



Application for Works Approval

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

Works Approval Number	W3044/2025/1
Applicant	Yindjibarndi Energy Corporation Pty Ltd
ACN	667 821 865
File number	APP-0029166
Premises	Jinbi Solar Facility Legal description Unallocated Crown Land PIN 1017635 and 1017648 As defined by the premises maps attached to the issued works approval
Date of report	13 January 2026
Decision	Works approval granted

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Manager, Green Energy

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

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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 W3044/2025/1 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

The Applicant, Yindjibarndi Energy Corporation (YEC) was formed to develop, own and operate large scale renewable energy projects on Yindjibarndi Ngurra (country) in Western Australia's Pilbara Region. YEC is proposing to develop the Jinbi Solar Facility on Yindjibarndi Ngurra, within the Shire of Ashburton. The greater Jinbi Solar Facility proposes a series of solar arrays of up to 150 Megawatts, as well as associated hardware and infrastructure across an approximate 527.21 hectare (ha) project area.

On 15 May 2025, the YEC submitted an application for a works approval to the department under section 54 of the *Environmental Protection Act 1986* (EP Act).

The application seeks approval to undertake construction works for a Category 85 wastewater treatment plant (WWTP) at the premises. The proposed WWTP has a maximum design capacity of 68 m³ per day, generated by a 272-person camp. Wastewater production is based on a hydraulic load of 180 L/per person per day.

The proposed containerised WWTP will provide secondary treatment of sewage through a primary settlement tank and an aerobic chamber, where aeration will be achieved with a coarse bubble diffuser. Sludge will be periodically removed from the premises by a licensed waste contractor.

Treated wastewater, as outlined in Table 1, will be discharged to a designated spray field. The applicant proposes an irrigation spray field of 1.6 ha, with an additional contingency irrigation area of 3.7 ha available as the WWTP approaches its maximum capacity. Treated wastewater will be transferred to the irrigation spray field via above-ground poly piping; where the pipeline crosses access tracks, it will be below ground. The spray field will comprise of a series of impulse sprinklers arranged evenly across the irrigation area (see Figure 1 for the indicative WWTP layout).

To prevent surface pooling, the spray field will be graded appropriately. Diversion bunds and curbs will be installed to ensure treated wastewater does not migrate beyond the irrigation spray field. The vegetation within the irrigation spray field consists of well-established grassland in excellent condition, comprising of *Acacia ancistrocarpa*, *Acacia pyrifolia* var. *pyrifolia*, *Acacia bivenosa* mid sparse shrubland over *Triodia wiseana*, *Triodia epactia* low hummock grassland on rugged sandstone hilltops.

Table 1: Proposed influent and treated effluent quality.

Parameter	Anticipated Influent Quality	Treated Effluent Quality
Suspended solids	<300 mg/L	<30 mg/L
Total Suspended solids	-	<30 mg/L
Biochemical Oxygen Demand	<300 mg/L	<20 mg/L
Total Nitrogen	<60 mg/L	<50 mg/L
Phosphorus	<18 mg/L	<12 mg/L
Residual chlorine	-	0.2- 2 mg/L
Coliforms	-	<1,000 cfu/100mL

The supporting information for this application does not include the use brine in the wastewater treatment process. Consequently, the discharge of brine has not been assessed or approved under this approval. Any future proposal to incorporate brine in the wastewater treatment process or for irrigation purposes will require separate assessment and prior approval from the department.

The premises relates to the category 85 activity and assessed production / design capacity under Schedule 1 of the *Environmental Protection Regulations 1987* (EP Regulations) which are defined in works approval W3044/2025/1. 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 W3044/2025/1.

2.3 Legislative context and other approvals

There are several existing approvals associated with the development of the premises which are listed in Table 2 below.

Table 2: Other approvals relevant to the premises.

Legislation	Number	Approval
<i>Environmental Protection Act 1986</i>	Clearing Permit CPS 10494/1	Clearing of 516.85 ha of native vegetation. Note – there are conditions within this Clearing Permit that also apply.
	Works approval W2958/2025/1	Category 12 screening of rock for use as road base across the premises.
<i>Rights in Water and Irrigation Act 1914</i>	Instrument No. PMB211032(1)	Construction of four culverts (Schedule 1, Figure 3) at minor tributaries in the upper Maitland river catchment. From 25 October 2024 to 30 June 2027.
	GWL211498(1) and GWL211499(1)	Licence to take water with combined total draw not exceeding 100,000 kilolitres per annum.

	CAW211465(1) CAW211466(1)	Construct 6 exploratory well(s) for mining or public supply.
<i>Land Administration Act 1997</i>	Licence 00196/2022_A12688668	Licence to Occupy Crown Land (Unallocated Crown Land comprising PINs 1017635) issued to Yiyangu Pty Ltd under Section 91
<i>Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974</i>	N/A	A separate application has been submitted for concurrent assessment with this works approval

2.4 Hydraulic and nutrient loading

The applicant has applied the Government Sewage Policy to calculate the required irrigation area and nutrient loading. Under this policy, the land application area is determined using the formula:

- Hydraulic load (L/day) x soil texture conversion factor.

The applicant's soil investigation identifies the irrigation area as category 4 soil, which has conversion factor of 0.286. Based on an anticipated hydraulic load of 49 m³ per day, the calculated irrigation area is approximately 1.4 ha. Noting that this calculation considers infiltration capacity of the soil but does not consider nutrient plant uptake and soil holding capacity for nutrients. Although the WWTP is designed for maximum capacity of 68 m³ per day, this volume is unlikely to be reached; however, it must be factored into the assessment to ensure a conservative approach.

