application form states no 5C license is required and does not refer to an existing valid license to take water, however the supporting document refers to developing water supply bores for the camp.
- Hancock Prospecting Pty Ltd holds a groundwater license GWL176596 in close proximity to this proposal, however the approved usages on this license do not include camp water supply.
- It is not clear if the proponent requires any additional water or requires additional

water supply bores. Hancock may need to amend their existing license (usages or volumes) and may need to apply for 26D licenses for construction of additional bores.

Advice regarding the application’s proposed effluent discharge into the spray field include:

- Northwest Region considers the proposal is unlikely to impact on the water quality of water resources provided activities are undertaken in accordance with regulatory conditions and best practice. However, it is recommended that all irrigated water into the spray field to be in accordance with WQPN 22 also during commissioning.

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.

Note: noise is emitted during construction and TLO of the crushing and screening plant, and noise and odour is emitted by the WWTP during commissioning and TLO. However, **noise and odour have been screened out of this assessment as there are no nearby receptors.**

Table 2: Proposed applicant controls

Emission	Sources	Potential pathways	Proposed controls
Construction			
Dust	Construction, placement of crushing and screening plant and WWTP. Vehicle movements	Air / windborne	<ul style="list-style-type: none"> • Water cart available for dust suppression. • Earthworks during high winds should be avoided (>50km/hr) • Dust suppressant additives or methods to reduce overall water consumption must be used wherever practicable
Noise			<ul style="list-style-type: none"> • Minimal construction works required for short duration • Sufficient separation distance to sensitive receptors
Crushing and Screening - TLO			

Emission	Sources	Potential pathways	Proposed controls
Dust	Screening, crushing, unloading, loading, storage of material Vehicle movements.	Air / windborne	<ul style="list-style-type: none"> Water cart available for dust suppression Earthworks during high winds should be avoided (>50km/hr) Stockpiled material will be minimized as material will preferentially be consumed as it is produced.
Noise			<ul style="list-style-type: none"> Regularly inspect, maintain and replace mobile equipment Sufficient separation distance to sensitive receptors
Sediment laden stormwater	Screening, crushing, unloading, loading, storage of material	Overland runoff	<p>Construction:</p> <ul style="list-style-type: none"> Stockpile areas to include a down gradient earthen surface water diversion structures to sedimentation basis to capture sediment laden stormwater. <p>TLO:</p> <ul style="list-style-type: none"> Water reuse within the crushing and screening area will be prioritized. Any potentially laden stormwater captured within the project footprint will be contained, tested and treated as required. If material is stockpiled it will be maintained at a height of approximately 3-4meters and stored out of drainage lines.
WWTP – Commissioning and TLO			
Odour	<ul style="list-style-type: none"> Upset process conditions Sludge and storage tanks 	Air / windborne	<p>Construction controls:</p> <ul style="list-style-type: none"> Containerised system with enclosed vessels and tanks. Automated control and visual and audible alarms for upset conditions. <p>TLO controls:</p> <ul style="list-style-type: none"> Daily inspection of WWTP
Spills/leaks of: <ul style="list-style-type: none"> Sewage, treated or partially treated wastewater, 	<ul style="list-style-type: none"> WWTP tanks, vessels and pipes Sludge dewatering and storage Chemical 	Overland runoff	<p>Construction controls:</p> <ul style="list-style-type: none"> Containerized system with enclosed vessels and tanks WWTP and tanks installed on concrete hardstand Sludge dewatering system and storage

Emission	Sources	Potential pathways	Proposed controls
<ul style="list-style-type: none"> treatment chemicals 	storage		on bunded hardstand <ul style="list-style-type: none"> Level indicators (visible and audible) fitted on all sewage storage vessels to indicate that the facility is nearing capacity Chemicals stored in appropriate containers in accordance with Australian Standard 3780-2008 The storage and handling of corrosive substances All secondary containment facilities must have a minimum capacity of 110% of the largest storage vessel within the containment facility, plus 25% of the capacity of all stored individual containers TLO controls: <ul style="list-style-type: none"> Daily inspection of WWTP and pipelines
Treated wastewater	Discharge of effluent to spray field	Direct discharge	Construction controls: <ul style="list-style-type: none"> Spray Field sized appropriately Irrigation system designed to prevent run-off and spray drift 5 m buffer around Spray Field Perimeter bund around Spray Field to prevent ingress/egress of surface water Spray Field fenced with safety signage limiting access TLO controls: <ul style="list-style-type: none"> WWTP operated, serviced and maintenance in accordance with manufacturer specifications Treatment of wastewater to specified low risk standard Monitoring: Wastewater volumes and camp population monitored to ensure the design capacity of the WWTP is not exceeded Monitoring: of treated wastewater quality Irrigation limited during periods of extended heavy rain

