Government of Western Australia
Department of Water and Environmental Regulation

Licence

Licence number	L2979/2025/1
Licence holder	MORRIS HOSPITALITY PTY LTD
ACN (if applicable)	132 266 061
Registered business address	85 Dundas Place ALBERT PARK VIC 3207
DWER file number	APP-0029366
Duration	19/09/2025 to 18/09/2045
Date of issue	19/09/2025
Premises details	CBCo Brewing 561 Osmington Road, BRAMLEY, WA, 6285 Legal description - Lot 11 on Diagram 92579 Volume/Folio 2115/619

Prescribed premises category description (Schedule 1, *Environmental Protection Regulations 1987*)	**Assessed production capacity**
Category 25: Alcoholic Beverage Manufacturing	Not more than 500 kL of alcoholic beverage (beer and cider) produced per annual period

This licence is granted to the licence holder, subject to the attached conditions, on 19 September 2025, by:

Caron Goodbourn

Digitally signed by Caron Goodbourn
Date: 2025.09.19 11:00:27 +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
19/09/2025	L2979/2025/1	New licence granted

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:

Works

1. The licence holder must construct the infrastructure listed in Table 1, by 17 March 2026 and in accordance with the requirements set out in Table 2.

Table 1: Improvement works

Item	Infrastructure and / or equipment	Design, construction and installation requirement	Infrastructure location
Wastewater Treatment			
1.	Wastewater Treatment and Storage Compound (WTSC) consisting of: • 1 x 23 kL wastewater vessel (flow balance tank) • 1 x 75 kL wastewater storage tank • Wastewater sump #4 • Sampling port (SP1) • pH Dosing Controller	The Wastewater Treatment and Storage Compound (WTSC) must: a) be constructed in accordance with the cross-section depicted on Figure 3. b) hardstand surface is to be constructed using compacted limestone at a minimum depth of 100mm. c) WTSC must be bunded by at least 300mm of clay or other suitable compactable soil and have a maximum slope of 3 horizontal to 1 vertical. d) must have a sump (wastewater sump #4) constructed to allow for all surface water drainage within the compound to be directed to the WTSC and provisions for either an emergency pump to return wastewater to the system or have it removed from site via a licenced liquid waste contractor (or both). e) the total bunded area must be designed to contain at least 110% of the capacity of the largest wastewater vessel. f) wastewater Sump #4 must contain a float switch that is capable of detecting leaks into the sump. g) The float switch must be connected to a visual and audible alarm. h) all pipeline connections for potable water to the wastewater treatment tanks and pumps are to be fitted with non-return valves. i) wastewater storage tanks must be installed within the hardstand area of the WTSC. j) a wastewater sampling port (i.e. valve or tap) must be installed on the main	WTSC as shown in Figure 1 and 3 in Schedule 1.

		irrigation supply line k) the pH controller must be capable of controlling the dosing pump	
2.	Land Application Areas (LAA) 1, 2, 3 and 4	a) Fixed sprinklers or a travelling irrigator must be installed within each LAA 1, 2, 3 and 4 before discharge commences in that specific area. b) Fixed sprinklers or travelling irrigators must be designed to uniformly irrigate the entirety of the LAA as evenly as practical. c) If a travelling irrigator is installed, it must be designed so that it automatically stops irrigating at the end of each run or be supervised and can be manually stopped. d) The traveling irrigator, waste delivery line and its anchor points must be installed in a systematic pattern so that it is capable of covering the entire LAA without risking over irrigation.	Shown as Land Application Area 1, 2, 3 and 4 in Figure 1, Schedule 1
3.	Groundwater observation wells and monitoring bores including: 1x Observation Well - OW5 2 x Monitoring Bores - MB1 and MB2.	a) Designed and constructed in accordance with the monitoring well design in Schedule 3, Figure 6 b) Must be capable of intercepting surficial groundwater during wet season. c) Must be designed to detect saturated soil conditions. d) Must be installed to a depth of at least 1 metre below ground level. e) Well construction details must be documented within a well construction log. f) A float switch must be installed in OW5 at 1 metre depth. g) The float switch must be connected to the Internet of Things (IoT) and must be designed to take at least one water detection test per 24-hour period h) The IoT system must be capable of sending email alerts when free water is detected in the observation well or monitoring bore	
4.	Wastewater flow meter (FM1)	a) Must be installed at a location to enable the measurement of all	Wastewater treatment and storage

		wastewater irrigated from the WTSC to the LAA. b) Must be capable of taking daily meter reads automatically and have downloadable records.	compound as shown in Figure 1 in Schedule 1.

2. The licence holder must within 30 calendar days of the items identified by Condition 2 being constructed or installed:
    a) undertake an audit of their compliance with the requirements of Condition 2.

    b) prepare and submit to the CEO Infrastructure Report(s) on that compliance.

3. The Environmental Compliance Report required by Condition 3, must include the following:

    a) certification by the licence holder that the items in Table 2 have been installed in accordance with the requirements and location specified;

    b) photographic evidence of the installation of all of infrastructure items listed in Table 2;

    c) The serial number of FM1 required by Table 2, Row 16; and

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

Infrastructure and Operational Requirements

4. The licence holder must ensure that the premises' infrastructure and equipment listed is maintained and operated in accordance with Table 3.

