Decision Report

Application for Works Approval

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

Works Approval Number	W2917/2025/1
Applicant	Nutrien Ag Solutions Fertilisers Pty Ltd
ACN	166 370 976
File number	APP-0026361
Premises	Nutrien Ag Solutions Fertilisers Pty Ltd Alumina Road EAST ROCKINGHAM WA 6168 Legal description Lot 7 on Deposited Plan P404186 Certificate of Title Volume 2868 Folio 296 Part of Lot 8 on Deposited Plan P404186 Certificate of Title Volume 2868 Folio 297 As defined by the coordinates in Schedule 1 of the works approval
Date of report	20 October 2025
Decision	Works approval granted

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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 W2917 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 8 November 2025, Nutrien Ag Pty Ltd (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 a chemical blending and mixing facility at the premises. The premises is approximately 1.35 km west of the residential area of City of Rockingham.

The premises relates to the category 33 and assessed design capacity under Schedule 1 of the *Environmental Protection Regulations 1987* (EP Regulations) which are defined in works approval W2917. 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 W2917.

3. Premises overview

The applicant is proposing to operate a new Fertiliser Blending Facility (the Facility) on Lot 7 and part of Lot 8 Alumina Road, East Rockingham, on the corner of Alumina Road and Zircona Drive in East Rockingham. The Facility is located within the City of Rockingham municipal area, within the suburb of East Rockingham. The site is zoned ‘General Industry’ and is situated within the Alumina Industrial Park which is surrounded by other ‘General Industry’ zoned land, some of which has been developed.

The facility is proposed to receive raw product via truck, either from direct from offloading at Kwinana Bulk Jetty or truck transfer from Nutrien Kwinana bulk storage shed. The Facility will not require commissioning and will commence operations once it is connected to a power supply and standard pre-start checks have been completed. The shed facility will be divided up into several different cells to store the fertiliser products. In total there will be 17,493 m2 of fertiliser storage floor space which will have capacity to store 129,315 tonnes of fertiliser. There will be a bagging area of 2,801 m2 where the bagging of smaller products for distribution will occur.

Trucks will enter the facility via speeds doors and unload into designated bays with the warehouse, as each truck unloads the product will be pushed with a front-end loaded to push product to required height. Once unloaded trucks will be blown down to remove granular product and dust and proceed to a wash bay and wheel wash to ensure all fertiliser is removed from trucks. Wastewater generated from this will be collected in a sump and pumped to the lined evaporation pond.

Onsite products will be blended as required and loaded onto trucks for dispatch. All bulk loading areas are within the enclosed shed which also accommodates fertiliser blending. Front end loaders will load fertiliser products into hoppers to commence the blending. The hopper

bins feed onto a covered conveyor system that delivers the product to a blend auger where liquid dust suppressant is added to minimise fugitive emissions. Fertiliser is then conveyed to a rotary screen to remove large components, and then enters the loadout conveyor system for bulk dispatch or to the clean bagging area.

For loadout, trucks will be loaded in dedicated loading bays equipped with weighbridges via loadout hoppers. Once loaded truck tarps will be rolled out before exit then once exiting the shed will pass through a wheel wash system. The product that is being bagged will enter a bagging systems filling station hopper, the filled bags will enter a robot palletising system where bags will be automatically stacked until the pallet is full and then stored in the clean bagging area. Products that are bagged will be loaded onto a trailer by forklift within the enclosed shed.

The premises is proposed to operate 24 hours a day, 7 days a week.

4. Planning Approval

The City of Rockingham granted Development Approval (DA Reference Number 0.2024.309.1 – AD24/198222) on 17 January 2025.