For Category D soils, Water Quality Protection Note (WQPN) 22 specifies maximum recommended nutrient loading rate of **480 kg/ha/year for nitrogen** and **120 kg/ha/year for phosphorus**.

When compared to WQPN 22 criteria, discharging 68 m³ per day of treated effluent (as per Table 1) to the proposed 1.4 ha irrigation area would significantly exceed these limits:

- Nitrogen: 775.6 kg/ha/year
- Phosphorus: 186.2 kg/ha/yr.

However, if the contingency irrigation area of 3.7 ha is utilised, the nutrient loading rates would be reduced to:

- Nitrogen: 335.4 kg/ha/yr
- Phosphorus: 80.5 kg/ha/yr

In addition, considerations must be given to WQPN 11 *Assessing and Managing Risks in Public Drinking Water Source Areas* (2021) and WQPN 25 *Land Use Compatibility in Public Drinking Water Source Areas* (2021).

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 / operation which have been considered in this decision report are detailed in Table 3 below which also details the control measures the applicant has proposed to assist in controlling these emissions, where necessary.

Table 3: Proposed applicant controls

Emission	Sources	Potential pathways	Proposed controls
Construction (Installation)			
Dust	Earthworks and vehicle movements	Air / windborne pathway	<ul style="list-style-type: none"> 66 m separation distance will be established between the proposed irrigation area and the boarder camp
Spills and leaks of hydrocarbons		Direct discharge to land	<ul style="list-style-type: none"> All chemicals will be stored in 20 L drums inside a bunded, designated 20 ft chemical store. WWTP and irrigation area to be bunded.
Commissioning			
Spills, overtopping, leaks and ruptures of WWTP infrastructure including tanks and pipelines.	Management of the WWTP tanks, pipelines	Direct discharge to land	<ul style="list-style-type: none"> Separation distance between proposed irrigation area and central Jinbi spring. The irrigation layout will be designed in a manner that ensures a minimum of 0.6 m between the surface level and the maximum groundwater level (taken as the top of rock). Above-ground poly piping where the pipeline is required to cross access tracks in the premises, this pipeline will be buried below ground No discharge during rain/ cyclones WWTP tanks will be installed on compacted ground with an earth bund around the facility Bunding of WWTP and irrigation area Hi level alarms fitted to tanks
Odour	Commissioning of WWTP and irrigation area	Air / windborne pathway	<ul style="list-style-type: none"> 66 m separation distance will be established between the proposed irrigation area and the adjacent camp. Irrigation sprayfield designed so that run-off, drift spray and other discharge do not occur beyond boundary of irrigation area. Adequately treated effluent should reduce odour.

Emission	Sources	Potential pathways	Proposed controls
Nutrient and salt rich wastewater to land, wastewater to land with excessive hydraulic loading.	Onsite disposal of wastewater via irrigation	Direct discharge to land	<ul style="list-style-type: none"> • No irrigation during adverse weather conditions, such as cyclonic events. • Emergency storage tanks will be used where irrigation is not possible. • In extreme conditions the applicant will operate in accordance with Department of Fire and Emergency Service instructions, which may include lock and leave. • The irrigation layout will be designed in a manner that ensures a minimum of 0.6m between the surface level and the maximum groundwater level (taken as the top of rock) • Separation distance between WWTP and any ephemeral creek line of at least 250m. • Any fill imported to the irrigation area to establish a minimum 0.6 m proximity to the maximum groundwater level will be at least as permeable as the existing on-site soil. • Appropriate fencing and signage will be installed around the irrigation area to mitigate the potential for unauthorised access. • Operational monitoring will also be conducted monthly in accordance with Department of Health guidelines (DoH 2011) • Any complaints received will be recorded and records maintained in the complaints register.
Operation			
Odour	Operation of WWTP	Air / windborne pathway	<ul style="list-style-type: none"> • 66m separation distance will be established between the proposed irrigation area and the boarder camp. • Appropriately managed effluent so that all overflow drains from the primary, balance and effluent tanks divert waste to overflow tank • Where waste is diverted to the overflow tank, it will be circulated through the WWTP prior to discharge to the irrigation spray field. • Effluent quality monitoring will take place before treated effluent is irrigated to the spray field. • An influent screen will be located in the containerised control room. • No receptors nearby for noise, besides camp residents (not considered receptors for this risk assessment).
Spills/ unintended	Chemical handling	Direct discharge to	<ul style="list-style-type: none"> • All chemicals will be stored in 20L drums inside a bunded, designated 20ft chemical

Emission	Sources	Potential pathways	Proposed controls
releases of hydrocarbons or chemicals	and storage	land	store.
Overtopping of containment, spills, and leaks of wastewater or solid waste from containment tanks and pipe works	Operation of WWTP	Direct discharge to land	<ul style="list-style-type: none"> • WWTP tanks will be installed on compacted ground within an earthen bund. • Bunding of WWTP and spray field area • Sludge removal approximately every 3 months, for disposal off site by a licensed waste disposal contractor. • Hi and Hi-Hi alarms will be fitted on each tank • Process interlock failure alarm and Pump failed to start alarm will be fitted • Active alarms will be visible on local control panel. The fault pump will be isolated, and standby pump manually started. • The cause of the alarm will be investigated and restored before pump reset. • Daily visual inspections of pipelines will be carried out. Repair work will be carried out where inspections identify failure or fault in a pipeline.
Nutrient and salt rich wastewater to land, wastewater to land with excessive hydraulic loading.	Onsite disposal of wastewater via irrigation	Direct discharge to land	<ul style="list-style-type: none"> • No irrigation during adverse weather conditions, such as cyclonic events • Where it is identified effluent is not meeting the emissions and discharge limits the contingency steps will be taken; <ul style="list-style-type: none"> ○ Increased aeration duration or blower duty cycle to improve oxidation. ○ Checks on blower filters, chemical dosing and sludge withdrawal rate ○ Notify process engineer for adjustment of treatment parameters. • The irrigation layout will be designed in a manner that ensures a minimum of 0.6 m between the surface level and the maximum groundwater level (taken as the top of rock) • Irrigation sprayfield designed so that run-off, spray drift and other discharge will not occur beyond boundary of irrigation area. • Separation distance between WWTP and any ephemeral creek line of at least 250m. • Any fill imported to the irrigation area to establish a minimum 0.6m proximity to the maximum groundwater level will be at least as permeable as the existing on-site soil. • A two row, eight-gauge wire fence and signage will be installed around the irrigation area to mitigate the potential for unauthorised access.

