



Licence number	L7236/1997/12
Licence holder	A.K.C Pty Ltd (Trading as Baileys Fertilisers)
ACN	008 747 911
Registered business address	c/- Grant Thornton, Central Park Level 43, 152-158 St Georges Terrace, PERTH 6000
DWER file number	DEC2248/1 / INS-0001450
Duration	05/01/2022 to 04/01/2042
Date of issue	06/12/2021
Date of amendment	12/03/2025
Premises details	Baileys Fertilisers 24 Beach Street KWINANA WA 6167 Being Lot 432 on Plan 3837 As defined by the coordinates in Schedule 2

Prescribed premises category description (Schedule 1, <i>Environmental Protection Regulations 1987</i>)	Assessed production capacity
Category 67A Compost Manufacturing and Soil Blending: premises on which organic material (excluding silage) or waste is stored pending processing, mixing, drying or composting to produce commercial quantities of compost or blended solids	30 000 tonnes per annual period
Category 33 Chemical blending or mixing: premises on which chemicals or chemical products are mixed, blended or packaged in a manner that causes or is likely to cause a discharge of waste into the environment	10 000 tonnes per annual period

This licence is granted to the licence holder, subject to the attached conditions, on 12 March 2025 by:

Melissa Chamberlain
MANAGER WASTE INDUSTRIES, REGULATORY SERVICES
Officer delegated under section 20 of the Environmental Protection Act 1986

[L7236/1997/12 \(Amended 12/03/2025\)](#)

IR-T06 Licence template (v7.0) (February 2020)

Licence history

Date	Reference number	Summary of changes
07/12/2004	L7236/1997/8	Licence re-issue
28/11/2005	L7236/1997/9	Licence re-issue
31/12/2009	L7236/1997/10A	Short Term licence issued due to insufficient advertising period
11/04/2010	L7236/1997/10B	Full term licence issued with full advertising period
12/01/2012	W5069/2011/1	Works approval –upgrades to drainage and leachate storage
05/01/2015	L7236/1997/11	Licence re-issue and reformatting
18/01/2016	L7236/1997/11	Licence amendment
6/12/2021	L7236/1997/12	Licence renewal for 20 years
12/03/2025	L7236/1997/12	Licence amendment to increase assessed production capacity for category 67A

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 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:

Infrastructure and equipment

- The licence holder must ensure that the site infrastructure and equipment listed in Table 1 and located at the corresponding infrastructure location is maintained and operated in accordance with the corresponding operational requirement set out in Table 1.

Table 1: Infrastructure and equipment requirements

Site infrastructure and equipment	Operational requirement 1	Operational requirement 2	Infrastructure location
Composting Area (limestone pad approx. 5,500m ²)	To be maintained and kept in good working order	None Specified	As depicted in Schedule 1: Maps
Bulk mixing pad		None specified	
2 unlined soak wells		(i) A minimum top of embankment freeboard of 300 mm is maintained	
900kL HDPE lined sump		(ii) Capacity to store a 24 hour, 1 in 10 year critical rainfall event without overflow.	
25kL HDPE lined washdown bay sump		Uncontaminated stormwater must be directed to the unlined soak wells	
Asphalt Bund		Sumps must be lined and all contaminated water must be directed to the lined sumps only. Contaminated water is not permitted to be stored in tanks.	
Sweepings storage area		None specified	
Groundwater Monitoring Bores (MB1, MB2, MB3, MB4)		Sweepings from the composting area must be stored in the designated sweepings storage area. Must drain to the 900kL lined sump. Sweepings must be removed at least annually, or when the stockpile reaches 12m ³ .	
	None specified.		

Site infrastructure and equipment	Operational requirement 1	Operational requirement 2	Infrastructure location
Fertiliser granulator dust collector		To be cleaned weekly.	
Fertiliser granulator dust cyclone		To be inspected weekly and cleaned monthly.	
Bagging hoppers		None specified.	
Storage and mixing sheds		There must be no spillage of product outside the shed walls	
Bagging and granulation rooms/ warehouse		There must be no spillage of product outside the shed walls.	
Loading yard/finished goods storage area		None specified.	
Fuel and chemical storage areas		None specified.	

- The licence holder must design, construct, and install groundwater monitoring wells in accordance with the requirements specified in Table 2.

