



# Decision Report

## Application for Works Approval

Division 3, Part V *Environmental Protection Act 1986*

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<b>Works Approval Number</b>	W3154/2025/1
<b>Applicant</b>	Borrello Holdings (WA) Pty Ltd
<b>ACN</b>	150 463 442
<b>File Number</b>	APP-0029219
<b>Premises</b>	Gingin Meatworks 326 Cockram Road LENNARD BROOK WA 6503  Legal description – Lots 195 and 328 on Plan 231420 & Lot 343 on Plan 231044
<b>Date of Report</b>	29 January 2026
<b>Status of Report</b>	Final

## 1. Application details

On 26 May 2025 Borello Holdings (WA) Pty Ltd (the applicant) submitted an application to the Department of Water and Environmental Regulation (the department) for a works approval at Gingin Meatworks (premises) under section 54 of the Environmental Protection Act 1986 (EP Act). The application was for the construction of a new process building at the abattoir, without an associated increase in production throughput.

This report documents the department's assessment of potential risks to the environment and public health arising from the emissions and discharges during the construction and operation of the proposed new process building at the premises. As no change to the existing operation or production throughput of the premises is proposed in this amendment application, the existing emissions, discharges and risk profile of the premises are not expected to change.

In completing the assessment documented in this report, 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>.

### 1.1 Premises Background

The applicant currently operates an existing abattoir and fellmongering facility at the premises on 326 Cockram Road, Lennard Brook, Western Australia 6503 within the Shire of Gingin. The premises is operated under licence L6112/1996/11 for Category 15: Abattoir - premises on which animals are slaughtered and Category 83: Fellmongering - premises on which animal skins or hides are dried, cured or stored.

The licence assessed production capacity is for no more than 14,000 tonnes (hot standard carcass weight) per annual period for category 15.

Wastewater from the premises is treated on site within a four-pond wastewater treatment system (WWTS) that includes two primary anaerobic ponds, a secondary aerobic pond and a tertiary evaporation pond. Treated wastewater from the WWTS is either evaporated or irrigated into three existing irrigation plots (Plot A, Plot B and Plot C) at the north end of the premises.

Solid waste such as dead animals, manure, filtered solids, and renderable material from the abattoir is transferred to waste collection trucks and removed offsite daily. Additionally, hides and skins are either processed and stored in the on-site fellmongering shed or transferred to the waste collection trucks and removed offsite with other solid waste. Blood waste is stored in the blood tank located within a concrete and brick bund prior to offsite removal for rendering by a licensed facility.

The main emission risks associated with the premises operation are noise, odour, fugitive dust and the discharge of wastewater onto land or into surface waters. Therefore, the regulatory controls conditioned in licence L6112/1996/11 reflect the need to protect sensitive receptors in proximity to the premises.

### 1.2 Proposed works

The applicant has stated that for the production capacity of the premises to increase a comprehensive overhaul of the existing WWTS is required. However, as this will require significant time to complete, the applicant has proposed an interim upgrade through the construction of a new process building.

The new upgraded process building will replace the existing process floor and will house the production chain where the carcasses are processed before being transported to the plate freezer. It is expected that this upgrade will increase the efficiency of the existing WWTS by improving the production chain efficiency, the separation and filtration of wastewater and the capture of render/waste product. The new process building will be constructed and operated

under current industry best practice in respect to safety, efficiency, product standard, and consistency.

As there are no proposed changes to the current licensed assessed production capacity for the premises in this application, the operation of the new process building is not expected to result in increases in emissions or discharges.

## 2. Location and siting

### 2.1 Siting context

The premises is located in the Wheatbelt region approximately 3 km south southeast of Gingin. The premises has an approximate area of 41 ha within the rural zone of the Shire of Gingin, with the surrounding land primarily utilised for agricultural purposes including market gardens, farming and other rural activities.

### 2.2 Residential and sensitive receptors

The distances to residential and sensitive receptors are detailed in Table 1.

**Table 1: Receptors and distance from activity boundary**

Sensitive Land Uses	Distance from Prescribed Activity
Rural Residence	The closest residential receptor is approximately 350 m south of the works location on the premises.  The next 4 closest rural residences are located over 500 m from the works location to the southeast, southwest, northwest and northeast.

