Government of Western Australia
Department of Water and Environmental Regulation

Licence

Licence number	L8876/2015/2
Licence holder	Sassey Pty Ltd
ACN	008 996 156
Registered business address	6 Outram Street WEST PERTH WA 6005
DWER file number	DWERVT16359 APP-0026181
Duration	30/11/2020 to 29/11/2045
Date of amendment	05/05/2025
Premises details	Wise Wine 237 Eagle Bay Road NATURALISTE WA 6281 Legal description – Lot 101 on Plan 28068 and Lot 53 on Diagram 54855

Prescribed premises category description (Schedule 1, *Environmental Protection Regulations 1987*)	**Assessed production capacity**
Category 25: Alcoholic beverage manufacturing: premises on which an alcoholic beverage is manufactured and from which liquid waste is or is to be discharged onto land or into water.	1,800 kilolitres of wine and spirits produced per annual period

This licence is granted to the licence holder, subject to the attached conditions, on 05 May 2025, by:

Caron Goodbourn
Digitally signed by Caron Goodbourn
Date: 2025.05.05 13:58:32 +08'00'

MANAGER, PROCESS INDUSTRIES
ENVIRONMENTAL REGULATION
an officer delegated under section 20 of the *Environmental Protection Act 1986* (WA)

Licence history

Date	Ref number	Summary of changes
27/11/2014	W5741/2014/1	Works approval granted
26/11/2015	L8876/2015/1	Licence granted
2/02/2017	L8876/2015/1	Licence amendment to increase irrigation area from 3 hectares to 4.5 hectares
9/01/2018	L8876/2015/1	Licence amendment to increase wine production throughput from 1,400 kL per annual period to 1,800 kL per annual period, and associated increase in wastewater volumes generated to around 4,000 kL per annual period
24/11/2020	L8876/2015/2	New licence issued to replace expiring licence
05/05/2025	L8876/2015/2	Licence holder-initiated amendment to add spirit production (2 distillation units) to the licence. Department initiated amendments to change format of the licence and extend expiry date of the licence by 20 years.

Interpretation

In this licence:

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 licence:
   (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 licence requires specific conditions to be met but does not provide any implied authorisation for other emissions, discharges, or activities not specified in this licence.

Licence conditions

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

Production Limits

1. The licence holder must ensure that the production limits listed in Table 1 are not exceeded within an annual period.

Table 1: Production limits

Product		Production Limit
1	Wine produced	<1,800 kL per annual period
2	Distilled beverages produced	<0.45 kL per annual period

Works

2. The licence holder must install by 31 July 2025, a flowmeter (FM1) on the outlet of the irrigation tank that pumps wastewater to the irrigation area (L1).

a) The flowmeter must be installed to:

i. be as close as practicable to the extraction point of the irrigation tank;

ii. be fitted ensuring that there are 10 diameters of clear length of straight pipe upstream of the meter and 5 diameters of clear straight pipe downstream of the meter. (Refer to Schedule 3, Figure 4) and

iii. be located to avoid damage (e.g. weather, vehicles, livestock).

b) Photographic evidence of the meter installed must be provided to the CEO within 30 days of the flowmeter being installed.

Infrastructure and Operational Requirements

3. The licence holder must ensure that the site infrastructure and equipment listed in Table 2 is operated in accordance with the corresponding requirements

Table 2: Infrastructure and equipment requirements

	Site infrastructure and equipment	**Operational requirement**	**Infrastructure location**
	Outdoor processing hard stand area		
1	External tanks	a) All hardstand areas must divert wastewater and contaminated stormwater into the wastewater strip drain. b) Wastewater strip-drain must be able to divert wastewater to the 10-kL collection sump of the wastewater treatment plant. c) All wastewater drains must be kept free of solids to enable the free flow of wastewater to the wastewater treatment plant.	Figure 2 in Schedule 1 and shown as: External Tanks Strip drain/drain Grape Press
2	3 x Grape press		
3	Wastewater strip drain		