The delegated officer notes the granted development approval includes the following conditions relating to emissions and discharges:

- Prior to applying for a Building Permit, a Stormwater Management Plan must be prepared by a suitably qualified engineer showing how stormwater will be contained on-site and those plans must be submitted to the City of Rockingham for its approval. All stormwater generated by the development must be managed in accordance with Planning Policy 3.4.3 - Urban Water Management to the satisfaction of the City of Rockingham. The approved plans must be implemented and all works must be maintained for the duration of the development..
- Earthworks over the site associated with the development must be stabilised to prevent sand or dust blowing off the site, and appropriate measures must be implemented within the time and in the manner directed by the City of Rockingham in the event that sand or dust is blown from the site.
- Prior to Occupancy, a Waste Management Plan must be prepared and include the following detail to the satisfaction of the City of Rockingham:
    - the location of bin storage areas and bin collection areas;
    - the number, volume and type of bins, and the type of waste to be placed in the bins;
    - management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas; and
    - frequency of bin collections. All works must be carried out in accordance with the Waste Management Plan and maintained at all times, for the duration of development.
- Prior to the occupation of the development, a wash bay must be constructed to the satisfaction of the City of Rockingham. The wash bay must be constructed of hard-stand, bunded, graded, roofed and be serviced by a petrol and oil separator suitable for connection to Water Corporation sewer mains. Wash bays, including petrol and oil separators, must be maintained for the duration of the development.
- An updated Environmental Management Plan was provided with the works approval application which includes proposed noise controls. As per the development approval controls listed above, the applicant is required to implement this plan.

5. Noise Modelling

Noise modelling was undertaken in accordance with DWER's Guideline for the assessment of environmental noise emissions. Sound contours were mapped from the proposed premises to assess compliance with the Environmental Protection (Noise) Regulations 1997 at the nearest sensitive receptor. Noise emissions were assessed for the worst-case scenario, which the applicant advises is equivalent to six trucks passing through the premises per hour and operation at maximum capacity.

A Noise Assessment Report was prepared to present the model outcomes and impact assessment, including recommendations for acoustic mitigation measures. The noise modelling assessed that, in a worst-case scenario, the predicted noise levels are compliant with the assigned levels, as they are at least 5 dB below the assigned levels at the nearest noise sensitive receivers, provided management recommendations are put into place.

The Noise Assessment Report included the following infrastructure and operational recommendations:

- Building fabric requirements: - Fibreglass wall sheeting and skylights are a minimum of 3.6 mm thick Alsynite or 16 mm Danpalon sheet (minimum surface mass 3.6 kg/m2)
- Speed Doors min. Rw 20 that achieve a minimum 15 dB reduction
- All mobile equipment to operate within the shed with the doors closed (other than truck arrival/departure), as per the project brief.
- Speed doors to be opened for the least time practicable and fully closed prior to any truck loading activity, aligning with the dust management protocol.

6. Stormwater Contamination

A Stormwater Drainage Strategy for the site has been prepared which seeks to ensure no contaminants are able to enter the groundwater or existing stormwater infrastructure. Nutrien engaged KCTT to prepare a Stormwater Drainage Strategy (RevC, September 2024) to guide the drainage specifications for the Facility. The strategy includes a Stormwater Drainage Plan that was informed through technical investigations and a detailed hydrological analysis of the site, including: Stormwater drainage modelling Soil infiltration rates, retention volumes, run-off capture capacity calculations allow factor of safety basin flood calculations.

The main source of potential stormwater contamination from the premises is via direct discharge from the premises, including overtopping of an evaporation pond, into the surrounding environment or via seepage into underlying groundwater. Areas within the facility that are considered higher risk of being a contamination source include, the internal roadway, truck washdown bay and wheel wash areas. Contaminated runoff and water will be directed to two lined evaporation ponds located in the south-eastern area of the facility, from a sump collecting the water from the internal wash bay and wheel wash station. The evaporation ponds are designed in accordance with minimum requirements/recommendations that are detailed in the Water Quality Protection Note 26 (WQPN 26), Liners for containing pollutants, using synthetic membranes (DoW 2013), and lined with a minimum 2 mm thick High Density Polyethylene (HDPE) liner which will be welded in-situ, once installed, must meet a minimum permeability of 1x10-9 m/s across the entire pond. A freeboard of 300mm must be maintained at all times and if required water will be trucked offsite for disposal to a suitably authorised facility. .

The premises will also include the installation of five new groundwater monitoring bores, refer to Figure 2 below for locations, to assess groundwater quality and provide an ongoing groundwater monitoring network. The delegated officer views it suitable to include construction and monitoring conditions within the works approval for the ongoing assessment of potential contamination to the surrounding environment. This monitoring is key to informing if current

stormwater control methods are effective and the evaporation pond is being maintained to prevent discharge to the environment.