### 2.3 Specified ecosystems

Specified ecosystems are areas of high conservation value and special significance that may be impacted as a result of activities at or Emissions and Discharges from the Premises. The distances to specified ecosystems are shown in Table 2. Table 2 also identifies the distances to other relevant ecosystem values which do not fit the definition of a specified ecosystem.

The table has also been modified to align with the *Guideline: Environmental Siting*.

**Table 2: Environmental values**

Specified ecosystems	Distance from the Premises
Threatened Ecological Communities	Banksia Woodlands of the Swan Coastal Plain Ecological Community approximately 300 m south southwest of works location on premises.
Biological component	Distance from the Premises
Threatened/Priority Fauna	<i>Westralunio carteri</i> in Lennard Brook at the southern boundary of the premises.

### 2.4 Groundwater and surface waters

The distances to groundwater and water sources are shown in Table 3.

**Table 3: Groundwater and water sources**

Groundwater and water sources	Distance from Premises
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Surface Water	<p>The premises is located in the Swan River System proclaimed under the Rights in Water and Irrigation Act 1914 (RIWI Act).</p> <p>Lennard Brook (Bindoon Branch) is located at the southern boundary of the premises approximately 200 m for the proposed works.</p> <p>An unnamed seasonal tributary to Lannard Brook also runs through the premises from the norther boundary to Lennard Brook at the southeast boundary.</p>
Groundwater	<p>The premises is located within the Gingin Groundwater Area in the Eclipse Hill Sub-area, proclaimed under the RIWI Act 1914.</p> <p>On the premises there are six licensed groundwater extraction bores (Licence 61734) from the Leederville - Parmelia confined aquifer at approximately 50 metres below ground level (seasonally fluctuating).</p> <p>Additionally, there are 14 groundwater monitoring bores drilled into the surficial unconfined aquifer indicate depth from around 2 – 11 m below ground level.</p>

### 3. Consultation

The application was referred to relevant public authorities including the Shire of Gingin and advertised for public comment on the department’s website during December 2025. The commends received are summarised in Table 4.

**Table 4: Consultation**

Consultation method	Comments received	Response
Local Government Authority (Shire of Gingin) advised of proposal on 18 December 2025.	No comments were provided.	NA
Application advertised on departments website on 18 December 2025.	<p>Public submission received on 7 January 2025 relating to:</p> <ul style="list-style-type: none"> <li>(a) wastewater quality;</li> <li>(b) dust and odour control;</li> <li>(c) noise emissions;</li> <li>(d) hydraulic capacity;</li> <li>(e) biodiversity;</li> <li>(f) emergency procedures; and</li> <li>(g) environmental monitoring.</li> </ul> <p>Submission provided by the Integrated Catchment Group on 9 January 2025 relating to:</p> <ul style="list-style-type: none"> <li>(a) increased nutrient load in Lennard Brook;</li> <li>(b) disturbance of the ESA and Conservation Category Wetland; and</li> <li>(c) impacts on rare fauna.</li> </ul>	<p>The construction of the new process building is <b>not</b> associated with an increase in production throughput. Consequently, the Delegated Officer has determined that there is <b>no change</b> to the existing emissions and discharges, or risk profile related to the operation of the new process building.</p> <p>An assessment of the risks associated with the construction of the new process building can be seen in section 3. Due to the nature of the activities, and the controls proposed, the low risk of noise and dust emission impacts on sensitive receptors is does not necessitate ambient air monitoring or noise modelling (see section 3).</p> <p>The applicant will continue their existing monitoring plan on the premises under licence L6112/1996/11.</p>

## 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.

This decision report is limited to the assessment of emissions and discharges that can be expected from the construction and operation of the new process building.

It is noted that the Delegated Officer has determined that there will be no change to the existing emissions and discharges from the premises or any change to the existing risk profile of the premises during operation. Therefore, the risk assessment provided in Table 5 is limited to the risks associated with the construction phase of the works approval.

### 4.1 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. Where linkages are in-complete they have not been considered further in the risk assessment.

Where the applicant has proposed mitigation measures/controls, 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 5.

Works approval W3154/2025/1 that accompanies this decision report authorises construction and time-limited operations. The conditions in the issued works approval, have been determined in accordance with *Guidance Statement: Setting Conditions* (DER 2015).