Emission	Sources	Potential pathways	Proposed controls
			<ul style="list-style-type: none"> • Daily inspections of the fence to identify any damage, where damage is identified it will be repaired. • Maintenance to sprinklers and pipeline in the case of uneven irrigation being observed. • Operational monitoring will be conducted monthly in accordance with Department of Health guidelines (DoH 2011) and the works approval Time limited operational requirements of W3044/2025/1. • Ongoing daily inspection of WWTP infrastructure and irrigation sprayfield. Repair work undertaken where needed.

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 4 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 4: Sensitive human and environmental receptors and distance from prescribed activity

Sensitive Land Uses	Distance from prescribed activity
Ngurrawaana Aboriginal Community	17 km south of the project area
Cultural receptors	Distance from prescribed activity
Aboriginal heritage site (Grinding areas / grooves, Place ID: 10937)	Located approximately 190 m to the southwest of the proposed premises boundary for the WWTP. Figure 2
Jinbi permanent and semi-permanent freshwater springs (Unregistered)	Within the external footprint but outside the project area.
Environmental receptors	Distance from prescribed activity
3 Watercourses – non perennial	Run through the prescribed premises – closest being 250m to the west.
Groundwater	Within the Pilbara Groundwater Area. Groundwater was not encountered during geotechnical investigations at the premises.
Priority 2 listed flora community	Within the prescribed premises The applicant has committed to the complete avoidance of this area and an associated buffer to

	mitigate direct and indirect impacts
Native vegetation	Bordering the prescribed premises and within the irrigation area
26 fauna species (6 threatened) present during site survey	Within the clearing footprint but within the WWTP prescribed premises

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 5.

Works approval W3044/2025/1 that accompanies this decision report authorises construction and time-limited operations. The conditions in the issued works approval, as outlined in Table 5 have been determined in accordance with *Guidance Statement: Setting Conditions* (DER 2015).

A registration or 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 85 wastewater treatment. A risk assessment for the operational phase has been included in this decision report. Compliance for ongoing operation will form part of the registration application, or licence application. At the time of issuing the works approval the department understands the applicant intend to apply for a registration for the ongoing operation of the WWTP.