Figure 1: Location of groundwater monitoring bores

Uncontaminated stormwater runoff collected from other internal roads, roofs and carpark areas will be collected and infiltrated using downpipes (from roofs), underground cells, drainage swales and soak wells.

7. Dust Emissions

Activities such as the receipt, unloading, blending, bagging, and dispatch of bulk or bagged fertiliser products have the potential to generate and release fugitive dust emissions. Dust may originate from spilt material and fine fertiliser particles that settle on trafficable surfaces. These particles, along with general site dust, can be disturbed and lifted into the air by truck and heavy vehicle movements, and subsequently dispersed by wind or surface water runoff.

Both general dust and fertiliser-specific particles may pose risks to the health and amenity of nearby residents and sensitive environmental receptors. Key factors influencing the generation and dispersal of fugitive dust include:

- Proximity and orientation of sensitive receptors;
- Type and volume of fertilisers handled;
- Presence of other dust sources on-site;
- Local wind conditions relative to high-risk operational areas;
- Effectiveness of dust control equipment and operational practices.

The nearest sensitive human receptors are over 1km west of the premises. Adjacent light industrial lots host human receptors within close proximity of the premises. Sensitive environmental receptors include threatened ecological communities within 1km of the

premises and the underlying groundwater.

At the proposed premises all activities that could potentially generate dust occur within the enclosed shed with speed doors installed to minimise time the shed can be open while trucks are entering and exiting the premises. All trucks will undergo blowout and washdown of prior to leaving the shed. Fertiliser products purchased are also stated to be required to meet specification requirements including.

- Large particle size
- Minimal fines
- Consistent uniformity of product

All fertiliser that is processed through the facility will also have a liquid dust suppressant added to further mitigate potential dust emissions from activities on site.

8. 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.

8.1 Source-pathways and receptors

8.1.1 Emissions and controls

The key emissions and associated actual or likely pathway during premises construction/ 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	Construction of shed and installation of all associated equipment, including evaporation ponds as well as onsite vehicle movements	Air / windborne pathway	None specified
Noise	Construction of shed and installation of all associated equipment, including evaporation ponds as well as onsite vehicle movements	Air / windborne pathway	None specified
Operation			
Dust: airborne fertiliser particles	Vehicle movements, fertilizer storage, blending, loading and unloading of product	Air / windborne pathway	• Shed design to be fully enclosed, equipped with speed doors (6) will be installed at all entry and exit points only opening to accommodate entry and exit of trucks. • Upon completion of unloading, all vehicles will be blown down to remove loose fertiliser before leaving the shed and go through the washdown bay prior to leaving the site in order to minimise dust emissions leaving the premises. • The shed design will incorporate natural ventilation including the installation of ridge vents (centreline of roof structure) and wall louvres (along southern side of the shed) to meet NCC fire risk requirements. • Note: These ventilation features are designed and positioned (at roof height approximately 11m – 13m above shed floor) to ensure no changes to risk profile of dust emissions.

Emission	Sources	Potential pathways	Proposed controls
			• No mobile equipment operating within the Shed will leave the enclosed Shed area during normal operations, if mobile equipment needs to be removed from site (maintenance, relocation etc) it will be washed in the internal wash down bay prior to exiting the shed. • Dedicated mobile equipment will be allocated to the Clean Bagging Area and remain separated from areas of the Facility to ensure no cross contamination occurs. • A workshop will be located inside the Clean Bagging Area. This will be a small basic service and storage area separated from main operational area (as above). • Solid fertiliser products supplied to the premises will be in granular form from 2 – 4 mm in diameter, thereby minimising the risk of particles becoming airborne. • All fertilisers will be stored and processed (blended or bagged) inside the enclosed shed. • Purchase of Fertiliser products that meets specification requirements such as large particle size, minimal fines, and consistent uniformity of product to reduce handling issues and dust generation. • Liquid application of Fertiliser Dust Suppressant (FDS) or liquid products at point of dispatch to reduce dust generation will be applied if dispatch operations indicate necessity. • A 2000lt bunded fuel tank will be placed at the side of the shed near the wash bay. Mobile equipment will be able to be filled from that tank while located inside the main shed eliminating the need to exit the building. • Product that is handled within the clean bagging area will have been applied with Fertiliser Dust Suppressant (FDS) or liquid products to reduce dust generation during the bagging process • One way truck movements through the shed. • Maximum truck speed limit onsite will be 15 km/h. • Shed doors will be kept closed other than when receiving bulk deliveries • Staff training in immediate spill response and dust recognition. • Regular maintenance of equipment and plant infrastructure. • The following dust monitoring procedures and protocols will be implemented (as per the Dust Management Plan East Rocking Fertiliser Facility Dust Management Plan, V1 October

