



<b>Licence number</b>	L8015/2003/4
<b>Licence holder</b>	Mundella Foods Pty Ltd
<b>ACN</b>	055 862 774
<b>Registered business address</b>	155 Spencer Street SOUTH BUNBURY WA 6230
<b>DWER file number</b>	2010/002296-1 APP-0029422
<b>Duration</b>	15/07/2021 to 14/07/2030
<b>Amendment date</b>	29/07/2025
<b>Premises details</b>	Mundella Foods 46 Randell Road MARDELLA WA 6125  Legal description – Lot 2 on Plan 51860 as depicted in Schedule 1

<b>Prescribed premises category description (Schedule 1, Environmental Protection Regulations 1987)</b>	<b>Assessed production capacity</b>
Category 17: Milk processing, being premises on which – (a) milk is separated or evaporated (other than on a farm); or (b) evaporated or condensed milk, butter, ice cream, cheese or any other dairy product is manufactured, and from which liquid waste is or is to be discharged onto land or into waters.	Not more than 5,000 tonnes of milk processed per annual period

This amendment is granted to the licence holder, subject to the attached conditions, on 29 July 2025, by:

**MANAGER, PROCESS INDUSTRIES**

**APPROVALS – STATEWIDE DELIVERY**

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

## Licence history

Date	Ref number	Summary of changes
02/07/2015	L8015/2003/3	Licence reissue and conversion to REFIRE format
26/03/2020	L8015/2003/3	CEO initiated amendment to extend the expiry date of the licence by one year to allow more time for a licence review to occur.
06/07/2021	L8015/2003/3	Licence replaced – administrative (new format) changes only). Issued for a duration of 3 years to allow more time for a licence review to occur through a licence renewal application process-licence expires 14/07/2024.
10/07/2024	L8015/2003/3	CEO initiated amendment to extend licence duration and update prescribed premises boundary to exclude the former disposal areas.
29/07/2025	L8015/2003/3	CEO initiated amendment to clarify storage and disposal of wastewater requirements.

## 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 the following conditions are complied with:

### Works – new storage tanks

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

**Table 1: Infrastructure construction/installation requirements for new storage tank(s)**

	Infrastructure and equipment	Design and construction requirements	Infrastructure location	Completion date
1	Enclosed tank(s) for the storage of wastewater, with a minimum capacity of 900 kL	(a) Impermeable, enclosed tank(s) for the storage of wastewater to be installed on a bunded hardstand (secondary containment) capable of containing all spillages and leaks from the installed tank(s); (b) The tank(s) must be fitted with a high-level alarm system.	Within the premises boundary (Lot 2 on Plan 51860 as depicted in Schedule 1, Figure 1.	Before 30 December 2024 unless a licence amendment application for an alternative wastewater storage and disposal strategy is submitted to the CEO before this date.

## Works – new storage tanks – compliance reporting

2. The licence holder must, within 30 days of the infrastructure specified in condition 1 being constructed and before any waste is placed in the tank(s):
  - (a) undertake an audit of their compliance with the requirements of condition 1; and
  - (b) prepare and submit to the CEO a report on that compliance.
3. The report required by condition 2, must include as a minimum:
  - (a) certification whether the items of infrastructure or components thereof, as specified in condition 1, have been constructed in accordance with the relevant requirements specified in that condition;
  - (b) as constructed plans and a detailed site plan for each item of infrastructure or component of infrastructure specified in condition 1; and
  - (c) be signed by a person authorised to represent the licence holder and contains the printed name and position of that person.

## Works – secondary containment

4. The licence holder must ensure the site infrastructure and equipment listed in Table 2 is constructed and/or installed in accordance with the corresponding design, construction and installation requirements in that table.

**Table 2: Infrastructure construction/installation requirements for secondary containment**

	Infrastructure and equipment	Design and construction requirements	Infrastructure location	Completion dates
1.	Secondary containment (bundled hardstand) area beneath and around the existing wastewater holding tank (approximate 22 kL capacity)	<ol style="list-style-type: none"><li>(a) Containment must be impervious and capable of containing all spillages and leaks from the existing wastewater holding tank.</li><li>(b) Capacity of the containment must be capable of containing 110% of the capacity of the holding tank</li></ol>	Tank labelled as “wastewater holding tank” in Schedule 1, Figure 1	30 September 2025

5. The licence holder must, within 30 days of the infrastructure specified in condition 4 being constructed:
  - (a) undertake an audit of their compliance with the requirements of 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:
  - (a) certification whether the items of infrastructure or components thereof, as specified in condition 4, have been constructed in accordance with the relevant requirements specified in that condition;
  - (b) as constructed plans, photographs and a detailed site plan for each item of infrastructure or component of infrastructure specified in condition 4; and
  - (c) be signed by a person authorised to represent the licence holder and contains the printed name and position of that person.