	Site infrastructure and equipment	Operational requirement	Infrastructure location
Processing Shed			
4	Wine processing shed consisting of a graded and drained hardstand.	a) All wastewater generated in the processing shed must be captured for drainage to the wastewater treatment plant. b) All wine production including bottling must only take place in the processing shed	Figure 2 in Schedule 1 and shown as: Internal tanks
Distilling Room			
5	2 x distillation units	a) All wastewater generated from the distillation process must be captured in an impervious wastewater tank for discharge into the wastewater treatment plant.	Figure 2 in Schedule 1 and shown as: Stills
Winery wastewater treatment plant			
6	Wastewater treatment plant (WTP) consisting of : - a collection sump - solids bin - screened wastewater sump - pH mixing tank - Settling/ clarification tank - Pre-treatment aerobic tank - 2 x settling tanks - aerobic tank - irrigation tank with flowmeter (FM1) and sampling point (S1) installed on its outlet.	a) WTP must be positioned on a hard stand. b) Tanks and sumps must be maintained such that they do not overtop, or leak c) All tanks, sumps and interconnecting pipes must be routinely visually inspected for any spills or leakage of wastewater. d) Sludge is to be removed directly from the settling tanks or pre-aerobic tank by a licensed controlled waste contractor. e) A photograph at the end of each month must be taken of the flow meter read (FM1). f) All treated wastewaters must pass through flow meter FM1 prior to being discharged to Land application area (L1).	Figure 2 in Schedule 1, and shown as: Wastewater treatment plant S1
Marc pad			
7	Bunded impervious marc storage pad	a) Marc, lees and other organic solid wastes to be stored within the bunded area of the marc pad prior to spreading on land for use as soil conditioner. b) All leachate generated on the marc pad must be contained within the pad or sump and excess directed to the WTP.	Marc Pad labelled as L2 in Figure 1 in Schedule 1.

	Site infrastructure and equipment	Operational requirement	Infrastructure location
Land application area (L1)			
8	4.5 ha pastured wastewater Irrigation area consisting of pipes and a travelling cannon spray system	a) Irrigation system valves, pumps, pipelines, and other fittings must be kept in working order with no leaks and be routinely inspected for ruptures or leaks when irrigating. a) Irrigation of wastewater must only occur only within land application area (L1). b) No irrigation generated runoff, spray drift or discharge occurs beyond the boundary of the ~~premises~~ land application area (L1) c) Irrigation must not be undertaken 12 hours before forecasted, during or 24 hours immediately after a rainfall event of 5mm or more. d) Treated wastewater is evenly distributed over the irrigation area. e) no soil erosion or ponding of wastewater occurs. f) healthy vegetation cover is maintained over the wastewater irrigation area (whilst irrigating the area). g) Stock must be excluded from L1 from the time of any seeding taking place and through any growing period of the seeded crop. h) Grazing may only occur within L1 after a mechanical harvest has occurred, for a maximum of 2 weeks to control weeds and manage fire risk. i) Vegetation in L1 is harvested at least once per annual period for the purpose of exporting nutrients from L1.	Irrigation area labelled as “L1” in Schedule 1, Figure 1

Emissions and discharges

4. The licence holder must by 30 September 2025, submit to the CEO a Wastewater Management Plan (WMP). The WMP must include but not be limited to:

a) Assessment of the viability of Winter Irrigation and proposed controls to mitigate risks associated with irrigating through Winter.

b) Determination of site-specific wastewater nutrient application rates for Nitrogen and Phosphorous (kg/hectare/year) in L1, based on the planted crops demonstrated ability to take up the applied Nitrogen and Phosphorous (a nutrient balance)

c) Assessment of the necessity for wastewater storage including:
   i. monthly water balance showing the wastewater produced compared to when irrigation may not be able to occur.[1]
   ii. contingency plan for storage of wastewater during wet weather periods when irrigation cannot occur;

d) Specify what crop or grasses are to be sowed and include:
   i. the water requirements for this crop
   ii. the nutrient balance which identifies nutrient uptake rates
   iii. a harvesting (nutrient export) strategy; and

e) Where the WMP identifies any issues with (a), (b), (c) or (d) above, the WMP must include recommendation on how to resolve the limitations.

Note 1: The maximum amount of rain days, and not averages, that occur in a year must be used when calculating storage requirements for when irrigation is not suitable.

