



Amendment Report

Application for Licence Amendment

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

Licence Number	L9243/2020/1
Licence Holder	Semini Custom Feeds Pty Ltd
ACN	066 199 184
File Number	APP-0032703
Premises	Semini Custom Feeds 1417 Jindong-Treeton Road COWARAMUP WA 6284 Legal description - Lot 2 on Diagram 77441 Certificate of title Volume 1876 Folio 302
Date of Report	21 April 2026

1. Amendment description

This amendment is made pursuant to section 59 of the *Environmental Protection Act 1986* (EP Act) to amend the existing licence issued under the EP Act for a prescribed premises as set out below.

Licence L9243/2020/1 is held by Semini Custom Feeds Pty Ltd (licence holder) for the Semini Custom Feeds (the premises), located at 1417 Jindong-Treeton Road, Cowaramup. The premises relates to the categories and the assessed production capacity under Schedule 1 of the *Environmental Protection Regulations 1987* (EP Regulations) which are defined in licence L9243/2020/1.

This amendment relates to an increase in the production throughput of the premises from not more than 20,000 tonnes to not more than 50,000 tonnes of animal feed manufactured per annual period due to the relocation of existing equipment providing increased operational efficiency. No other changes to the aspects of the existing licence relating to category 23 have been requested by the licence holder.

This amendment report documents the assessment of potential risks to the environment and public health from proposed changes to the emissions and discharges from the increase in throughput of animal feed manufacturing at the premises. As a result of this assessment, revised licence L9243/2020/1 has been granted.

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

1.1 Application summary

On 12 December 2025 the licence holder submitted an application to the department to amend licence L9243/2020/1 under section 59 and 59B of the EP Act. The licence holder has proposed an increase in the assessed production capacity of the premises from 20,000 tonnes to 50,000 tonnes per annual period.

The licence holder has specified that this increase in production capacity is the result of the relocation of the existing grain silos on the premises in 2025, which has allowed for increased operational efficiency. Specifically, trucks are now able to unload via auger directly into the silos; rather than unloading within the grain shed where a loader was used to “push up” the grain into bunkers which was then transferred to the silos for storage. This change in process has increased the loader’s availability for mixing for a minimum of an additional three hours per day, enabling up to 75 tonnes/day of animal feed to be manufactured during these additional hours.

Additionally, the slight relocation of a mixing tub has enabled the loader to move more efficiently, therefore, decreasing the time it takes to transfer grain to the mixing tub.

This amendment is limited only to changes to category 23 activities from the existing licence, with Table 1 below outlining the proposed changes to the existing licence.

Table 1: Proposed throughput capacity changes

Category	Current throughput capacity	Proposed throughput capacity
Category 23: Animal feed manufacturing: premises (other than premises within category 15 or 16) on which animal food is manufactured or processed.	Not more than 20,000 tonnes per annual period	Not more than 50,000 tonnes per annual period

1.2 Background

Premises operation

Semini Custom Feeds is located approximately 257 km south of Perth, and 21 km from the nearest major townsite of Margaret River. It has been operational since 1981, with a licence being issued in June 2020 to manufacture up to 20,000 tonnes of animal feed annually for the local dairy and beef industries.

Premises infrastructure includes receiving silos, a processing warehouse, generators, workshops, a site office and fuel and chemical storage. Operational hours are Monday to Friday, 7 am to 5:30pm with some Saturday morning (7am to 1pm) production occurring during busy summer months.

Manufactured feed comprises of crushed and whole cereals and legumes, seedcake products, pellets and minerals. The grains are custom mixed based on the clientele's nutritional instructions, thus there is no set product line. All grain material is stored within sealed silos positioned on concrete pads and moved through enclosed vacuum pipes and auger system to roller mills, located within the Grainshed complex. The grain is processed through the roller mills with canola oil added as a dust suppressant. Once crushed, grain is stored within the Grainshed complex in bays and is mixed as required with minerals and additives. Once mixing is complete the grain is transported via conveyor, vertical bucket elevator and covered dragchain to overhead storage silos until loaded into covered trucks for dispatch.

Water requirements for the site are minimal as water is not included in any mixing processes. Approximately 260,000 L is used annually for cleaning purposes. As scheme water is unavailable at the site, water is drawn from a dam located on the adjacent farmland and under agreement from a bore located on adjacent land under license number GWL171620(2) held by PJ & LM Semini. Potable water is also collected from rainwater tanks located on site.

2. Consultation

Table 2 provides a summary of the consultation undertaken by the department.

Table 2: Consultation

Consultation method	Comments received
Shire of Augusta-Margaret River advised of proposed on 18 December 2025.	No comments received.
Licence holder was provided with draft documents on 26 March 2026.	Licence holder advised, via a telephone call on 20 April 2026, that they agreed with the changes and had no further comments on the draft documents.

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.