Table 2: Infrastructure and operational controls

	Premises infrastructure and equipment	Operational requirements	Infrastructure location
Beverage Manufacture			
1	Beverage Manufacturing Facility consisting of: • 1 x purpose-built covered and enclosed metal building with concrete hardstand floor; • 6 x fermenting vessels (as depicted on Figure 2), • brewing equipment including mill, clean-in-place kit, • Central strip drain with Wastewater Collection Sump #1 (including waste strainer basket).	a) All processes for the brewing of beer and/or cider must occur within the beverage manufacturing facility. b) Fruit must not be processed on site; cider production must be limited to the use of imported juice only. c) All wastewaters must pass through a waste strainer basket before being directed to the relevant wastewater pump well. d) Wastewater pipes and drains must be maintained free of leaks and blockages. e) Waste strainer basket is monitored and kept free of blockages. f) All wastewater collected from the Beverage Manufacturing Facility must be directed to Sump #1. g) All wastewater sumps must be maintained to prevent build-up of sludge and solids. h) All wastewater pump wells (#1 and #2) must have a visual and audible high-level alarm to manage overflow in the event of pump failure or blockages. i) Spilt grain upon the Beverage Manufacturing Facility hardstands must be removed daily.	Figure 2 in Schedule 1 and shown as: Beverage Manufacturing
Canning, Packaging and Storage Shed			
3	Canning, Packaging and Storage Shed consisting of: • 1 x purpose-built covered and enclosed metal building with concrete hardstand floor; • Equipment including canning line, pallet racking, boiler, mobile keg filler and bright tank 2, • 2 x waste strainer baskets; and • Wastewater Collection Sumps #2 and #3.	a) All wastewater collected from the Canning, Packaging and Storage Shed must be directed to Wastewater Collection Sumps #2 and #3. b) All wastewaters must pass through a waste strainer basket before being directed to the relevant wastewater pump well. c) Wastewater pipes and drains must be maintained free of leaks and	Figure 2 in Schedule 1 and shown as: Canning, Packaging and Storage Shed.

	Premises infrastructure and equipment	Operational requirements	Infrastructure location
		blockages. j) Waste strainer basket is monitored and kept free of blockages. d) All wastewater sumps must be maintained to prevent build-up of excess sludge and solids e) All wastewater pump wells must have a visual and audible high-level alarm to manage overflow in the event of pump failure or blockages.	
	Wastewater Treatment and Storage Compound (WTSC)		
6	Wastewater Treatment and Storage Compound (WTSC) consisting of: • 1 x 23 kL wastewater vessel (flow balance tank) • 1 x 75 kL wastewater storage tank • Wastewater sump #4 • Sampling port (SP1) • pH Dosing Controller	a) Wastewater treatment compound hardstand to be maintained free of cracks and leaks. b) Drainage of surface water within the wastewater treatment compound must be directed to Sump #4. c) All pipeline connections for potable water to the wastewater treatment tanks and pumps are to be fitted with non-return valves. d) Flow meter (FM1) maintained to enable recording of the daily cumulative volume of wastewater discharged to the irrigation areas. e) Daily irrigation volume of FM1 must be recorded. f) End of month photographs must be taken of the FM1 meter face, clearly showing the meter read. g) Any tank or vessel that does not have a gravity over-flow to another storage vessel must be able to provide visual indicators of fault conditions and/or high-water level alarms that are triggered. h) All wastewater generating activities must cease if a high-level alarm is triggered in the WSTC. Wastewater generating activities must not recommence until sufficient wastewater storage is made available by commencing irrigation, offsite disposal or additional wastewater storage is installed.	Shown as “Schematic cross-section of Wastewater Treatment and Storage Compound” in Schedule 1, Figure 3

	Premises infrastructure and equipment	Operational requirements	Infrastructure location
		i) Chemical storage containers located within WTSC require a secondary containment vessel designed to contain at least 110% of the capacity of the largest vessel to prevent loss of containment in the event of overtopping. j) Sump #4 must be inspected visually within 24 hours of detection of water within the sump by the float switch. If wastewater is visually detected within the sump, the sump pump must be switched on to transfer all water from the sump into the wastewater storage tank. k) A logbook (LB1) record must be kept of an inspection to determine wastewater storage capacity at the start of each month and at any inspection events triggered by the float sensor within Sump #4 or a high-level alarm. l) The LB1 logbook must include: i. Name and signature of the person filling out the logbook. ii. Date and time of the inspection. iii. Volume of available wastewater storage on that day. iv. The meter read of FM1 at the time of inspection.	
Land Applications Areas			
7	0.55ha Land Application Area 1 (LAA1) 0.55ha Land Application Area 2 (LAA2) 0.6ha Land Application Area 3 (LAA3) 0.2ha Land Application Area 4 (LAA4)	a) Wastewater must only be applied to LAA 1, 2, 3 and 4. b) Wastewater must be applied via fixed sprinklers or via a travelling irrigator. c) 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. d) All wastewaters directed to the LAA's must flow through the flow meter (FM1)	Figure 1 in Schedule 1 and shown as: LAA1 LAA2 LAA3 LAA4

	Premises infrastructure and equipment	Operational requirements	Infrastructure location
		e) LAA's must contain a healthy pasture. f) If any waste has been applied to an LAA from November 1 the previous year, stock are to be excluded from the Land Application Area from 01 July until 31 October or until after a mechanical harvest has taken place. g) After the Stock Exclusion Period, pasture is to be cut and harvested to be used as stock feed. h) If any waste has been applied to a LAA from November 1 the previous year grazing may only occur within the LAAs outside of the exclusion period or after a mechanical harvest, for a maximum of 4 weeks at a time. i) Harvested pasture must be removed from LAA's within two weeks of it being harvested. j) Nitrogen (<50 N kg/ha per application) and potassium fertiliser can be applied to the Land Application Areas at a level that optimises pasture growth but does not exceed licence loading limits for these plant nutrients. k) No irrigation generated runoff, spray drift or discharge occurs beyond the boundary of the LAAs. l) Each LAA must have an observation well capable of detecting and alerting when groundwater is within 1 metre of the surface. m) Irrigation of wastewater must not be undertaken in a LAA when groundwater is detected within 1 metre below ground level in the observation well located within that LAA. n) Irrigation must be controlled by an automatic controlled system so that no irrigation occurs if more than 3 mm is measured on the sites rainfall sensor within the 24 hours from midnight until midnight. o) Irrigation must not recommence until	

	Premises infrastructure and equipment	Operational requirements	Infrastructure location
		24 hours after the rainfall event greater than 3 mm is detected; p) Gypsum must be applied to soils if the Exchangeable Sodium Percentage (ESP %) rises above 6%. q) A logbook (LB2) records must be kept tracking the harvesting and cattle and sheep grazing within each LAA. r) The LB2 logbook must include: i. a record and signature of the person's name filling out the logbook. ii. the date and time of the record being entered. iii. the date the LAA was mechanically harvested. iv. if waste was applied since 01 November the previous year, the date cattle/sheep entered each LAA. v. the date cattle/sheep left each LAA s) A logbook (LB3) record must be kept tracking which LAA is irrigated and when it was irrigated. t) The LB3 logbook must include: i. a record and signature of the person's name filling out the logbook. ii. the date and time of the record being entered. iii. what LAA is being irrigated iv. the meter read (FM1) at the time of logbook entry	
	Groundwater depth monitoring observation wells (OW) and 2 groundwater quality monitoring bores (MB) including: • OW1, OW3, OW4 and OW5; and • MB1 and MB2.	a) Maintained to allow access to groundwater for measuring its level, physical and chemical properties.	Figure 6 in Schedule 1 shown as: OW1, OW3, OW4, OW5, MB1 and MB2

Waste Containment and Disposal

5. The licence holder must ensure that the wastes in Table 3 are stored and disposed of in accordance with the specified requirements.