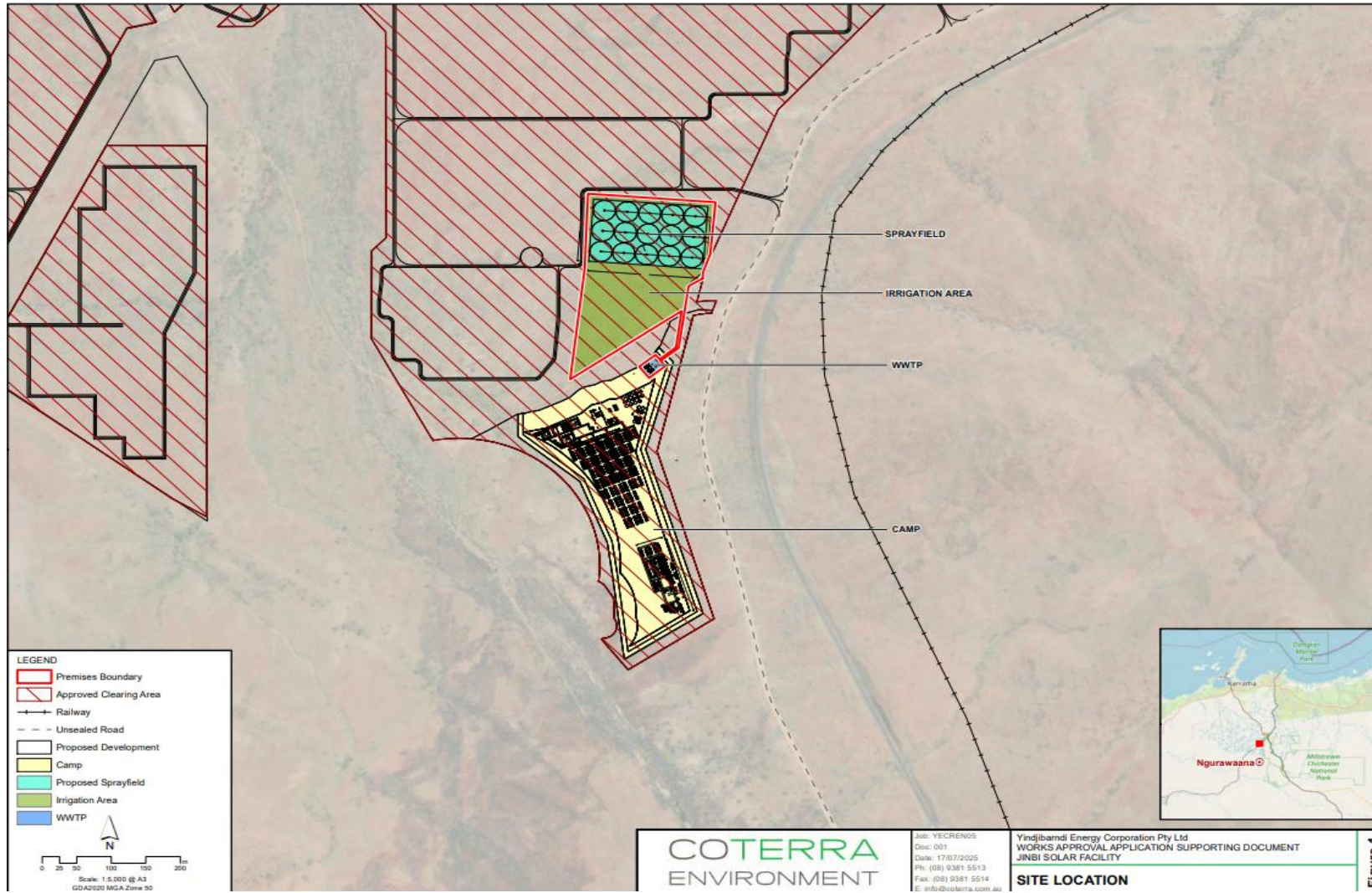


Figure 1: Layout of WWTP – camp and irrigation areas

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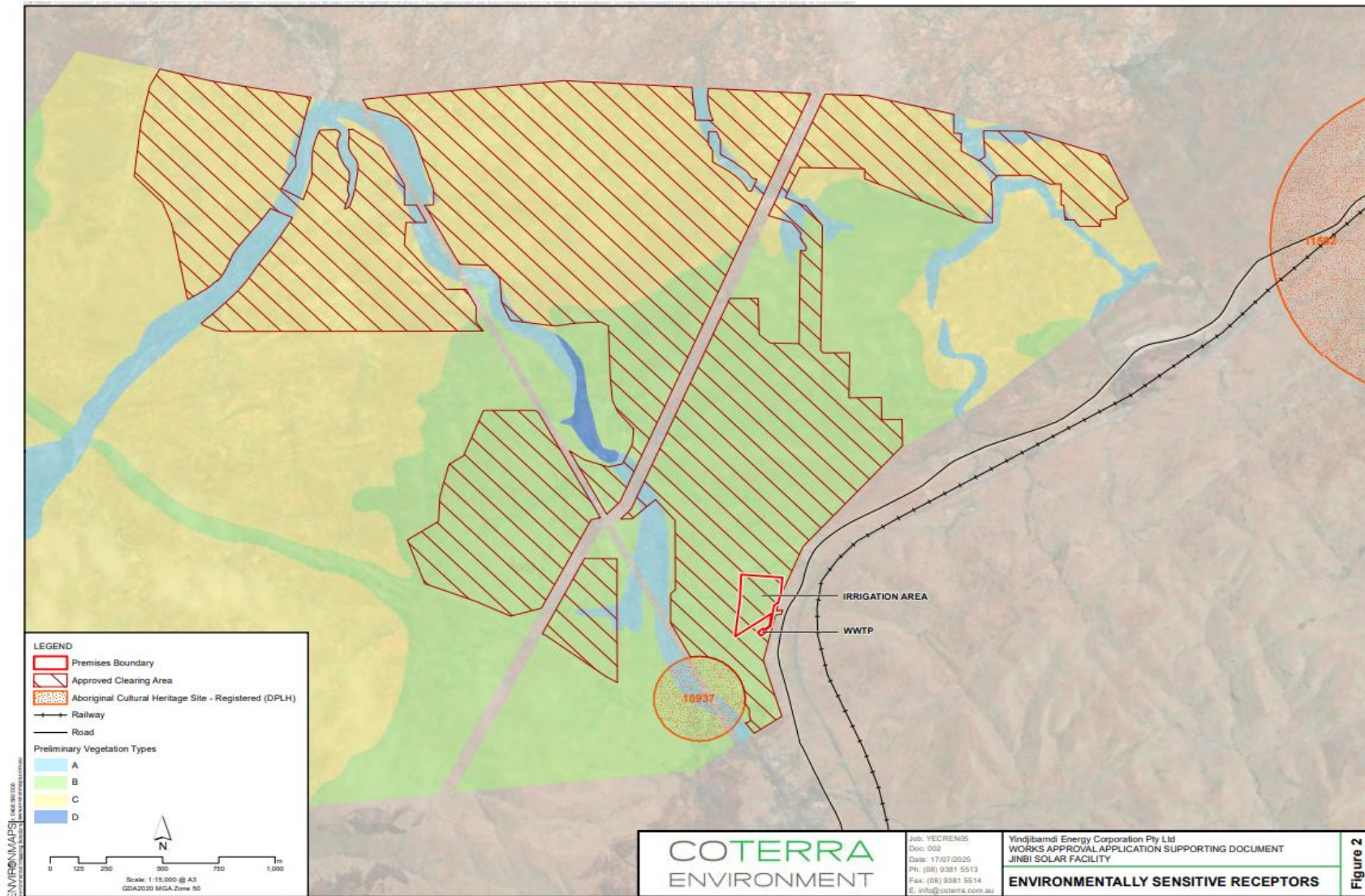


Figure 2: Distance to sensitive receptors

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Table 5: Risk assessment of potential emissions and discharges from the premises during construction, commissioning and time-limited operation

