Government of Western Australia
Department of Water and Environmental Regulation

Licence

Licence number	L8812/2014/2
Licence holder	Hillcroft Farms Pty Ltd
ACN (if applicable)	158 889 699
Registered business address	Hillcroft Farms Byfields Paringa Business Centre Suite 2, 2 Williams Road NARROGIN WA 6312
DWER file number	APP-0026050
Duration	15 June 2021 to 14 June 2041
Date of amendment	20 May 2025
Premises details	Hillcroft Farms 1395 Yornaning Road LOL GRAY WA 6311 Being Lots 13054 and 4301 on Deposited Plan 146817 as depicted in Schedule 1

Prescribed premises category description (Schedule 1, *Environmental Protection Regulations 1987*)	**Assessed design capacity**
Category 2: Intensive piggery	16,170 animals or 15,912 SPU
Category 23: Animal feed manufacturing	10,000 tonnes per annual period

This licence is granted to the licence holder, subject to the attached conditions, on 20 May 2025, by:

Caron Goodbourn

Digitally signed by Caron Goodbourn
Date: 2025.05.20 13:43:26 +08'00'

MANAGER, PROCESS INDUSTRIES

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

Licence history

Date	Reference number	Summary of changes
13/06/2014	L8812/2014/1	New licence issued for existing operation.
29/04/2016	L8812/2014/1	Licence amendment by administrative notification to extend the expiry date of the licence from 15 June 2019 to 15 June 2021.
19/12/2016	L8812/2014/1	Licence amendment to authorise the construction of one new intensive piggery shed, three sludge drying beds, a desalination plant and an evaporation pond for the storage of reject water from the desalination plant. Premises design capacity changed in accordance with Works Approval W5636/2014/1.
18/05/2020	L8812/2014/1	Licence amendment to authorise the construction of one gilt shed, a screw press solids separator and its associated infrastructure and a shed to store the screw press solids separator and the separated solids.
09/06/2021	L8812/2014/2	Replacement licence issued - 15, 912 SPU.
16/05/2022	L8812/2014/2	Notice of amendment to reduce the frequency of environmental reporting from annual to biennial (16 May 2022).
09/02/2023	L8812/2014/2	Licence amendment application to authorise construction of three new intensive piggery sheds, and the decommissioning of two existing intensive piggery sheds.
20/05/2025	L8812/2014/2	Licence amendment application to authorise construction and operation a new load out shed.

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 means the version of the standard, guideline, or code of practice in force at the time of granting of this licence and includes any amendments to the standard, guideline or code of practice which may occur from time to time during the course of the licence;

(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:

Works – Construction

1. The licence holder must ensure that the site infrastructure listed in Table 1 and located at the corresponding infrastructure location is constructed and/or installed in accordance with the corresponding design, construction and installation requirements set out in Table 1.

Table 1: Construction and installation requirements

Infrastructure		Design, construction and installation requirements	Infrastructure location	Timeframe
1	Three (3) new bacon sheds to be constructed: Shed 1, 2 and 3.	(a) Each shed to be approximately 74 m long by 12 m wide and 2.8 m high with a 15-degree roof pitch and vent ridge. (b) Have a concrete base with a minimum thickness of 100 mm with bungs cast into the base. (c) Have concrete walls, at least 600 mm high, sealed to the base concrete to ensure an impermeable pit. (d) Have PVC stormwater piping (approximately 300 mm diameter) under the concrete base, connected via the bungs, to direct wastewater from each shed to the wastewater treatment system. (e) Flooring of sheds (where pigs will sit) must be fully slatted.	As labelled in Figure 4, Schedule 1: 1, 2 and 3	Before 31 December 2024
2	One (1) new load out shed to be constructed	(a) The shed to be approximately 85 m long by 15 m wide, with a 33 m section at 4.5 m high and a 52 m section at 6 m high (Figure 6). (b) 52 m section: i) Have a concrete foundation sloped toward effluent drains. (c) 33 m section: i) Have a concrete base with a minimum thickness of 100 mm with bungs cast into the base. ii) Have concrete walls, at least 600 mm high, sealed to the base concrete to ensure an impermeable pit. i) Have PVC stormwater piping (approximately 300 mm diameter) under the concrete base, connected via the bungs, to direct wastewater from each shed to the wastewater treatment system. ii) Flooring of sheds (where pigs will sit) must be fully slatted.	As labelled in Figure 5, Schedule 1: Proposed load out shed	Before 31 October 2025