Table 2: Infrastructure requirements - groundwater monitoring wells

Infrastructure	Design, construction, and installation requirements	Monitoring well location(s)	Timeframe
Groundwater monitoring wells MW1-6, MW3D and MW4D	<p><u>Well design and construction:</u> Designed and constructed in accordance with <i>ASTM D5092/D5092M-16: Standard practice for design and installation of groundwater monitoring wells</i>.</p> <p>Well screens must target the part, or parts, of the aquifer most likely to be affected by contamination¹. Where temporary/seasonal perched features are present, wells must be nested, and the perched features individually screened.</p> <p>Monitoring wells 1-6 must be constructed to a depth to intercept the surface of the groundwater. The standing water level is expected to be 3-4 m bgl</p> <p>Monitoring wells 3D and 4D must be constructed to a depth to intercept the base of the superficial aquifer. This is expected to be 14-18mbgl. These must form nested wells with MW3 and MW4.</p>	As depicted in Schedule 1, Figure 4: Map of groundwater monitoring well locations and labelled as MW1-6, MW3D and MW4D.	Must be constructed, developed (purged), and determined to be operational by 28 February 2026.

Infrastructure	Design, construction, and installation requirements	Monitoring well location(s)	Timeframe
	<p>Monitoring wells 1-6 must be constructed with a screened interval 2 metres below the water table and 1 metre above the water table.</p> <p>Monitoring wells 3D and 4D must be constructed with a screened interval of 1-2 m at the base of the superficial aquifer.</p> <p><u>Logging of borehole:</u> Soil samples must be collected and logged during the installation of the monitoring wells. A record of the geology encountered during drilling must be described and classified in accordance with the Australian Standard Geotechnical Site Investigations AS1726. Any observations of staining / odours or other indications of contamination must be included in the bore log.</p> <p><u>Well construction log:</u> Well construction details must be documented within a well construction log to demonstrate compliance with <i>ASTM D5092/D5092M-16</i>. The construction logs must include elevations of the top of casing position to be used as the reference point for water-level measurements, and the elevations of the ground surface protective installations.</p> <p><u>Well development:</u> All installed monitoring wells must be developed after drilling to remove fine sand, silt, clay and any drilling mud residues from around the well screen to ensure the hydraulic functioning of the well. A detailed record should be kept of well development activities and included in the well construction log.</p> <p><u>Installation survey:</u> the vertical (top of casing) and horizontal position of each monitoring well must be surveyed and subsequently mapped by a suitably qualified surveyor.</p> <p><u>Well network map:</u> a well location map (using aerial image overlay) must be prepared and include the location of all monitoring wells in the monitoring network and their respective identification numbers.</p>		

Note 1: refer to Section 8 of Schedule B2 of the *Assessment of Site Contamination NEPM* for guidance on well screen depth and length.

- The licence holder must, within 60 calendar days of the monitoring wells being

constructed, submit to the CEO a well construction report evidencing compliance with all design, construction and installation requirements of condition 2.

4. The Licence holder must only accept waste on to the Premises if:
 - (a) it is of a type listed in Table 3;
 - (b) the quantity accepted is below any quantity limit listed in Table 3; and
 - (c) it meets any specification listed in Table 3.

Table 3: Waste acceptance

Waste/ input type	Quantity limit tonnes/ annual period	Specification ¹
Composted chicken manure	Combined total of 30,000 tonnes per annual period	None specified
Green waste		None specified

Note 1: Additional requirements for the acceptance of controlled waste are set out in the *Environmental Protection (Controlled Waste) Regulations 2004*.

5. The Licence holder must ensure that wastes accepted onto the Premises are only subjected to the processes set out in Table 4 and in accordance with any process specifications listed in Table 4.

Table 4: Processing of materials

Waste type	Process	Process specifications
As detailed in Table 3	Receipt, handling and storage prior to composting	(i) Waste must not be stored for longer than 7 days before being added to the composting process (ii) Stored in accordance with premises procedure SOP6.09 Incoming Goods Handling Iss 5, dated 21 February 2024. (DWERDT1086858)
	Treatment by composting and pasteurisation	(iii) Stockpiles must not exceed 3 metres high and 5 metres wide. (iv) Stockpiles must be separated by at least 1 metre of clear ground. (v) Pasteurisation must take place in accordance with AS4454. (vi) Products must meet the physical and chemical requirements in AS4454. (vii) Treatment must take place in accordance with procedures SOP5.02 Manufacturing Procedure Iss 9, dated 24 December 2020 and SOP5.14 Composting Procedure Iss 5, dated 11 December 2023 (DWERDT1086858).