Emission	Sources	Potential pathways	Proposed controls
			2024). ○ Dust visual monitoring must be undertaken daily. ○ Site Supervisor visually monitoring dust levels during operations and recording observations on the Supervisors/Engineers daily checklist. This is a verification tool for the monitoring that is conducted on a daily basis. ○ Site Supervisor adjusting the dust suppression controls or modifying activities to minimise dust production where extreme wind conditions develop. ○ Through regular (monthly) site environmental inspections Nutrien will constantly monitor existing environmental conditions and assess conformance to intended management practices, objectives and targets, particularly with respect to dust generation. ○ Traps are secured to loads inside the shed eliminating any potential spillage outside the loading areas located within enclosed shed area Monitoring • Dust visual monitoring must be undertaken daily • Site Supervisor visually monitoring dust levels during operations and recording observations on the Supervisors/Engineers daily checklist. East Rockingham Fertilizer Dust Management Plan Revision No: 1.0 Issue Date: 30/10/2024 This is a verification tool for the monitoring that is conducted on a daily basis. • Site Supervisor adjusting the dust suppression controls or modifying activities to minimise dust production where extreme wind conditions develop. • Through regular (monthly) site environmental inspections Nutrien will constantly monitor existing environmental conditions and assess conformance to intended management practices, objectives and targets, particularly with respect to dust generation.
Noise	Vehicle movements, fertilizer storage, blending, loading and unloading of product	Air / windborne pathway	• Operate within the requirements of the Noise Regulations. • All mobile equipment to operate within the shed with the doors closed (other than truck arrival/departure). • Speed doors to be opened for the least time practicable and fully closed prior to any truck

Emission	Sources	Potential pathways	Proposed controls
			loading activity, aligning with the dust management protocol.
Contaminated stormwater	Vehicle movements, fertilizer storage, blending, loading and unloading of product	Overland runoff Infiltration	• The lined evaporation pond has been sized to a 10yr 24hr direct rainfall event with 300mm freeboard. • The pond can hold the average rainfall as well as the 15m3/day wheelwash water. • There will be a wash bay inside the facility. This will allow the cleaning of site equipment. The bay will be bunded and covered. Wash water will be collected in a sump that will be disposed of consistent with the Stormwater Drainage Strategy • If any mobile equipment needs to leave the facility, the unit will be washed prior to this occurring. • Liquid application of Fertiliser Dust Suppressant (FDS) or liquid products at point of dispatch to reduce dust generation. • Once unloaded, trucks will be blown down and exit the bay and drive down the Internal Roadway and out of the shed into the wheel washer to ensure that all fertiliser is washed from their tyres before exiting the building/site • Evaporation Pond is designed in accordance with minimum requirements/recommendations that are detailed in the Water Quality Protection Note 26 (WQPN 26), Liners for containing pollutants, using synthetic membranes (DoW 2013), including: o lined with a minimum 2 mm thick High Density Polyethylene (HDPE) liner which will be welded in-situ, once installed, must meet a minimum permeability of 1x10-9 m/s across the entire pond. o The drainage calculations have confirmed that the lined evaporation basin can hold the average rainfall as well as the 15m3/day wastewater. o constructed on gradients of less than 1 in 3 o Combined storage capacity of the two evaporation ponds equates to 665.4m3 o maintenance of a 300 mm freeboard at all times. • The installation of five (5) new groundwater monitoring bores to assess groundwater quality and provide an ongoing groundwater monitoring network.