2. The licence holder must within 30 days of the 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 the following:

(a) certification that the infrastructure or component(s) thereof specified in condition 1, Table 1, have been constructed or installed 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, Table 1; and

(c) be signed by a person authorised to represent the licence holder and contains the printed name and position of that person within the company.

Works – Decommissioning

4. The licence holder must, within 90 days of the infrastructure required by condition 1, Table 1, item 1 being constructed, decommission and remove the existing bacon sheds 4 and 5 as shown in Figure 4 of Schedule 1.

5. The licence holder must, within 10 days of completion of the decommissioning of the existing bacon sheds as specified in condition 4:

(a) undertake an audit of their compliance within the requirements in condition 4; and

(b) prepare and submit to the CEO a report on that compliance.

6. The report required by condition 5, must include as a minimum the following:

(a) confirmation, including photos, that each item, as specified in condition 4 has been decommissioned; and

(b) be signed by a person authorised to represent the licence holder.

Infrastructure and equipment

7. The licence holder must ensure that the infrastructure and equipment specified in Table 2 is maintained in good working order and operated in accordance with the requirements specified in that table.

Table 2: Infrastructure and equipment requirements

Site infrastructure and equipment		Operational requirements	Infrastructure location
1	16 conventional piggery sheds (concrete base) consisting of dry sow, mating, gilt developer, farrowing and finisher/grower sheds. *(Note: Two finisher sheds to be decommissioned in accordance with conditions 4, 5 and 6.)*	(a) Sheds, where flush/tipping buckets are used, must be flushed weekly. (b) Sheds, with underfloor effluent collection (pull plug system), must be flushed at least once every eight (8) weeks. (c) Effluent generated in the sheds must be directed to the collection tank.	As labelled in Figure 3, Schedule 1: Intensive sheds and as labelled in Figure 5, Schedule 1: Bacon sheds

Site infrastructure and equipment		Operational requirements	Infrastructure location
	Additional 3 bacon sheds *(once constructed in accordance with conditions 1, 2 and 3)*		
2	Additional one (1) load out shed *(once constructed in accordance with conditions 1, 2, and 3)*	(a) Lairage area of shed, with underfloor effluent collection (pull plug system), must be flushed at least once every eight (8) weeks. (b) Loading area of shed, with sloped concrete pad, must be washed down after each load. (c) Effluent generated in the shed must be directed to the collection tank.	As labelled in Figure 5, Schedule 1: Proposed load out shed
3	Gilt developer shed (concrete base with minimum thickness of 100 mm, with pull plugs cast into it).	(a) Pigs will rest on flooring comprising either solid concrete or fully slatted flooring. (b) An approximately 600 mm gap must exist between the pit floor and the bottom of the flooring the pigs will rest on. The effluent must be collected in this space. (c) Plug holes must direct the collected effluent into four separate polyvinyl chloride (PVC) pipes (with an approximate diameter of 225 mm) which will run across the shed. (d) The four PVC pipes running across the shed must connect to a common PVC pipe (with an approximate diameter of 300 mm) that discharges effluent and solids into the collection tank. (e) An approximately 250 mm thick concrete wall, constructed around the edge of the shed, must stop any effluent escaping the shed.	As labelled in Figure 2, Schedule 1: Gilt shed
4	22 deep litter shelters – straw based	(a) At least two shelters must be cleaned out each week, with each shelter being cleaned out at least every twelve (12) weeks.	As labelled in Figure 3, Schedule 1: deep litter sheds
5	Collection tank (impermeable concrete, with a capacity of at least 10,000 gallons), and associated collection tank spillway (at least 1,200 mm wide and 500 mm deep)	(a) For the storage of effluent prior to solids separation. (b) Level sensors must be maintained in the collection tank to control its associated pumps. (c) The collection tank must have at least four (4) mixing paddles. (d) Collection tank spillway must direct effluent from the collection tank to the existing anaerobic pond, in the event the collection tank pumps break down or the inflow into the collection tank is too great. (e) The mixed effluent, within the collection tank, must be pumped by a submersible pump (raw effluent pump) to the screw press solids separator via a poly pipe with a diameter of approximately 50 mm.	As labelled in Figure 2, Schedule 1: 10,000 gallon collection tank