A licence (L6112/1996/11) amendment application will be required to be submitted at the time the works completion certification is submitted. This amendment will authorise emissions associated with the ongoing operation of the new process building. Licence conditions will not be finalised until the department assesses the licence amendment application.

**Table 5: Risk assessment of potential emissions and discharges from the premises during construction and operation.**

Risk Event				Consequence rating <sup>1</sup>	Likelihood rating <sup>1</sup>	Risk <sup>1</sup>	Reasoning	Regulatory controls
Activities	Potential emissions	Potential pathways, impact and receptors	Applicant controls					
<b>Construction</b>								
Construction of the new process building	Dust	Unreasonable interference with the health and amenity of sensitive rural residence approximately 350 m from the works.	Construction is to occur within existing prescribed premises boundary, maintaining the existing distance to sensitive receptors. Additionally, there are vegetative barriers located between the premises and all receptors. Dust management controls during construction will include the use of dust suppression techniques such as water spraying and dust screens will be used. The site access road will be treated to reduce dust generation from vehicle movements.	Minimal impacts to amenity on local scale and minimal environmental impact <b>Slight</b>	The risk event will probably not occur in most circumstances <b>Unlikely</b>	<b>Low Acceptable, based on applicant controls being implemented</b>	The Delegated Officer does not reasonably foresee that noise and dust from construction works will impact on the amenity or health of off-site human receptors. This is attributed to the construction works occurring within the existing prescribed premises boundary and the controls proposed by the applicant.	<u>Works approval controls:</u> Condition 7 and 8: specify that any complaints received by the works approval holder must be investigated and reported to the department.
	Noise		Construction is to occur within existing prescribed premises boundary, maintaining the existing distance to sensitive receptors. Additionally, there are vegetative barriers located between the premises and all receptors. To limit noise impacts construction will be limited to the hours between 7:00 and 18:00, adhering to local noise regulations. Noise-dampening equipment will also be prioritised to reduce the impact of construction machinery.	Minimal impacts to amenity on local scale <b>Slight</b>	The risk event will probably not occur in most circumstances <b>Unlikely</b>			

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

## 5. Applicant comments

The applicant was provided with the draft decision report and draft issued works approval on 19 January 2026 and no comments were received.

## 6. Decision

The Delegated Officer has determined that the works approval for the construction of a new process building does not alter the risk profile of the premises, provided the current activities, emission and receptors remain unchanged. Therefore, based on the assessment in this decision report, the Delegated Officer has determined that works approval W3154/2025/1 will be granted. This determination is based on the following:

- the new process building will be constructed within the existing prescribed premises boundary, no closer to any sensitive receptors;
- the new process building will be operated under the same operational requirements as the existing process floor specified in licence L6112/1996/11;
- the new process building will improve the separation and filtration of wastewater minimising nutrient loading onto the irrigation areas;
- there is no proposed increase in processing throughput and emissions associated with these works; and
- any future production increases will require a further approval.

It is noted that whilst works approval W3154/2025/1 authorises the construction and time-limited operation of the new process building, an amendment to licence L6112/1996/11 will be required on completion of construction to authorise ongoing operations.

## 7. Conclusion

This assessment of the risks of activities on the premises has been undertaken with due consideration of a number of factors, including the documents and policies specified in this decision report.

Based on this assessment, it has been determined that the works approval will be granted subject to conditions commensurate with the determined controls and necessary for administration and reporting requirements.

## References

1. Borrello Holdings (WA) Pty Ltd 2025, *Development Application for Modification to Existing Processing Floor, Relocation of Incidental Office and Formalisation of Car Parking Bays*, 6 March 2025.
2. Borrello Holdings (WA) Pty Ltd 2025, *Works Approval Application APP-0029219 Response to RFI*, 14 November 2025.
3. Borrello Holdings (WA) Pty Ltd 2025, *Works Approval Application Form*, 26 May 2025.
4. Department of Environment Regulation (DER) 2017, *Guidance Statement: Risk Assessments*, Perth, Western Australia.
5. Department of Water and Environmental Regulation (DWER) 2019, *Guideline: Decision Making*, Perth, Western Australia.
6. Department of Water and Environmental Regulation (DWER) 2019, *Guideline: Industry Regulation Guide to Licensing*, Perth, Western Australia.