



Application for Works Approval

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

Works Approval Number W3059/2025/1

Applicant Lucas Total Contract Solutions Pty Ltd

ACN 137 901 805

DWER File Number APP-0030303

Premises King Rocks Wind Farm
442 King Rocks Road North

Legal description
Northern Section, Lot 2640, DP210252, Vol1899/ Folio 851
HYDEN WA 6359

As defined by the coordinates in Schedule 1 of the works approval

Date of report 21 October 2025

Decision Works approval granted

**SENIOR ENVIRONMENTAL OFFICER,
CRITICAL MINERALS & MANUFACTURING**

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 W3059/2025/1 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 30 July 2025, the applicant submitted an application for a works approval to the department under section 54 of the *Environmental Protection Act 1986* (EP Act).

The application is to undertake construction works relating to crushing/screening activities of 728,000 tonnes per year of laterite rock material related to category 12: Screening, etc. of material at the premises. The material produced, pavement material in the premises will be used for the construction of the King Rocks Wind Farm. The premises is approximately 33 km (north-east) of town of Hyden.

The laterite rock will be mechanically extracted from a 5 hectare borrow pit, using a dozer, loader, crusher and stacker & excavator (30 tonnes). The works are expected to be completed in approximately 6 months.

The operation involves an excavator positioned on a stockpile of raw material (laterite), which has been previously pushed into place by a dozer. The excavator loads the laterite into a crushing hopper, where it is processed into 50 millimetre rock. The crushed material is discharged via a conveyor belt. A loader then collects the crushed rock and stockpiles it adjacent to the crusher. When the material is needed at the work zone, the loader retrieves it from the stockpile and loads it into dump trucks for transport.

The site layout within the borrow pit is provided below:

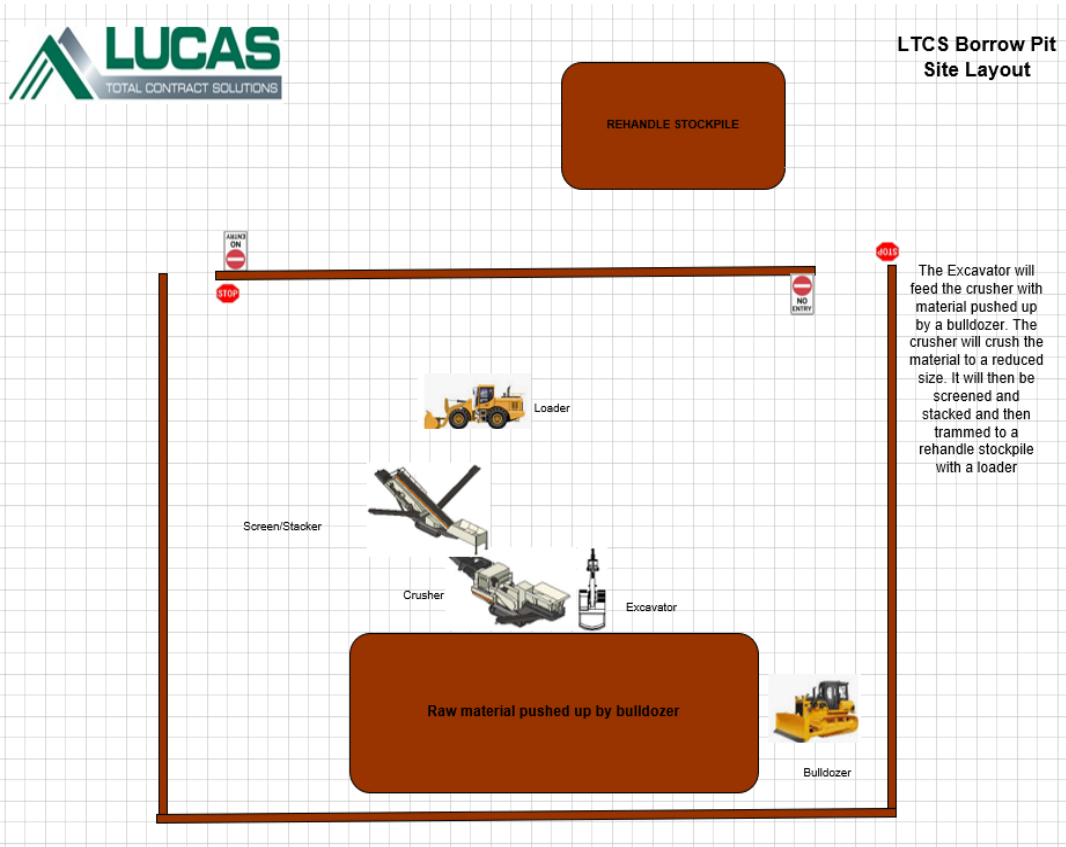


Figure 1: Site layout

The premises relates to the category and assessed production capacity under Schedule 1 of the *Environmental Protection Regulations 1987* (EP Regulations) which are defined in works approval W3059/2025/1. 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 W3059/2025/1.