Site infrastructure and equipment		Operational requirements	Infrastructure location
6	Screw press solids separator, located within the screw press solids separator shed (three sided and roofed; concrete base with minimum thickness of 100 mm, with an approximate fall to the back of the shed of 100 mm); and associated shed spillway (at least 1,000 mm wide and 200 mm deep located on the sides and rear of the shed).	(a) For the separation of solids from the effluent. (b) Rear wall of the shed must feature holes whereby liquid leaving the stockpiled solids can leave the shed through and enter the shed spillway. (c) Shed must have a lip, approximately 50 mm wide, along the open front of the shed to divert rainfall to the shed spillway. (d) Shed spillway must divert all flows within it to the clean water tank. (e) Effluent, which has been cleared of solids, must be directed to the clean water tank.	As labelled in Figure 2, Schedule 1: Screw press separator shed
7	Clean water tank (impermeable, below ground level tank, with a capacity of at least 4,000 L), and associated clean water tank spillway channel (at least 1,000 mm wide and 200 mm deep)	(a) For the storage of effluent stripped of solids prior to disposal within the effluent ponds. (b) Must contain 'high' and 'low' level sensors. These sensors will activate pumps which will discharge the effluent which has been separated of its solids into the existing anaerobic pond or cause the raw effluent pump (within the collection tank) to shut off in the event the high level sensor is triggered. (c) Clean water tank spillway channel must direct any overflow into the anaerobic pond, in the event inflows overwhelm the tank's capacity.	As labelled in Figure 2, Schedule 1: Clean water tank
8	Effluent ponds: • Anaerobic pond with an approximate capacity of 4.8 ML; • Facultative pond with an approximate capacity of 1.6 ML; and • Evaporation pond 1 with an approximate capacity of 6.9 ML. • Evaporation pond 2, approximately 100 m by 100 m and 2 m deep.	(a) Maintain liners to achieve a permeability of less than 1 x 10^{-9} m/s. (b) Overtopping of the ponds does not occur. (c) Maintain a minimum 500 mm freeboard from top of embankment. (d) Maintain integrity of the ponds. (e) Trapped overflows must be maintained on the outlet of ponds to prevent carry-over of surface floating matter. (f) Vegetation and floating debris (emergent or otherwise) must be prevented from encroaching onto pond surfaces or inner pond embankments.	As labelled in Figure 3, Schedule 1: wastewater treatment ponds
9	Evaporation pond 3, approximately 100 m by 100 m and 2 m deep.	(a) For the storage or evaporation of reject water from the desalination plant.	As labelled in Figure 3, Schedule 1: evaporation pond

Site infrastructure and equipment		Operational requirements	Infrastructure location
	Compacted clay liner with a permeability of less than 1 x 10^{-9} m/s.	(b) Maintain a minimum 500 mm freeboard from the top of embankment to minimise the potential for pond overflow. (c) Maintain compacted clay liner to achieve a permeability of less than 1 x 10^{-9} m/s. (d) Maintain pond embankments to be structurally stable with a wall batter that minimises the probability of embankment failure or uncontrolled release of large quantities of wastewater into the environment.	
10	Stockpile area	(a) Maintain liner to achieve a permeability of less than 1 x 10^{-9} m/s.	As labelled in Figure 3, Schedule 1: temporary stockpile area
11	Burial pits	(a) Maintain liner to achieve a permeability of less than 1 x 10^{-9} m/s.	As labelled in Figure 3, Schedule 1: burial pits
12	Animal feed manufacturing facility: sheds and silos used for the mixing/milling of animal feed including the storage of grains and meals. Associated dust extraction system.	(a) Dust extraction system must be operational during mixing and milling of animal feed.	As labelled in Figure 3, Schedule 1: feedmill