Table 3: Waste containment and disposal specifications

Waste type	Containment	Disposal strategy	Specified requirements
Brewery wastewater not irrigated to land in accordance with Condition 11	WWTS & WTSC	Disposal offsite at a licenced waste facility	(a) Where liquid waste cannot be irrigated or stored onsite, must be removed from tanks by a licensed controlled waste contractor.
Spent grain and sediment from brewing activities	Temporary storage in plastic drums and/or intermediate bulk containers	Disposal as cattle feed on the Premises or supply to local farmers as cattle feed	(a) Must be stored in forklift moveable contained vessels within either the brewery hardstand area or the loading dock hardstand area for no more than 24 hours. (b) Vessels must have plastic bunding with a minimum height of 300 mm to contain any leachate. (c) Collected leachate must be discharged to the floor of the Beverage Manufacturing Facility and collected in the floor drainage system.
Wastewater treatment sludges not applied to the Land Application Areas with wastewater.	WWTS	Disposal offsite	(a) Must be removed from tanks and pits by a licensed controlled waste carrier and transported off-site to a licensed waste facility.

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;

   c) all groundwater sampling is conducted in accordance with AS/NZS 5667.11;

   d) all soil sampling is conducted in accordance with AS/NZS 4482.1; and

   e) 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 all sampling in Table 5, 6 and 7 (except flow measurement and collection of wastewater samples) is undertaken using the services of a qualified environmental scientist and record all the results of such sampling specified in that table.

8. The licence holder must record the results of all monitoring activity required by conditions 10,11,12 and 13.

9. The licence holder must ensure that:

   a) monitoring is undertaken in each monthly period such that there are at least 15 days in between the days on which samples are taken in successive months; and

b) monitoring is undertaken in each annual period such that there are at least 9 months in between the days on which samples are taken in successive years.

Emissions to Land

10. The licence holder must monitor emissions in accordance with the requirements specified in Table 4.

Table 4: Brewery discharge wastewater monitoring

Discharge point	Monitoring location	Parameter	Unit	Frequency
Flow meter (FM1) on outgoing irrigation pipe	Wastewater Treatment and Storage Compound	Volumetric flow rate (wastewater)	m^3	Daily
LAAs via travelling irrigator or fixed sprinklers	Sampling port on irrigation supply line	pH[1]	-	Monthly
		Total Nitrogen	mg/L	
		Total Phosphorus		
		Potassium as K^+		
		TDS		
		TSS		
		BOD		
		Electrical conductivity[1]	dS/m	
		Sodium Adsorption Ratio (SAR)	Based on Na^+, Ca^{2+} and Mg^{2+} in the units meq/L	

Notes:
1. Field pH measurement is acceptable if samples cannot be tested within the recommended holding times.

Soil

11. The licence holder must monitor, using a certified soil scientist, soil for concentrations of the identified parameters in accordance with Table 5.

Table 5: Monitoring of ambient soil concentrations

Monitoring location	Parameter	Unit	Frequency	Number of core samples	Soil Profile	Number of core samples	Soil Profile
				Composite Surface Soil Sample		Composite Deep Soil Sample	
S1 (LAA 1) S2 (LAA 2) S3 (LAA 3) S4 (LAA 4) Within each irrigation area as shown in Figure 7 in	pH ($CaCl_2$)	-	Annually in the months of February, March or April	40	0-10cm	5	Composite sample of each major soil horizon to 1 metre depth increments[1,2]
	Electrical conductivity (1:5)[3]	dS/m					
	Cation exchange capacity	meq/100g					
	Exchangeable sodium	%					

Monitoring location	Parameter	Unit	Frequency	Number of core samples	Soil Profile	Number of core samples	Soil Profile
				Composite Surface Soil Sample		Composite Deep Soil Sample	
Schedule 1 **Note:** Only required in the LAAs where waste has been applied in the previous 12 months.	percentage						
	Exchangeable potassium percentage	%					
	Available N[4]	mg/kg					
	Total N						
	Available P (Colwell)						
	Total P						
	Available K (Colwell)						
S1 (LAA 1) S2 (LAA 2) S3 (LAA 3) S4 (LAA 4) Within each irrigation area as shown in Figure 7 in Schedule 1 **Note:** Only required in the LAAs where waste has been applied in the previous 5 years.	Heavy metals and pesticides	mg/kg	Baseline survey in 2025 reporting period, then every 5 years	40	0 - 10cm	5	Composite sample of each major soil horizon to 1 metre depth increments[1,2]
	Phosphorus retention using CSIRO method 9H1 Anion Storage Capacity	mg P/ kg	Every 5 years	N/A	N/A		
EMI survey of LAA's as shown in Figure 1 in Schedule 1	EMI survey[5] Soil EC_e in dS/m and exchangeable sodium percentage as %.	mS/m	Every 5 years	Topsoil and subsoil samples collected to 1 metre depth in the most conductive areas of each LAA. **Note:** Only required in the LAAs where waste has been applied in the previous 5 years.			