Emission	Sources	Potential pathways	Proposed controls
			○ groundwater bore locations and rationale: ○ GW1 and GW2 – upgradient site boundary to assess background conditions ○ GW3 and GW4 – down gradient site boundary to site groundwater quality ○ GW5 – central location to site groundwater quality • Soak wells under Internal Road area have been removed. The lined evaporation basin in the southeastern corner of the site is now dedicated to managing runoff from the Internal Roads. • There will be a wash bay inside the Facility that will allow the cleaning of site equipment. • The wash bay will be bunded and covered and collect wastewater in a sump that will be disposed of to the lined evaporation pond consistent • Water trucked offsite during the wettest months (August/September) to maintain required freeboard / following a 20% AEP rainfall event • Minimum hydraulic conductivity of 1x10-9 m/s of bunding and hardstand areas containing potentially contaminated stormwater
Noise	Truck and heavy vehicle movements on site	Air / windborne pathway	• Loading, unloading and movement of fertiliser will be contained within buildings • Noise external to buildings will be limited to truck movements to and from the Facility

8.1.2 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, and Figure 2 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 2020)).

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

Human receptors	**Distance from prescribed activity**
Residential premises	1.3 km west of premises boundary
Cee & See Caravan Park	1.1 km west of premises boundary
Environmental receptors	**Distance from prescribed activity**
Rights in Water and Irrigation Act 1914 – Proclaimed Groundwater Areas	Within the Cockburn Groundwater Area
State Environmental (Cockburn Sound) Policy 2005 – Protected Area	Cockburn Sound - High Ecological Protection Area 1.6km west of premises boundary
Bush Forever	1.7km east of the premises boundary
Department of Biodiversity, Conservation and Attractions managed lands	Conservation and recreation reserve 1.9km south-east and Leda Nature Reserve 3 km south east of premises boundary
Regional Parks	Rockingham Lakes 1.6km south of premises boundary
Threatened Ecological Communities	There are eleven threatened ecological communities within 1 km of the premises boundary
Threatened and Priority fauna	There are three threatened and priority fauna within 1 km of the premises boundary