Premises Operation

8. The licence holder must ensure that where wastes produced on the premises are not taken off-site for lawful use or disposal, they are managed in accordance with the process requirements in Table 3.

Table 3: Management of wastes

Waste type		Process	Process requirements
1	Wastewaters from all piggery operations including wash down water, by-products wastewater, leachate collection and contaminated run-off	Directed to the wastewater treatment system, consisting of the collection tank, screw press solids separator, clean water tank and effluent ponds.	None specified
2	Treated wastewater	Evaporation or reused for washdown in piggery sheds	None specified
3	Carcasses	On-site burial	(a) All carcasses must be removed daily to the burial pit. (b) Carcasses must be covered with at least

Waste type		Process	Process requirements
			500 mm of soil immediately upon deposit. (c) Carcass burial pits must be located 300 m away from watercourses and 50 m away from the premises boundary.
4	Spent straw	Handling and storage prior to disposal offsite	(a) Composting of spent straw must be undertaken within the stockpile area prior to being disposed off-site. (b) Leachate from the stockpile area must not enter the environment. (c) Stockpiles must be managed so as to avoid offensive odour generation.
5	Solids separated from the effluent by the screw press solids separator	Stored in the screw press solids separator shed, prior to being taken offsite	(a) Separated solids must only be stored within the screw press solids separator shed. (b) Leachate from the separated solids must not enter the environment.

9. The licence holder must ensure that not more than 15,912 SPU are held on the premises.

Records and reporting

10. 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) the works conducted in accordance with conditions 1 and 4 of this licence;
    (c) any maintenance of infrastructure that is performed in the course of complying with this licence; and
    (d) complaints received under condition 12 of this licence.
11. The books specified under condition 10 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 licence holder for the duration of the licence; and
    (d) be available to be produced to an inspector or the CEO as required.
12. The licence holder must record the following information in relation to complaints received by the licence holder (whether received 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 other issues raised; and
    (d) the complete details and dates of any action taken by the licence holder to investigate or respond to any complaint.

13. 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 an Annual Audit Compliance Report for that period, in the approved form by 28 April each year.

14. The licence holder must:

(a) prepare an Environmental Report that provides information in accordance with Table 4 for the preceding two annual periods; and

(b) submit the Environmental Report to the CEO biennially from the 28 April 2024.

Table 4: Environmental Report requirements

Condition or table (if relevant)	Parameter	Format or form
N/A	Summary of any failure or malfunction of any pollution control equipment and any environmental incidents that have occurred during the annual period and any action taken.	None specified
9	Total number of animals/SPU's – monthly maximum including annual total.	None specified
-	Monthly and annual tonnages of animal feed manufactured	None specified
12	Complaints summary	
13	Compliance	AACR form[1]

Note 1: AACR form is available from the department's website.

Definitions

In this licence, the terms in Table 5 have the meanings defined.

Table 5: Definitions

Term	Definition
ACN	Australian Company Number.
Annual Audit Compliance Report (AACR)	means a report submitted in a format approved by the CEO (relevant guidelines and templates available on the department's website).
annual period	a 12-month period commencing from 1 April until 31 March of the immediately following year.
anniversary date	means 31 March of each year.
biennial	means every 2 years and for the purposes of this licence means 2024, 2026, 2028 and so on.
books	has the same meaning given to that term under the EP Act.
carcass	means the dead body of an animal (pig).