Notes:
1. Positioned within major soil horizons or layers
2. Within a 5m diameter plot
3. Converted to saturated extract (EC_e) based on field texture
4. Nitrate-N and ammonium-N 5. with EM 38 + soil sampling in the highest conductivity area (EC:1:5) converted to EC_e using field texture

Groundwater

12. The licence holder must monitor the groundwater for the identified parameter in accordance with Table 7.

Table 6: Monitoring of ambient groundwater concentrations

Monitoring location	Parameter	Unit	Frequency	Sample
OW1, OW3, OW4, and OW5 as shown in Figure 6 in Schedule 1	Detection of standing water level less than 1 metre below ground level	m BGL	Continuous, if irrigation has occurred within the related Land Application Area during the Annual Period	Real-time sensor In-field measurement
MB1 and MB2 as shown in Figure 6 in Schedule 1	Standing water level[1]	m BGL	One sample within 2 weeks of water being detected in the observation wells within the Land Application Areas for the first time each year, and then monthly until the water level recedes back below 1 meter.	In-field measurement
MB1 and MB2 as shown in Figure 6 in Schedule 1	pH[1]	-		Pump sample (at least 4-6 times volume of bore)
	Electrical conductivity[1]	dS/m		
	Total Dissolved Solids (TDS)	mg/L		
	Na^+			
	K^+			
	Ca^{2+}			
	Mg^{2+}			
	Cl^-			
	SO_4^{2-}			
	HCO_3^-			
	Total N			
	Ammonium nitrogen			
	Nitrate N			
	Total P (filtered and unfiltered)			
	Sodium Adsorption Ratio (SAR)	Based on Na^+, Ca^{2+} and Mg^{2+} in the units meq/L		

Notes:
1. Minimum of three groundwater samples per wet season (June to September).

Wastewater Emissions to Land Loading Limits

13. The licence holder must ensure that emissions listed in Table 8 for the corresponding parameters do not exceed the corresponding limit.

Table 7: Irrigation emission limits

Parameter	LAA1	LAA 2	LAA 3	LAA 4
Maximum volumes of irrigated wastewater	<kL/day Jan: 49.0 Feb: 47.0 Mar: 38.3 Apr: 25.6	kL/day Jan: 49.0 Feb: 47.0 Mar: 38.3 Apr: 25.6	kL/day Jan: 53.5 Feb: 51.3 Mar: 41.7 Apr: 27.9	kL/day Jan: 56.5 Feb: 54.3 Mar: 44.7 Apr: 30.9

	May: 10.8 Jun: 0.9 Jul: 2.5 Aug: 10.4 Sept: 19.7 Oct: 28.6 Nov: 38.2 Dec: 46.0	May: 10.8 Jun: 0.9 Jul: 2.5 Aug: 10.4 Sept: 19.7 Oct: 28.6 Nov: 38.2 Dec: 46.0	May: 11.8 Jun: 1.0 Jul: 2.7 Aug: 11.4 Sept: 21.5 Oct: 31.2 Nov: 41.6 Dec: 50.2	May: 14.8 Jun: 4.0 Jul: 5.7 Aug: 14.4 Sept: 24.5 Oct: 34.2 Nov: 44.6 Dec: 53.2
Total N	<565 kg/ha/annual period			
Total P	86 kg/ha/ annual period or revised (condition 14) loadings based on 5-year phosphorus retention measurements.	82 kg/ha/ annual period or revised (condition 14) loadings based on 5-year phosphorus retention measurements.	124 kg/ha/ annual period or revised (condition 14) loadings based on 5-year phosphorus retention measurements.	124 kg/ha/ annual period or revised (condition 14) loadings based on 5-year phosphorus retention measurements.
Potassium measured as available K (Colwell) for solids and K ions for wastewater	539 kg /ha/ annual period			
BOD	< 1,500 kg/ha/month			
pH	Between 6 and 8.5			

14. The licence holder must revise the phosphorus loading values to each LAA in Table 8 every 5 years using a Certified Soil Scientist. If the revised value is less than the current stated amount, the lesser amount must be adhered to. The first revision is due with the 2030 AER.

15. If average SAR is greater than 6 for the Annual Period, the licence holder must undertake a review aimed at identifying potential opportunities to reduce the SAR of treated wastewater and implement any recommendations that arise from the review.

Records and reporting

16. 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.

17. 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 condition 1 of this licence;

c) any maintenance of infrastructure that is performed in the course of complying with condition 4 of this licence;

d) monitoring programmes undertaken in accordance with conditions 10, 11, 12, and 13 of this licence; and

e) complaints received under condition 16 of this licence.

18. The books specified under condition 17 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

19. The licence holder must notify the CEO within 2 days of ceasing production if the amount of available wastewater storage is less than the relevant value specified in Condition 5, Table 3.

20. The licence holder must notify the CEO within 14 days of detecting a malfunction of any site infrastructure listed in Table 2 (row 6 and 7).

21. The licence holder must:

a) undertake an audit of their compliance with the conditions of this licence during the preceding annual period; and

b) for each annual period, prepare and submit to the CEO by no later than 30 June each year an Annual Audit Compliance Report in the approved form.

22. The licence holder must submit to the CEO by no later than 30 June, an Annual Environmental Report for that annual period for the conditions listed in Table 8, and which provides information in accordance with the corresponding requirement set out in Table 9.

Table 8: Annual Environmental Report

Condition	Requirement
-	a) Monthly beer production as reported to the Australian Taxation Office
Condition 4, Table 2	a) Daily and monthly read of flow meter (FM1) b) Copy of logbook (LB1) showing the wastewater storage availability c) Copy of logbook (LB2) showing sheep and cattle movement and harvesting dates d) Number of bales harvested and approximate tonnes harvested from each LAA e) Copy of logbook (LB3) showing the dates and the amount of wastewater irrigated f) Tabulated treated wastewater monitoring data showing the monthly volume of wastewater irrigated to each LAA g) Yearly monitoring data of groundwater depth from within each bore fitted with groundwater depth sensors
Condition 5,	a) the daily volume (in kilolitres) of brewery wastewater and sludge removed from

Condition	Requirement
Table 3	the premises via a licensed controlled waste contractor.
Condition 10, Table 4	a) Tabulated data of the daily read of FM1 b) End of month photographs of FM1 meter face. c) Laboratory data sheets for monthly monitoring in accordance with Table 4 d) A tabulated data summary of monitoring results. e) An interpretation of monitoring data results including comparison to historical trends. f) Summary of tabulated treated wastewater monitoring data showing the annual volume of wastewater and loads of Total N, Total P, Potassium (measured as potassium ions), BOD5, pH, EC and SAR to each LAA.
Condition 11, Table 5	a) Tabulated soil monitoring data results and time series graphs for each irrigation area showing concentrations and kg/ha nutrients for all parameters. b) Name of the Certified Soil Scientist who collected samples
Condition 12, Table 6	a) Tabulated groundwater monitoring data results and time series graphs for each monitoring well showing concentrations of all parameters.
Condition 13, Table 7	a) Annual nutrient loading calculations, include inputs from wastewater and fertiliser.
Condition 15	a) SAR review (if required)
Condition 16	a) Summary of complaints
Condition 19	a) Summary of any ceasing of production that occurred due to wastewater storage limitations. Include the date production resumed and how the storage deficit was overcome (irrigation/contractor taken off site)
Condition 20	a) Summary of any failure or malfunction of any infrastructure listed in Table 3 and any environmental incidents that have occurred during the annual period and any corrective actions taken.

