



<b>Works approval number</b>	W6699/2022/1	
<b>Works approval holder</b>	Caves Road Margaret River Pty Ltd	
<b>ACN</b>	647 913 906	
<b>Registered business address</b>	36 Selkis Road BIBRA LAKE WA 6163	
<b>DWER file number</b>	DER2022/000266	
<b>Duration</b>	01/05/2023	30/04/2026
<b>Date of issue</b>	01/05/2023	
<b>Premises details</b>	Caves Road Farms 5103 Caves Road COWARAMUP WA 6284  Legal description – Lots 201, 202 & 203 on Plan 43340	

Prescribed premises category description (Schedule 1, Environmental Protection Regulations 1987)	Assessed throughput
Category 69: Intensive piggery: premises on which pigs are fed, watered and housed in pens.	107 animals (112 SPUs)

This works approval is granted to the works approval holder, subject to the attached conditions, on 1 May 2023, by:

**Caron Goodbourn**  
**MANAGER, PROCESS INDUSTRIES**  
**REGULATORY SERVICES**

an officer delegated under section 20 of the *Environmental Protection Act 1986* (WA)

## Works approval history

Date	Ref number	Summary of changes
01/05/2023	W6699/2022/1	Works approval – issued after planning approval obtained

## Interpretation

In this works approval:

- (a) the words ‘including’, ‘includes’ and ‘include’ in conditions mean ‘including but not limited to’, and similar, as appropriate;
- (b) where any word or phrase is given a defined meaning, any other part of speech or other grammatical form of that word or phrase has a corresponding meaning;
- (c) where tables are used in a condition, each row in a table constitutes a separate condition;
- (d) any reference to an Australian or other standard, guideline or code of practice in this works approval:
  - (i) if dated, refers to that particular version; and
  - (ii) if not dated, refers to the latest version and therefore may be subject to change over time;
- (e) unless specified otherwise, any reference to a section of an Act refers to that section of the EP Act; and
- (f) unless specified otherwise, all definitions are in accordance with the EP Act.

**NOTE:** This works approval requires specific conditions to be met but does not provide any implied authorisation for other emissions, discharges, or activities not specified in this works approval.

## Works approval conditions

The works approval holder must ensure that the following conditions are complied with:

### Construction phase

#### Infrastructure

1. The works approval holder must:
  - (a) construct the infrastructure;
  - (b) in accordance with the corresponding design and construction requirements; and
  - (c) at the corresponding infrastructure location,
 as set out in Table 1.

**Table 1: Design and construction requirements**

	Infrastructure	Design and construction requirements	Infrastructure location
<b>Key piggery infrastructure</b>			
1	Pig paddocks	<ul style="list-style-type: none"> <li>Must be at least 18 ha in size;</li> <li>Must construct a permanent stock-proof fence around the perimeter of the operational areas, as depicted in Schedule 1 map, which includes a minimum buffer of 30 m to all surface waters;</li> <li>Must be sloped to facilitate drainage of surface water runoff to the runoff dam;</li> <li>Contour drains must be constructed in the locations depicted by the map in Schedule 1;</li> <li>Contour drains must be maximum 3 m wide and 700</li> </ul>	‘ROP area’ as shown in map in Schedule 1

	Infrastructure	Design and construction requirements	Infrastructure location
		mm depth;	
2	Controlled drainage area	<ul style="list-style-type: none"> <li>• Must comprise all paddocks used to run pigs (as delineated by the permanent stock-proof fence);</li> <li>• Must construct sufficient bunding around the perimeter of the CDA to prevent ingress of surface water from non-operational areas and contain all leachate and incident stormwater;</li> </ul>	'ROP area' as shown in map in Schedule 1
3	Runoff dam	<ul style="list-style-type: none"> <li>• Must construct a containment dam at the lowest point of the pig paddocks;</li> <li>• Dam must be constructed with minimum holding capacity of 14,600 kL (including operational freeboard of 0.5 m);</li> <li>• Dam must be lined with an impermeable clay layer at least 300 mm thick with a permeability of <math>1 \times 10^{-9}</math> m/s or less and minimum compaction of 95%;</li> <li>• Permeability and compaction requirements must be demonstrated by geotechnical testing conducted by a qualified professional engineer and in accordance with AS 1289.</li> </ul>	'Run-off dam' as shown in map in Schedule 1

2. The works approval holder must within 28 calendar days of an item of infrastructure required by condition 1 being constructed:
  - (a) undertake an audit of their compliance with the requirements of condition 1; and
  - (b) prepare and submit to the CEO an Environmental Compliance Report on that compliance.
3. The Environmental Compliance Report required by condition 2, must include as a minimum:
  - (a) certification that the items of infrastructure or components thereof, as specified in condition 1, have been constructed in accordance with the relevant requirements specified in condition 1;
  - (b) as constructed plans and a detailed site plan for each item of infrastructure or component of infrastructure specified in condition 1;
  - (c) results of clay materials and geotechnical testing required by condition 1; and
  - (d) be signed by a person authorised to represent the works approval holder and contains the printed name and position of that person.