Monitoring

6. The Licence holder must ensure that:
 - (a) all compost samples are collected and preserved in accordance with AS 4454;
 - (b) all water samples are collected and preserved in accordance with AS/NZS 5667.1;

- (c) all groundwater sampling is conducted in accordance with AS/NZS 5667.11; and
 - (d) 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 six monthly monitoring is undertaken at least 5 months apart.
 8. The Licence holder must undertake the monitoring in Table 5 according to the specifications in Table 5.

Table 5: Monitoring of inputs/outputs

Input/ output	Units	Averaging Period	Frequency
Mass of each input	Tonnes	One year	Each load arriving at the premises

9. The Licence holder must undertake the monitoring in Table 6 according to the specifications in Table 6.

Table 6: Process monitoring

Monitoring reference	Process description	Parameter	Units	Method
Compost Stockpiles	Composting	Temperature	°C	Managed in accordance with procedure SOP5.14 Composting Procedure Iss 5, dated 11 December 2023 (DWERDT1086858).
Compost Quality	Sampled and tested in accordance with AS 4454			
Potting Mix Quality	Sampled and tested in accordance with AS 3743			

10. The Licence holder must undertake the monitoring in Table 7 according to the specifications in Table 7.

Table 7: Ambient environmental quality monitoring

Monitoring point reference and location	Parameter	Units	Averaging period	Frequency
MB1 - MB4 (until new bores required under condition 2 are constructed) MW1-6, MW3D and MW4D (following construction in accordance with	Standing water level	mAHD and mBGL	Spot sample	Six monthly
	pH	-		
	Electrical Conductivity	µS/cm		
	Total Dissolved Solids	mg/L		
	Total Nitrogen	mg/L		

condition 2)	Nitrate Nitrogen	mg/L		
	Total Phosphorous	mg/L		
	Ammonia (NH ₃) as N	mg/L		
	Boron (dissolved)	mg/L		
	Cadmium (dissolved)	mg/L		
	Cobalt (dissolved)	mg/L		
	Copper (dissolved)	mg/L		
	Magnesium (dissolved)	mg/L		
	Molybdenum (dissolved)	mg/L		
	Zinc (dissolved)	mg/L		
	Aluminium (dissolved)	mg/L		
	Iron (dissolved)	mg/L		
	Potassium (dissolved)	mg/L		
	Temperature	°C		
	Redox potential	mV		
	Dissolved oxygen	mg/L		
	Biological oxygen demand	mg/L		
	Total organic carbon	mg/L		
	Major Cations (Ca, Mg, Na, K)	mg/L		
	Major Anions (Cl, SO ₄ , bicarbonate, carbonate)	mg/L		
	Nitrite (NO ₂) as N	mg/L		
	Total Kjeldahl Nitrogen (TKN) as N	mg/L		
	Arsenic (dissolved)	mg/L		
	Manganese (dissolved)	mg/L		
Nickel (dissolved)	mg/L			

Records and reporting

11. 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.

12. 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 30 December each year.

13. 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 condition 1 of this licence;
 - (c) monitoring programmes undertaken in accordance with conditions 6 to 10 of this licence; and
 - (d) complaints received under condition 11 of this licence.

14. The books specified under condition 13 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.

15. The licence holder must:
 - (a) prepare an Environmental Report that provides information in accordance with Table 8 for the preceding two annual periods; and
 - (b) submit that Environmental Report to the CEO by 30 December 2025 and biennially thereafter.

