



Application for Works Approval

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

Works Approval Number W6683/2022/1

Applicant Dongara Marine Pty Ltd

ACN ACN 612 674 174

File number DER2022/000194

Premises Lot 503 Connell Road, Fishing Boat Harbour, West End WA
6530

Legal description:

Part Lot 503 on Deposited Plan 57801

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As defined by the premises maps attached to the issued works approval

Date of report 14/11/2022

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 W6683/2022/1 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

Background

On 02 May 2022, 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 boat building and maintenance at the premises. The premises is located within West End, a suburb on the coast on the western most side of Geraldton.

The premises relates to category 82 under Schedule 1 of the *Environmental Protection Regulations 1987* (EP Regulations) which are defined in works approval W6683/2022/1. 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 W6683/2022/1.

The proposed premises is located within the Midwest Port Authority (MWPA) Fishing Boat Harbour Northern Reclaim (FBHNR) in West End in the west of Geraldton and as such, the applicant has development approval from MWPA. The area is surrounded by the Indian Ocean with two cleared lots to the immediate east and west. Various industries and businesses can be found within 200m and residential areas within 1km. The region experiences a Mediterranean climate with an annual median rainfall of 438mm.

Proposed Works

This works approval application involves construction of the Dongara Marine facility comprising:

- 2 large industrial sheds
- Washdown area
- Stormwater infrastructure

Activities undertaken onsite include:

- Painting of vessels using non organotin paints
- Moulding of fibreglass
- Acid washing and lacquering vessels
- Sandblasting of vessels
- Application of antifoul to vessels

3. Planning Approvals

The Department was advised by the City of Greater Geraldton that the construction of the boat building facility is considered public works under Section 6 of the *Planning and Development Act 2005* and as such are exempt from requiring development approval from the Local Government.

4. 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.

4.1 Source-pathways and receptors

4.1.1 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

Item	Emission	Sources	Potential pathways	Proposed controls
Construction				
1.	Dust	Vehicle movements, lift-off from stockpiles and/or stored product, earthworks etc. Installation of soak wells	Air / windborne pathway	No controls proposed
2.	Noise	Truck movements, construction	Air / windborne pathway	No controls proposed
3.	Sediment laden stormwater	Bare ground/cleared block	Overland flow	No controls proposed
Operation				
4.	Dust	Fiberglass, painting, sandblasting	Air/windborne pathway	Dust producing activities to be undertaken in contained sheds with air filtration. Closed moulding. Sandblasting will be undertaken within washdown area with full height curtains.

Item	Emission	Sources	Potential pathways	Proposed controls
5.	Contaminated stormwater/wash water	Contamination through boat construction and maintenance activities. Sandblasting, painting and servicing of vessels	Overland flow of stormwater or wash water, seepage to groundwater	Water separator used for high-risk area, such as fit out and fabrication shed and washdown area. Ablution connected to sewer. Storage of chemicals, hydrocarbons etc. to be undertaken in bunded storage containers within separate sea container. Only clean stormwater to directly enter soak wells Oily water separator and offsite disposal. Fit-out and fabrication and paint shed to be roofed and enclosed. Sandblasting, painting, and vessel servicing to occur on hardstand draining to washdown bay.
6.	Noise	Sandblasting, moulding, noise generating equipment	Air/windborne pathway	Operation of premises within business hours. Premises outside of recommended buffer distance to sensitive receptors. Premises located within industrial area.
7.	Containment failure	Storage of chemicals and hydrocarbons	Overland flow, seepage through soil	Bunded and roofed storage areas, impermeable hardstands. Dedicated bunded hardstand area for loading of chemicals. Sea containers to contain chemicals and hazardous materials. Spill kits in both sheds and within sea containers.
8.	Bilge Water	Pumped from boat bilges	Seepage to soil and groundwater	Bilge water will be pumped into an intermediate bulk container (IBC) to be collected and disposed offsite by a licenced contractor.

4.1.2 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 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	Approximately 0.850 km south-west of south-west corner of premises boundary. Approximately 1 km south-east of south-east corner of premises boundary
Workers within nearby boat yards and industries	Approximately 0.160 km east of the centre of the prescribed premises Approximately 0.110 km south of centre of the premises Approximately 0.250 km south-east of centre of the premises Approximately 0.320 km south-east of centre of the premises
Belair Gardens Caravan Park	Approximately 1 km south-west from the centre of the premises
Belair Lifestyle Village	Approximately 1 km south-west from the centre of the premises
Suburb of Beachlands	Approximately 1.3 km south-east from the centre of the premises.
Environmental receptors	Distance from prescribed activity
Marine ecosystems (Indian Ocean)	Between 100 – 300 m from centre of premises in all directions.
West Geraldton Beach	Approximately 800 m south-west from the centre of the premises.
Environmental Conservation Reserve	Approximately 850 m south-west from the centre of the premises.
Geraldton Foreshore Reserve	Approximately 300 m south-west from the centre of the premises and 1.4 km south-east

4.2 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 4.1. 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 4.1), 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 W6683/2022/1 that accompanies this decision report authorises construction only. The conditions in the issued works approval, as outlined in Table 3 have been determined in accordance with *Guidance Statement: Setting Conditions* (DER 2015).