Emissions to land loading limits

5. The licence holder must ensure that treated wastewater is only discharged via irrigation to the specified discharge point in accordance with the limits specified in Table 3.

Table 3: Wastewater irrigation limits

Discharge point	Parameter	Limit
Land application area (L1)	Total nitrogen	<300 kg/ha/annual period
	Total phosphorus	<50 kg/ha/annual period
	Biochemical oxygen demand (BOD)	<1500 kg/ha/month
	pH	≥6 and ≤9
	Sodium absorption ratio (SAR) and EC	Within the “stable soil structure” range depicted in Figure 3, Schedule 1

Monitoring

General monitoring

6. The licence holder must ensure that:

a) all water samples are collected and preserved in accordance with AS/NZS 5667.1;
b) all wastewater sampling is conducted in accordance with AS/NZS 5667.10; and
c) all laboratory samples are submitted to and tested by a laboratory with current NATA accreditation for the parameters being measured.

7. The licence holder must ensure that monthly monitoring is undertaken at least 15 days apart.

8. The licence holder must ensure that all monitoring equipment used on the premises to comply with the conditions of this licence is calibrated in accordance with the manufacturer’s specifications.

9. The licence 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.

Monitoring of emissions to land

10. The licence holder must undertake monitoring in Table 4 according to the specifications in that table.

Table 4: Emissions and discharge monitoring

Emission point reference	Monitoring point reference	Parameter	Units	Frequency
Land application area (L1)	Flow meter (FM1) on outlet of 32kL irrigation tank	Volumetric flow rate (cumulative)	kL / month	Continuous
	Sample taken from 32kL Irrigation tank (S1)	pH[1]	-	Monthly
		Electrical conductivity[1]	dS/m	
		Total nitrogen	mg/L	
		Total phosphorous		
		Total dissolved solids		
		Total suspended solids		
		BOD		
		Sodium ion (Na^{+})		
		Calcium ion (Ca^{2+})		
		Magnesium ion (Mg^{2+})		
		Sodium adsorption ratio	-	

Note 1: In field non-NATA accredited analysis permitted for pH and electrical conductivity

Records and reporting

11. The licence holder must maintain accurate and auditable books including the following records, information, reports, and data required by this licence:

a) the calculation of fees payable in respect of this licence;
b) any maintenance of infrastructure that is performed in the course of complying with this licence;
c) monitoring programmes undertaken in accordance with condition 10 of this licence; and
d) complaints received under condition 13 of this licence.

12. The books specified under condition 11 must:

a) be legible;
b) if amended, be amended in such a way that the original and any subsequent amendments remain legible or are capable of retrieval;
c) be retained by the licence holder for the duration of the licence; and
d) be available to be produced to an inspector or the CEO as required.

13. The licence holder must implement a complaints management system that as a minimum record the number and details of complaints received concerning the environmental impact of the activities undertaken at the premises and any action taken in response to the complaint.

14. The licence holder must:

a) undertake an audit of their compliance with the conditions of this licence during the preceding annual period; and
b) prepare and submit to the CEO by no later than 30 April after the end of each annual period an Annual Audit Compliance Report (AACR) in the approved form.

15. The licence holder must submit to the CEO an Annual Environmental Report by no later than 30 April after the end of each annual period. The report must contain the information listed in Table 5 in accordance with the corresponding requirement set out in that table.

Table 5: Annual Environmental Report

Condition or table	Parameter
Condition 1	The tonnages of grapes crushed at the premises per annual period The volumes of grape juice accepted from third parties for processing per annual period. The volumes of ethanol received from third parties for further processing The volume of wine produced per annual period The volume of spirit-based beverages produced per annual period
Condition 3	Photographs of the end of month readings of the flow meter. Amount (tonnes) of sludge removed from the aeration tank for off-site disposal. Volume/mass (tonnes) of biomass harvested (removed) from the land application area (L1) and the date(s) the harvest occurred. Date and type (species) of crop(s) planted within irrigation area. Dates livestock were allowed into and removed from L1. Volume of leachate from the marc pad directed to the WTP Volume/mass (tonnes) of marc spread on the premises and the locations that the marc was spread.
Condition 5: Table 3	Monthly volumes of water irrigated to land. Tabulated loadings of nitrogen, phosphorus and BOD applied to irrigation area (L1) using the provided nutrient loading rate spreadsheet in Schedule 2 SAR & EC values taken from monthly wastewater samples to be plotted on Figure 3 graph. An assessment and interpretation of the data including comparison to historical trends and loading limits
Condition 10: Table 4	Wastewater monitoring data in tabulated and graphical formats including the sampling date and including at least the last 5 years (once available) of data for comparison. An assessment and interpretation of the data including comparison to historical trends. Copies of laboratory sample analysis reports.
Condition 13	Complaints summary.
-	Summary of any failure of malfunction of any pollution control equipment and any environmental incidents that have occurred during the annual period and any action taken.

