



Application for Works Approval Amendment

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

Works Approval Number	W6282/2019/1
Works Approval Holder	Piper Preston Pty Ltd
Trading name	SO4
ACN	142 962 409
File Number	INS-0002330 (APP-0031896)
Premises	Lake Way Mine Site Goldfields Hwy WILUNA WA 6646 Legal description – Mining tenement M53/796, M53/797, M53/798, M53/123 & M53/910, and part of mining tenement M53/53
Date of Report	24 February 2026
Proposed Decision	Revised works approval granted

Fiona Roser
A/MANAGER, HEAVY INDUSTRIES

Officer delegated under section 20 of the *Environmental Protection Act 1986*

24 February 2026

[W6282/2019/1](#)

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1. Decision summary

Works approval W6282/2019/1 is held by Piper Preston Pty Ltd (trading as SO4) (works approval holder) for Lake Way Mine Site (the premises), located in Wiluna, Western Australia.

This amendment report documents the assessment of potential risks to the environment and public health from proposed changes to the emissions and discharges during the construction and operation of the premises. As a result of this assessment, revised works approval W6282/2019/1 has been granted.

2. Scope of assessment

2.1 Regulatory framework

In completing the assessment documented in this amendment report, the Department of Water and Environmental Regulation (the department) 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

On 20 October 2025, the works approval holder submitted an application to the department to amend works approval W6282/2019/1 under section 59 and 59B of the *Environmental Protection Act 1986* (EP Act). The following amendments are being sought:

- Expansion of the existing power station including the construction and operation of three diesel generators and three gas powered generators;
- Addition of Category 67: fuel burning onto the works approval;
- Update the works approval boundary; and
- Remove redundant conditions in the works approval.

This amendment is limited to the addition of Category 67 activities into the works approval. No changes to the aspects of the existing works approval relating to Category 14 and 54 have been requested by the works approval holder.

Table 1 below outlines the proposed changes to the categories of the existing works approval.

Table 1: Proposed design capacity changes.

Category	Current design capacity	Proposed design capacity	Description of proposed amendment
Category 14: Solar salt manufacturing: premises on which salt is produced by solar evaporation.	50 000 tonnes per annum (tpa)	No changes	N/A
Category 54: Sewage facility: premises — (a) on which sewage is treated (excluding septic tanks); or (b) from which treated sewage is discharged onto land or into waters.	90 cubic meters (m ³) per day	No changes	N/A

Category	Current design capacity	Proposed design capacity	Description of proposed amendment
Category 67: Fuel burning: premises on which gaseous, liquid or solid fuel is burnt in a boiler for the supply of steam or in power generation equipment.	N/A	3,440 kg per hour	Addition of three gas and three diesel-powered generators to the existing power station triggering the Category 67 thresholds.

2.2.1 Power station upgrade

The application is to upgrade the existing power generation station on Lake Way Mine Site to support the increase in power demand for the growing process plant equipment, accommodation and amenities of the broader Lake Way Potash Project.

The current power station consists of five gas powered generators and one diesel generator. The expansion will include the installation of an additional three gas generators and three diesel generators. No clearing will be required as the new generators will be constructed within the existing power station compound. The upgraded power station will require an extension of the existing hardstand approximately 16 m north and 15.5 m east of the existing power plant, increasing the hardstand from 0.26 ha to 0.33 ha. Additionally, a 90 kL self-bunded diesel storage tank will be installed at the power station (as depicted in Figure 1). The total megawatts (MW) of all generators will be a capacity of 20 MW with 1 MW used as backup.

Gas powered generators

The installation and operation of three Cummins C2000 N5CD HSK78 gas powered generators will be included as part of the expansion. The new gas generators will have a maximum power generation of 2 megawatts (MW) each, with an estimated run time of 56,264 hours per annum. The generators will run on pipeline natural gas with a maximum sulphur content of 50 mg/m³ or approximately 0.007%. The gas to power the generators will be supplied by Goldfields Gas Pipeline (GGP), operated by the APA group. Two gas generators will be installed within the existing power plant building and the third to be installed and containerised to the north of the building (as depicted in Figure 1).