## Infrastructure and equipment

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

**Table 3: Infrastructure and equipment requirements**

	Infrastructure and equipment	Operational requirements	Infrastructure location
1.	Milk processing facility	<p>(a) The loading and unloading of raw milk, dairy products and waste materials must be carried out in a bunded concrete containment area with a drainage system that directs wastewater to the grease traps.</p> <p>(b) The processing of milk and dairy products must be carried out within an enclosed building with concrete flooring with a drainage system that directs wastewater to the grease traps via in-floor drains with sieves for the collection of solid waste.</p>	Labelled as “milk processing facility” in Schedule 1, Figure 1
2.	Covered, impermeable skip bin(s) located on a hardstand	<p>(a) For the storage of solid waste from in-floor drains within the milk processing facility.</p> <p>(b) Solid waste to be removed from the premises to a facility licensed to accept the waste, at least weekly.</p>	Not shown.
3.	Three impermeable grease traps, each with a minimum capacity of 4,000 L	<p>(a) The licence holder must direct all wastewater from the grease traps to the wastewater holding tank(s) specified in row 4 of this table.</p> <p>(b) Grease traps to be emptied at least every three months.</p>	Labelled as “grease traps with pumps” in Schedule 1, Figure 1
4.	<p>Enclosed, impermeable wastewater holding tank with an approximate capacity of 22 kL</p> <p>Enclosed, impermeable wastewater holding tank(s) with a minimum capacity of 900 kL and located on a bunded hardstand as specified in condition 1, Table 1 (once constructed)</p>	<p>(a) For the storage of wastewater prior to being disposed of to a facility licensed to accept the wastewater as per condition 9.</p> <p>(b) Enclosed wastewater holding tank(s) with a minimum capacity of 900 kL not to be used for the storage of wastewater until the report, as required by condition 2, has been submitted by the licence holder to the CEO.</p>	<p>Labelled as “wastewater holding tank” in Schedule 1, Figure 1</p> <p>(Note: Location of wastewater holding tank(s) with a minimum capacity of 900 kL and located on a bunded hardstand (once constructed) is not shown within Schedule 1, Figure 1.)</p>
5.	Two tanks for the storage of water for firefighting purposes	<p>(a) Wastewater must not be directed into or held within these tanks.</p>	Two tanks, each labelled as “Fire Water Tank” in Schedule 1, Figure 1

## Emissions

8. The licence holder must ensure that no solid or liquid wastes or dairy product generated from milk processing operations is discharged onto land within the premises.

## Wastewater disposal

9. The licence holder must ensure that wastewater produced on the premises, specified in Table 4, is disposed of in accordance with the corresponding requirements specified in that table.

**Table 4: Wastewater disposal specifications**

	Waste type	Disposal strategy	Specified requirements	Infrastructure location
1.	Wastewater produced from the milk processing facility that has been directed to the grease traps and subsequent wastewater holding tank(s) as specified in Table 3.	Removed from the premises to a facility licensed to accept the wastewater	(a) Wastewater must only be removed from the premises from the following locations: (i) wastewater holding tank; and/or (ii) wastewater holding tank(s) with a minimum capacity of 900 kL (once installed) as per Table 3, row 4, (b).	Labelled as “wastewater holding tank” in Schedule 1, Figure 1 (Note: Location of wastewater holding tank(s) with a minimum capacity of 900 kL are not shown within Schedule 1, Figure 1.)

## Monitoring

### Inputs and outputs

- 10.** The licence holder must monitor and record inputs and outputs in accordance with Table 5, where applicable.

**Table 5: Monitoring and recording of inputs and outputs**

Input / Output	Units	Frequency
Milk received at the premises for processing	Tonnes	Each monthly period
Solid waste (from in-floor drains in milk processing facility) removed from the premises for offsite disposal	m <sup>3</sup> or tonnes	
Wastewater and whey removed from the premises for offsite disposal or processing.	kL	

## Records and reporting

### Record-keeping

- 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) the works required by condition 1;
  - (c) any maintenance of infrastructure that is performed in the course of complying with condition 7;
  - (d) records of inputs and outputs in accordance with condition 10; and
  - (e) complaints received under condition .
- 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 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 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 (where appropriate cross-referenced with prevailing wind conditions);
  - (c) the complete details of the complaint and any other concerns or issues raised by the complainant;

- (d) the complete details and dates of any action taken by the licence holder to investigate or respond to any 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 28 February each year, an Annual Audit Compliance Report in the approved form.

## 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 a 12-month period commencing from 1 January until 31 December in that same year
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 licence 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
EP Act	means the <i>Environmental Protection Act 1986</i> (WA)
hardstand	means an impervious surface (such as compacted clay or concrete) with a hydraulic conductivity of $1 \times 10^{-9}$ m/s or less
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 to whom this licence has been granted, as specified at the front of this licence
monthly period	means a one-month period from the first day of a month until the last day of that same month
premises	refers to the premises to which this licence applies, as specified at the front of this licence and as shown on the map in Schedule 1 to this licence
wastewater	includes whey, waste milk or any other liquid waste produced from milk processing activities

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## END OF CONDITIONS



## Schedule 1: Maps

### Premises and infrastructure map

The boundary of the prescribed premises is shown in the inset map of Figure 1. The pink line depicts the premises boundary. The main infrastructure is shown in Figure 1.



Figure 1: Prescribed premises boundary shown in pink (inset map) and main infrastructure.