Definitions and interpretation

Definitions

In this Licence, the terms in Table 12 have the meanings defined.

Table 12: Definitions

Term	Definition
ACN	Australian Company Number
Alcoholic Beverage	means the final fermented beverage ready for packaging.
Annual Period	means a 12-month period commencing from 1 July until 30 June of the immediately following year.
AS/NZS 4482.1-2005	means Australian Standard AS4482.1-2005 Guide to the investigation and sampling of sites with potentially contaminated soil – Non-volatile and semi volatile compounds.
AS/NZS 5667.1-1998	means the Australian Standard AS/NZS 5667.1-1998 Water quality - Sampling – Guidance on the design of sampling programs, sampling techniques and the preservation and handling of samples.
AS/NZS 5667.4:1998	means AS/NZS 5667.4:1998. Water quality – Sampling. Part 4: Guidance on sampling from lakes, natural and man-made.
AS/NZS 5667.10-1998	means the Australian/New Zealand Standard AS/NZS 5667.10-1998 Water quality – Sampling – Guidance on sampling of waste waters.
AS/NZS 5667.11-1998	means the current version of Australian/New Zealand Standard AS/NZS 5667.11-1998 Water quality – Sampling – Guidance on sampling of groundwaters.
Beverage	means for the purpose of this licence, beer and cider only.
BOD_5	means the amount of dissolved oxygen consumed in five days by biological processes breaking down organic matter.
Books	has the same meaning given to that term under the EP Act.
CEO	means Chief Executive Officer. CEO for the purposes of notification means: Director General Department Administering the *Environmental Protection Act 1986* Locked Bag 10, Joondalup DC, WA 6919 info@dwer.wa.gov.au
Certified Soil Scientist	means a qualified Soil Scientist who: • holds a current science tertiary qualification with specialisation in Soil Science and relevant wastewater management experience; or • holds current Certified Professional Soil Scientist accreditation with Soil Science Australia.
Collection Sump	A hollow or a depression on the floor into which liquids can drain off to and be collected. The sump provides a collection point from which to recover liquid, using a pump or other means.
Commissioning	Certification that newly constructed infrastructure has been installed, inspected, tested, and is operating as designed.
Compliance Report	means a report in a format approved by the CEO as presented by the Licence Holder or as specified by the CEO (guidelines and templates may be available on the Department's website).
Condition	means a condition to which this Licence is subject under s.62 of the EP Act.
Continuous	means a data recovery rate of at least 90%
Department	means the department established under s.35 of the *Public Sector Management Act 1994* and designated as responsible for the administration of Part V, Division 3 of the EP Act.
Department Request	means a request for Books or other sources of information to be produced, made by an Inspector or the CEO to the Licence Holder in writing and sent to the Licence Holder's address for notifications, as described at the front of this Licence, in relation to:

Term	Definition
	(a) compliance with the EP Act or this Licence; (b) the Books or other sources of information maintained in accordance with this Licence; or the Books or other sources of information relating to Emissions from the Premises.
Discharge	has the same meaning given to that term under the EP Act.
dS/m	means deciSiemens per metre
DWER	Department of Water and Environmental Regulation.
EC	means Electrical Conductivity
EMI	means Electromagnetic Induction
Emission	has the same meaning given to that term under the EP Act.
Environmental Harm	has the same meaning given to that term under the EP Act.
EP Act	means the *Environmental Protection Act 1986* (WA).
EP Regulations	means the *Environmental Protection Regulations 1987* (WA).
Harvested	means the cutting and removal off site of paddock grasses in the form of hay or silage.
Implementation Agreement or Decision	has the same meaning given to that term under the EP Act.
Inspector	means an inspector appointed by the CEO in accordance with s.88 of the EP Act.
Irrigation area	LAAs as defined in Schedule 1
kL	means kilolitre
LAA	Land Application Area as defined by the coordinates in Table 13 in Schedule 1
Licence	refers to this document, which evidences the grant of a Licence by the CEO under s.57 of the EP Act, subject to the Conditions.
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.
Malfunction	means a piece of monitoring, treatment or emission control equipment or machinery which fails to function normally. This can include but is not limited to meters failing to record, over topping of tanks, blocked sprinklers or pipes bursting etc.
mg/L	means milligrams per litre
Monthly Period	A one-month period commencing from the first day of a month until first day of the immediately following month.
Na+	means sodium ion
Nitrate N	means Nitrate nitrogen
K+	means potassium ion
Ca2+	means calcium ion
Mg2+	means magnesium ion
Cl-	means chloride ion
SO42-	means sulfate ion
HCO3-	means bicarbonate ion
Premises	refers to the premises to which this Licence applies, as specified at the front of this Licence and as shown on Figure 1 in Schedule 1 to this Licence.

Term	Definition
Prescribed Premises	has the same meaning given to that term under the EP Act.
PR	means Phosphorus Retention
PVC	means Polyvinyl chloride
Qualified Environmental Scientist	means a qualified environmental scientist who: • holds a current science tertiary qualification; and • has demonstrated experience in water sampling in accordance with Australian Standard 5667
SAR	means Sodium Adsorption Ratio
Stock Exclusion Period	The period when stock are excluded from a Land Application Area. This occurs from 01 July until 31 October each year.
TDS	means Total Dissolved Solids
TSS	means Total Suspended Solids
Total N	means Total Nitrogen
Total P	means Total Phosphorus
Waste	has the same meaning given to that term under the EP Act
WTSC	means wastewater treatment and storage compound
WWTS	means the brewery wastewater treatment system consisting of a pH control system, a 23 kL flow balancing tank, 1 x 75 kL storage tank, related IBCs and associated pipework, pumps and control systems.