Diesel generators

Additionally, three Cummins KTA50-G3 diesel generators will be installed and operated. The generators will burn fuel at 200 kg/hr per generator, at a sulphur content of 10 ppm or 0.001%. The diesel generators will have a maximum power generation of 1 MW each, with one generator to be operated as a backup generator for emergencies and equipment failures. The diesel generators have an estimated run time of 640 hours per annum and will be installed and containerised northeast of the existing power plant building. The existing diesel generator will be relocated to be installed and containerised outside the existing power plant building also (as depicted in Figure 1).

2.2.2 Proposed amendments excluded from the scope

Update premises boundary

The works approval holder requested to update the premises boundary to align with licence L9208/2019/1 boundary. This amendment will not be included in this assessment as there is no purpose to amend the boundary beyond the infrastructure locations included in the works approval.

Removal of completed conditions in the works approval

The works approval holder requested to remove redundant and already completed conditions from the works approval. However, there are existing linkages between licence L9208/2019/1 and the works approval conditions. The licence refers to infrastructure conditions on the works approval which will be impacted if the conditions are removed. The department has determined this request will not be included in this amendment and the infrastructure will remain on the works approval until the licence is reviewed or amended to remove references to the works approval conditions. Retaining the conditions on the works approval will not alter the works approval’s existing compliance obligations.



Figure 1: Power station upgrade layout (*Source: SO4*).

2.3 Part IV of the EP Act

The premises is subject to conditions in Ministerial Statement 1165 (MS1165) that was issued on 28 April 2021. The conditions were considered during assessment, and it is noted the power station is in the vicinity of multiple heritage sites. Consultation with the native title holders is required under MS1165 condition 10-1 and consistency with *Aboriginal Heritage Act 1972* is to be maintained where practicable.

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 2020b).

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 amendment report are detailed in Table 2.

Table 2 also details the proposed control measures the works approval holder has proposed to assist in controlling these emissions, where necessary.

Table 2: Works approval holder controls.

Emission	Sources	Potential pathways	Proposed controls
Dust	Installation of power plant generators, expansion of the existing hardstand	Air/windborne	<ul style="list-style-type: none"> - No additional disturbance/clearing required - Use of water carts in unsealed areas as required.
Gaseous and particulate emissions (NO _x , CO, VOCs, SO _x , PM ₁₀)	Diesel/gas power generation through burning of diesel/gas	Air/windborne	<ul style="list-style-type: none"> - Operate and maintain generators in accordance with manufacturer specifications; - Report GHG emissions under the national greenhouse and energy reporting scheme (NGER) and the Australian Accounting Standards Board A2 (AASB); and - Predominant use of natural gas.
Spills and leaks of hydrocarbons Potentially contaminated stormwater	Handling and storage of hydrocarbons	Overland runoff	<ul style="list-style-type: none"> - Hydrocarbon management in accordance with <i>AS1940-2017: The storage and handling of flammable and combustible liquids</i>; - Implementation of spill response and clean up procedures in accordance with SO4's environmental management plan; - Spill kits will be kept on site. - Three diesel generators will be installed within contained enclosures outside the power plant building; and - Two new gas generators will be installed inside the power plant building, and one installed within a contained enclosure outside.

3.1.2 Receptors

In accordance with the *Guideline: Risk assessments* (DWER 2020b), the delegated officer has excluded employees, visitors and contractors of the works approval holder's 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 below provides a summary of potential human and environmental receptors that may be impacted as a result of activities upon or emission and discharges from the prescribed premises (*Guideline: Environmental siting* (DWER 2020a)).

Table 3: Sensitive receptors and distance from prescribed activity.

