



## Application for Works Approval

### Division 3, *Part V Environmental Protection Act 1986*

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**Works Approval Number** W6324/2019/1

**Applicant** Sika Australia Pty Ltd

**ACN** 001 342 329

**File Number** DER2019/000609

**Premises** Sika Bibra Lake  
61 Bushland Ridge  
Lot 159 Bushland Ridge  
BIBRA LAKE WA 6163  
  
being Lot 159 on Plan 401594  
Certificate of Title Volume 2842 Folio 586

**Date of Report** 6 January 2020

**Status of Report** Final

## The application

Sika Australia Pty Ltd (Sika) manufacture formulated cement additives for the construction industry.

## Overview of premises

Sika relocated its current operations at Canning Vale to a new “green-field” site at Lot 159 Bushland Ridge, Bibra Lake. It has also increased the range and quantities of products it can manufacture at this new location. Sika applied for a works approval to construct the new facility in 2016. Most of the works were completed under works approval W5949 however the works approval expired on 27 March 2019 prior to the cement products manufacturing plant being constructed.

The premises is registered for category 75 and 77 operations via Registration R2428/2016/1 that was issued on 7 July 2016.

This decision report outlines the assessment undertaken for the construction and subsequent operation of the category 77 concrete batching plant.

The Sika premises includes the following operations:

### 1. Cement Products Manufacturing Plant (to be constructed)

This facility is being constructed for the manufacturing and packaging of a range of specialised (dry) pre-mixed cement based products.

Standard commercial cement powder and sand supplied from bulk silos are blended with various proprietary additives supplied from various bins/drums/bags as required to the blend in a mixing machine and then packed in typically 20 kg bags for subsequent wholesale and retail supply.

The blending and packaging system will be located inside a warehouse; with silos, the mixer and other equipment connected to dust control equipment that will ultimately discharge to the atmosphere.

Cement and sand will be delivered to site in bulk powder tankers; other ingredients will be procured in packages/bulka-bags.

### 2. Admixture Blending Plant (works complete)

This facility comprises a number of bulk storage tanks, mixing vessels and related transfer equipment for storage, blending and packaging of a range of liquid concrete additive products for industrial applications.

The system will be located inside a warehouse building.

Some of the additives used in the admixture blending plant are classified as dangerous goods (DG) and this facility is therefore designed; and will be constructed, operated and licensed to comply with the requirements of the *Dangerous Goods Safety Act 2004* and associated regulations.

### 3. Warehousing Facilities (works complete)

For the warehousing of products both manufactured on site and obtained from external sources for retail distribution and supply.

### 4. A Wastewater Treatment Facility (works complete)

For the on-site storage and treatment of liquid wastes associated with the above activities prior to its licensed disposal to Water Corporation sewer. An assessment of the wastewater treatment facility has not been conducted as the resulting discharge is regulated by Water Corporation licence requirements.

## 5. Offices and an In-house Analytical Laboratory (works complete):

To provide administrative and analytical support to the site operational activities.

Other than in the north-east quadrant, which is occupied by the Beeliar Regional Park which includes a bush forever site, surrounding areas are zoned “industrial”, with the nearest residential area, Yangebup, located 800 m to the south-east of the site.

As a range of dangerous goods products will be stored and handled on this site it has been designed and will be built and operated in a manner intended to satisfy the requirements of the *Dangerous Goods Safety Act 2004* and supporting regulations.

Planning approval for the premises was granted by the City of Cockburn on 5 March 2015.

**Table 1: Prescribed premises classification**

Classification of Premises	Description	Approved Premises production or design capacity or throughput
75	Chemical blending or mixing not causing discharge: premises on which chemicals or chemical products are mixed, blended or packaged in a manner that does not cause or is not likely to cause a discharge of waste into the environment	3,300,000 tonnes per annual period
77	Concrete Batching or cement products manufacturing: premises on which cement products or concrete are manufactured for use at places or premises other than those premises.	15,000 tonnes per annual period

## Environmental siting

The proposed site is in an industrial area as show in the Receptor Map in Appendix 1.