Term	Definition
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.
EP Act	*Environmental Protection Act 1986* (WA).
EP Regulations	*Environmental Protection Regulations 1987* (WA).
evaporation pond	means a type of holding pond where the primary disposal mechanism of the effluent is by evaporation.
freeboard	means the distance between the maximum water surface elevations and the top of retaining banks or structures at their lowest point.
leachate	means liquid released by or water that has percolated through waste and which contains some of its constituents.
licence	refers to 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.
premises	refers to 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.
PVC	means polyvinyl chloride
SPU	Standard Pig Unit as defined in the *National Environmental Guidelines for Indoor Piggeries (NEGIP), May 2018, Australian Pork Limited.*
waste	has the same meaning given to that term under the EP Act.
wastewater treatment system	means a wastewater and effluent management system associated with the treatment of wastewater generated from on-site activities.

END OF CONDITIONS

Schedule 1: Maps

Premises map

Figure 1: The boundary of the prescribed premises is defined by the cadastral boundaries (shown in pink).

Infrastructure Maps

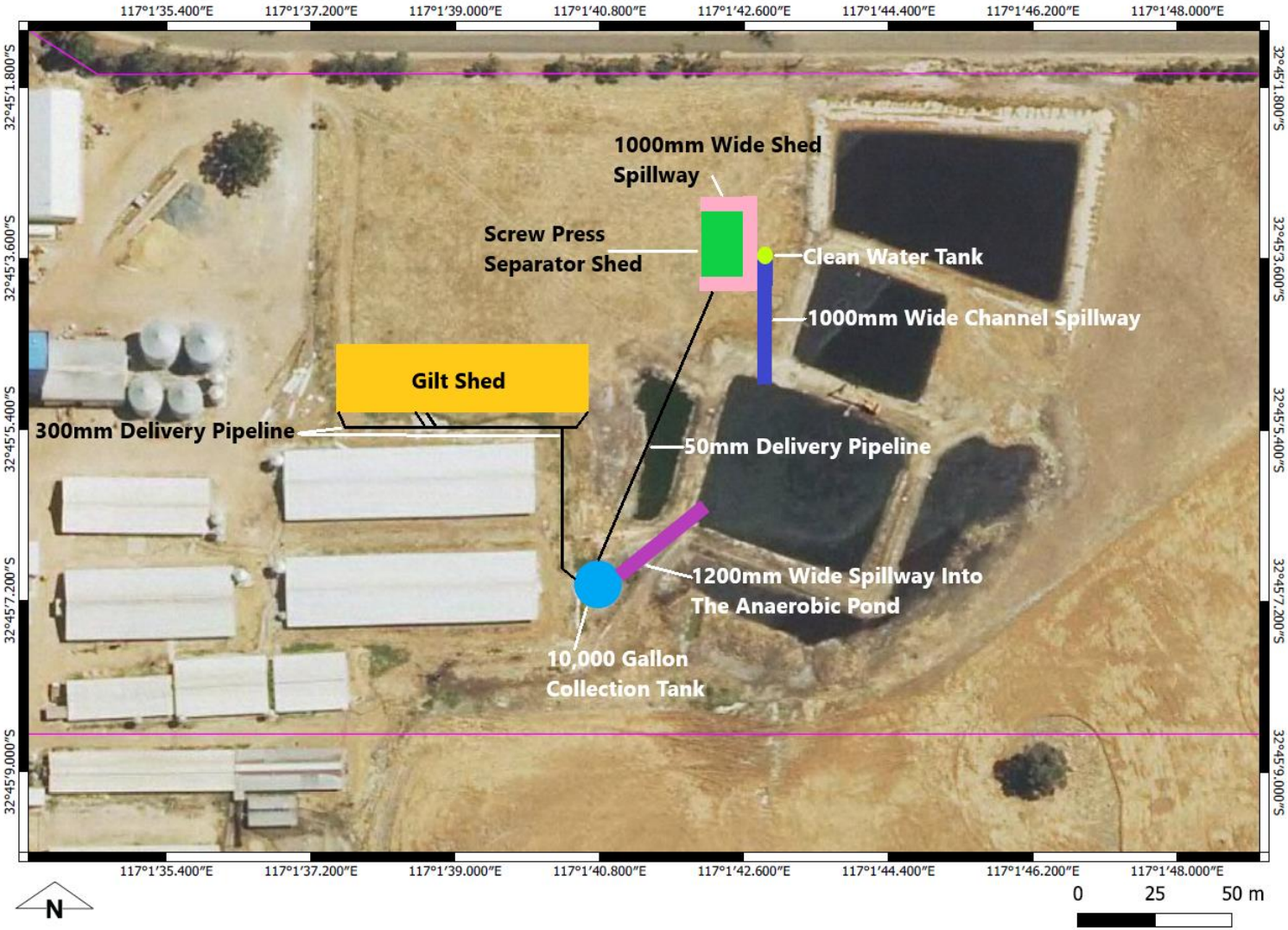

Figure 2: Infrastructure on the premises (map is not drawn to scale)