2.3 Clearing Permit

The clearing activities will be regulated under clearing permit CPS 10108/1, which is held by Electricity Generation and Retail Corporation (trading as Synergy).

The clearing permit will regulate the clearing activities, specifically:

- a) clearing activities must avoid clearing historic records *Balaustion grandibracteatum* subsp. *juncturum* Rye.

The clearing permit holder proposed the following measures to avoid and minimise potential impacts from the proposed clearing:

- a) three locations of lower conservation value connecting the north and south of the lot together have been identified and have become the subject area of where the clearing can occur;
- b) the construction of all turbines will be in locations of already cleared areas;
- c) all laydown areas used during the construction of the turbines will be placed in already cleared areas;
- d) all areas of potential conservation significance have been avoided, these include potential future black cockatoo trees, areas mapped in Very Good (Keighery, 1994) condition vegetation and any trees that contain potential red tailed phascogale hollows;
- e) avoiding any clearing within a 10 and three metre buffer around potential *Balaustion grandibracteatum* subsp. *juncturum* Rye (Priority 2) records.

2.4 Development Approval

The Shire of Kondinin has granted Development Approval DAP/22/02288 to SynergyRED, confirming that the proposed land use aligns with Local Planning Scheme No. 1.

In relation to emissions, the Development Approval includes specific conditions addressing noise and stormwater management. The proposed application premises boundary falls entirely within the approved development area.

As part of the conditions, the proponent is required to submit a Noise Management and Monitoring Plan to the Department of Water and Environmental Regulation for approval.

Key conditions relevant to the proposed application include:

Condition 10: The Noise Management and Monitoring Plan must demonstrate compliance with the South Australian Environmental Protection Authority's Wind Farms Environmental Noise Guidelines and the Environmental Protection (Noise) Regulations 1997.

Condition 11: A Stormwater Management Plan must be prepared in accordance with the Stormwater Management Manual of Western Australia (DWE, 2004–2007) and submitted to the Shire.

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 1 below. Table 1 also details the control measures the applicant has proposed to assist in controlling these emissions, where necessary.

Table 1: Proposed applicant controls

Emission	Sources	Potential pathways	Proposed controls
Construction			
Dust	Crushing of material, vehicle movements, lift-off from stockpiles and/or stored product, earthworks etc.	Air / windborne pathway	Water cart retained onsite for wetting down material when required. The applicant applied for <i>Rights in Water and Irrigation Act 1914</i> , licences 26D and 5C for bore installation and extraction of water respectively for use onsite. Crushing/screening activities will occur within the borrow pit. Progressive vegetation clearing of the site as work proceeds as applicable.
Noise	Crushing and screening of material	Air / windborne pathway	Crusher/screener only to be operated between “day-time” hours (7am to 7pm, Mon – Sat). Vehicle mufflers will be fitted to all heavy and light vehicles. Using noise attenuating enclosures for stationary items of plant normally operating continuously, such as generators and compressors.
Contaminated stormwater (hydrocarbon and sediment)	Excess water used for dust control during all onsite activity including stockpile dust management and large rainfalls resulting in stormwater	Excess water runoff	Earth bund around the boundary of the pit to mitigate any flow of surface water entering the borrow pit will be constructed.
Operation			
Dust	Crushing of material, vehicle movements, lift-off from stockpiles and/or stored product, earthworks etc.	Air / windborne pathway	Water cart retained onsite, wetting down material when required. Crushing/screening activities will occur within a pit. Stockpiles will not exceed 1.5 meters.
Noise	Crushing and screening of material	Air / windborne pathway	Crusher/screener only to be operated between “day-time” hours (7am to 7pm, Mon – Sat). Vehicle mufflers will be fitted to all heavy and light vehicles. Operated to manufacturers’ specifications.

