

Development licence

Environment Protection Act 2017

Licence number	DL000300088
Issue date	20 July 2026
Last amended	-
Expiry date	25 June 2030
Licence holder	VHM LIMITED
ACN	601004102
Activity site(s)	Bennett Road, Lalbert, Victoria, 3542, Australia
Prescribed permission activities	A03 (Sewage treatment) K01 (Power generation)

Issued under section 69(1)(a) of the *Environment Protection Act 2017* (the Act).



Robina Weir
Team Leader Development Licences
Delegate of Environment Protection Authority Victoria (EPA)

Development licence

Environment Protection Act 2017

Context

Environment Protection Authority Victoria (EPA) is Victoria's environmental regulator acting in accordance with the *Environment Protection Act 2017* (the Act). Our regulatory role is to work with community, industry and business to prevent and reduce the harmful effects of pollution and waste on Victoria's environment and people.

Why we issue development licences

A range of development activity types are prescribed in the Environment Protection Regulations 2021 (the Regulations) because they give rise to risks of harm to human health or the environment. We issue development licences so applicants can lawfully undertake prescribed development activities. Section 44 of the Act provides that a person must not engage in a prescribed development activity except as authorised by a development licence in respect of that activity.

When we issue development licences

EPA can issue a development licence under section 69(1) of the Act. When issuing a development licence, EPA takes into account a number of factors, including the measures an applicant has taken or proposes to take in order to comply with the Act when engaging in the prescribed permission activity.

EPA can amend, suspend or revoke a licence for a range of reasons. This can include in response to changes in activities, risks or licence holder performance. All development licence details are publicly accessible via the EPA Public Register.

Key information and obligations

Interpretation

For the purposes of this development licence "You" means the "licence holder" identified on the first page. Unless a contrary intention appears, words or terms used in the conditions of your licence have the same meaning as in the Act, and in any regulations made pursuant to the Act.

Compliance

Your licence is subject to conditions. These conditions confer legal obligations on you as the licence holder. Some of these are general in nature, while others require you to do (or not to do) specific things. The requirements of these conditions do not detract from each other in any way, nor do they affect any other duties or obligations with which you are required to comply by law. You must fulfil all duties and perform all obligations set out in this licence or otherwise required by law.

Strict penalties apply for non-compliance with any part of your development licence.

You must comply with the Act and regulations administered by EPA. This includes, but is not limited to, compliance with the general environmental duty (GED).

Development licence

Environment Protection Act 2017

Duties under the Act

Under the Act, you have legal obligations in relation to your prescribed and non-prescribed activities. These legal obligations exist to minimise risks of harm to human health and the environment from pollution and waste.

You may be committing an offence and be liable to a penalty under the Act if your actions or omissions constitute a breach of these legal obligations.

General environmental duty

The Act places the onus on you to understand the risks associated with your operation or activity and requires you to minimise the risk of harm. This is called the general environmental duty (GED).

Sections 6 and 25 of the Act provide the legal basis for the GED. These sections state that a person engaging in an activity which may give rise to risks of harm to human health or the environment from pollution or waste must eliminate or minimise those risks, as far as reasonably practicable.

Duty to notify EPA of notifiable incidents

A notifiable incident is a pollution incident that causes or threatens to cause material harm to human health or the environment or is a prescribed notifiable incident. Under section 32 of the Act, you have an obligation to notify EPA of a notifiable incident as soon as practicable after you become aware of the incident.

Duty to take action to respond to harm caused by pollution incident

Under section 31 of the Act, if a pollution incident has occurred as a result of an activity (whether by act or omission) and the pollution incident causes or is likely to cause harm to human health or the environment, a person who is engaging in that activity must, so far as reasonably practicable, restore the affected area to the state it was in before the pollution incident occurred.

Duty to notify of contaminated land

Under section 40(1) of the Act, a person in management or control of land must notify EPA if the land has been contaminated by notifiable contamination as soon as practicable after the person becomes aware of the notifiable contamination.

Notifiable contamination means contamination which is prescribed in the Regulations, or contamination for which the cost of action to remediate the land is likely to exceed \$50,000, or any other prescribed amount.

Duties relating to industrial waste, priority wastes and reportable priority wastes

Under parts 6.4 and 6.5 of the Act, a person has obligations in relation to the generation, receiving, recording, managing, transporting, and disposal of industrial, priority wastes and reportable priority wastes. These duties include:

- Duties of persons depositing industrial waste.