Table 8: Environmental Reporting requirements

Condition or table (if relevant)	Requirement
	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
Table 5	All inputs and outputs for the annual period
Table 6	Process monitoring
Table 7	Monitoring results for all parameters. Sampling data to be provided in a format to show trends in the results and against the relevant standards.
Condition 11	Complaints summary

Specified Actions

Infrastructure and equipment

- 16.** The licence holder must:
- conduct the required maintenance/improvement for the infrastructure;
 - in accordance with the corresponding requirements;
 - at the corresponding infrastructure location; and
 - within the corresponding timeframe,
as set out in Table 9

Table 9: Infrastructure improvement requirements

Infrastructure	Maintenance / improvement requirements	Infrastructure location	Timeframe
900kL HDPE lined sump	To be emptied, desludged and the integrity of the HDPE liner to be assessed.	As depicted in Schedule 1: Maps	Every February
25kL HDPE lined washdown bay sump	To be emptied, desludged and the integrity of the HDPE liner to be assessed.	As depicted in Schedule 1: Maps	Every February

- 17.** The licence holder must within 30 calendar days of the completion of works on an item of infrastructure as required by condition 16:
- undertake an audit of their compliance with the requirements of condition 16 and
 - prepare and submit to the CEO an Environmental Compliance Report on that compliance.
- 18.** The Environmental Compliance Report required by condition 17 must include as a minimum the following:
- photographic evidence of the integrity of the HDPE liner for the lined sumps;

- (b) be signed by a person authorised to represent the works approval holder and contains the printed name and position of that person.

Definitions

In this licence, the terms in Table 10 have the meanings defined.

Table 10: Definitions

Term	Definition
ACN	Australian Company Number
Act	means the <i>Environmental Protection Act 1986</i>
AHD	means the Australian height datum
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).
ARI	means Average Recurrence Interval
Annual period	a 12 month period commencing from 1 November until 31 October of the immediately following year.
Australian Standard	Means the relevant parts of the standard in force from time to time during the term of this Licence.
AS3743	means Australian Standard 3743-2003 <i>Potting mixes</i>
AS4454	means Australian Standard AS 4454 <i>Composts, soil conditioners and mulches</i>
AS/NZS 5667.1	means the Australian Standard AS/NZS 5667.1 <i>Water Quality – Sampling – Guidance of the Design of sampling programs, sampling techniques and the preservation and handling of samples</i>
AS/NZS 5667.11	means the Australian Standard AS/NZS 5667.11 <i>Water Quality – Sampling – Guidance on sampling of groundwaters</i>
ASTM D5092/D5092M-16	Means the ASTM international standard for <i>Standard practice for design and installation of groundwater monitoring wells (Designation: ASTM D5092/D5092M-16)</i> .
Averaging Period	means the time over which a limit or target is measured or a monitoring result is obtained;
BGL	means below ground level
Books	has the same meaning given to that term under the EP Act.

Term	Definition
CEO	means Chief Executive Officer of the Department. “submit to / notify the CEO” (or similar), means either: Director General Department administering the <i>Environmental Protection Act 1986</i> Locked Bag 10 Joondalup DC WA 6919 or: info@dwer.wa.gov.au
Compost	means an organic product that has undergone controlled aerobic and thermophilic biological transformation through the composting process
Composting	means an organic product that has undergone controlled aerobic and thermophilic biological transformation through the composting process
Controlled waste	has the definition in <i>Environmental Protection (Controlled Waste) Regulations 2004</i>
Department	means the department established under section 35 of the <i>Public Sector Management Act 1994 (WA)</i> 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	<i>Environmental Protection Act 1986 (WA)</i>
EP Regulations	<i>Environmental Protection Regulations 1987 (WA)</i>
Feedstock	means the organic material used in the composting process and listed in Table 2
Fugitive emissions	means all emissions not arising from point sources identified in Monitoring conditions of this licence.
Greenwaste	means waste that originates from flora and which does not contain or has not been treated or coated with, preserving agents, biocides, fire retardants, paint, adhesives or binders
Guideline	means the version of that guideline in force from time to time, and shall include any amendments or replacements to that guideline made during the term of this Licence.
Hardstand	means a surface with a permeability of 10^{-9} metres/second or less

Term	Definition
Leachate	means liquid released by or water that has percolated through waste and which contains some of its constituents
Licence	means this Licence issued under the Act;
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.
Manure	means any organic product composed mainly of animal excreta
mg/L	means milligrams per litre
Monthly period	means a one-month period commencing from day 2 of a month until day (2-1) of the immediately following month. <i>e.g. "means a one-month period commencing from the seventh day of a month until the sixth day of the immediately following month."</i>
NATA	means the National Association of Testing Authorities, Australia
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
Pasteurisation	means the process whereby organic materials are treated to significantly reduce the numbers of plant and animal pathogens and plant propagules
Premises	refers to the premises to which this licence applies, as specified at the front of this licence and as shown on the premises maps in Schedule 1 to this licence.
Prescribed premises	has the same meaning given to that term under the EP Act.
Schedule 1	means Schedule 1 of this Licence unless otherwise stated
Schedule 2	means Schedule 2 of this Licence unless otherwise stated
Six monthly	means the 2 inclusive periods from 1 November to 31 March and 1 April to 31 October in the following year
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.
µS/cm	means microsiemens per centimeter