Definitions

In this licence, the terms in Table 6 have the meanings defined.

Table 6: Definitions

Term	Definition
Annual Audit Compliance Report (AACR)	means a report submitted in a format approved by the CEO (relevant guidelines and templates may be available on the Department's website)
annual period	means the 12 month period commencing from 1 April until 31 March of the immediately following year
AS/NZS 5667.1	means the Australian Standard AS/NZS 5667.1 *Water Quality – Sampling – Guidance of the design of sampling programs, sampling techniques and the preservation and handling of samples*
AS/NZS 5667.10	means the Australian Standard AS/NZS 5667.10 *Water Quality – Sampling – Guidance on sampling of waste waters*
averaging period	means the time over which a limit is measured or a monitoring result is obtained
BOD	biochemical oxygen demand
books	has the same meaning given to that term under the EP Act.
CEO	means Chief Executive Officer of the Department. "submit to / notify the CEO" (or similar), means either: Director General Department administering the *Environmental Protection Act 1986* Locked Bag 10 JOONDALUP DC WA 6919 or: info@dwer.wa.gov.au
Department	means the department established under section 35 of the *Public Sector Management Act 1994* (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3
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
EP Act	*Environmental Protection Act 1986* (WA)
hardstand	means a surface with a permeability of 1 x 10^{-9} metres/second or less
leachate	means liquid released by or water that has percolated through waste and which contains some of its constituents
lees	means the material which accumulates in the bottom of the grape juice or wine fermentation tanks
licence	means this document, which evidences the grant of a licence by the CEO under section 57 of the EP Act, subject to the specified conditions contained within
licence holder	refers to the occupier of the premises, being the person specified on the front of the licence as the person to whom this licence has been granted
malfunction	means a piece of equipment or machinery which fails to function normally. This can include but is not limited to flow meters failing to record, over topping of tanks, blocked sprinklers or pipes bursting.
marc	means grape material (mainly skin, pulp and seeds) which is left over after grape crushing and pressing

Term	Definition
NATA	means the (Australian) National Association of Testing Authorities
NATA accredited	means in relation to the analysis of a sample that the laboratory is NATA accredited for the specified analysis at the time of the analysis
premises	means the premises to which this licence applies, as specified at the front of this licence and as shown on the premises map Figure 1 in Schedule 1 to this licence
prescribed premises	has the same meaning given to that term under the EP Act
rainfall event	means greater than or equal to 6 mm of precipitation within a 24-hour period
Schedule 1	means Schedule 1 of the Licence unless otherwise stated
Schedule 2	means Schedule 2 of the Licence unless otherwise stated
spot sample	means a discrete sample representative at the time and place at which the sample is taken
waste	has the same meaning given to that term under the EP Act

END OF CONDITIONS

Schedule 1

Premises map

The boundary of the prescribed premises is shown in the map below (Figure 1).