## Monitoring

### General monitoring

4. The works approval holder must ensure that:
  - (a) all water samples are collected and preserved in accordance with AS/NZS 5667.1;
  - (b) all groundwater sampling is conducted in accordance with AS/NZS 5667.11;
  - (c) all soil samples are collected in accordance with DPIRD guidelines for soil sampling;
  - (d) all soil samples are submitted to and tested by a laboratory with current ASPAC certification (or equivalent); and
  - (e) all laboratory samples are submitted to and tested by a laboratory with current NATA accreditation for the parameters being measured.
5. The works approval holder must ensure that:
  - (a) annual monitoring is undertaken at least 9 months apart; and
  - (b) biannual monitoring is undertaken during March and September each year.

6. The works approval holder must ensure that all monitoring equipment used on the premises to comply with conditions of this works approval is calibrated in accordance with the manufacturer's specifications.
7. The works approval holder must, where the requirements for calibration cannot be practicably met, or a discrepancy exists in the interpretation of the requirements, bring these issues to the attention of the CEO accompanied with a report comprising details of any modifications to the methods.

### Groundwater monitoring

8. Throughout the duration of this works approval, the works approval holder must monitor and record the results of ambient groundwater in accordance with the requirements of Table 2.

**Table 2: Monitoring of groundwater requirements**

Monitoring point and reference	Parameter	Unit	Averaging period	Monitoring frequency
MB1, MB2, MB3, MB4, MB5	Standing water level <sup>1</sup>	m (AHD) m (BGL)	Spot sample (in-field)	Biannual
	pH <sup>1</sup>	-		
	Electrical conductivity @ 25°C <sup>1</sup>	µS/cm	Spot sample (laboratory determined)	
	Total nitrogen, Ammonia nitrogen	mg/L		
	Total phosphorus			
	Total dissolved solids			
	Biological oxygen demand			
	Na, K, Ca, Mg, Cl, SO <sub>4</sub> , HCO <sub>3</sub>			

Note 1: In field, non-NATA accredited analysis permitted.

### Soil monitoring

9. Throughout the duration of this works approval, the works approval holder must conduct soil testing in accordance with the requirements of Table 3.

**Table 3: Soil testing requirements**

Soil sampling locations	Soil profile	Parameter	Units	Frequency
At least one sample made up of at least 3 individual cores for each pig paddock <sup>2</sup>	0 – 10 cm; 10 – 20 cm; 20 – 30 cm;	pH <sup>1</sup>	CaCl <sub>2</sub>	Active ROP area – annual Non-active ROP area – biannual
		Electrical conductivity	mS/cm	
		Moisture content	%	
		Total nitrogen, ammonium-nitrogen, nitrate-nitrogen	mg/kg	
		Total phosphorus		
		Phosphorus retention index (PRI)	-	
		Phosphorus buffering index (PBI)	-	
		Aluminium	CaCl <sub>2</sub> extract	

Note 1: In field, non-NATA accredited analysis permitted.

Note 2: GPS coordinates must be recorded for each sampling location, to ensure subsequent sampling events are in the same location.

## Records and reporting (general)

10. The works approval holder must record the following information in relation to complaints received by the works approval holder (whether directly from a complainant or forwarded to them by the department or another party) about any alleged emissions from the premises:
  - (a) the name and contact details of the complainant (if provided);
  - (b) the time and date of the complaint;
  - (c) the complete details of the complaint and any other concerns or issues raised; and
  - (d) the complete details and dates of action(s) taken by the works approval holder to investigate or respond to any complaint.
11. The works approval holder must maintain accurate and auditable books including the following records, information, reports and data required by this works approval:
  - (a) the works conducted in accordance with condition 1;
  - (b) the results of monitoring conducted in accordance with conditions 8 & 9; and
  - (c) complaints received under condition 10.
12. The books specified under condition 11 must:
  - (a) be legible;
  - (b) if amended, be amended in such a way that the original version(s) and any subsequent amendments remain legible and are capable of retrieval;
  - (c) be retained by the works approval holder for the duration of the works approval; and
  - (d) be available to be produced to an inspector or the CEO as required.

## Definitions

In this works approval, the terms in Table 4 have the meanings defined.