END OF CONDITIONS

Schedule 1: Maps

Premises map

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

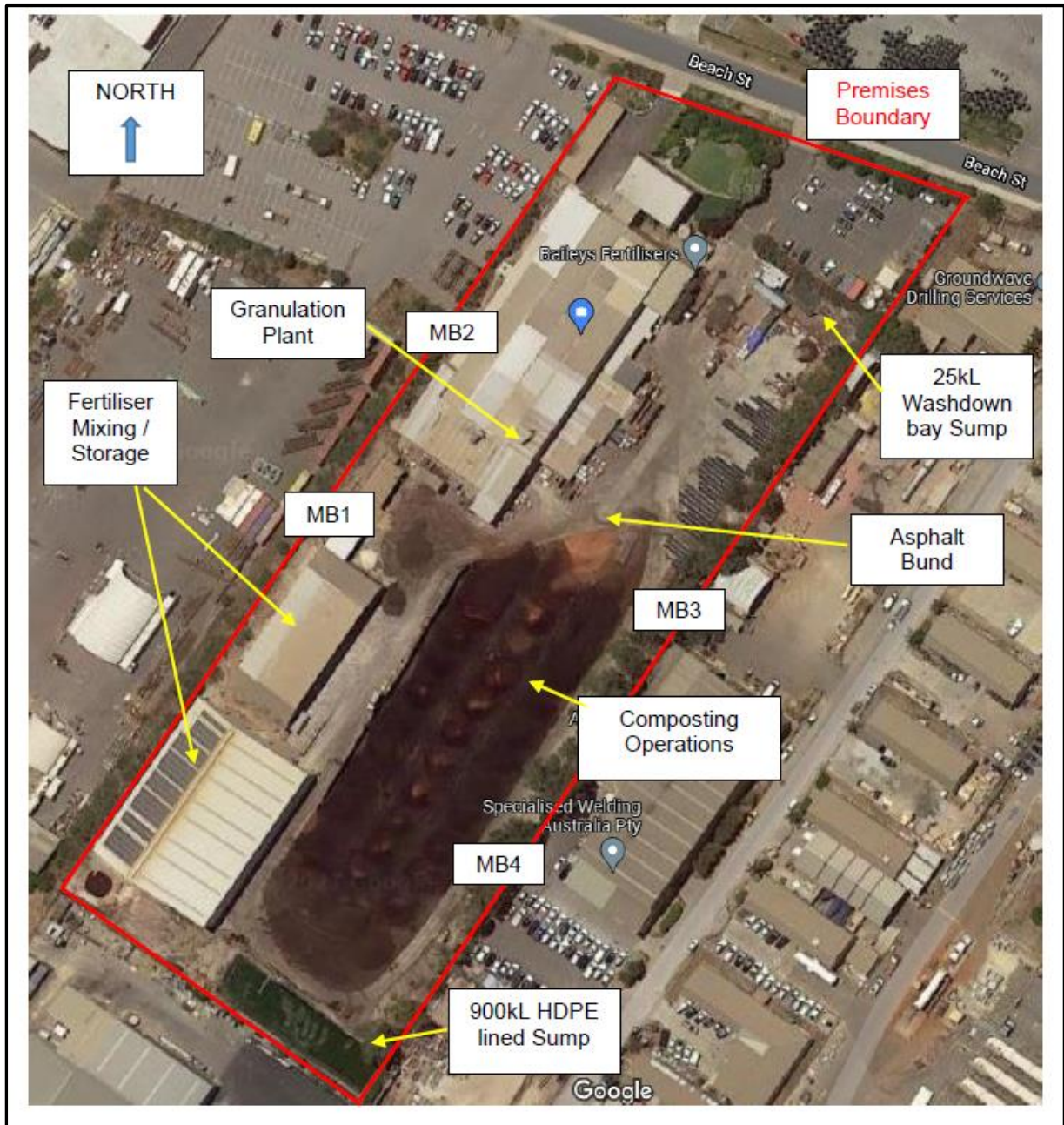


Figure 1: Prescribed premises boundary

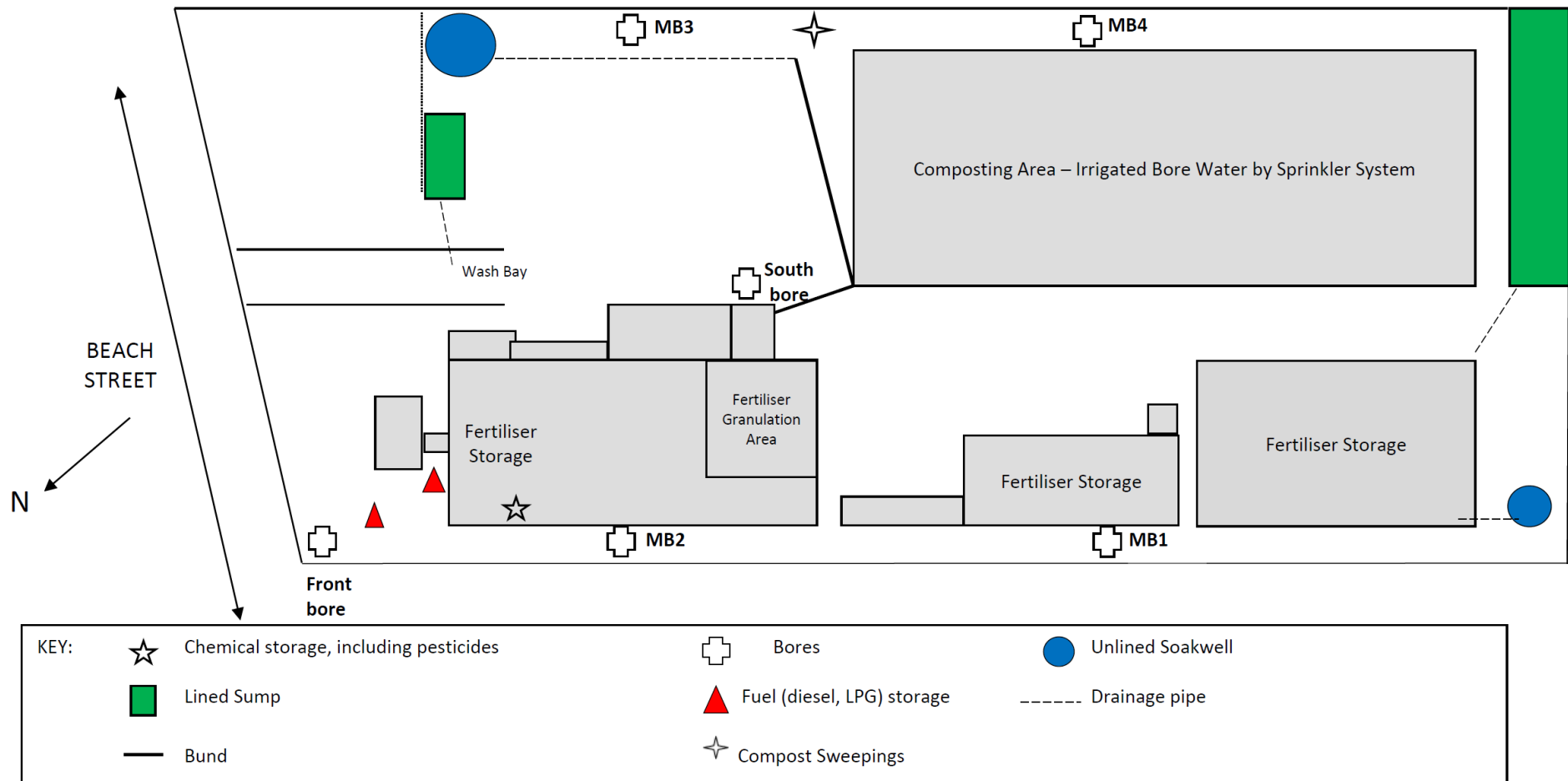