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? (Item as listed in Table 1)	Conditions ² of works approval	Justification for additional regulatory controls
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls <i>Refer to Section 4.1.1 Table 1</i>				
Construction								
Vehicle movements Construction of infrastructure (sheds and washdown area)	Dust	Air / windborne pathway causing impacts to health and amenity	Premises 0.850 south-west and 1km south-east. Caravan Park 1 km south-west Lifestyle village 1km south-west Indian ocean 100-300 m in all directions	No controls proposed	C = Slight L = Unlikely Low Risk	None proposed	N/A	N/A
	Noise		Premises 0.850 south-west and 1km south-east. Caravan Park 1 km south-west Lifestyle village 1km south-west	No controls proposed	C = Minor L = Rare Low Risk	No controls proposed	N/A	N/A
Operation								
Closed moulding, abrasive blasting, noise generating	Dust	Air / windborne pathway causing	Premises 0.850 south-	Refer to Section 4.1.1	C = Moderate	Item 4	Condition 1	N/A, Abrasive blasting must be

Risk events					Risk rating ¹ C = consequence L = likelihood	Applicant controls sufficient? (Item as listed in Table 1)	Conditions ² of works approval	Justification for additional regulatory controls
Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls <i>Refer to Section 4.1.1 Table 1</i>				
equipment, boat buildings and maintenance, painting Vehicle movements		impacts to health and amenity	west and 1km south-east. Caravan Park 1 km south-west Lifestyle village 1km south-west Indian ocean 100-300 m in all directions	Table 1	L = Possible Medium Risk			done in accordance with the Environmental Protection (Abrasive Blasting) Regulations 1998. Painting to be done in accordance with Environmental Protection (Metal Coating) Regulations 2001
	Noise	Air / windborne pathway causing impacts to health and amenity	Premises 0.850 south-west and 1km south-east Caravan Park 1 km south-west Lifestyle village 1km south-west	Refer to Section 4.1.1, Table 1	C = Minor L = Unlikely Medium Risk	Item 6	Condition 1	N/A
	Washdown/wastewater contaminated with chemicals, paint, sandblasting material, dust, sediment, bilge water, waste.	Overland flow	Indian ocean 100-300 m in all directions	Refer to Section 4.1.1, Table 1	C = Moderate L = Unlikely Medium Risk	Items 5, 7 & 8	Condition 1 <u>Requirement for fit-out and paint sheds to be bundled</u> <u>Requirement for washdown area to be bundled</u>	Bunding of sheds and washdown area will prevent contaminated washdown/waste water from discharging from the premises or entering the

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Sources / activities	Potential emission	Potential pathways and impact	Receptors	Applicant controls <i>Refer to Section 4.1.1 Table 1</i>				
								<i>stormwater system.</i>
Storage of chemicals, hazardous materials, paint, bilge water or sandblasting material.	<i>Hydrocarbons, chemicals, hazardous material, bilge water</i>	<i>Overland flow</i>	<i>Soil, Indian Ocean</i>	<i>Refer to Section 4.1.1</i>	C = Minor L = Unlikely Medium Risk	Items 5, 7 & 8	Condition 1 <u>Requirement for fit-out and paint sheds to be bunded</u>	<i>Bunding of sheds will prevent contaminated washdown/waste water from discharging from the premises or entering the stormwater system</i>

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.

5. Decision

The Delegated Officer has determined to grant a works approval subject to the addition of requirements for the washdown area and fit-out and paint shed, and fabrication shed to be bunded. These additional controls will reduce the risk of contaminated washdown and wastewater from discharging from the premises or entering the stormwater infrastructure, to an acceptable level.

The Delegator Officer has determined that the proposed applicant controls reduce the risk of dust and noise in both construction and operation to be sufficient, with no additional regulatory controls necessary.

6. 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 (07 June 2022)	None received.	N/A
Local Government (City of Greater Geraldton) advised of proposal on 01 August 2022	City of Greater Geraldton advised that no Local Government approval was required.	N/A
Applicant was provided with the draft works approval on 29/09/2022	Applicant provided no concerns regarding draft works approval.	Licence updated with information provided by the applicant.

7. 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.

Once construction works are complete and certified as compliant with construction specifications outlined in the works approval, the applicant will be required to apply for a registration for the premises to commence operations.

References

1. Dongara Marine Pty Ltd, 2022, *Application for Works Approval W6683*, submitted 02 May 2022
2. Department of Environment Regulation (DER) 2015, *Guidance Statement: Setting Conditions*, Perth, Western Australia.
3. Department of Water and Environmental Regulation (DWER) 2020, *Guideline: Environmental Siting*, Perth, Western Australia.
4. DWER 2013, *Water quality protection note 28, Mechanical servicing and workshops*, Perth, Western Australia.
5. DWER 2020, *Guideline: Risk Assessments*, Perth, Western Australia.
6. GHD 2022, *Response to Request for Further Information*, email to DWER dated 02 September 2022