Human receptors	Distance from prescribed activity
Goldfields Highway	285 m west of power station
Environmental receptors	Distance from prescribed activity
Native vegetation	Remnant native vegetation immediately adjacent to the west of power station
Underlying groundwater – East Murchinson Groundwater Area	Underlying premises Superficial alluvium aquifer to depths of 30 m, with a water table typically less than 5 mbgl. The shallow near surface aquifer (0 to 1.1 m) comprises a high porosity, moderate transmissivity sandy clay. The deeper aquifer (1.1 to 10 m) consists of several horizons of clay and sandy clay.
Surface water lines	Several ephemeral streams located nearby power station boundary – Ephemeral stream located 370 m west of power station Ephemeral stream located 730 m south of power station Ephemeral stream located 740 m east of the power station
Cultural receptors	Distance from prescribed premises
Aboriginal heritage sites ID 2539 (Camel Soak) & ID 37676	Within power station premises
Aboriginal heritage sites	Various heritage sites within 2 km of the power station ID 1661 - 760 m south ID 1664 – 1.5 km north ID 1660 - 1.6 km south ID 1662 - 1.7 km south

3.2 Risk ratings

Risk ratings have been assessed in accordance with the *Guideline: Risk Assessments* (DWER 2020b) for those emission sources which are proposed to change and takes into account potential source-pathway and receptor linkages as identified in Section 3.1. Where linkages are incomplete they have not been considered further in the risk assessment.

Where the works approval holder 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 works approval holder’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 works approval holder’s controls are not deemed sufficient. Where this is the case the need for additional controls will be documented and justified in Table 4.

The revised works approval W6282/2019/1 that accompanies this amendment report authorises construction and time-limited operations. The conditions in the revised works approval 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 14, Category 54 and Category 67 activities. A risk assessment for the operational phase has been included in this amendment 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 Event					Risk rating ¹ C = consequence L = likelihood	Works approval holder’s controls sufficient?	Conditions ² of works approval	Justification for additional regulatory controls/ DWER comments
Source/Activities	Potential emission	Potential pathways and impact	Receptors	Works approval holder’s controls				
Category 67: Fuel burning								
Construction/installation								
Installation of power plant generators, expansion of the existing hardstand	Dust	Pathway: Air/windborne pathway Impact: Amenities of nearby heritage sites and visual impacts to drivers	Civilians commuting on Goldfield’s Highway situated 285 m west. Aboriginal heritage sites within and surrounding the power station	Refer to Section 3.1	C = Slight L = Rare Low risk	Y	N/A	Given there is no additional clearing or disturbance required for the expansion of the power plant, the delegated officer considered this emission to be a low risk. No proposed controls have been considered for dust generation during installation.

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Risk Event					Risk rating ¹ C = consequence L = likelihood	Works approval holder's controls sufficient?	Conditions ² of works approval	Justification for additional regulatory controls/ DWER comments
Source/Activities	Potential emission	Potential pathways and impact	Receptors	Works approval holder's controls				
Operation (including time-limited operations)								
Operation of the power plant and associated infrastructure	Noise	Pathway: Air/windborne pathway Impact: Amenity of nearby receptors commuting on the highway	Civilians commuting on Goldfield's Highway situated 285 m west.	N/A	C = Slight L = Rare Low risk	Y	N/A	The delegated officer considered there is a low expected risk of noise emissions impacting the nearby receptors. Noise emissions are required to comply with the assigned levels in the <i>Environmental Regulation (Noise) Regulations 1997</i> .
Diesel /gas power generation through burning diesel/gas	Gaseous and particulate emissions (NO _x , CO, VOCs, Sox PM ₁₀)	Pathway: Air/windborne pathway Impact: Decline in air quality for nearby receptors	Aboriginal heritage sites within and surrounding the power station Remnant native vegetation adjacent to the west of the power station	Refer to Section 3.1	C =Slight L = Unlikely Low risk	Y	N/A	The delegated officer considered there is a low risk of air emissions impacting the nearby receptors and that the applicant's proposed controls are sufficient in managing the risk.
Handling and storage of hydrocarbons	Spills and leaks of hydrocarbons	Pathway: Overland runoff Impact: Decline in health of surrounding flora and contamination of nearby surface water and groundwater.	Remnant native vegetation west adjacent to the power station Ephemeral streams in the vicinity of power station Underlying groundwater and soils	Refer to Section 3.1	C = Minor L = Rare Low risk	Y	<u>Condition 1 (Table 1): Infrastructure and equipment requirements (Item 15, 16 and 17)</u> <u>Condition 14 (Table 2): Power station operational requirements (Item 1, 2 and 3).</u>	The delegated officer considered it necessary to include generator bunding and compound drainage conditions to mitigate the risk of potentially contaminated stormwater runoff from the power station or spills and leaks of hydrocarbons. The works approval holder's proposed controls have also been implemented in the works approval.
	Potentially contaminated stormwater			Refer to Section 3.1	C = Minor L = Rare Low risk	Y		

Note 1: Consequence ratings, likelihood ratings and risk descriptions are detailed in the *Guideline: Risk assessments* (DWER 2020).