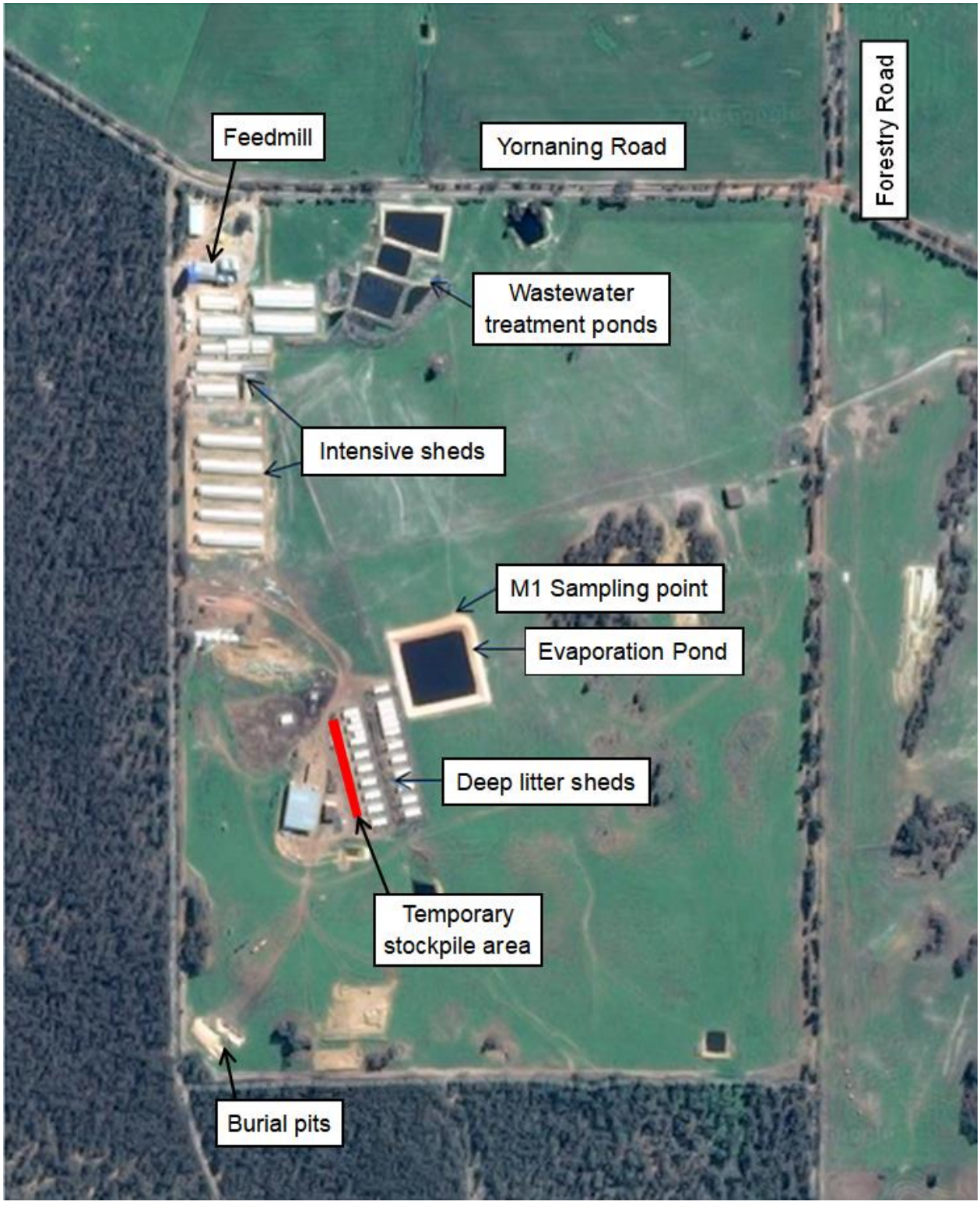

Figure 3: Infrastructure on the premises

Map Legend

1 Prosed new shed

2 Proposed new shed

3 Proposed new shed

4 Existing shed to be decommissioned

5 Existing shed to be decommissioned

6 Effluent ponds

7 Effluent screw separator shed

8 Evaporation ponds