Schedule 1: Maps

Premises map

The Premises and LAA's are shown in the map below. The red line depicts the premises boundary.

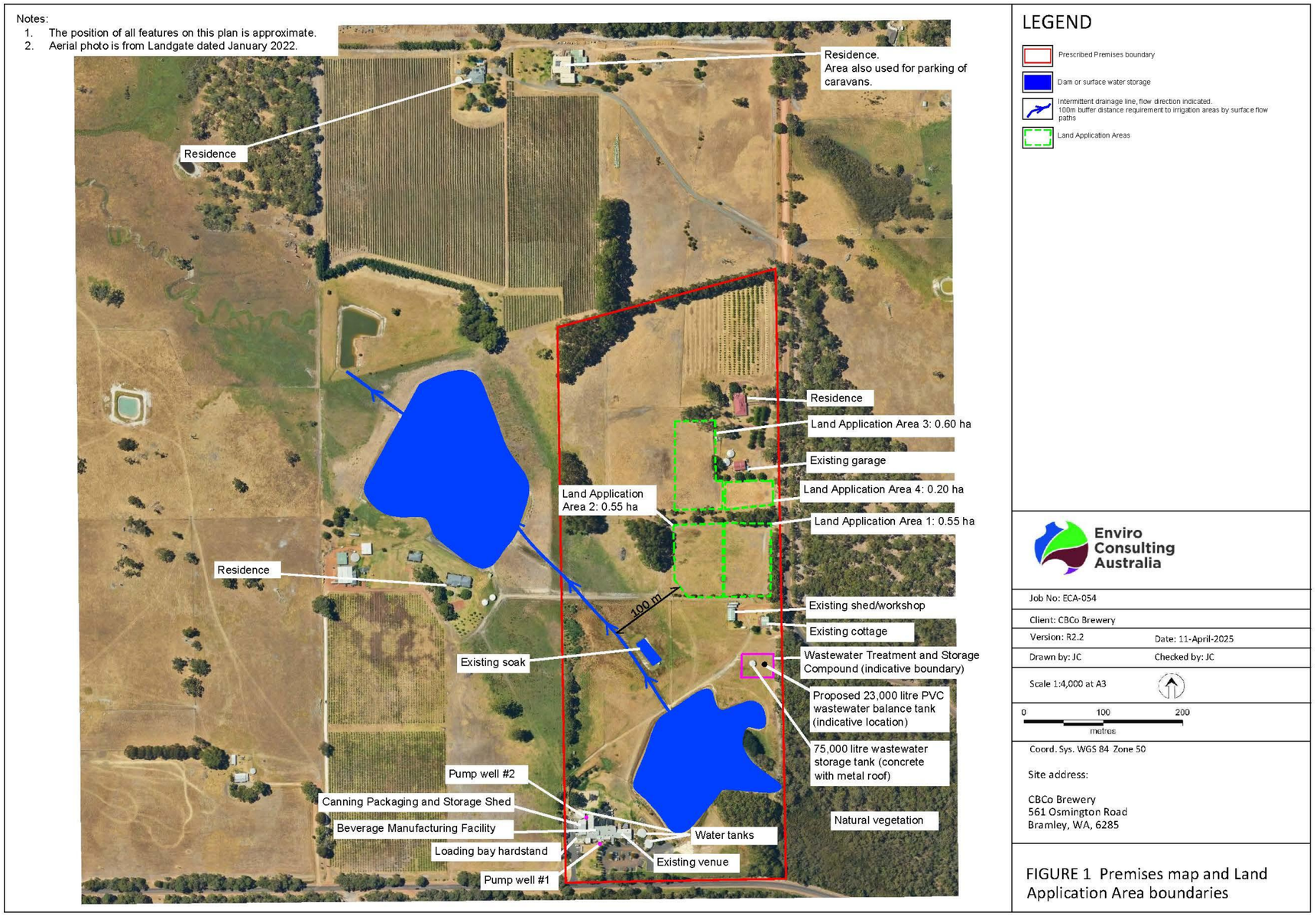


Figure 1. Premises map and Land Application Area boundaries

Brewery facility plan

CBCo Brewing - Alcoholic Beverage Manufacturing (Key)		
Name	Abreviation	Description
Packaging Shed	-	For the packaging of finished beverages
Canning Line	-	Contained within a bunded area
Wastewater Strainer Basket	WSB	Primary filter for the removal of large foreign bodies
Depalletiser	Depal	Located outside bunded area for loading purposes
Mobile Keg Filler	MKF	Mobile manifold for filling kegs with finished product
Boiler Room	-	Contains boiler and associated equipment
Boiler	-	400kw 616kg/hr boileer for heating water used in beverage manufacturing
Bright Tank #2	BT2	5kl vessel for the preparation of beverages prior to packaging
Beverage Manufacturing Facility	-	For the production, fermentation and processing of alcoholic beverages
Beverage Manufacturing Plant	-	2.5kl brewhouse consisting of four vessels, mash tun, lauter tun, kettle and 1kl pilot kettle
Hot Liquor Tank	HLT	6kl vessel for the storage of water used in beverage production
Cold Liquor Tank	CLT	6kl vessel for the storage of water used in beverage production
Bright Tank #1	BT1	1kl vessel for the preparation of beverages prior to packaging
Yeast Propegation Tank	YPT	0.5kl vessel for the preparation of yeast for fermentation
Fermentation Vessels	FV1 & 2	1kl fermentation vessels for pilot batches
	FV3,5 & 6	5kl fermentation vessels
	FV4	2.5kl fermentation vessel
Mobile Clean In Place Cart	MCIP	0.5kl vessel and pump for CIP of brewing equipment
Mobile Keg Washer	MKW	Keg washer for cleaning kegs
Mill	M	For milling ingredients for beverage manufacturing
Malt Loading Hopper	LH	Loading hopper for ingredients into the mill
Mobile Load Out Auger	MLA	Mobile hopper and auger for unloading spent material from lauter tun
Grated Floor drain	_	In floor grated drain for collecting washdown water
Flow Meter 1	FM1	Flow meter for the metering of potable water used in the production of Beverages