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 2 below provides a summary of potential human and environmental receptors that may be impacted because 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
Aboriginal community: <ol style="list-style-type: none"> Wirrilimarra Youngaleena 	1. 6.4 km southeast of the premises.
Environmental receptors	Distance from prescribed activity
Native vegetation	Overlapping premises and adjacent to boundary: in particular adjacent to the spray field area.
Threatened and/or priority flora: <ol style="list-style-type: none"> Fringed fire-bush (<i>Seringia exastia</i>) <i>Hibiscus sp. Mulga Downs (S.Hitchcock SH 638)</i> 	<ol style="list-style-type: none"> Identified within the premises boundary 1.3km west of the WWTP and spray field, and approx. 350m south of the closest borrow pit where the crushing and screening plant will be located.
Threatened fauna: <ol style="list-style-type: none"> Pilbara leaf-nosed bat (<i>Rhinionictis aurantia</i>) western pebble-mound mouse, ngadji (<i>pseudomys chapmani</i>) 	<ol style="list-style-type: none"> Identified within the premises boundary. 15 sightings 6km west from the prescribed premises boundary.
Underlying groundwater: Groundwater across the wider area ranges from fresh (180 mg/L TDS) in the upper reaches of the groundwater system, to saline (17,000 mg/L TDS) across the valley area, with salinity profiling data confirming saline groundwater originating from the claypans and extending along the valley. pH generally 5.9 – 7.9 however in northeastern mores on premises groundwater is 4.3 and 4.4[7].	The groundwater level beneath the Premises varies from approximately 403 m AHD to 405 m AHD. Groundwater flows are from the topographically higher areas in the north and northeast to the river valley in the south, which in turn flows in a westerly direction along the valley[7].
Surface water: <ol style="list-style-type: none"> Water body – Fortescue River Surface water lines The Premises located within the Pilbara Surface Water Area and is within the Goodiadarrie Swamp sub catchment of the Lower Fortescue River catchment and has a total area of approximately 4,138 km ² . The Goodiadarrie Swamp catchment	<ol style="list-style-type: none"> 4km south of the prescribed premises. 6 overlapping premises, one of these 500m west of spray field.