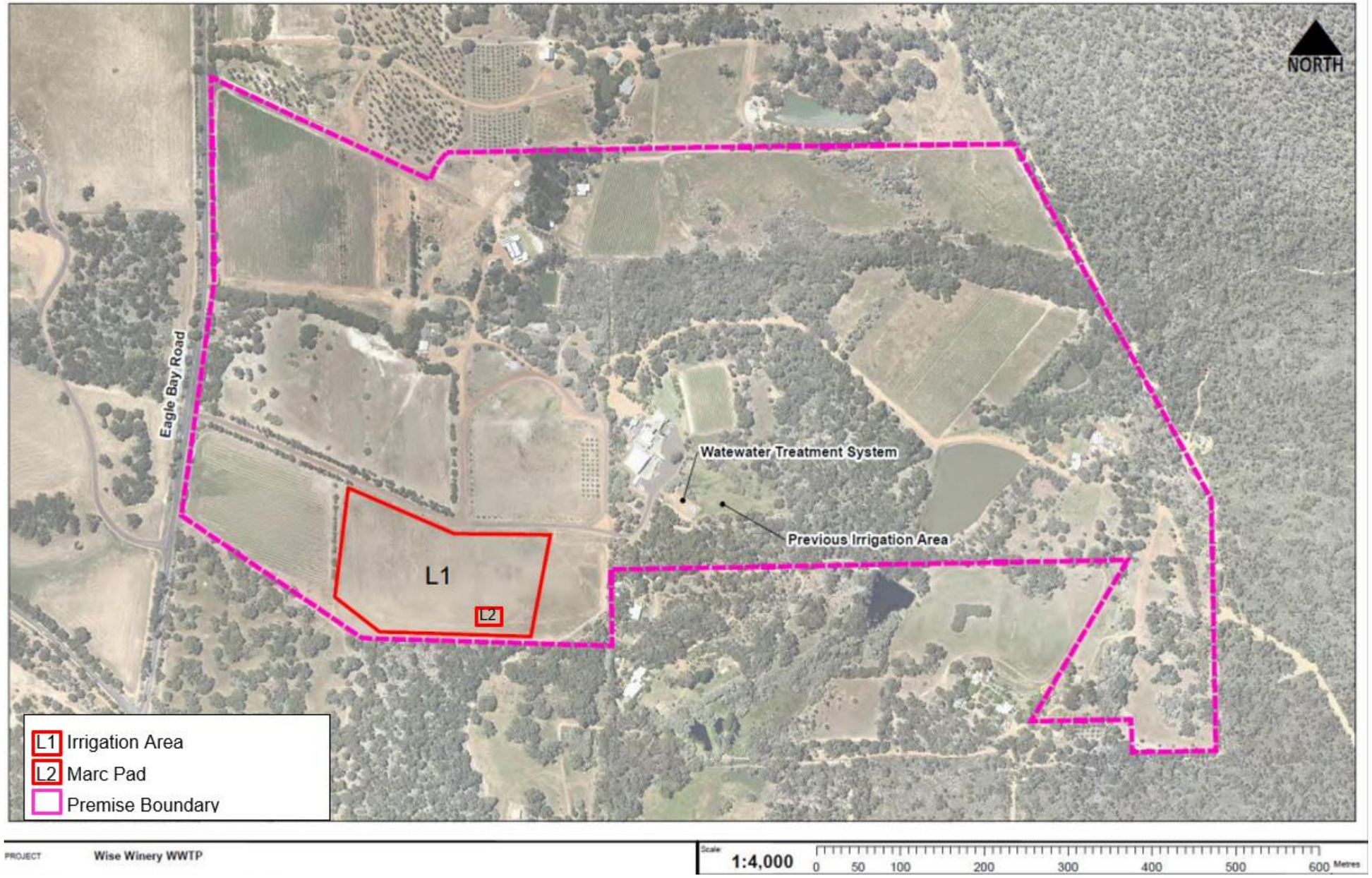

Figure 1: Map of the boundary of the prescribed premises

Infrastructure layout:

The infrastructure layout of the site is depicted in Figure 2.