Risk events					Risk rating ¹ C = consequence L = likelihood	Applicant controls sufficient?	Conditions ² of works approval	Justification for additional regulatory controls
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
Construction								
Vehicle movements Earthworks for the installation of the WWTP, infrastructure, equipment, bunding	Fugitive dust	Air / windborne pathway causing impacts to vegetation health reducing photosynthesis	Native vegetation bordering the prescribed premise.	Refer to Section 3.1	C = Slight L = Unlikely Low Risk	Y	Condition 1	The delegated officer considered the construction works as minor and intermittent in nature, and that the distance to receptors to be sufficient and considered the risk to be low.
Installation of extended irrigation spray field pipework and sprinklers	Spills/ unintended releases of hydrocarbons or chemicals	Seepage and infiltration causing soil contamination	Soil and vegetation in at the site of the spill	Refer to Section 3.1	C = Slight L = Unlikely Low Risk	Y	Condition 1	The delegated officer considered the construction works as minor and intermittent in nature and that the applicant's controls were sufficient to manage the risk.
Commissioning								
Commissioning of WWTP and irrigation field	Spills, leaks, ruptures and overtopping of wastewater containments and pipes with nutrient laden wastewater and sludge processed through the WWTP	Direct contamination of soils, and plants and overland flow to surface water bodies.	Soil and vegetation adjacent to area of discharge	Refer to Section 3.1	C = Minor L = Unlikely Medium Risk	Y	Conditions 1, 5, 6 and 8	The delegated officer considered the applicant's controls, in particular the applicant's water quality treatment criteria outlined in Table 1 and determined that the risk of contamination to soil and surrounding vegetation and waterways to be medium. The delegated officer considered that the applicant's controls were sufficient to manage the risk and have been subsequently conditioned within the works approval to manage the risk.
	Odour	Air / wind pathway impact local amenity	Local amenity	Refer to Section 3.1	C = Minor L = Unlikely Medium Risk	Y	Conditions 1 and 5	The delegated officer considered the applicant's controls and closest receptors and considered the risk to be medium. The delegated officer determined to condition the applicant's controls to manage the risk.

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Risk events					Risk rating ¹ C = consequence L = likelihood	Applicant controls sufficient?	Conditions ² of works approval	Justification for additional regulatory controls
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
	Hydrocarbon / chemical spills or discharge	Direct discharge to land causing contamination of soils, vegetation and nearby water bodies.	Soil and vegetation at site of spill Surface water bodies	Refer to Section 3.1	C = Minor L = Unlikely Medium Risk	Y	Conditions 1 and 5	The delegated officer considered the applicant's controls and closest receptors and considered the risk to be medium. The delegated officer determined to condition the applicant's controls to manage the risk. <i>Environmental Protection (Unauthorised Discharges) Regulations 2004</i> also apply.
	Wastewater to land with excessive hydraulic and nutrient loading and including spray drift.	The discharge of wastewater to land through irrigation potentially contaminating soil, and surface waters on the premises and surrounding lands. Airbourne wastewater contaminating soils, killing vegetation and causing odour.	Soil Vegetation Tributaries – following heavy rain Vegetation outside the irrigation area	Refer to Section 3.1	C = Moderate L = Likely High Risk	N	Conditions 1, 5, 6, 7, 8, 9, 10,11 and 12 <u>Conditions 1, 5 and 13</u>	The delegated officer considered the proposed treatment of the wastewater before irrigation, including the water quality treatment quality outlined in Table 1, the native vegetation to be irrigated and the proposed irrigation land area of 1.4 ha, and the hydraulic calculations outlined in section 2.4 and determined that the risk to receptors was high. The delegated officer determined that the applicant's controls were insufficient to manage the risk and determined to regulate the irrigation size and to confirm the ability of the WWTP to treat wastewater to Table 1 water quality levels. The following conditions were regulated: <ul style="list-style-type: none">• Irrigation size of 3.7 ha to manage the risk of excessive nutrient loading.• Monitoring and validation of effluent quality.• Sample tap fitted to the outlet of the chlorine tank.• Photographic evidence of spray field vegetation condition. The delegated officer considered that the applicant's controls assisted with managing the risk and have subsequently been regulated within the works approval.

Risk events					Risk rating ¹ C = consequence L = likelihood	Applicant controls sufficient?	Conditions ² of works approval	Justification for additional regulatory controls
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
Time-Limited Operation								
Operation of WWTP	Overtopping of containment, spills, and leaks of wastewater or solid waste from containment tanks and pipe works	Direct discharge to land causing contamination of soils, and plants and overland flow to surface water bodies causing eutrophication. .	Three non-perennial waterways, priority 2 flora, native vegetation and soils.	Refer to Section 3.1	C = Minor L = Unlikely Medium Risk	Y	Conditions 1 and 16	The delegated officer considered the proposed operation and treatment of wastewater, adjacent vegetation and water bodies and the applicant's controls and determined that the risk to receptors was medium. The delegated officer determined that the applicant's controls were sufficient to manage the risk and were conditioned in the works approval including: <ul style="list-style-type: none"> • high level alarms and maintenance, and • pipelines and tanks routinely checked for leakage and overtopping.
	Spills and leaks of hydrocarbons, chlorine and other chemicals.	Direct discharge to land causing contamination of soils and vegetation	Soil and vegetation at site of spill	Refer to Section 3.1	C = Minor L = Unlikely Medium Risk	Y	Conditions 1 and 16	The delegated officer considered the applicant's controls and closest receptors and considered the risk to be medium. The delegated officer determined to condition the applicant's controls to manage the risk.
	Solids storage and spillage,	Direct discharge to land causing contamination of soils and vegetation	Soil and vegetation at site of spill	Refer to Section 3.1	C = Minor L = Unlikely Medium Risk	Y	Conditions 1, 16, 17 and 19	The delegated officer considered the applicant's controls and closest receptors and considered the risk to be medium. The delegated officer determined to condition the applicant's controls to manage the risk.
Operation of WWTP and irrigation area	Odour	Air / wind pathway impact local amenity	Local amenity	Refer to Section 3.1	C = Minor L = Unlikely Medium Risk	Y	Conditions 1, 16, 17 and 19	The delegated officer considered the applicant's controls and closest receptors and considered the risk to be medium. The delegated officer determined to condition the applicant's controls to manage the risk.
Onsite disposal of wastewater via irrigation	Nutrient and salt rich wastewater to	Direct discharge to land causing contamination of	Three non perennial waterways,	Refer to Section 3.1	C = Moderate	N	Condition 1 Table 1 Conditions 16,	The delegated officer considered the proposed treatment of the wastewater before irrigation, including the water quality