Table 3 describes the risk events associated with the proposed changes to the premises, consistent with the *Guideline: Risk Assessments*. In accordance with this guideline, the delegated officer has excluded employees, visitors, and contractors of the licence holder's from its assessment of the proposed changes. Protection of these parties often involves different exposure risks and prevention strategies and is provided for under other state legislation.

Where the licence holder has proposed mitigation measures/controls, these have been considered when determining the final risk rating. Where the delegated officer considers the licence holder's proposed controls to be critical to maintaining an acceptable level of risk, these will be incorporated into the licence as regulatory controls.

Additional regulatory controls may be imposed where the licence holder's controls are not deemed sufficient. Where this is the case the need for additional controls will be documented and justified in Table 3.

As the grain silos, mixing tub and additional concrete pad have already been relocated / constructed, associated emissions and discharges have not been included in Table 3. However, these emissions and discharges associated with the relocation/construction of this infrastructure is expected to have been minimal as the works were of short duration and infrastructure is in close proximity to its previous location. The risk assessment in Table 3, therefore, only assesses the risks of emissions and discharges potentially impacting on receptors from the proposed increase to production at the premises.

Revised licence L9243/2020/1 that accompanies this amendment report authorises emissions associated with the proposed changes to the premises. The conditions in the revised licence have been determined in accordance with *Guidance Statement: Setting Conditions* (DER 2015).

Table 3. Risk assessment of potential emissions and discharges from the proposed changes to the premises during operation

Risk Event				Risk rating ¹ C = consequence L = likelihood	Reasoning	Regulatory controls
Source/ Activities	Potential emissions	Receptors, pathway and impact	Licence holder controls			
Operation of the grain storage and processing facility – increase in production from 20,000 to 50,000 tonnes of animal feed manufactured per annual period	Fugitive dust	Air/windborne pathway causing impacts to health and amenity. Seven rural residential properties (zoned priority agriculture) are located within 1 km of the facility, with the closest being approximately 450 m north of the animal feed manufacturing activities.	Process dust emissions are managed through an enclosed inline process and the addition of dust suppression additives (canola oil) at the point of crushing. All grain handling is via enclosed augers, conveyors, blower and vacuum systems and product stored in enclosed silos.	C = Slight : minimal impacts to amenity at a local scale L = Unlikely : The risk event will probably not occur in most circumstances Low Risk	The delegated officer understands that the increase in production is associated with operational efficiency improvements following the relocation of some existing infrastructure. No significant changes to the premises design or operation are proposed. The delegated officer considers that the separation distance between the animal feed manufacturing activities on the premises and potential receptors is sufficient. There are no records of any recent dust, noise or odour complaints being received by the department in regard to operations at the premises. Hours of operation are not proposed to change. Considering the above, and existing licence holder controls, the delegated officer does not reasonably foresee offsite impacts from fugitive dust, noise or odour from increased production operations and has assessed the risk as low. No additional regulatory controls are required. Existing licence conditions will remain on the licence to ensure the risk is minimised. <i>The Environmental Protection (Noise) Regulations 1997</i> apply to noise emissions.	Existing conditions: Condition 1: Maintenance and operational requirements for infrastructure Conditions 3 to 6: Records and reporting
	Noise	Regular machinery servicing. All noise generating activities are enclosed within the process shed or/and generators within soundproof structures that are used during operational hours only.				
	Odour	All grain handling is via enclosed augers, conveyors, blower and vacuum systems and product stored in enclosed silos. All inputs used in manufacturing process are vegetable/grain based and unlikely to generate odour.				

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

4. Decision

Based on the assessment in this report, the delegated officer has determined that the proposed changes do not pose an unacceptable risk of impacts to sensitive receptors. Existing conditions will remain on the licence with no additional regulatory controls imposed.

Administrative amendments

Some minor administrative amendments have been made to clarify infrastructure, update infrastructure labels to match the updated site plan, and to ensure definitions are clear (see section 5.1 for details).

5. Conclusion

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

5.1 Summary of amendments

Table 4 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 licence as part of the amendment process.

Table 4: Summary of licence amendments

Condition no.	Proposed amendments
Front page	Added date of amendment. Added "WA" to the premises details. Amended assessed production capacity from 20,000 to 50,000 tonnes per annual period.
Licence history	Added details of this licence amendment.
1, Table 1	Added details of the material storage (raw material storage and finished product storage) silos from licence holder supplied information to clarify infrastructure that must be maintained and operated in accordance with this condition. Updated the labels for hydrocarbon storage based on licence holder supplied site plan.
Definitions	Updated the definition for monthly to ensure the requirements for compliance are clear. The intent of the condition has not changed.
Schedule 1: Maps, Site plan map, Figure 2	Site plan updated to include relocated raw material storage silos.

References

1. Department of Water and Environment Regulation (DWER) 2015, *Guidance Statement: Setting Conditions*, Perth, Western Australia.
2. DWER 2020, *Guideline: Environmental Siting*, Perth, Western Australia.
3. DWER 2020, *Guideline: Risk Assessments*, Perth, Western Australia.