Note 2: Proposed works approval holder's 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
Tarlka Matuwa Piarku Aboriginal Corporation (TMPAC) advised of proposal and invited to comment on 10 December 2025.	No comments received.	N/A
Works approval holder was provided with draft amendment on 19 January 2026.	Works approval holder provided comments on 6 February 2026. See Appendix 1 for comments.	See Appendix 1 for department's response.
Works approval holder was provided with a second draft amendment on 10 February 2026.	Works approval holder waived the consultation period on 20 February 2026.	N/A

5. Conclusion

Based on the information in the application and this assessment, the delegated officer has determined the proposed expansion of the existing power station on the premises will not pose an unacceptable risk of impacts to nearby receptors.

In determining to amend the works approval, the following matters were considered by the delegated officer:

- Category 67 is to be added to the works approval as the minimum production throughput of the category will be met;
- No further disturbance or clearing is required for the expansion; and
- The distance to sensitive receptors and the proposed controls to mitigate emissions that could possibly impact these receptors.

The delegated officer considered it necessary to include generator bunding conditions to mitigate the risk of potentially contaminated stormwater runoff from the power station or spills and leaks of hydrocarbons.

The delegated officer has determined that a revised works approval will be granted, subject to conditions commensurate with the determined controls and necessary for administration and reporting requirements.

5.1 Summary of amendments

Table 6 provides a summary of the proposed amendments and will act as record of implemented changes. All proposed changes have been incorporated into the revised works approval as part of the amendment process.

Table 6: Summary of works approval amendments

Condition no.	Proposed amendments
Cover page	Added 'Trading as'. Amended the ACN number. Included new DWER file number. Extended the expiry date from 17/10/2026 to 17/10/2027. Updated date of amendment. Added Category 67 to the prescribed premises category table.
Works approval history	Added this amendment to works approval history.
Table 1: infrastructure and equipment requirements table	Added a column for item numbers. Added power station infrastructure (items 15, 16 and 17). Updated site plan references with table numbers.
Time limited operational phase	Added power station infrastructure TLO requirements (condition 14 & 15). Added Table 2: power station operational requirements during TLO.
Table 8: Definitions	Added a condition for 'AS 1940'. Removal of the condition for 'EP Regulations' as not referenced in the licence
Schedule 1: Maps	Added Figure 3: power station layout map. Added figure captions and numbers.
General	Updated condition and table numbers as required.

References

1. Department of Environment Regulation (DER) 2015, *Guidance Statement: Setting Conditions*, Perth, Western Australia.
2. Department of Water and Environmental Regulation (DWER) 2020a, *Guideline: Environmental Siting*, Perth, Western Australia.
3. Department of Water and Environmental Regulation (DWER) 2020b, *Guideline: Risk Assessments*, Perth, Western Australia.
4. Piper Preston Pty Ltd (SO4) 2025, *Amendment to Part V EP Act Works Approval W6282/2019/1 – Category 67: Fuel burning*, Perth, Western Australia.
5. Piper Preston Pty Ltd (SO4) 2025, *SO4 power plant - Works approval amendment application form*, Perth, Western Australia.

