



Application for Works Approval Amendment

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

Works Approval Number	W6598/2021/1
Works Approval Holder	CXTGD Investment Pty Ltd
Application number	APP-0033616
Premises	Erim Downs Feedlot 19094 Brand Highway WARRADARGE WA 6518
Date of report	16 March 2026
Status of report	Final

1. Decision summary

The delegated officer has determined to make amendments to works approval W6598/2021/1. The amendments are administrative in nature therefore they do not alter the risk profile of the premises, providing that activities, emissions and receptors as stated in existing approvals remain unchanged.

This amendment report documents the amendments made pursuant to section 59 and 59(B) of the *Environmental Protection Act 1986* (EP Act).

The decision report for the existing works approval will remain on the department's website for future reference and will act as a record of the department's decision making.

2. Scope of assessment

2.1 Regulatory framework

In amending the works approval, 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

Works approval W6598/2021/1 is held by CXTGD Investment Pty Ltd (works approval holder) for the Erim Downs Feedlot (the premises), located at 19094 Brand Highway, Warradarge (Lot 10804 on Plan 210800).

The premises relates to the categories and the assessed design capacity under Schedule 1 of the *Environmental Protection Regulations 1987* (EP Regulations) which are defined in existing works approval W6598/2021/1.

On 6 February 2026, the works approval holder submitted an application to the department to amend works approval W6598/2021/1 under section 59B of the *Environmental Protection Act 1986* (EP Act). The amendment application included the following requests:

- extending the works approval expiry date by 3 years; and
- removing the limited duration (180 days) for time-limited operations.

The works approval holder submitted a partial compliance report on 20 October 2025 stating that 40 feedlot pens had been constructed allowing up to 4,800 SCU at any one time (Stage 1). The remaining 68 feedlot pens, enabling another 7,200 SCU (Stage 2), are due for completion by early 2027.

The works approval holder is seeking the above amendments to allow the operation of Stage 1 infrastructure while Stage 2 is constructed.

Additionally, the delegated officer has determined to make some minor formatting and administrative changes as described in section 4.

3. Consultation

The works approval holder was provided with the draft amendment report and draft revised works approval on 10 March 2026. Comments received from the works approval holder on 11 and 12 March 2026 have been considered by the delegated officer and are summarised below.

The works approval holder expressed concern with a proposed condition requiring the submission of a licence application 180 calendar days prior to expiry of the works approval. They were concerned that the wording of the condition curtailed options such as registering

the category 68 activities. The delegated officer considered this concern and determined to remove the proposed condition, replacing it with a note in section 4 below regarding ongoing operations of the premises. Relevant sections of the amendment report and works approval have been updated.

4. Decision and conclusion

Extension of expiry date and duration of time-limited operations

The delegated officer has considered information provided by the works approval holder and has determined to extend the expiry date of the works approval by 3 years and remove the limited duration for time limited operations. It is understood that this will allow the operation of Stage 1 infrastructure while Stage 2 is being constructed. The delegated officer considers the extension of the works approval expiry and removal of limited duration of time limited operations to be an administrative amendment with no changes to the existing risk assessment.

It is expected that an environmental compliance report will be submitted in accordance with conditions 5 to 7 of the works approval following construction of Stage 2.

The works approval holder should consider applying for a registration or licence (whatever is relevant at the time) at least 3 to 6 months prior to the expiry date of the works approval to authorise emissions associated with the ongoing operation of the premises, i.e. cattle feedlot and animal holding activities. This will ensure sufficient time for the department to process the application prior to expiry of the works approval.

Administrative changes

In addition to the above, the delegated officer has made the following administrative changes:

- Updated the works approval holder’s registered business address to match the ASIC extract that was provided with the application.
- Minor changes to the formatting of the document for readability. There are no changes to the intent of conditions except where detailed above and in section 4.1.

Conclusion

Based on the assessment in this amendment report, the delegated officer has determined that an amended works approval will be granted, subject to conditions commensurate with the determined controls and necessary for administration and reporting requirements.

4.1 Summary of amendments

Table 1 below provides a summary of the proposed amendments and will act as a record of implemented changes. All proposed changes have been incorporated into the revised works approval as part of the amendment process.

Table 1: Summary of works approval amendments

Condition no.	Proposed amendments
Front page	Updated registered business address to match ASIC extract that was provided with the application. Extended expiry date of works approval from 1/11/2027 to 1/11/2030.
Condition 9	Removal of 180 calendar day limit for time limited operations