



## Application for Licence Amendment

### Part V Division 3 of the *Environmental Protection Act 1986*

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<b>Licence Number</b>	L8812/2014/2
<b>Licence Holder</b>	Hillcroft Farms Pty Ltd
<b>ACN</b>	158 889 699
<b>Reference Number</b>	APP-0026050
<b>Premises</b>	Hillcroft Farms 1395 Yornaning Road LOL GRAY WA 6311 Legal description- Lots 13054 and 4301 on Deposited Plan 146817 as depicted in Schedule 1 of the licence.
<b>Date of Report</b>	20 May 2025
<b>Decision</b>	Revised licence granted

## 1. Purpose and scope of assessment

Hillcroft Farms Pty Ltd (licence holder) operate an existing intensive piggery, Hillcroft Farms (premises), under Licence L8812/2014/2, located approximately 24 km NW of Narrogin at 1395 Yornaning Road, Iol Gray WA 6311. The existing piggery has an approved design capacity of up to 16,710 animals or 15,912 SPU with an animal feed manufacturing facility producing up to 10,000 tonnes of animal feed per annum.

On 17 May 2024 the licence holder submitted an application to the department to amend Licence L8812/2014/2 under section 59 and 59B of the *Environmental Protection Act 1986* (EP Act). The amendment proposed the construction of one additional load out shed of approximately 85 m by 15 m and divided into two sections, a 33 m lairage area with a roof height of 4.5 m and a 52 m loading area with a roof height of 6 m.

This Amendment Report documents the assessment of potential risks to the environment and public health from the proposed changes to the emissions and discharges during the operation of the Premises. As a result of this assessment, the Amended Licence L8812/2014/2 has been granted. The amended licence issued as a result of this amendment supersedes the existing licence previously granted in relation to the premises.

In completing the assessment documented in this Amendment 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>.

## 2. Amendment description

The licence holder is proposing the construction of one load out shed as seen in Figure 5, Schedule 1 of the amended licence. This load out shed would serve to replace the existing load out facility, which would be retained for the loading of replacement gilts each month. The new shed would allow 640 pigs per week (2 truckloads) to be loaded out of the weather and would minimise risks to biosecurity and safety. It is noted that the construction of this additional shed does not propose an increase in stock numbers.

The new 85 m by 15 m load out shed would consist of two sections as seen in Figure 6, Schedule 1 of the amended licence:

- a) A planned lairage area at 33m in length and with a roof height of 4.5 m. This area would be constructed under the same design as the three bacon sheds proposed in the previous licence as amended on 9 February 2023. The internal layout of this area would include 20 pens with fans and sprinklers for cooling.
- b) A proposed truck loading area at 52 m in length and with a roof height of 6 m. This area would have a sloped concrete floor directing water/effluent into drains which feed into effluent dams.

In accordance with the bacon sheds proposed in the previous licence as amended 9 February 2023, the lairage area would be constructed with an underwater effluent collection system (pull plug system). Concrete walls at 600 mm high would be constructed on top of a 100 mm concrete pad with concrete slats across the entire area, allowing up to a 600 mm area between the concrete pad and slats for under floor storage of effluent.

Plugs would be cast into the concrete pad and pulled periodically (at least once every eight (8) weeks) to direct effluent from the underfloor storage area to the existing effluent dams via an effluent line of 300 mm polyvinyl chloride (PVC) piping located under the concrete pad.

## 3. Assessment

The amendment is limited to the assessment of the construction and operation of one additional load out shed and does not increase the assessed capacity (15, 912 SPU) of animals held.

The proposed load out shed will be constructed using the same design and wastewater system (pull plus) as the three bacon sheds proposed in the previous licence as amended on 9 February 2023, which are consistent with the National Environmental Guidelines for Indoor Piggeries (NEGIP).

Consequently, the Delegated Officer has determined that there is no change to the existing emissions and discharges from the premises or any change to the risk profile.

Additionally, the Delegated Officer acknowledges that the proposed shed will be used to minimise biosecurity risk and for safer and more efficient loading.

The Delegated Officer notes that the bacon sheds in Condition 1, Table 1 item 1 of the licence have been constructed, however, the department has no record of an Environmental Compliance report (ECR) being submitted as required by condition 2 of the licence. In addition, the department has no record of a report being submitted as requested in condition 5 of the licence, for the decommissioning of the existing bacon sheds specified in condition 4. Therefore, these conditions will remain on the licence until the necessary ECRs are received.

## 4. Decision

The Delegated Officer has determined that this amendment for the addition of one load out shed 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 Amendment Report, the Delegated Officer has determined that an amended licence will be granted.

Licence holder commitments have been conditioned along with necessary administration and reporting requirements for the construction and operation of the infrastructure.

## 5. Consultation

The licence holder was provided with a first draft of the amended licence and amendment report on 17 April 2025 and no comments were received during the 21-day comment period. The licence holder was also contacted on 16 May 2025 to confirm there were no comments and no comments were received.

## 6. Summary of amendments

**Table 1** provides a summary of the proposed amendments and will act as a record of implemented changes. All proposed changes have been incorporated into the amended licence as part of the amendment process.

**Table 1: Summary of licence amendments**

Condition no. / Table	Proposed amendment
Condition 1, Table 1 item 2	Updated to include additional infrastructure of one new load out shed in accordance with design, construction and installation conditions based on licence holder's application.  Addition of timeframe for project construction.
Condition 4	Revised to include specific table (1) and item (1) for reference in the condition.
Condition 7, Table 2 item 2	Addition of one additional load out shed in the site infrastructure and equipment with operational requirements specified.
Condition 7, Table 2: Infrastructure	Updated to include the infrastructure location for the

location	additional bacon sheds proposed on 9 February 2023, in the previous amendment and the additional load out shed.
Condition 13	Addition of 28 April as the reporting date for the Annual Audit Compliance Report.
Condition 14	Condition modified to reduce environmental reporting from annual to biennial as per the notice of amendment on 16 April 2022 and to include reporting date of 28 April.
Schedule 1	Addition of 2 figures identifying the new infrastructure and existing infrastructure on the premises and the design of the additional load out shed.

## 7. References

1. Department of Environment Regulation (DER) 2015, *Guidance Statement: Setting Conditions*, Perth, Western Australia.
2. Department of Water and Environmental Regulation (DWER) 2020, *Guideline: Environmental Siting*, Perth, Western Australia.
3. DWER 2020, *Guideline: Risk Assessments*, Perth, Western Australia
4. Licence amendment application form 17 May 2024