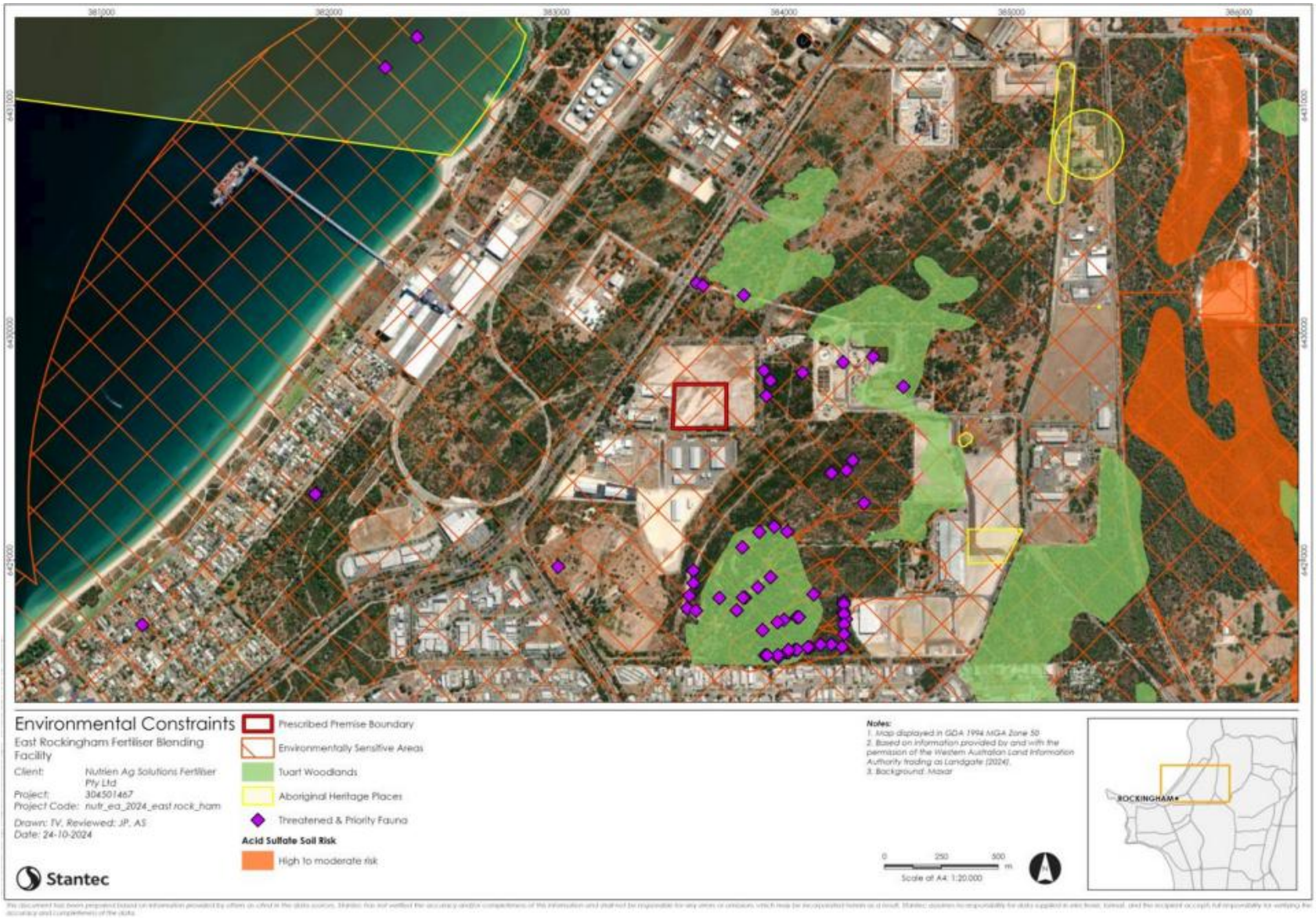

Figure 2: Environmentally Sensitive Area

Figure 3: Distance to sensitive receptors

8.2 Risk ratings

Risk ratings have been assessed in accordance with the *Guideline: Risk Assessments* (DWER 2020) for each identified emission source and takes into account potential source-pathway and receptor linkages as identified in Section 8.1. 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 8.1), 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 W2917/2025/1 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. fertiliser storage and blending. 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								
Construction of shed and installation of all associated equipment, including evaporation ponds as well as onsite vehicle movements	Dust	Air / windborne pathway causing impacts to health and amenity	Sensitive human receptors >1km to the West of the premises	Refer to Section 6.1	C = minimal impacts to amenity **Slight** L = Will probably not occur in most circumstances **Unlikely** **Low Risk**	Y	NA	Given the nature of the proposed works the delegated officer does not expect noise and dust emissions associated with the construction of the prescribed premises to impact on sensitive receptors.
	Noise					Y		
Operation (including time-limited-operations operations)								
Vehicle movements, fertilizer storage, blending, loading and unloading of product Truck and heavy vehicle movements on site	Dust: airborne fertiliser particles	Air / windborne pathway causing impacts to health and amenity Air / windborne pathway causing impacts to ecosystem due to higher nutrient levels	Sensitive human receptors >1km to the West of the premises Immediate surrounding area Groundwater	Refer to Section 6.1	C = high level impact to amenity **Major** L = Will probably not occur in most circumstances **Unlikely** **Medium Risk**	N	Conditions 1, 6, **8** and **9**	The works approval holder's controls relating to dust emissions are primarily operational controls which the applicant must implement to ensure compliance. No additional infrastructure controls are required relating to dust emissions from the premises facilities. The delegated officer considered it important for ongoing monitoring of groundwater to occur to ensure effectiveness of dust and fertiliser tracking control methods and, as such monitoring of groundwater has been conditioned onto the associated works approval.
	Noise	Air / windborne pathway causing impacts to health and amenity	Sensitive human receptors >1km to the West of the premises	Refer to Section 6.1	C = minimal impacts to amenity **Slight** L = Will probably not occur in most circumstances	Y	Conditions 1 and 6	The delegated officer considered the applicant's proposed noise attenuation is appropriate to mitigate the risk of noise amenity impact at nearby sensitive receptors and has applied the noise attenuation measures as infrastructure controls in the works approval. The delegated officer noted