Risk events					Risk rating ¹ C = consequence L = likelihood	Applicant controls sufficient?	Conditions ² of works approval	Justification for additional regulatory controls
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls				
	land, wastewater to land with excessive hydraulic loading in including spray drift.	soils, waterway bodies and death of native vegetation.	priority 2 flora, native vegetation and soils.		L = Likely High Risk		17, 18, and 19. <u>Conditions 1, 16 and 21</u>	<p>treatment quality outlined in Table 1, the native vegetation to be irrigated and the proposed irrigation land area of 1.4 ha, and the hydraulic calculations outlined in section 2.4 and determined that the risk to receptors was high.</p> <p>The delegated officer determined that the applicant's controls were insufficient to manage the risk and determined to regulate the irrigation size and to confirm the ability of the WWTP to treat wastewater to Table 1 water quality levels. The following requirements were subsequently conditioned in the works approval:</p> <ul style="list-style-type: none"> • Irrigation size of 3.7 ha to manage the risk of excessive nutrient loading. • Monitoring and validation of effluent quality. • Sample tap fitted to the outlet of the chlorine tank. • Photographic evidence of spray field vegetation condition.

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 6 provides a summary of the consultation undertaken by the department.

Table 6: Consultation

Consultation method	Comments received	Department response
Application advertised on the department's website on 27 August 2025	None received	N/A
Shire of Ashburton advised of proposal on 21 August 2025	None received	N/A
Yindjibarndi Aboriginal Corporation 21 August 2025	None received	N/A
Department of Health 21 August 2025	None Received	N/A
Applicant was provided with draft documents on 18 November 2025	See appendix 1	See appendix 1
Applicant was provided with draft documents on 8 December 2025	See appendix 1	See appendix 1

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. Coterra Environment July 2025, *Jinbi Wastewater Treatment Facility, Works Approval Application – Supporting Document*, Not published
2. Department of Environment Regulation (DER) 2015, *Guidance Statement: Setting Conditions*, Perth, Western Australia.
3. Department of Planning, Lands and Heritage (DPLH) 2019, *Government Sewage Policy*, Perth, Western Australia
4. Department of Water and Environmental Regulation (DWER) 2020, *Guideline: Environmental Siting*, Perth, Western Australia.
5. DWER 2020, *Guideline: Risk Assessments*, Perth, Western Australia.
6. Department of Water, 2008, *WQPN 22- Irrigation with Nutrient-rich Wastewater*, Perth Western Australia.

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

Applicant's comments received 17 October 2025

Condition	Summary of applicant's comment	Department's response
Premise details Applicant to advise on tenure access	Tenure is currently being negotiated with DPLH. The project team anticipate having a General Lease executed in mid-October 2025. The access to the lease area is via access agreement to utilise the RRJV Crown Lease (rail access road)	The department can only grant a works approval following the submission of a copy of the General Lease confirming access to the land. Please provide a copy of the lease. The application will be placed on hold until the lease has been submitted
Condition 1 Table 1 Applicant please advise if performance criteria are monitored in situ	Both pH and Chlorine will be tested at the premises daily via a handheld or benchtop test instrument by the plant operator. Daily flowmeter readings will be recorded from the effluent flow meter. Remaining parameters will be tested monthly during the commissioning phase including offsite laboratory analysis. On producing three consecutive passing samples, testing will be undertaken quarterly	Monthly testing will be required during commissioning. Testing must be conducted to relevant Australian Standards. Please confirm sampling will be undertaken in accordance with AS/NZS 5667.1 and NATA requirements.
Condition 1 Table 1 Applicant please advise if suspended solids	The WWTP will treat sewage to a minimum effluent quality performance criteria of <30mg/L of Total Suspended Solids (TSS)	Noted, Works approval amended
Condition 1 Table 1 Applicant please advise volume or number of days contingency	In the event that alarms are activated, actions will be undertaken in accordance with the procedures detailed within a dedicated plant operational manual (or similar), which will be prepared by the preferred supplier prior to the WWTP's construction	The department needs a clear understanding of the procedures that will be taken when an alarm is activated. Please provide copies of the procedures to be followed and specific actions to be implemented to mitigate risk.
Condition 1 Table 1 Applicant please advise overflow and active alarm	No overflow tanks are proposed. In the event that alarms are activated, actions will be undertaken in accordance with the procedures detailed within a dedicated plant operational manual (or similar), which will be prepared by the preferred	The department requires copies of the procedures to be followed and specific actions to be implemented to mitigate risk. We need a clear understanding on the specific actions which will occur.