<p>comprises of a series of variably interconnected ephemeral swamps, claypans, and floodplains. Discharge of surface water into the Fortescue Valley is from the northern Chichester Range and the southern Hamersley Range and is received as intermittent flows[7].</p>	
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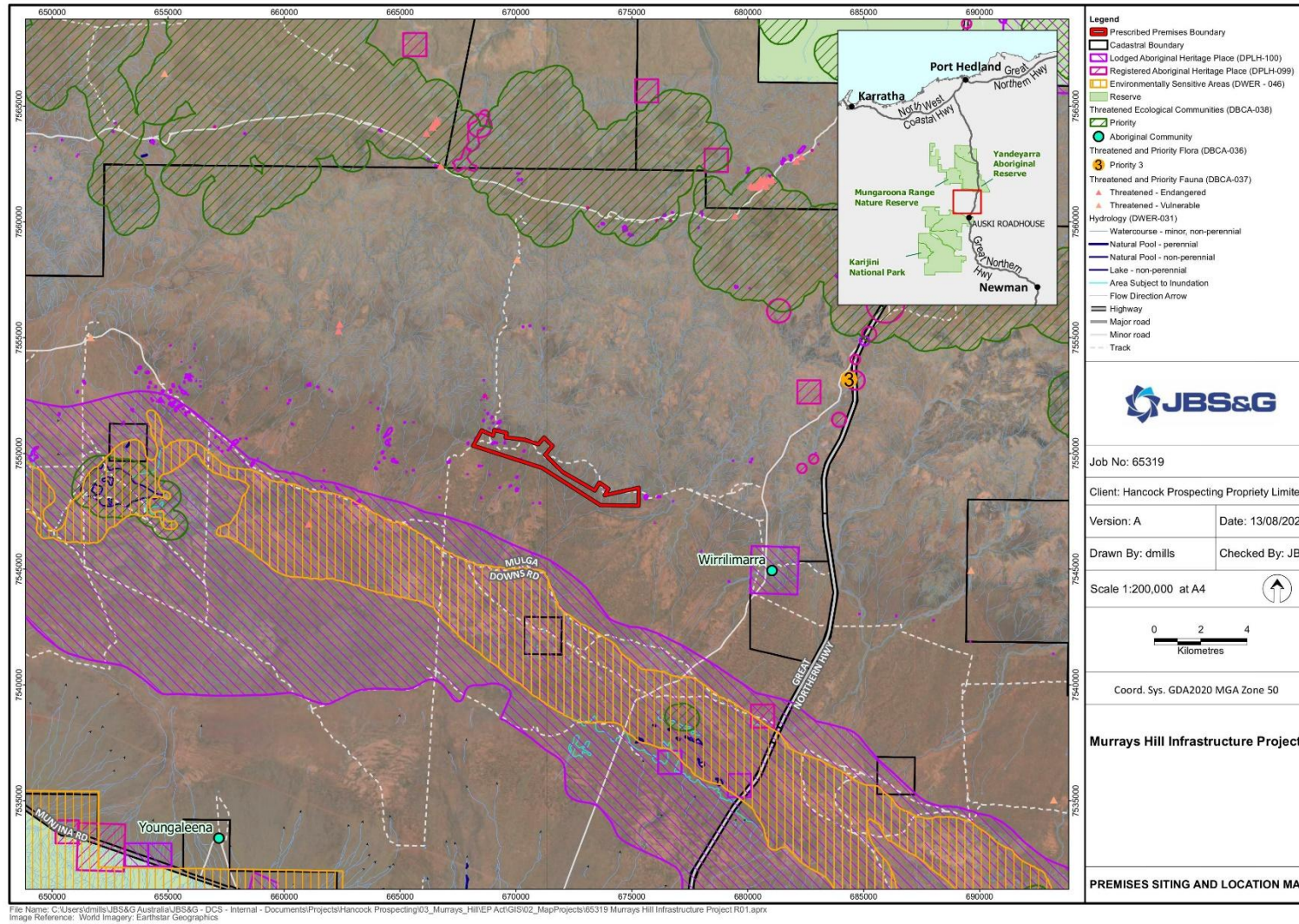


Figure 2: Distance to sensitive receptors

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IR-T13 Decision report template (short) v3.0 (May 2021)

3.2 Risk ratings

Risk ratings have been assessed in accordance with the *Guideline: Risk Assessments* (DWER 2020) for each identified emission source and considers 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 W2933/2025/1 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. category 12 and 54 activities. 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	Explanation or justification for additional regulatory controls
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
Construction								
Construction, placement of crushing and screening plant and WWTP. Vehicle movements	Dust	Pathway: Air/windborne pathway Impact: vegetation health and amenity	Native vegetation Threatened flora Aboriginal community	Refer to Section 3.1	C = Minor L = Unlikely Low Risk	Y	Condition 1 – construction requirement	N/A
	Noise	Pathway: Air/windborne pathway Impact: amenity	Aboriginal community	Refer to Section 3.1	C = Minor L = Unlikely Low Risk	Y	Condition 1 – construction requirement	N/A
Crushing and Screening – TLO								
Screening, crushing, unloading, loading, storage of material Vehicle movements.	Dust	Pathway: Air/windborne pathway Impact: vegetation health	Native vegetation Threatened flora	Refer to Section 3.1	C = Moderate L = Unlikely Medium Risk	Y	Condition 13 – TLO requirements Condition 14 – dust management	Licence holder stated if material is to be stockpiled, stockpiles will be maintained 3-4 m in height. A limit of 4 m has been applied to ensure dust is minimized especially during dumping/offloading. This is due to stakeholder concerns around dust management.
	Noise	Pathway: Air/windborne pathway Impact: amenity	Aboriginal communities	Refer to Section 3.1	C = Minor L = Unlikely Low Risk	Y	Condition 13 – TLO requirements	The prescribed buffer distance for extractive industries as per <i>Separation Distances between Industrial and Sensitive Land Uses</i> is 1000m. Therefore there is sufficient distance between the Aboriginal Communities and the