Appendix 1: Summary of works approval holder's comments on risk assessment and draft conditions

Condition	Summary of works approval holder's comment	Department's response
Works approval		
Prescribed premises categories	<p>The works approval holder requests either Category 52 or 67 is removed as;</p> <ul style="list-style-type: none"> - Both categories apply to the same infrastructure, activity, fuel consumption and subsequent environmental impact/risk - The associated impacts can be effectively regulated under a single category - Removal of the duplicated category will reduce administrative burden for the licence holder. 	The delegated officer has reviewed and considered that the fees for the premises emissions are appropriately captured under Category 14. Category 67 will accurately capture the activities on the premises, therefore the department has removed Category 52 from the works approval to minimise duplication.
Table 1: Infrastructure and equipment requirements table (power station upgrade)	The works approval holder requests a footnote is added to the table to describe the power infrastructure that is already installed/operational on the premises.	The delegated officer does not consider it necessary to identify already constructed infrastructure on the works approval. A works approval cannot be granted after infrastructure is already constructed as conditions of the works approval are only to authorise new activities. The existing generators have been captured under the decision report and it is not enforceable to include a footnote in the works approval.
Table 1: Infrastructure and equipment requirements table (item 15) and Table 2: Power station upgrade operational requirements during TLO (item 1).	The works approval holder requests to amend "3 x 2 MW Cummins C2000 N5CD HSK78 gas powered generators" to "3 x 2 MW Cummins C2000 N5CD HSK78 (or equivalent) gas powered generators"	Noted and accepted.
Table 1: Infrastructure and equipment requirements table (item 16) and Table 2: Power station upgrade operational	The works approval holder requests to amend "3 x Cummins KTA50-G3 diesel generators" to "3 x 1MW diesel powered generators" or "3 x Cummins KTA50-G3 (or equivalent) diesel generators".	Noted. The infrastructure name has been amended to "3 x 1 MW Cummings KTA50-G3 (or equivalent) diesel generators".

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Condition	Summary of works approval holder's comment	Department's response
requirements during TLO (item 2).		
Table 2: Power station operational requirements during TLO (item 1)	The works approval holder confirmed there is bioremediation onsite.	Noted. The controls for hydrocarbon spills/leaks have been amended to report to the bioremediation area.
Table 2: Power station operational requirements during TLO (item 3)	The works approval holder requested that reference to management in accordance with Department of Water (DoW) Water Quality Protection Note 52 (WQPN 52): Stormwater management at industrial sites (DoW 2010) is removed as this WQPN is not relevant for mine sites nor hydrocarbon storage tank areas.	The delegated officer acknowledges the control was proposed by the works approval holder in the amendment application and implemented in the works approval. The delegated officer reviewed and determined it appropriate to remove the proposed control noting that other controls, including infrastructure controls requiring design in accordance with AS 1940, adequately manage hydrocarbon risks.
Amendment report		
Table 2: Works approval holder controls - Gaseous and particulate emissions	The works approval holder asks if use of low sulphur fuel source for power generation is necessary to be included as a control.	The delegated officer acknowledges the control was proposed by the works approval holder in the amendment application and adopted in the draft works approval. The delegated officer reviewed and determined it appropriate to remove the proposed control from Table 2 noting that sulphur content in fuel is governed by national standards.
Table 2: Works approval holder controls - Spills and leaks of hydrocarbons & potentially contaminated stormwater	The works approval holder states the controls after 'hydrocarbon management in accordance with AS1940-2017' are irrelevant as the measures under the standard require suitable management of spills within the infrastructure. Additionally, the works approval holder states the WQPN 52: Stormwater management at industrial sites is irrelevant as it does not apply for mine sites or hydrocarbon storage tank areas.	The delegated officer acknowledges the controls were proposed by the works approval holder in the amendment application and adopted in the draft works approval. The delegated officer reviewed the DoW WQPN 52 and determined it appropriate to remove the proposed control. Other proposed controls will be retained within the report and works approval.
	The works approval holder confirmed the implementation of spill response and clean up procedures will be in accordance with SO4's environmental management plan.	Noted and added.
	The works approval holder confirmed there is a bioremediation pad onsite for hydrocarbon spills.	Noted and controls amended to capture the bioremediation pad.

Condition	Summary of works approval holder's comment	Department's response
	<p>The works approval holder was to confirm the characteristics of the existing power plant building where new generators will be installed. No comment was provided by the applicant, except that it is an existing building.</p>	<p>The department has included a design requirement as follows: Spill containment and compound drainage must be in accordance with Appendix G of AS 1940.</p>