Figure 4: Map showing proposed infrastructure (sheds 1, 2 and 3) and existing sheds to be decommissioned (sheds 4 and 5).

Figure 5: Proposed infrastructure (Proposed load out shed) and current infrastructure on the premises.

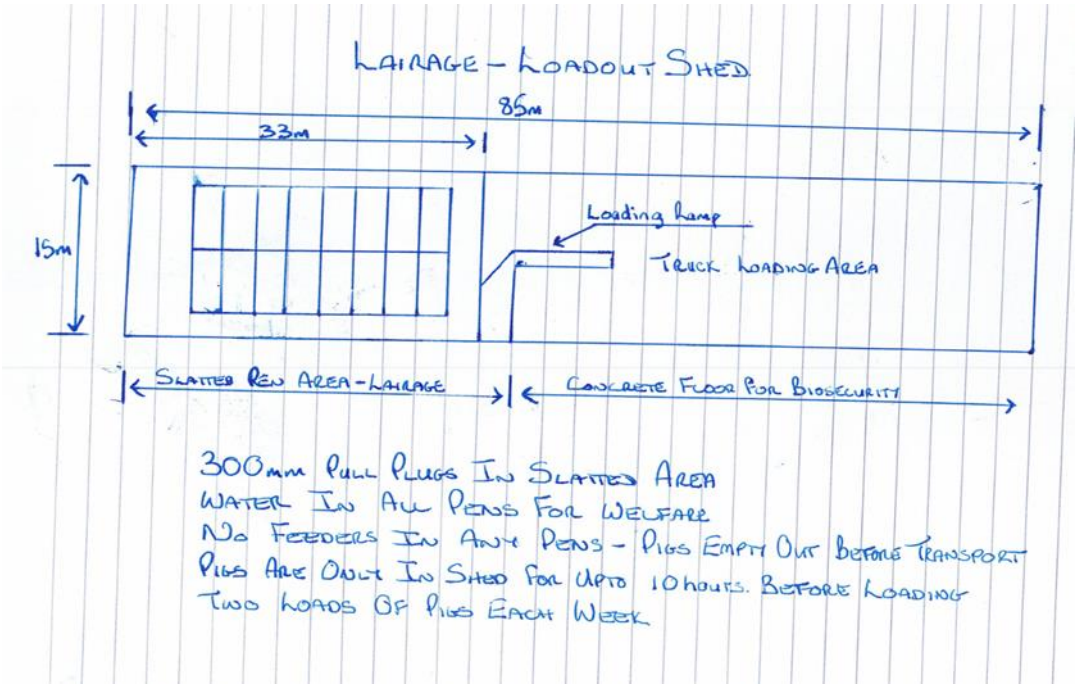

Figure 6: New load out shed design.