Figure 2: Site infrastructure layout

SAR: EC Soil Structure

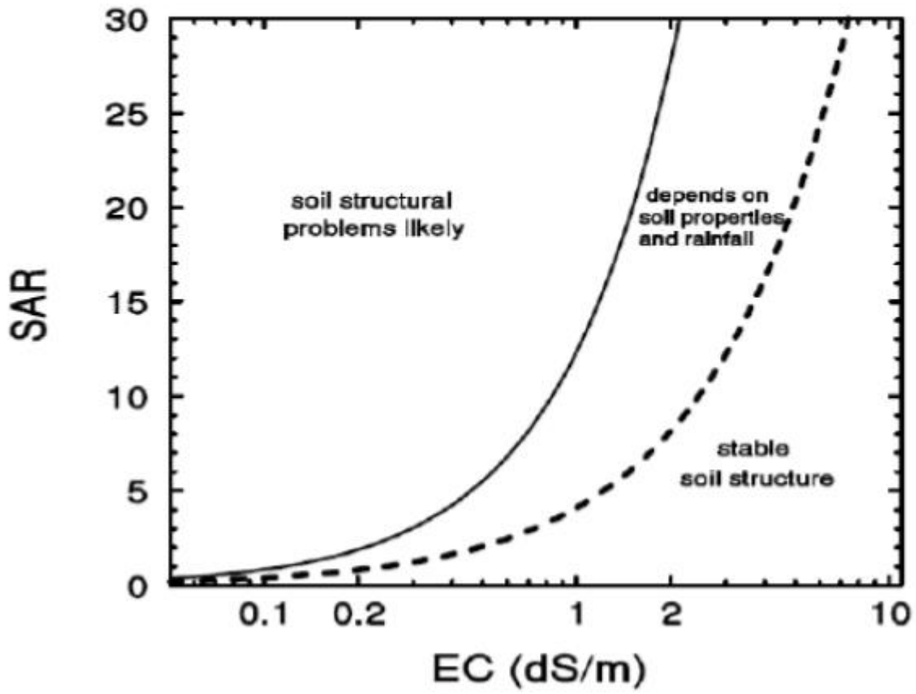

Figure 3. SAR:EC soil structure graph

Schedule 2: Nutrient loading rate spreadsheet

Nutrient loading spreadsheet - electronic

Irrigation areas[1]: size, volume irrigated, irrigation days				**Annual period (as defined by your licence)[2]**												**Volume irrigated during annual period (kL)[3]**
	Size (ha)			**January**	**February**	**March**	**April**	**May**	**June**	**July**	**August**	**September**	**October**	**November**	**December**	
EXAMPLE irrigation area:	*25*	*volume irrigated*	*kL*	*20,000*	*20,000*	*18,000*	*15,000*	*0*	*0*	*0*	*0*	*15,000*	*18,000*	*20,000*	*25,000*	*151,000*
		days of irrigation	*days/month*	*29*	*28*	*30*	*25*	*0*	*0*	*0*	*0*	*20*	*25*	*30*	*27*	
Irrigation Area 1:	4.5	volume irrigated	kL													
		days of irrigation	days/month													
Irrigation Area 2:		volume irrigated	kL													
		days of irrigation	days/month													
Irrigation Area 3:		volume irrigated	kL													
		days of irrigation	days/month													
Wastewater quality[4]	*EXAMPLE sampling date:*			*20/01/2022*	*15/02/2022*	*17/03/2022*	*19/04/2022*	*12/05/2022*	*12/06/2022*	*9/07/2022*	*15/08/2022*	*12/09/2022*	*15/10/2022*	*13/11/2022*	*7/12/2022*	
	EXAMPLE total nitrogen	*mg/L*		*13.2*	*21.3*	*17.6*	*19.2*	*42.4*	*25.1*	*30.4*	*40.3*	*34.8*	*38.7*	*44.6*	*47.3*	
	EXAMPLE BOD	*mg/L*		*4.8*	*12.1*	*6.1*	*4.9*	*4.8*	*4.1*	*3.3*	*5.2*	*4.4*	*5.2*	*5.1*	*7.5*	
	Sampling date:															
	For wineries to indicate sampling period:[5]															
	Total nitrogen	mg/L														
	Total phosphorus	mg/L														
	Biochemical oxygen demand	mg/L														