**Table 4: Definitions**

Term	Definition
AS 1289	means the most recent version and the relevant parts of the Australian Standard AS 1289 <i>Methods of testing soils for engineering purposes</i>
books	has the same meaning given to that term under the EP Act
CEO	means Chief Executive Officer of the Department CEO for the purposes of notification means: Director General Department administering the <i>Environmental Protection Act 1986</i> Locked Bag 10 JOONDALUP DC WA 6919 <a href="mailto:info@dwer.wa.gov.au">info@dwer.wa.gov.au</a>
condition	means a condition to which this works approval is subject under s.62 of the EP Act
Department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> and designated as responsible for the administration of Part V, Division 3 of the EP Act
discharge	has the same meaning given to that term under the EP Act
emission	has the same meaning given to that term under the EP Act
Environmental Compliance Report	means a report to satisfy the CEO that the conditioned infrastructure has been constructed in accordance with the works approval
EP Act	<i>Environmental Protection Act 1986</i> (WA)
EP Regulations	Environmental Protection Regulations 1987 (WA)
impermeable	means impervious or impenetrable; does not allow water or liquid to pass through
freeboard	means the distance between the maximum water surface elevations and the top of retaining banks or structures at their lowest point
premises	the premises to which this works approval applies, as specified at the front of this works approval and as shown on the map in Schedule 1 to this works approval
prescribed premises	has the same meaning given to that term under the EP Act
qualified professional engineer	means a person who: (a) holds a tertiary academic qualification specialising in geotechnical or civil engineering; and (b) has a minimum of 3 years of experience working in the area of geotechnical or civil engineering; or is otherwise approved by the CEO to act in this capacity
works approval	refers to this document, which evidences the grant of the works approval by the CEO under s.54 of the EP Act, subject to the conditions
works approval holder	refers to the occupier of the Premises being the person to whom this works approval has been granted, as specified at the front of this works approval

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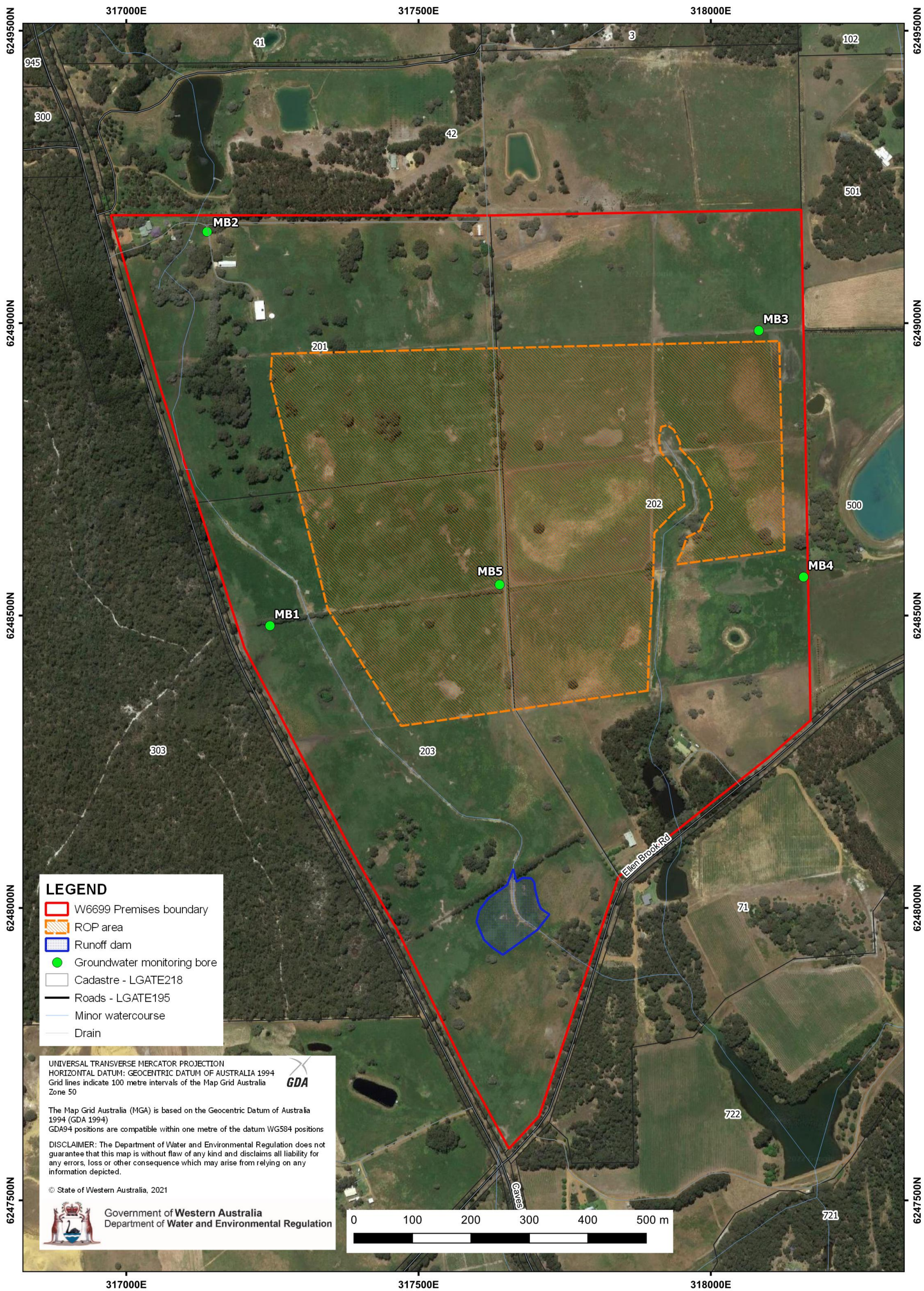
**END OF CONDITIONS**



Schedule 1: Maps

Premises map

The boundary of the prescribed premises is shown in the map below (red line).





## Schedule 1: Maps

### Map of water supplies and contour drains