Development licence

Environment Protection Act 2017

- Duties of persons receiving industrial waste.
- Duty of persons involved in transporting industrial waste.
- Duties of persons managing priority waste.
- Duty to investigate alternatives to waste disposal.
- Duty to notify of transaction in reportable priority waste.
- Duty of persons transporting reportable priority waste.

For further information on waste classifications see schedule 5 of the Regulations.

Further information and resources

To aid compliance with the Act and the Regulations, Environment Reference Standards (ERS), Compliance Codes, Position Statements and Guidelines have been developed to address a range of environmental objectives, permitted and non-permitted activities and risks.

You should understand how the Victorian environment protection framework applies to you and your activity, operation or business by making yourself familiar with the Act, Regulations, Compliance Codes and other relevant guidance material.

To assist you with understanding your obligations refer to www.epa.vic.gov.au.

Amendment

You can apply at any time to EPA for an amendment to your licence under section 57 of the Act. EPA may also decide to amend a licence under its own initiative according to section 58 of the Act.

Transfer

A person may apply to EPA for the transfer of this licence to a new licence holder pursuant to section 56 of the Act.

Duration of licence and renewal

This development licence is subject to the expiry date identified on the first page of this licence. It will remain in force until that time unless it is first surrendered by the licence holder (with consent from EPA), or it is suspended or revoked by EPA. EPA may decide to extend the term of the licence under section 72 of the Act. Note that an application for a development licence renewal must be submitted to EPA before the licence expiry date.

Development licence

Environment Protection Act 2017

Development licence structure

Your development licence has multiple parts:

- Conditions
- Appendix 1 – locality plan
- Appendix 2 – activity plan
- Appendix 3 – contour plan
- Appendix 4 – waste acceptance table
- Appendix 5 – air discharge tables
- Appendix 6 – water discharge table
- Appendix 7 – landfill cell table

Plans, maps and diagrams

Before relying on the information in the plans, maps and diagrams included in the Appendices of this statutory document, carefully evaluate the accuracy, currency, completeness and relevance. Obtain appropriate professional advice before using this information.

Development licence

Environment Protection Act 2017

Conditions

General conditions

	Within 90 days of the completion of the approved activities, you must provide to EPA a written report that summarises the activities undertaken and includes: PHASE 3: COMMISSIONING AND POST-COMMISSIONING (PROOF OF PERFORMANCE)
DL_C07	1. Assessment of commissioning monitoring results, including: a) air emissions from K01. b) wastewater from A03 facility. c) noise for both K01 and A03 facilities. d) baseline GHG emissions for both K01 and A03 facilities.
DL_G01	A copy of this licence must be kept at the site and be easily accessible to persons who are engaging in an activity conducted at the site. Information regarding the requirements of the licence and the Act duties must be included in site induction and training information.
DL_G02	The development Goschen Mineral Sands and Rare Earths Project must be conducted in accordance with the listed approved plans and documents: a) The main application: Goschen_Development_Licence_APP026623_20072023.pdf b) APP026623 - Application Details.pdf c) Development Licence Application Form d) Fit and Proper Person Questionnaire (F1017) e) Prohibited Person Questionnaire (F1018) f) Technical Report_F_Noise_Authorisation.pdf g) Technical Report_G_Air Quality_Authorisation.pdf h) Technical Report H1_Surfacewater_Authorisation_21082023.pdf i) Technical Report H2_Mine site surface water_Authorisation_21082023.pdf j) Technical Report I_Groundwater_authorisation_21082023.pdf k) Responses to RFIs: - Technical Memorandum dated 05/05/2026. In the event of any inconsistency between the approved documents and the conditions of this permission, the conditions of this permission shall prevail.