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**				
					Unlikely **Low Risk**			that the applicant is also required to comply with the Noise Regulations.
	Contaminated Stormwater/wastewater	Infiltration and/or Overland runoff potentially causing ecosystem disturbance or impacting surface and ground water quality due to increase in nutrient loads	Immediate surrounding area Groundwater	Refer to Section 6.1	C = high level impact to amenity **Major** L = Will probably not occur in most circumstances **Unlikely** **Medium Risk**	N	Conditions 1, 6, **7**, **8**, and **9**	The delegated officer considered the applicant's proposed design controls for the wash bays, wheel wash and evaporation pond are critical for mitigating the risk of nutrient rich water impacting environmental receptors therefore determined to impose the works approval holder's proposed controls as infrastructure controls on the works approval to ensure the necessary infrastructure is established to ensure risk is adequately mitigated. The delegated officer considered it important for ongoing monitoring of groundwater to occur to ensure effectiveness of control methods and containment infrastructure, as such monitoring has been condition onto the associated works approval.
					C = high level impact to amenity **Major** L = Will probably not occur in most circumstances **Unlikely** **Medium Risk**			

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.

Note 3: Conditions 2-6 and 11-15 are all department imposed conditions required for compliance reporting, authorising time limited operation and associated emissions, and general complaint and record keeping requirements

9. 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 28 April 2025	None received	N/A
Local Government Authority advised of proposal on 8 May 2025	The City of Rockingham replied on 29 May 2025 confirming that a Change of Use application would be required for the proposal, a development application was lodged with the City of Rockingham in October 2024 and subsequently approved on 17 January 2025. The City of Rockingham also notes the proposal lies within an Environmentally Sensitive Area (ESA) with priority fauna in proximity to the premises and recommends these are considered in assessment of the prescribed premises. Additionally, it is noted by the city that there is a discrepancy between the supporting information provided by the applicant and submitted Stormwater Drainage Strategy relating to drainage storage strategy, one being calculated to 10% AER and another 1% AEP.	The department notes the City of Rockingham's comments.
Kwinana Industrial Council advised of proposal on 8 May 2025	None received	N/A
Applicant was provided with draft documents on 17 September 2025	Applicant replied on the 26 September 2025 providing an updated site plan and confirmation of minimum noise reduction the speed doors will achieve.	The department notes the applicants response and reflects the updates in the works approval and decision report.

10. Decision

The delegated officer has determined the proposal of a chemical blending facility does not pose an unacceptable risk of impacts to public health or the environment, subject to regulatory controls. This determination is based on the following:

- the proposed works will be conducted entirely within an enclosed industrial premises;
- the proposed construction works are limited in duration;

- the applicant has demonstrated that, subject to implementation, the proposed works will enable the premises to comply with the Noise Regulations;
- the applicant's proposed infrastructure controls have been applied as regulatory controls within the works approval.

Based on this assessment the works approval has been granted for a period of 24 months from date of issue, subject to conditions commensurate with the applicant's proposed controls relating to noise and potentially contaminated water, and conditions necessary for compliance, administration, and reporting requirements. The conditions of the works approval require the applicant to demonstrate compliance with the specified design and construction requirements, when construction works are complete, through submission of a compliance audit report.

The applicant will be required to operate the premises in a manner which complies with the Concrete Batching Regulations, Noise Regulations.

11. 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. Stantec, 2024, Nutrien Ag Solutions East Rockingham Fertiliser Facility Noise Impact Assessment C01, Western Australia
5. KCTT, 2024, Stormwater Drainage Strategy Alumina Industrial Park RevC, Western Australia
6. Stantec, 2024, Environmental Management of Emissions from Proposed East Rockingham Fertiliser Facility through an EP Act Part V Works Approval and Licence, Western Australia
7. Nutrien Ag Pty Ltd, 2025, Application for a works approval and supporting documents, Perth, Western Australia
8. Nutrien Ag Pty Ltd, 2025, Response to RFI, Perth, Western Australia
9. Stantec, 2025, Nutrien Ag Solutions – East Rockingham Facility - Request for Additional Information - Supporting Technical Memo, Western Australia
10. Nutrien Ag Pty Ltd, 2025, East Rockingham Fertiliser Facility Dust Management Plan, Ver1, Western Australia