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Risk events					Risk rating ¹ C = consequence L = likelihood	Applicant controls sufficient ?	Conditions ² of works approval	Explanation or justification for additional regulatory controls
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
								crushing and screening activities.
	Sediment laden stormwater	Pathway: Overland runoff Impact: Ecosystem disturbance or impact to surface water quality	Surface water Threatened flora Threatened fauna Native vegetation	Refer to Section 3.1	C = Moderate L = Unlikely Medium Risk	Y	Condition 13 – TLO requirements	N/A
WWTP - Commissioning & TLO								
Upset process conditions Sludge and storage tanks	Odour	Pathway: Air/windborne pathway Impact: amenity	Aboriginal community	Refer to Section 3.1	C = Minor L = Unlikely Low Risk	Y	Condition 1- construction requirements. Condition 5 – WWTP commissioning requirements Condition 13 – operational requirements	N/A
WWTP Operation: spills and leaks <ul style="list-style-type: none">• WWTP tanks, vessels and pipes• Sludge dewatering and storage• Chemical storage	Sewage, Treated or partially treated wastewater, Treatment chemicals	Pathway: Runoff Impact: Causing contamination of surface water and soils, and vegetation health decline or death	Native vegetation Threatened flora Threatened fauna Surface water	Refer to Section 3.1	C = Moderate L = Unlikely Medium Risk	Y	Condition 1- construction requirements. Condition 5 – WWTP commissioning requirements Condition 13 – operational requirements	N/A
		Pathway: seepage Impact: Causing contamination groundwater and soil	Pilbara groundwater area	Refer to Section 3.1	C = Minor L = Unlikely Low Risk	Y	Condition 1- construction requirements. Condition 5 – WWTP commissioning	N/A

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Risk events					Risk rating ¹ C = consequence L = likelihood	Applicant controls sufficient ?	Conditions ² of works approval	Explanation or justification for additional regulatory controls
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
							requirements Condition 13 – operational requirements	
Discharge of effluent to spray field	Treated wastewater	Pathway: direct discharge and runoff Impact: Causing pooling, contamination of surface water and soils, vegetation health	Native vegetation Threatened flora Threatened fauna Surface water	Refer to Section 3.1	C = Moderate L = Unlikely Medium Risk	N	Condition 1 – construction requirements Condition 5 – WWTP commissioning (<u>even irrigation distribution</u>) Condition 6 – discharge point Condition 7 - monitoring <u>Condition 8 – NATA accreditation</u> Condition 13 – operational requirements (<u>even irrigation distribution</u>) <u>Condition 18 – NATA accreditation</u>	DWER has confirmed the minimum spray field size 4.5ha is sufficient for nutrient loading rates in accordance with the water quality protection note (WQPN) 22. Risk category D soil type of fine grained soils with low eutrophication risk of surface waters within 500m of the spray field was used in the calculation. National Association of Testing Authorities (NATA) is required for monitoring in condition 8 and 18 as per standard licensing requirements. Treated wastewater must be evenly distributed over the irrigation areas been added to condition 5 and 13 to ensure no ponding or pooling occurs.