Condition	Summary of applicant's comment	Department's response
procedure	supplier prior to the WWTP's construction.	
Condition 1 Table 1 Applicant please advise if the fence will be stock proof	Fencing will comprise a two row, 8 gauge wire fence with corner posts, star pickets, and signage. Fencing will discourage stock access, but will not be stock-proof.	Noted the works approval has been amended.
Condition 1 Table 1 Applicant please advise sludge management	Sludge will be stored within upstream balance tanks prior to off-site disposal. It is anticipated that 2 x 10,000L tanker loads of sludge will be removed for offsite disposal, monthly. Each of these tanks will be fitted with Hi and Hi-Hi level alarms. A 300 mm high earthen bund will also be built around the compacted WWTP pad.	The department requires additional details of the flow of the treatment plant. This could include a schematic plan of the WWTP system to illustrate the location of the screen and the movement of sludge to the upstream balance tank.
Condition 16 Table 6 Applicant to advise on sludge storage location		

Applicant's comments received 13 November 2025

Condition	Summary of applicant's comment	Department's response
Premise details Applicant to advise on tenure access	YEC are finalising access agreements with Rio Tinto and are expected to be completed by the 14th of November. YEC will then be able to proceed to execution of the Option to Lease and then immediately the grant of the Crown Lease. This process is anticipated to be completed in mid December. It is noted that Works Approval W2958/2025/1 has already been granted for crushing and screening works for the Jinbi Solar Facility	Please provide an update on the progress of the land access agreement and lease with Rio Tinto (14 Nov). <i>It is ideal to update this now – noting no work can begin until this is granted and YEC has legal access.</i>
Condition 1 Table 1 Applicant please advise if performance criteria are monitored in situ	Noted. Sampling will be undertaken in accordance with AS/NZS 5667.1 and NATA requirements.	Noted, the works approval has been amended to reflect this.

Condition	Summary of applicant's comment	Department's response
Condition 1 Table 1 Applicant please advise volume or number of days contingency	<p>An amended layout has been provided with this response which includes an additional 50kL Emergency Storage Tank, providing 40kL capacity. This combined with the two balance tanks will provide 145kL (2.7 days) of contingency storage capacity.</p> <p>For cyclonic events, YEC will implement all actions recommended by the Department of Fire and Emergency Services, which may include 'locking and leaving' the Jinbi construction camp. There will be no effluent generation if the camp is evacuated in this manner.</p>	The department needs further clarity on the make-up storage capacity. If it is intended that the plant will be switched off during an emergency, please provide details of the start up procedure to meet treatment criteria prior to discharge.
Condition 1 Table 1 Applicant please advise overflow and active alarm procedure	Contingency and emergency procedures for the plant's operation, including in the event of alarm activations, are detailed in dedicated document submitted with this response.	The department requires emergency procedures that provide clear outcomes. For example, where effluent quality does not meet criteria, it is not clear how this is rectified or if the waste is recirculated back through the system for further treatment,
Condition 1 Table 1 Applicant please advise sludge management	A dedicated process flow diagram has been provided with this response and has been illustrated on the amended layout.	The department requires additional details of the flow of the treatment plant. This could include a schematic plan of the WWTP system to illustrate the location of the screen and the movement of sludge to the upstream balance tank.
Condition 16 Table 6 Applicant to advise on sludge storage location		

Applicant's comments received 4 December 2025

Condition	Summary of applicant's comment	Department's response
Condition 1 Table 1 Applicant please advise volume or	Approximately 140 to 145m ³ of storage and buffer capacity is made up of the emergency tank and additional storage buffer in the Balance and effluent tanks. The design of the plant allows for process updates	Noted the works approval has been updated.

Condition	Summary of applicant's comment	Department's response
number of days contingency		
Condition 1 Table 1 Applicant please advise overflow and active alarm procedure	Contingency and emergency procedures for the plant's operation, including in the event of alarm activations, are detailed in dedicated document submitted with this response.	Noted, updates made.
Condition 1 Table 1 Applicant please advise sludge management	A dedicated process flow diagram has been provided with this response and has been illustrated on the amended layout.	Noted, updates made.
Condition 16 Table 6 Applicant to advise on sludge storage location		

Appendix 2: Application validation summary

SECTION 1: APPLICATION SUMMARY				
Application type				
New works approval	<input checked="" type="checkbox"/>	APP-0029166 W-TBA		
New licence	<input type="checkbox"/>	Relevant works approval number		None <input type="checkbox"/>
Renewal of an existing licence	<input type="checkbox"/>	Current licence number		
Amendment to an existing works approval	<input type="checkbox"/>	Current works approval number		
Amendment to an existing licence	<input type="checkbox"/>	Current licence number		
		Relevant works approval number		None <input type="checkbox"/>
Registration	<input type="checkbox"/>	Current works approval number		None <input type="checkbox"/>
Date application received	15/5/25			
Compliance reporting				
Has the required compliance report(s) been received?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>		HPCM No: Date received: Compliance demonstrated? Yes <input type="checkbox"/> No <input type="checkbox"/> Date compliant:	
Applicant and premises details				
Applicant name/s (full legal name/s)	Yindjibarndi Energy Pty Ltd			
Does the following information in the application form match those listed in the current ASIC company extract?	Applicant name/s (full legal names): Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Trading name (if applicable): Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yindjibarndi Energy Corporation		
	Australian Company Number (ACN): Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 667 821 865	Registered business address: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Has the applicant demonstrated occupancy (proof of occupier status)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Authorised representative of Yiyangu Pty Ltd has authorized Yindjibarndi to access portions of Unallocated Crown Land comprising PINs 1017635. Yiyangu holds licence 00196/2022_A12688668 to Occupy Crown Land		Certificate of title <input type="checkbox"/> General lease <input type="checkbox"/> Expiry: Mining lease / tenement <input type="checkbox"/> Expiry: Other evidence <input checked="" type="checkbox"/> Expiry: Letter of authority provided by lease holder	
Premises name	Jinbi Solar Facility			
Premises location	Unallocated Crown Land PIN 1017635 and 1017648			