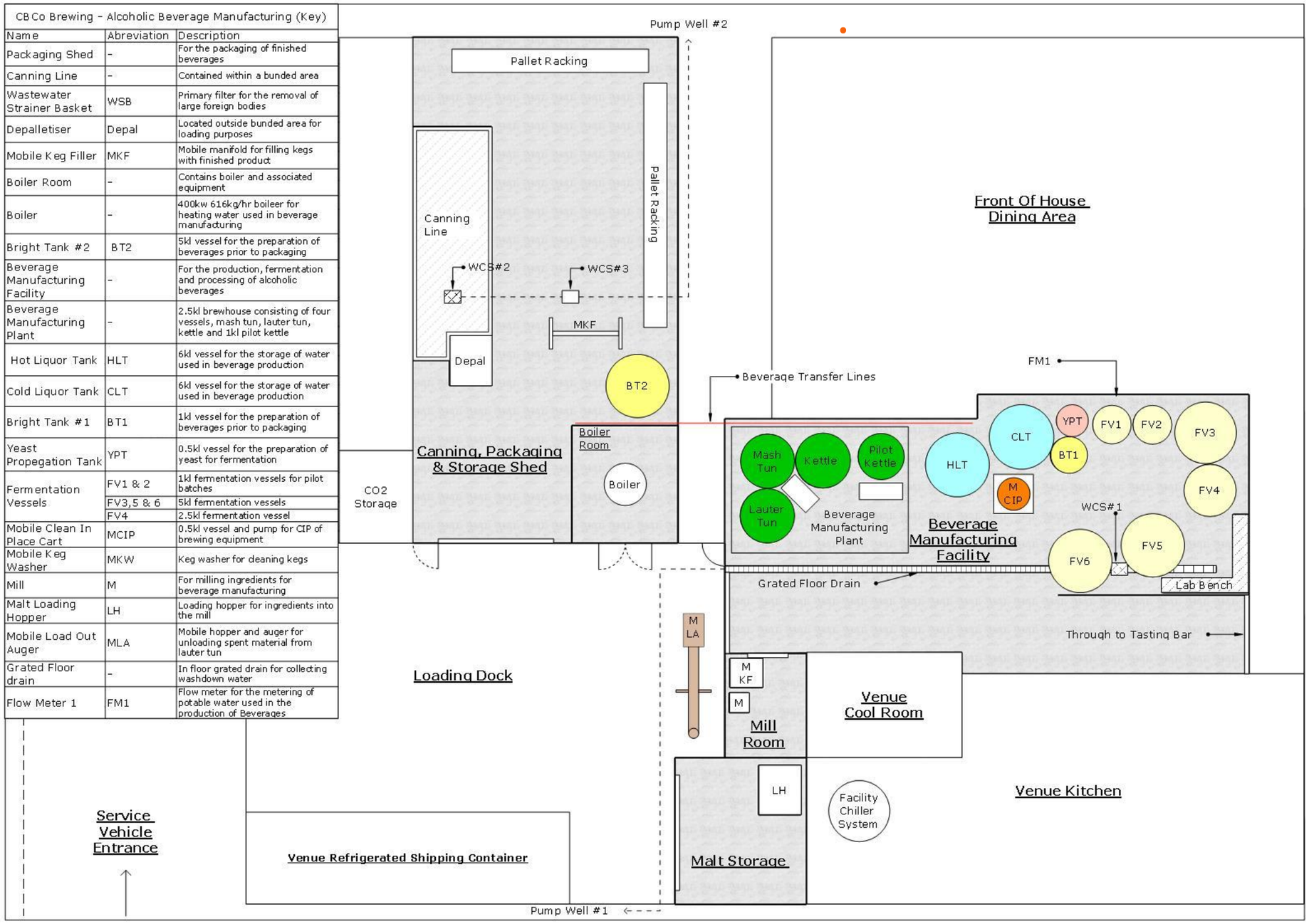


Figure 2: Brewery site facility plan

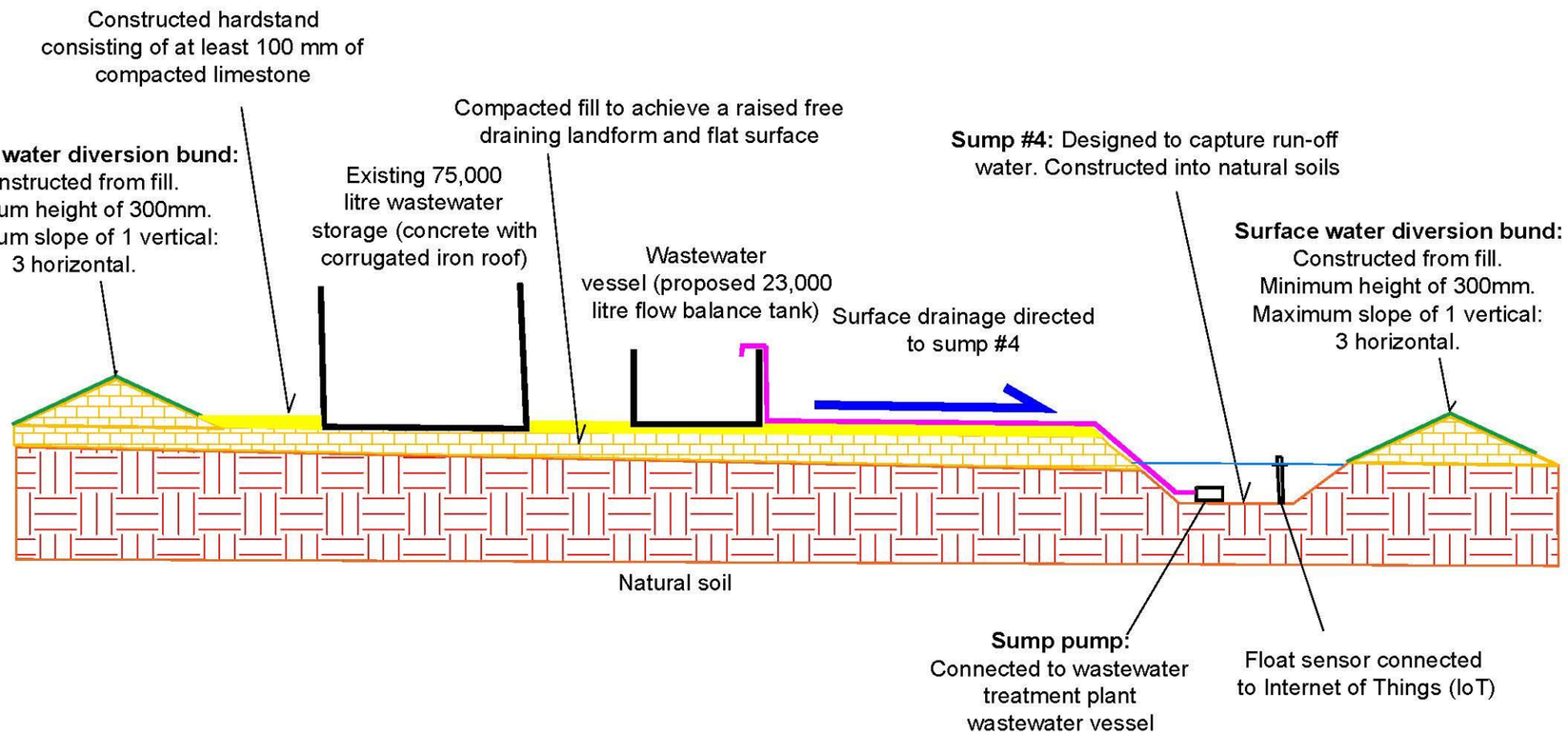
Wastewater Treatment and Storage Compound (WTSC)