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 20/12/2024 and West Advert 23/12/2025.	Comments received from Banjima Native Title Aboriginal Corporation (BNTAC) on 04/02/2025 prior to advertising and in response to comments sought directly through correspondence – see further comments below.	See further below.
Traditional Owners - Banjima Native Title Aboriginal Corporation (BNTAC) advised of proposal 15/01/2025.	<p>Comments received on 10/01/2025 and 04/02/2025:</p> <p>1. Dust management</p> <p>Dust is a significant concern for the Banjima people, yet it has not been addressed in the risk assessment for the operation of the crushing facility. We ask that dust be properly assessed and mitigated.</p> <p>2. Cultural and environmental impacts</p> <p>Bush tucker, medicine surveys and sheet flow have not been assessed against the potential impacts from land clearing and the WWTP sprayfield. We urge these are included in the assessment and are mitigated.</p> <p>3. Camp size and purpose</p> <p>The proposed 400-person camp remains excessive for a 5mt/pa operation. Banjima are concerned that this camp is intended to support the future Mulga Downs project, rather than the separate Murrays Hill standalone operation as proposed. The intent, purpose, and lifespan of the camp needs to be clarified for the Banjima people.</p> <p>4. Consultation with traditional owners</p> <p>Traditional owners were not provided the supporting document application to review, therefore Banjima input to the document has not been incorporated (which is incorrectly suggested in section</p>	<p>The delegated officer has considered the comments received and has taken them into consideration, where relevant, in setting conditions of the works approval. Below are detailed responses to points raised.</p> <ol style="list-style-type: none"> 1. The department requested further information from the applicant regarding their dust mitigation which has been incorporated into the works approval in condition 14 to ensure dust is properly managed. 2. Potential impacts to cultural heritage values, including direct impacts to bush tucker/ medicinal plants and vegetation, and sheet flow vegetation is being assessed as part of the broader MDIOM EPA assessment. <p>DEMIRS (see row below) is responsible for native vegetation clearing under Pt V, Div 3 of the EP where it pertains to mining activities under the <i>Mining Act 1978</i> and have been consulted during the assessment process.</p> <p>Conditions on the works approval include those relating to the WWTP discharge to a sprayfield</p>

Consultation method	Comments received	Department response
	<p>1.8.2.2 of the Supporting Document). Consultation between Hanroy and the Wirrilimarra community has not taken place to appropriate levels, and therefore it cannot be expected that the Wirrilimarra community members understand the impacts of this Works Approval to them. Risks should be identified in the supporting document as the Wirrilimarra is the closest sensitive land use.</p>	<p>setting limits to discharges to mitigate potential impacts to overland flow.</p> <p>3. The scope of this application is outlined in Section 2.3.1 and how it relates to the Mulga Downs project.</p> <p>4. The department requested further information from the applicant regarding all prior consultation with traditional owners that has been taken place and their outcomes. The department has confirmed that consultation between the applicant and traditional owners occurred when meeting with the traditional owners on 6-10 May 2024. At that meeting the Banjima also raised concerns surrounding dust and impact on vegetation and were opposed to permanent pit lakes. Dust impacts have been addressed in the works approval conditions. The management of mining pits is not within the scope of our regulatory powers not within the scope of the activities that may be regulated under Category 12 and Category 54 of the</p> <p>The department has also considered the Wirrilimarra community as a sensitive receptor to be protected in its risk assessment of this application.</p>
<p>Local Government Authority – Shire of Ashburton - advised of proposal on 15/01/2025.</p>	<p>None received.</p>	<p>N/A</p>
<p>Department of Climate Change, Energy, the Environment and Water (DCCEE) advised of</p>	<p>Comments received on 14 February 2025: The proposed works approval overlaps with EPBC 2022/09255 Mulga Downs Iron Ore Mine, currently under EPBC Act assessment. The crushing and screening activities and WWTP are</p>	<p>The delegated officer has noted the advice. Although the department may not set conditions contrary to approvals under the EPBC Act, the department is not constrained from our decision</p>