Development licence

Environment Protection Act 2017

Subject to the following conditions, this development licence allows you to:

Construct and commission the following works and associated equipment in accordance with your application APP026623 and supporting information, including the following components:

1. A Power Generation Facility (K01) consisting of:
 - a) up to 6 generators designed for a 7,200 kVA (5 duty; 1 standby) of characteristics USEPA Tier 4 / EU Stage V engines.
 - b) all generator sets to be fitted with Selective Catalytic Reduction (SCR) systems (or EPA-approved equivalent) and designed to emit to the atmosphere via individual stacks within the limits specified in Appendix 5 – Air Discharge Tables.
 - c) emissions from these will be discharged from a 11m exhaust stack height.
 - d) items (a) to (c) may be subject to change in detailed design provided all applicable performance criteria and licence limits are met.
2. A Wastewater Treatment Plant (WWTP) (A03) capable of treating all domestic wastewater generated to Class B recycled water standards measured at the outlet of the treatment system.

Effluent must be suitable for reuse in the mineral processing circuit, meeting the following criteria:

- E. coli < 100 org/100 mL;
- pH 6 – 9;
- BOD < 20 mg/L;
- Suspended Solids < 30 mg/L

The WWTP includes the following components:

- a) A Sequencing Batch Reactor (SBR) system with a capacity of 20,000 litres per day.
- b) An aerated Flow Balance Tank.
- c) A 10 m³ Sludge Holding Tank for thickening of biosolids.
- d) A 10 m³ Treated Effluent Tank / Chlorine Contact Chamber.
- e) Associated pipework for the transfer of 100% of treated effluent to the Process Water Pond for reuse.
- f) items (a) to (e) may be subject to change in detailed design provided all applicable performance criteria and licence limits are met.

3. A noise emission control system as required in DL_R04. Activities under this development licence will proceed in three distinct phases:

1. Phase 1: Pre-construction and construction related activities (code is DL_R04 (Final Plant Design Parameters and Performance Standards);
2. Phase 2: Post – construction related activities (construction completed/before commissioning) (code is DL_R01 -commissioning plan procedures and DL_W08 - installations);
3. Phase 3: Post-commissioning monitoring results (code is DL_C07 - Proof of Performance - reporting).

Development licence

Environment Protection Act 2017

DL_G05	This permission expires:
	(a) on the issue or amendment of an operating licence or permit relating to all activities covered by this permission;
	(b) when the Authority advises in writing that all activities covered by this permission have been satisfactorily completed and the issue or amendment of an operating licence or permit is not required; or
	(c) on the expiry date listed on the front page of this permission.
DL_G07	You must:
	(a) develop and maintain a decommissioning plan that is in accordance with the current decommissioning guidelines published by the Authority;
	(b) provide the decommissioning plan to the Authority upon request;
	(c) supply to the Authority an updated detailed decommissioning plan 60 business days prior to commencement of decommissioning, if you propose to divest a section of the licensed site, cease part or all of the licensed activity or reduce the basis upon which the licence was granted to a point where licensing is no longer required; and
	(d) decommission the licensed site in accordance with the detailed decommissioning plan, to the satisfaction of the Authority and within any reasonable timeframe which may be specified by the Authority.

Standard conditions

DL_C01	Commissioning activities must be undertaken in accordance with the commissioning plan approved by the Authority.
DL_C02	You must immediately notify the Authority by calling 1300 EPA VIC (1300 372 842) in the event of: a) A discharge, emission or deposit which gives rise to, or may give rise to, actual or potential harm to human health or the environment; b) A malfunction, breakdown or failure of risk control measures at the site which could reasonably be expected to give rise to actual or potential harm to human health or the

Development licence

Environment Protection Act 2017

	environment; or c) Any breach of the licence.
DL_C05	1. You must develop a risk management and monitoring program for your activities which: (a) identifies all the risks of harm to human health and the environment which may arise from the activities you are engaging in at your activity site; (b) clearly defines your environmental performance objectives; (c) clearly defines your risk control performance objectives; (d) describes how the environmental and risk control performance objectives are being achieved; (e) identifies and describes how you will continue to eliminate or minimise the risks in 1(a) (above) so far as reasonably practicable; and (f) describes how the information collated in compliance with this clause, is or will be disseminated, used or otherwise considered by you or any other entity. 2. The risk management and monitoring program must be: (a) documented in writing; (b) signed by a duly authorised officer of the licensed entity (c) made available to the Authority on request.
DL_W03	You must notify the Authority when the construction associated with the development activities covered by this approval has been completed.
DL_W04	You must not commission or use the operating components of the development activities without the written approval of the Authority.