Figure 2: Site layout

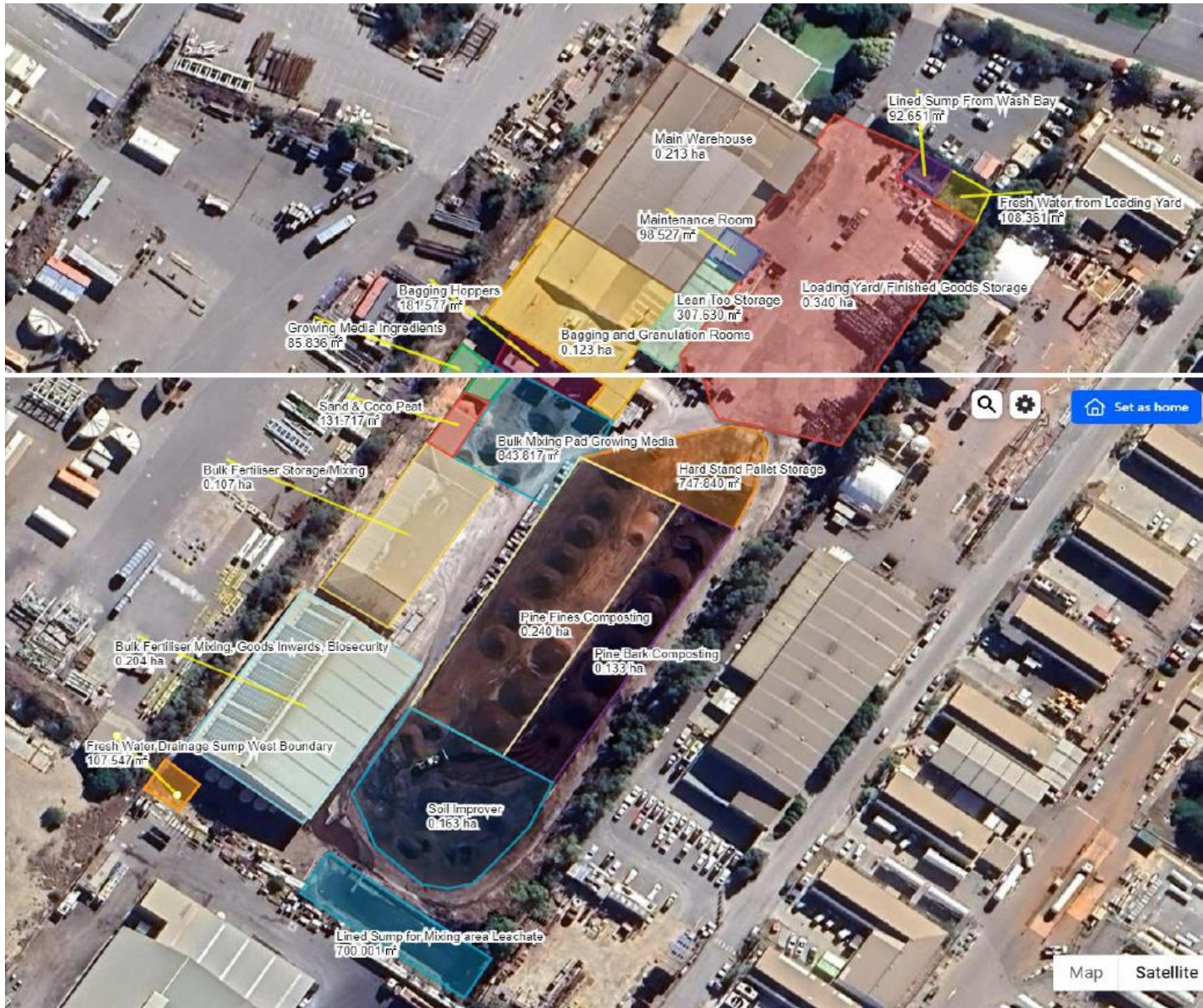


Figure 3: Infrastructure and equipment



Figure 4: Map of proposed new groundwater monitoring well locations

Schedule 2: Premises boundary

The premises boundary is defined by the coordinates in Table 11.

Table 11: Premises boundary coordinates (GDA 2020, Zone 50)

Easting	Northing
384763	6431627
384847	6431571
385017	6431823
384919	6431858