	Tom Price WA 6751		
Local Government Authority	Shire of Ashburton		
Application documents			
HPCM file reference number	Instrument (folder): Application (subfolder): APP-0029166 PRJ-0017067		
Key application documents (supporting information provided in addition to the application form)	Works approval supporting document: <ul style="list-style-type: none"> Signed application form Junbi Wastewater Treatment Facility Works Approval Application – Supporting Document 		
Scope of application/assessment			
Summary of proposed activities and/or changes to existing operations	<u>Works approval</u> Construction of a wastewater treatment plant to service the works accommodation village which is associated with the Jinbi Solar Facility. The WWTP accommodation village is proposed to have a maximum capacity of 272 personnel. The proposed WWTP has a design capacity of 81,000 litres (81 m ³ per day) [this has since been updated to 68m³ per day]		
Category number/s (activities that cause the premises to become a prescribed premises)			
Table 1: Prescribed premises categories			
Prescribed premises category and description	Proposed or existing production or design capacity ¹	Proposed changes to the existing production or design capacity ¹ (amendments only)	Proposed activities, processes, or operations, including any changes to existing operations (if amendment)
85	<u>Proposed:</u> 81 m ³ Per annual period design capacity (see above – now 68m ³)	N/A	N/A
Are there any outstanding Notices of Amendment that need to be amended in the works approval / licence (if applicable)?	Notice of amendment of licence expiry dates (2016) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Notice of amendment of licence reporting requirements (2022) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Amendment Notices Yes <input type="checkbox"/> No <input type="checkbox"/>		
Are there any unresolved DWER referred amendments from Regulatory Assurance to Industry Regulation relating to this premises?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	DWER amendment referral HPCM file reference number(s):	
Category specific checklists			
Are there any of DWER's prescribed premises category checklists (application form annexes) relevant to the scope of the application?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Does the application include a completed version of the relevant prescribed premises category checklist(s)?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	
Is the prescribed premises category checklist(s) supported by a category/activity-specified checklist and if yes, has this been completed?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	HPCM file reference for separate category validation checklist(s):
Legislative context and other approvals		
Has the applicant referred, or do they intend to refer, their proposal to the EPA under Part IV of the EP Act as a significant proposal?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Referral decision No: Assessed under Part IV <input type="checkbox"/> Managed under Part V <input type="checkbox"/>
Does the applicant hold any existing Part IV Ministerial Statements relevant to the application?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Ministerial statement No: EPA Report No:
Is the proposal a Major Project or subject to a State Agreement Act?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Lead Agency:
Has the proposal been referred and/or assessed under the EPBC Act?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Reference No:
Has the applicant obtained approval for their Mining Proposal?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Reg ID: Status: If No or N/A, explain why? Development approval was granted Jinbi Solar Facility by RDAP on 4 December 2024. A separate application is currently being considered by RDAP for the workers accommodation camp.
Has the applicant obtained all relevant planning approvals?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Approval: Expiry date: Development approval was granted Jinbi Solar Facility by RDAP on 4 December 2024. A separate application is currently being considered by RDAP for the workers accommodation camp.
Has the applicant applied for, or have an existing EP Act clearing permit in relation to this proposal?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	CPS No: CPS 10494/1
Has the applicant applied for, or have an existing CAWS Act clearing licence in relation to this proposal?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Application reference No: Licence/permit No:
Has the applicant applied for, or have an existing RIWI Act licence or permit	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Application reference No: N/A

in relation to this proposal?		Licence/permit No: PMB 211032(1) License to take water: GWL211498(1) and GWL211499(1)
Does the proposal involve a discharge of waste into a designated area (as defined in section 57 of the EP Act)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Name: N/A Type: N/A Has Regulatory Services (Water) been consulted? Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Regional office:
Is the Premises situated in a Public Drinking Water Source Area (PDWSA)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Name: N/A Priority: N/A Are the proposed activities/ landuse compatible with the PDWSA (refer to WQPN 25)? Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Is the Premises subject to any other Acts or subsidiary regulations (e.g. <i>Dangerous Goods Safety Act 2004</i> , <i>Environmental Protection (Controlled Waste) Regulations 2004</i> , <i>State Agreement Act xxxx</i>)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Rights in Water and Irrigation Act 1914</i> <i>Environmental Protection (Clearing of Native Vegetation) Regulations 2004</i> <i>Land Administration Act 1997</i>
Is the Premises within an Environmental Protection Policy (EPP) Area or State Environmental Policy (SEP) Area (e.g. Western Swamp Tortoise Habitat EPP, Peel Inlet – Harvey Estuary EPP, Kwinana Atmospheric Wastes EPP, Goldfields Residential Areas Sulfur Dioxide EPP, <i>State Environmental (Cockburn Sound) Policy 2015</i>)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Is the Premises subject to any EPP or SEP requirements?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Is the Premises a known or suspected contaminated site under the <i>Contaminated Sites Act 2003</i> ?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Classification: N/A Date of classification: N/A