Specific conditions

DL_C03	Construction and commissioning must not cause or result in any breach of any permission issued by the Authority for the permission activity, except where authorised by a condition of this licence.
DL_R01	At least 45 days before the commencement of any commissioning, you must provide to the Authority for approval, reports that include(s): PHASE 2: POST-CONSTRUCTION / PRE-COMMISSIONING 1. A report prepared by an EPA-appointed Environmental Auditor (or other approved independent expert) verifying that the construction of the K01 and A03 facilities meets the requirements of conditions DL_R04 and DL_W08 and complies with the design standards specified in DL_G03.

Development licence

Environment Protection Act 2017

2. A Commissioning and monitoring Plan developed based on the final 'as-built' design. This plan must detail, at a minimum:
 - a) A (K01) Air Emission Monitoring Program to verify compliance with emission limits in Appendix 5 – Air Discharge Table.
 - b) Provide GHG emission monitoring program to establish baseline emission intensity as an operational benchmark.
 - c) A (K01/A03) Noise Monitoring Program to verify Sound Power Levels, including Low Frequency Noise (LFN) assessment, incorporating the "commissioning measurements"
 - d) A03) Monitoring Program to verify process performance [Dissolved Oxygen(DO), Ammonia (NH₃-N), Mixed Liquor Suspended Solids (MLSS), and Sludge Retention Time (SRT)] and final discharge standards in DL_G03(5).
 - e) (K01 and A03) Waste Management procedures detailing segregation, storage and disposal of all RPW (solid waste, chemical wastes, and biosolids) generated onsite.
 - f) Evidence of the completion of the fire containment and firefighting water infrastructure.
3. The Risk Management and Monitoring program (RMMP), per DL_C05 incorporate the following requirements but not limited to the following:
 - a) An Off-Spec Effluent Management Procedure for A03 detailing the containment and re-treatment of non-compliant water.
 - b) Procedures for managing K01 Waste Oils and A03 Biosolids (Sludge).
 - c) A GHG Management Plan including a roadmap to periodically review and assess the commercial availability and technical feasibility of integrating renewable energy sources and/or lower-emission alternative fuels for the K01 facility.
 - d) Operational procedures detailing the automated shutdown protocols triggered by SCADA system detection of SCR system failure.
 - e) A Noise Management Plan to comply with MM-NV01, MM-NV07 and MM-NV09.

DL_R02

You must not commence commissioning of the operating components of the development activities until you have received the Authority's written approval of the reports which are required pursuant to condition(s) DL_R01.

At least 30 business days before the commencement of any construction, you must provide to the Authority a report/reports that include(s):

PHASE 1: PRE-CONSTRUCTION AND CONSTRUCTION

DL_R04

1. The Final Environmental Design Reports that include:
 - a) The site layout plans for K01 and A03 facilities
 - b) Final detailed design of K01 power generation facility, including:
 - i. final fuel selection
 - ii. an updated Air Quality Assessment Report, including the likely suboptimal operating conditions such as extreme heat.

Development licence

Environment Protection Act 2017

c) Final air emissions from the processing plant to confirm that the prescribed exemption for general discharge or emissions to the atmosphere apply, as specified in clause 39)(a) of the Environment Protection Regulations 2021.

d) An updated Acoustic Design Report, which includes demonstrated compliance with:

- i. MM_NV01 - Minimise risk of harm from noise emissions so far as reasonably practicable – mining equipment:
 - having regard to equipment noise emissions, including selecting the quietest available equipment where required to minimise risks of harm to human health and the environment so far as reasonably practicable, and, in all cases, to ensure noise emissions do not exceed the SWL used in the noise model, and
 - to minimise the risk of harm from tonal, impulsive, or intermittent noise character and high sound energy in the low frequency range so far as reasonably practicable.
- ii. MM-NV07 - Minimise risk of harm from noise emissions so far as reasonably practicable – power plant
 - incorporate the highest levels of noise control to minimise emissions and noise character from the power station so far as reasonably practicable including (but not necessarily limited to), placing all gensets in acoustic enclosures and containing all gensets within a generator building, use of high-performance exhaust mufflers and low noise cooling radiators.
 - risk of low frequency noise impacts from the power plant will be controlled by the highest levels of noise control including (but not necessarily limited to), placing all gensets in acoustic enclosures within a generator building, use of high-performance mufflers and low noise cooling radiators.