## Residential and sensitive receptors and distance from activity boundary

**Table 2: Separation distance to receptors**

Potential receptors	Distance from Prescribed Premises
Residential receptors	800m
Yangebup	500m
Industrial premises	Adjacent to premises

## Risk assessment

**Table 3: Risk assessment – construction**

Risk Event					Applicant controls	Detailed Risk Assessment required	Reasoning
Source/Activities	Potential emissions	Potential receptors	Potential pathway	Potential impact			
Construction and assembly of category 77 infrastructure	Dust: associated with construction activities	Residential premises 800m from premises	Air / wind dispersion	Amenity	Limited construction	No	<p>The limited construction works will generate low quantities of dust and noise.</p> <p>The Delegated Officer considers the levels of dust and noise emissions likely to be generated will not impact the nearest receptors due to separation distance. No further risk assessment is required.</p> <p>The <i>Environmental Protection (Noise) Regulations 1997</i> apply.</p>
	Noise: associated with construction activities						

**Table 4: Risk assessment – operation**

Risk Event					Applicant controls	Detailed Risk Assessment required	Reasoning
Source/Activities	Potential emissions	Potential receptors	Potential pathway	Potential impact			
Operation of category 77 infrastructure	Air emissions – Dust from Silos	Residential premises 800m from premises	Air / wind dispersion	Amenity	<ul style="list-style-type: none"> <li>Particulate filters</li> <li>Over fill alarms</li> <li>Located in industrial area</li> </ul>	No	<p>The Delegated Officer considers the concentration of emissions likely to be generated will not impact on the nearest receptor due to separation distance and low level of emissions. No further risk assessment is required.</p> <p>The plant is designed to meet the <i>Environmental Protection (Concrete Batching and Cement Product manufacturing) Regulations 1998</i>.</p> <p>The <i>Environmental Protection (Noise) Regulations 1997</i> apply.</p>
	Noise	Residential premises 800m from premises	Air / wind dispersion	Amenity	Located within an industrial area.	No	

## Risk assessment and determined controls

The operations are considered to be low risk with limited emissions. The premises is located within an industrial area with an 800 m separation distance to the nearest residential receptor. There are no liquid emissions proposed from the operations. The plant is designed to meet the *Environmental Protection (Concrete Batching and Cement Product manufacturing) Regulations 1998*.

The plant is currently registered (R2428/2016/1) with the Department for categories 75 and 77 and this is determined as appropriate for the on-going operations at the applied for capacity.

Determined controls on the works approval will be consistent with those proposed by Sika to ensure the plant achieves the air emission (dust) requirements of the *Environmental Protection (Concrete Batching and Cement Product manufacturing) Regulations 1998*.

## Consultation

The works approval application was advertised on the Department's website on 3 December 2019.

A draft works approval and decision report were provided to Sika on 12 December 2019. Sika provided some minor comments on 17 December 2019 and requested a more up to date premises layout be included in the works approval.

These changes were made and the remainder of the 21 day comment period was waived.

## Decision

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 (summarised in Appendix 3).

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

DWER notes that it may review the appropriateness and adequacy of controls at any time and that, following a review, DWER may initiate amendments to the approval under the EP Act.

**Carmen Standring**

**A/Manager, Process Industries**

Delegated Officer under section 20 of the *Environmental Protection Act 1986*

6 January 2020



## Appendix 1: Premises map

### Premises map

The Premises is shown by the yellow area in the map below.



## Appendix 2: Key documents

Document Title	Availability
Works Approval Application - – Received by DWER 11/11/2019	DWER Reference: A1847888
Works Approval W5949/2016/1	accessed at <a href="http://www.dwer.wa.gov.au">http://www.dwer.wa.gov.au</a>
DER, July 2015. <i>Guidance Statement: Regulatory principles</i> . Department of Environment Regulation, Perth.	
DER, October 2015. <i>Guidance Statement: Setting conditions</i> . Department of Environment Regulation, Perth.	
DER, November 2016. <i>Guidance Statement: Environmental siting</i> . Department of Environment Regulation, Perth.	
DER, February 2017. <i>Guidance Statement: Risk Assessments</i> . Department of Environment Regulation, Perth.	
DWER, June 2019. <i>Guideline: Decision Making</i> . Department of Water and Environmental Regulation, Perth.	
DWER, June 2019. <i>Guideline: Industry Regulation Guide to Licensing</i> . Department of Water and Environmental Regulation, Perth.	