Consultation method	Comments received	Department response
proposal 15/01/2025.	<p>also under assessment in Mining Lease M47/1621 and EPBC 2022/09245 Mulga Downs Hub and Rail. Under section 74AA of the EPBC Act, works cannot proceed within the EPBC 2022/09255 proposed action area before a final decision has been made by the DCCEEW.</p> <p>The proponent may seek to excise the works area and submit a separate referral, but it would still be subject to assessment and potential constraints under s74AA.</p>	<p>making by the EPBC Act approvals process. It is the applicants responsibility to ensure all relevant approvals have been obtained before commencing activities.</p>
<p>Department of Health (DoH) advised of proposal 15/01/2025.</p>	<p>Comments received 22/01/2025 and 06/02/2025:</p> <ol style="list-style-type: none"> 1. WWTP guidelines <p>The expected water quality from the wastewater treatment plant should align with the AS/NZ 1546.3.</p> <ol style="list-style-type: none"> 2. Water supply and wastewater disposal <p>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>. In accordance with the Regulations an Application to Construct or Install an Apparatus for the Treatment of Sewage is required to be submitted through the Local Government.</p> <ol style="list-style-type: none"> 3. Drinking water management <p>All drinking water provided on site must meet the health-related requirements of the Australian Drinking Water Quality Guidelines 2011. Any non-drinking water must be managed to ensure it cannot be confused with or contaminate the drinking water supply and remain in accordance with Australian/New Zealand Standards AS3500 – Plumbing and Drainage.</p> <ol style="list-style-type: none"> 4. Chemical Hazards: <p>The DoH notes that the project site is in a general area where asbestiform minerals may be present in certain rock formations and conceivably erosion products. The proponent should investigate and respond to this possibility, taking account of the following publications: 'Management of Fibrous Minerals in WA Mining Operations' (DMIRS) and 'Guidance Note Public Health Risk</p>	<p>The delegated officer has considered the comments received and has taken them into consideration, where relevant, in setting conditions of the works approval.</p> <ol style="list-style-type: none"> 1. The proposed WWTP's quality parameters and monitoring are conditioned in the works approval. 2-5. These comments are documented here for the applicant's reference as to further approvals and legislation to abide by. It is the applicant's responsibility to ensure all approvals required have been obtained.

Consultation method	Comments received	Department response
	<p>Management of Asbestiform Minerals Associated with Mining Activities' (DoH).</p> <p>DoH also recommends the applicant to account for buffers between the future mine and the proposed accommodation camp, as per the Environmental Protection Authority (EPD) Guidance GS3- Separation Distances between Industries and Sensitive Land Uses.</p> <p>5. Chemical Hazards:</p> <p>The DoH recommends that the proponent works with the Shire of Ashburton to determine the extent of the risk from mosquitoes and mosquito-borne disease and ensure effective mosquito management and funding is considered in the proposal.</p>	
<p>The former Department of Energy, Mines, Industry Regulation and Safety (DEMIRS) advised of proposal 25/02/2025. Specifically requesting:</p> <ol style="list-style-type: none"> 1. The status of Mining Proposal is Reg ID: 128385 and clearing permit application CPS 10698/1. 2. the extent of which bush tucker, medicine surveys, and sheet flow vegetation was being considered in the assessment of the proposed land clearing. 	<p>Response received on 17/03/2025:</p> <ol style="list-style-type: none"> 1. Statuses of mining proposal and clearing permit application <p>Mining Proposal Reg ID: 128385 is currently in assessment by DEMIRS and includes the WWTP and crushing and screening. Additionally a decision on the Mining Proposal application cannot be made until Tenement L45/769 has been granted to the Proponent.</p> <p>Clearing Permit Application CPS 10698/1 was applied for by the Proponent on 26 July 2024 and withdrawn on 25 October 2024 due to tenure not granted (that is L45/769).</p> <ol style="list-style-type: none"> 2. Vegetation and cultural assessment factors <p>If a revised Clearing Permit application is submitted by the Proponent, impacts associated with interrupting sheetflow could be assessed under Clearing Principles (a) and (g) (Native vegetation should not be cleared if it comprises a high level of biological diversity; and, native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation).</p> <p>Impacts to bush tucker and medicine could be assessed under "other relevant matters" utilising the Clearing Regulation Fact Sheet 22 - Assessment of Aboriginal heritage values for native vegetation clearing applications. However, this potential impact would more</p>	<p>The delegated officer has considered the comments received by DEMIRS on 17 March 2025 and has taken them into consideration, where relevant, in setting conditions of the works approval.</p> <ol style="list-style-type: none"> 1. The department is not constrained by the decision processes of approving the mining proposal or granting a clearing permit. <p>The department is constrained, however, by the lack of tenure over the premises resulting from tenement L45/769 not yet having been granted.</p> <ol style="list-style-type: none"> 2. This response addresses where some of the concerns raised by the BNTAC above regarding cultural and vegetation impacts may be assessed in regulatory processes when they fall outside the regulatory scope of Pt V, Div 3 of the EP Act. <p>The delegated officer notes the advice provided by DMPE on 28 January 2026. The department is not constrained by the timing or outcome of approvals under other legislation; however, it remains the applicant's responsibility to ensure that a valid native vegetation clearing mechanism is obtained prior to</p>