e) A stormwater design and management report for K01 and A03 facilities consisting of: the integrated drainage, firewater containment systems, bunded catchments and diversion systems are designed to meet the requirements of mitigation measures MM-SW01, MM-SW02, MM-SW04, and MM-GW03, including:

- i. verification that sumps and secondary containment are sized to capture the 1-in-20-year (5% AEP) storm event, or 110% of the largest vessel plus a 20-minute fire deluge volume (whichever is greater).
- ii. containment of contaminated runoff from chemical storage and wastewater treatment areas (including storage areas for influent, effluent, and sludge) designed in accordance with EPA Publication 1698 (Liquid storage and handling guidelines).
- iii. final liner and containment specifications demonstrating that impermeable concrete pads and secondary containment bunding prevent any hydrocarbon or biological contaminants from leaching into underlying soils and groundwater.

Development licence

Environment Protection Act 2017

- f) An updated (A03) Waste Water Treatment Plant (WWTP) design report, providing verification that the biological treatment sequence is rectified to safely achieve the Class B recycled water standard specified in DL_G03(2). The report must explicitly verify:
- i. the treatment sequence is designed so that sand filtration occurs prior to chlorination.
 - ii. the chlorine contact tank incorporates physical baffling to prevent short circuiting, the effective contact time, CT value and the target chlorine residual
 - iii. inline turbidity monitor is installed immediately after the decant phase and is linked to the SCADA system to trigger automated corrective actions (via the Off-Spec Effluent Management Procedure) if the water is too turbid to be effectively disinfected.
 - iv. an updated Site Water Balance model proving the process circuit has the capacity to absorb 100% of the treated effluent (ensuring zero environmental discharge).
 - v. detailed design specifications for the pipe connecting the A03 facility to the Process Water Pond (PWP). The design must be a fully enclosed, dedicated pipeline that prevents any potential human contact or worker exposure to the treated effluent during transfer.
- g) A Firewater Containment Design Report, which includes analysis of the expected firewater demand and required retention volume based on the most credible worst-case fire scenario for the K01 and A03 facilities.
- h) Confirmation that the design for the firefighting infrastructure will comply with the prescribed requirements of Regulation 129 report and consent of Building Regulations 2018.
- i) Evidence of consultation with the Country Fire Authority (CFA) or endorsement in relation to all Dangerous Goods storage and handling requirements.

You must install:

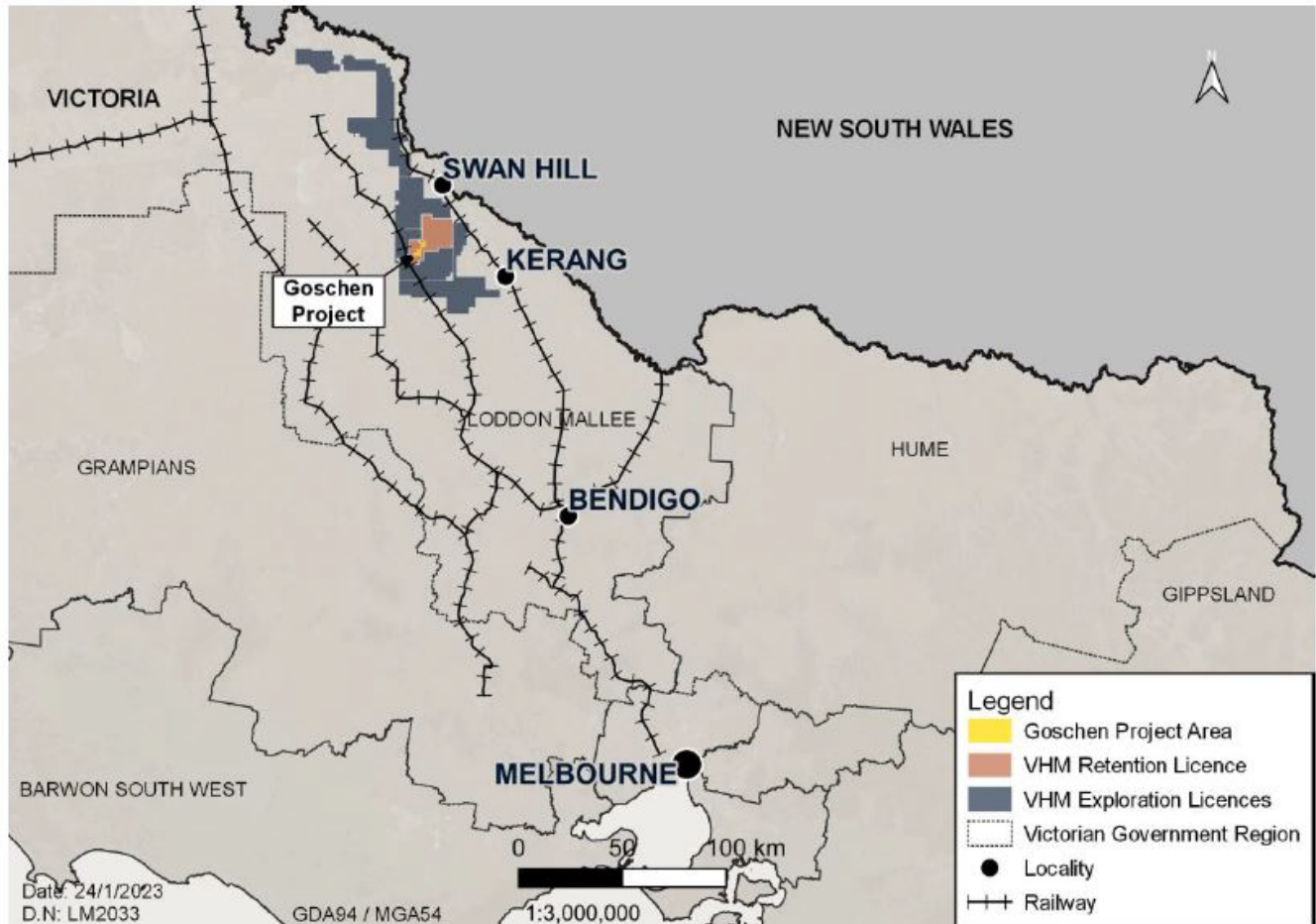
- DL_W08
- 1. All exhaust stacks so that provisions for sampling are included in accordance with "AGuide to the Sampling and Analysis of Air Emissions and Air Quality" (EPA Publication440.1, released December 2002).
 - 2. All wastewater discharge points so that provisions for sampling are included inaccordance with the "Guide to the Sampling and Analysis of Waters, Wastewaters, Soilsand Wastes" (EPA Publication 441, released June 2009).
 - 3. An automated SCADA monitoring system that includes an automated diversionvalve to instantly redirect any effluent that fails to meet the Class B limits specified in DL_G03(2), preventing it from entering the process water.