Nutrient and BOD loadings[6]			**January**	**February**	**March**	**April**	**May**	**June**	**July**	**August**	**September**	**October**	**November**	**December**	**kg/ha/annual period[7]**
EXAMPLE total nitrogen loadings			*10.6*	*17.0*	*12.7*	*11.5*					*20.9*	*27.9*	*35.7*	*47.3*	*183.5*
EXAMPLE BOD loadings		*kg/ha/month*	*3.8*	*9.7*	*4.4*	*2.9*					*2.6*	*3.7*	*4.1*	*7.5*	*38.8*
		kg/ha/day	*0.13*	*0.35*	*0.15*	*0.12*					*0.13*	*0.15*	*0.14*	*0.28*	
Irrigation Area 1	Total nitrogen	kg/ha/month													
	Total phosphorus	kg/ha/month													
	Biochemical oxygen demand	kg/ha/month													
		kg/ha/day													
Irrigation Area 2	Total nitrogen	kg/ha/month													
	Total phosphorus	kg/ha/month													
	Biochemical oxygen demand	kg/ha/month													
		kg/ha/day													
Irrigation Area 3	Total nitrogen	kg/ha/month													
	Total phosphorus	kg/ha/month													
	Biochemical oxygen demand	kg/ha/month													
		kg/ha/day													

Explanatory notes and calculations:

White cells should be filled in where applicable.
NOTE 1 - Where there is irrigation to more than 3 areas, additional copies of this sheet should be completed.
NOTE 2 - This sheet should be completed for your annual period as defined by your licence. *E.g. If your annual period is from 1 October to the 30 September in the following year, for the 2022-2023 annual period, you should include data from January - September 2023, and October - December 2022.*
NOTE 3 - Volume irrigated during the annual period (kL), for each irrigation area is the sum of the monthly volumes irrigated to that area. *E.g. For the example shown: Volume irrigated during annual period = 20,000 (Jan) + 20,000 (Feb) + 18,000 (Mar) + 15,000 (Apr) + 15,000 (Sep) + 18,000 (Oct) + 20,000 (Nov) + 25,000 (Dec) = 151,000 kL. Noting that for the example there was no irrigation during the months of May, June, July or August.*
NOTE 4 - The sampling and analysis of your wastewater quality should be undertaken in accordance with your licence conditions. For sampling less often than monthly, i.e. quarterly, 6-monthly, or annually: for months where no sampling is required, wastewater quality should be taken to be equivalent to the most recent sample taken. *E.g. Quarterly sampling during Feb, May, Aug and Nov - total nitrogen concentrations were analysed to be 7, 11, 8 and 13 mg/L respectively in the wastewater. For March and April, as February was the most recent sample taken, total nitrogen concentration is estimated to be 7 mg/L. Similarly, for June and July, as May was the most recent sample, total nitrogen concentration is estimated to be 11 mg/L. There will be no sampling date associated with non-sampling months.* If your licence requires you to monitor loading rates for additional parameters (e.g. inorganic nitrogen, reactive phosphorus etc.) additional copies of this sheet should be completed for the additional parameters.
NOTE 5 - For wineries to indicate sampling period - this row is only required to be completed if your licence condition specifies a sampling period e.g. pre-vinatge, peak vintage, late vintage, post vintage, non-vintage. Indicate which sampling date corresponds with which period.
NOTE 6 - Parameter loading (TN, TP or BOD) each month per hectare for each irrigation area (kg/ha/month): monthly concentration of parameter (TN, TP or BOD) in mg/L * monthly volume of wastewater irrigated to irrigation area (kL) ÷ 1000 size of irrigation area *E.g. Using the example shown, for total nitrogen for January: 13.2 mg/L * 20,000 kL / 1,000 = 264 kg/month. 264 / 25 ha = 10.6 kg/ha/month (for January).* Loading of parameter (BOD) each day per hectare for each irrigation area (kg/ha/day): BOD loading (kg/ha/month) ÷ number of days of irrigation during that month. *E.g. Using the example shown, for BOD for October: 3.7 kg/ha/month / 25 days of irrigation during October = 0.15 kg/ha/day (for October)*
NOTE 7 - To calculate annual loading of parameter (TN, TP or BOD) per hectare (kg/ha/annual period): sum of monthly loadings (kg/ha/month). You should calculate an annual loading (kg/ha/annual period) for each parameter for each irrigation area. *E.g. Using the example shown, for total nitrogen: 10.6 (Jan) + 17 (Feb) + 12.7 (Mar) + 11.5 (Apr) + 20.9 (Sep) + 27.9 (Oct) + 35.7 (Nov) + 47.3 (Dec) kg/ha/month = 183.5 kg/ha/annual period*

* To request an electronic copy of this spreadsheet please contact info@dwer.wa.gov.au

Schedule 3

Diagram showing the requirements for meter installation.