Consultation method	Comments received	Department response
	<p>appropriately be considered under EPA Assessment Number 2326 (Social Surroundings - Aboriginal heritage and culture).</p> <p>Additional response received from the Department of Mines, Petroleum and Exploration (DMPE) on 28 January 2026:</p> <p>Status of Mining Proposal and Clearing Permit</p> <p>DMPE advised that Mining Proposal Reg ID: 128385 is still under assessment.</p> <p>DMPE advised that approval of the Mining Proposal would not, on its own, enable the Murrays Hill Infrastructure Project to proceed. Implementation cannot occur until the proponent has an approved native vegetation clearing mechanism in place, which may be granted either through a Ministerial Statement or a Native Vegetation Clearing Permit.</p>	<p>implementing any clearing activities associated with the project.</p>
<p>Applicant was provided with draft documents on 24 April 2025.</p>	<p>Refer to Appendix 1</p>	<p>Refer to Appendix 1</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 2008, *Water quality protection note (WQPN) 22 Irrigation with nutrient-rich wastewater*, Western Australia.
3. Department of Water and Environmental Regulation (DWER) 2020, *Guideline: Environmental Siting*, Perth, Western Australia.
4. DWER 2020, *Guideline: Risk Assessments*, Perth, Western Australia.
5. Environmental Protection Authority (EPA) 2018, *Environmental Impact Assessment (Part IV Divisions 1 and 2) Procedures Manual*, Environmental Protection Authority, Perth, WA.
6. Environmental Protection Authority (EPA) 2005, *Guidance for the Assessment of Environmental Factors - Separation Distances between Industrial and Sensitive Land Uses*, Western Australia.
7. Hanroy 2024, *Works Approval Application Supporting Document - Murrays Hill Infrastructure Project*. Western Australia

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

Condition/Section of Decision Report	Summary of applicant's comment	Department's response
Works Approval		
Condition 16 (Table 7): Emissions and discharge limits during time limited operations	The applicant queried why monitoring of pre-treated influent is required and raised concern about the monitoring frequencies specified in Table 7.	<p>The delegated officer is in agreeance with the applicant's comments regarding the discharge monitoring, noting that only effluent wastewater requires monitoring because it is the discharge to the environment and therefore the point at which limits, if required, should apply.</p> <p>Condition 16 (Table 7) has been amended accordingly to remove the discharge limits and monitoring requirements for pre-treated influent wastewater.</p>
Condition 17 (Table 8): Emissions and discharge monitoring during time limited operations	The applicant noted that Condition 17 (Table 8) requires monitoring of the discharge pipe and includes monitoring frequencies that appear inconsistent with those specified in Table 7. The applicant queried whether this inconsistency was an error.	The delegated officer agrees with the applicant's comments that there was an inconsistency between the monitoring frequencies for effluent wastewater specified in Table 7 and Table 8. To resolve this, the monitoring frequency column has been removed from Table 7, and the monitoring frequency column in Table 8 has been updated to include the frequencies previously listed in Table 7.
Decision Report		
<p>Section 2.3.3 Mining Act</p> <p>The department noted that, with the tenure of tenement L45/769 not yet being granted, works approval W2933/2025/1 is constrained from being granted, as occupancy of the premises cannot be demonstrated by the applicant.</p>	The applicant advised on 27 January 2026 that the tenure for L45/769 has recently been granted.	<p>The delegated officer confirmed that the mining tenure for L45/769 is now live in Mulga Downs' name. This was verified through the MINEDEX database, which records the approval date as 15 December 2025, and this information has also been confirmed by DMPE.</p> <p>Section 2.3.3 of the decision report has been updated to reflect that mining tenure L45/769 has now been granted, following confirmation through the MINEDEX database and verification by DMPE.</p>