Development licence

Environment Protection Act 2017

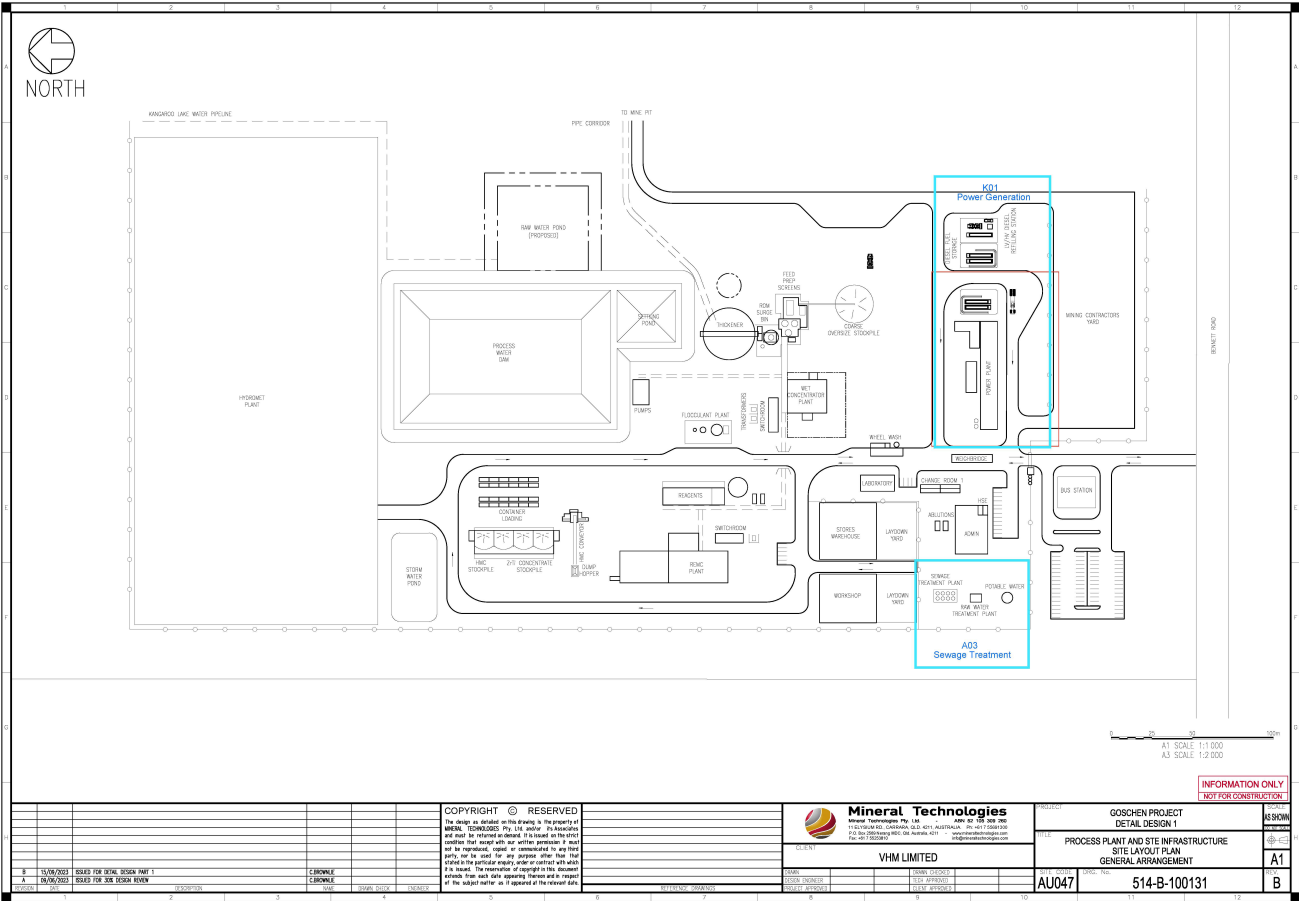
Appendices

Appendix 1 – locality plan



Licence number: DL000300088

Appendix 2 – activity plan



Development licence

Environment Protection Act 2017

Appendix 3 – contour plan

There is no contour plan for this licence.

Development licence

Environment Protection Act 2017

Appendix 4 – waste acceptance table

There is no waste acceptance for this licence.

Development licence

Environment Protection Act 2017

Appendix 5 – air discharge table

Discharge Point ID	Discharge Point Name	Indicator	Limit Type	Unit	Discharge Limit
DP 1	Stack from generator	Carbon monoxide	Maximum	g/sec	0.01100
		Nitrogen dioxide	Maximum	g/sec	0.09000
		Particles (as PM2.5)	Maximum	g/sec	0.00330
DP 2	Stack from generator	Carbon monoxide	Maximum	g/sec	0.01100
		Nitrogen dioxide	Maximum	g/sec	0.09000
		Particles (as PM2.5)	Maximum	g/sec	0.00330
DP 3	Stack from generator	Carbon monoxide	Maximum	g/sec	0.01100
		Nitrogen dioxide	Maximum	g/sec	0.09000
		Particles (as PM2.5)	Maximum	g/sec	0.00330
DP 4	Stack from generator	Carbon monoxide	Maximum	g/sec	0.01100
		Nitrogen dioxide	Maximum	g/sec	0.09000
		Particles (as PM2.5)	Maximum	g/sec	0.00330
DP 5	Stack from generator	Carbon monoxide	Maximum	g/sec	0.01100
		Nitrogen dioxide	Maximum	g/sec	0.09000
		Particles (as PM2.5)	Maximum	g/sec	0.00330
DP 6	Stack from generator	Carbon monoxide	Maximum	g/sec	0.01100
		Nitrogen dioxide	Maximum	g/sec	0.09000
		Particles (as PM2.5)	Maximum	g/sec	0.00330

g/sec = grams per second

Development licence

Environment Protection Act 2017

Appendix 6 – water discharge table

There are no water discharge points for this licence.

Development licence

Environment Protection Act 2017

Appendix 7 – landfill cells

There are no landfill cells for this licence.