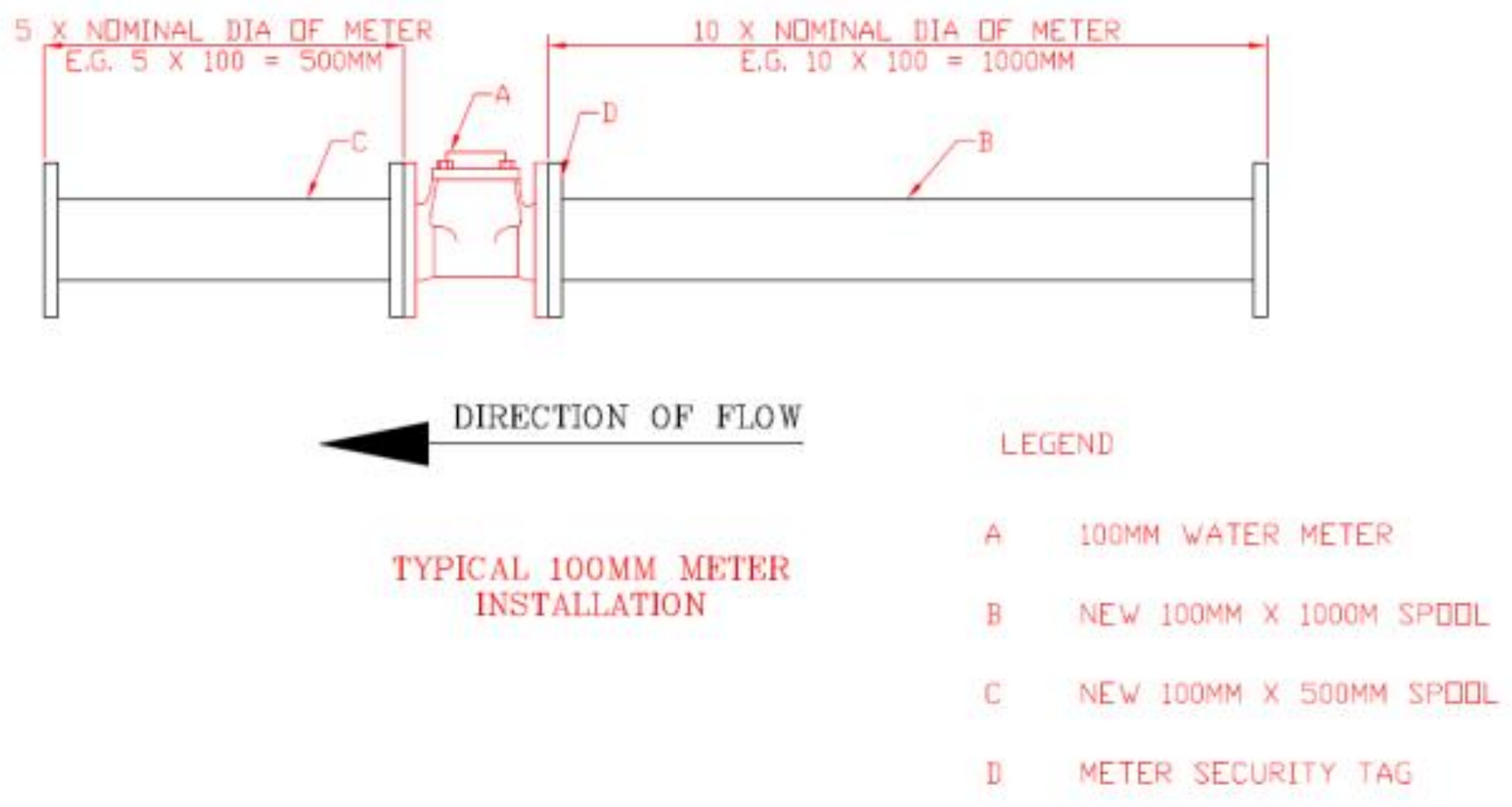

Figure 4. Meter installation requirements