Emission	Sources	Potential pathways	Proposed controls
			Using noise attenuating enclosures for stationary items of plant normally operating continuously, such as generators and compressors.
Contaminated Stormwater Surface water emissions Hydrocarbon / chemical	Excess water used for dust control during all onsite activity including stockpile dust management and large rainfalls resulting in stormwater	Excess water runoff	Earth bund around the boundary of the pit to mitigate any flow of surface water entering the pit.
		Infiltration/Seepage to groundwater	No Chemical, fuel or lubricant storage areas shall be located within an area subject to flooding or within 50 meters of natural or built drainage lines or on slopes greater than 1:10. All hydrocarbons including oils, solvents, greases and fuels shall be stored in bunded containers / areas. All storage areas will be bunded and have a capacity to retain 120% of the largest container and at least 25% of the total volume of all substances stored in the event of a spill. All fuel storage tanks shall comply with AS1940 <i>The storage and handling of flammable and combustible liquids</i>, and be bunded according.

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

Human receptors	Distance from prescribed activity
Closest residential receptor, currently leased by Synergy.	2.5 km from northern edge of the premises boundary (Lucas 2025)
Environmental receptors	Distance from prescribed activity
Tree line adjacent to premises boundary	0 km
Threatened flora and priority flora	Desktop assessment (Lucas 2025), occurring within 25km of premises boundary: <i>Acacia lanuginophylla</i> (Threatened) <i>Banksia sphaerocarpa</i> var. <i>dolichostyla</i> (Threatened) <i>Eucalyptus steedmanii</i> (Threatened) <i>Grevillea scapigera</i> (Threatened) <i>Roycea pycnophylloides</i> (Threatened) <i>Tribonanthus purpurea</i> (Threatened)

Groundwater	No evidence of groundwater was found at 3 m below ground level.
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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 1.1. 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 1.1), 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 3.

Works approval W3059/2025/1 that accompanies this decision report authorises construction and time-limited operations. The conditions in the issued works approval, as outlined in Table 3 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. crushing/screening 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 3: Risk assessment of potential emissions and discharges from the premises during construction, and 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								
Placement and mobilisation of crushing and screening plant Trucks and other vehicle movements	Dust	Pathway: Air/windborne pathway Impact: Dust covering vegetation, reducing their photosynthetic potential	Native vegetation close to the crushing/screening activities	Refer to Section 3.1	C = Slight L = Possible Low risk	Y	Condition 1 – dust suppression measures with water cart.	Standard conditions for design and construction of infrastructure as constructed of the premises. Condition 1: Infrastructure table specifying design and installation requirements.
	Contaminated stormwater (hydrocarbon and sediment)	Pathway: Sediment laden stormwater runoff Impact: Change of soil	Soil Groundwater	Refer to Section 3.1	C = Slight L = Possible Low risk	Y	Condition 1 – construction of an earth bund around the pit, to avoid the ingress of clean stormwater to borrow pit. Distance from flooding area/drainage lines of chemical, fuel or lubricant storage, spill kit bins availability.	
Operation (including time-limited-operations operations)								
Screening, crushing, unloading, loading and storage of material Vehicle movements	Dust	Pathway: Air/windborne pathway Impact: Dust covering vegetation, reducing their photosynthetic potential	Native vegetation close to the crushing/screening activities	Refer to Section 3.1	C = Slight L = Likely Medium risk	Y	Condition 6 - dust suppression measures with water cart, stockpiles height limit, stockpile management to prevent windblow dust, minimization or avoidance of dust generation activities during windy conditions.	Standard conditions for ongoing operations of the premises. Condition 6: Time limited operations requirements.
	Noise	Pathway: Air/windborne pathway Impact: Reduction in amenity	Residential houses	Refer to Section 3.1	C = Slight L = Likely Medium risk	Y	Condition 6 – operational time for the mobile crusher.	

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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				
	Contaminated stormwater (hydrocarbon and sediment)	Pathway: Sediment laden stormwater runoff Impact: Change of soil	Soil	Refer to Section 3.1	C = Minor L = Possible Medium risk	Y	Condition 6 – earth bund to be maintained.	

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

Table 4: Consultation

Consultation method	Comments received	Department response
Application advertised on the department's website on 10 September 2025	No comments were received	NA
Local Government Authority advised of proposal on 10 September 2025	The Shire of Kondinin provided comments on 12 September 2025 stating that they have no objection with the works approval.	Noted
Applicant was provided with draft documents on 15 October 2025	Applicant waived comment period on 21 October 2025.	Noted

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 and Environmental Regulation (DWER) 2020, *Guideline: Environmental Siting*, Perth, Western Australia.
3. DWER 2020, *Guideline: Risk Assessments*, Perth, Western Australia.
4. Lucas 2025, *Environmental Management Plan, King Rocks Wind Farm*.