Tanks and IBCs can be placed anywhere within the Wastewater Treatment and Storage Compound provided that all conditions of this licence are complied with.

Notes:

1. The combined storage of sump #4 and the bunded area must be at least 110% of the largest vessel (i.e. at least 82,500 litres).
2. The configuration of vessels shown on this plan is indicative only. The relative location of each vessel may change, subject site and soil conditions encountered at the time of constructing the compound.
3. Flow meter (FM1) and wastewater sampling port (SP1) are to be installed on the main irrigation pipe from the wastewater treatment and storage compound.

Enviro Consulting Australia



Notes:
1. Version: C
2. Drawn by: JC
3. Date: 22-May-2025

Schematic cross-section of Wastewater Treatment and Storage Compound

Figure 3 Wastewater Treatment and Storage Compound cross-section

Groundwater, surface water and wastewater monitoring locations plan

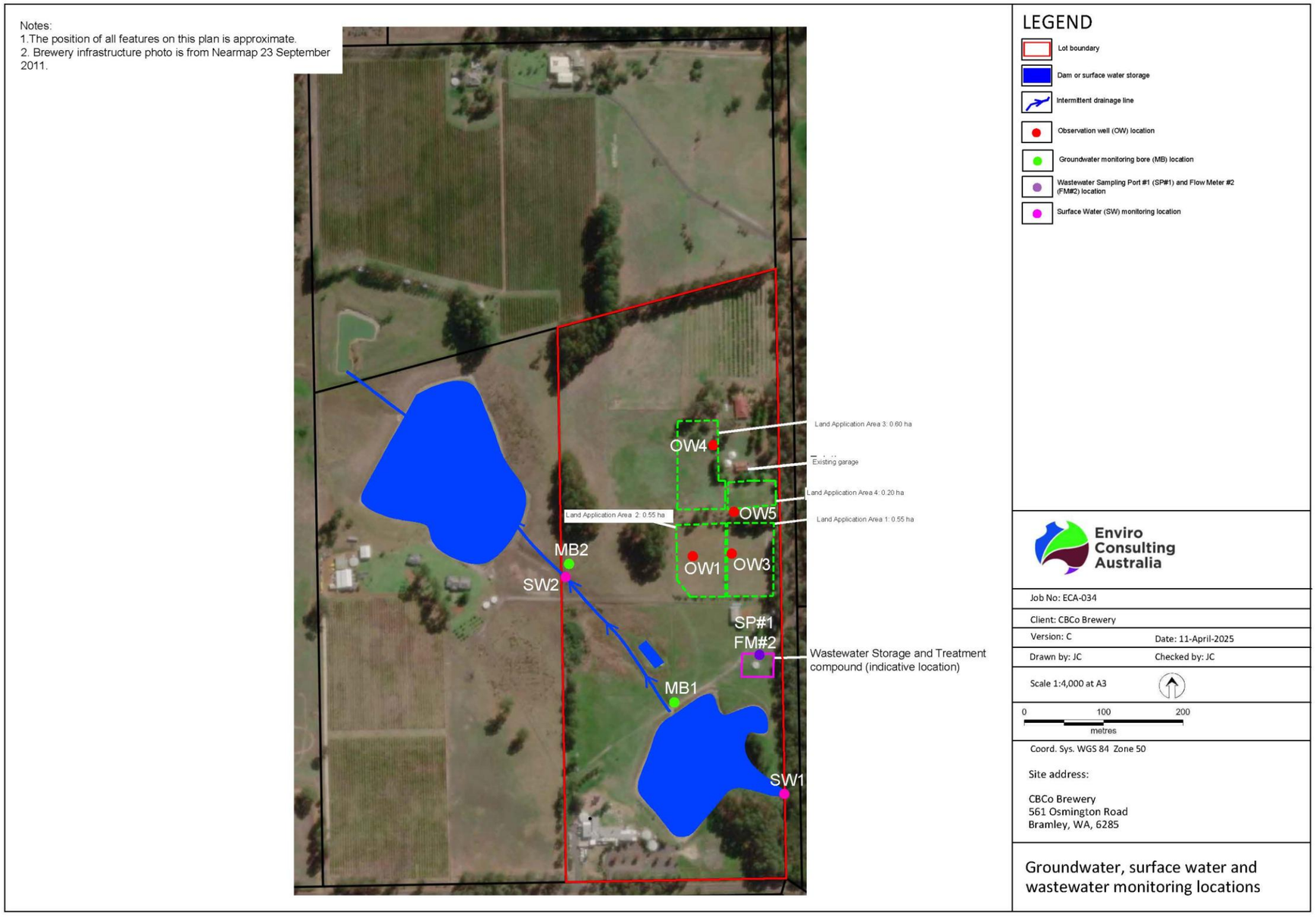


Figure 4 Groundwater, surface water and wastewater locations plan

Soil monitoring locations plan

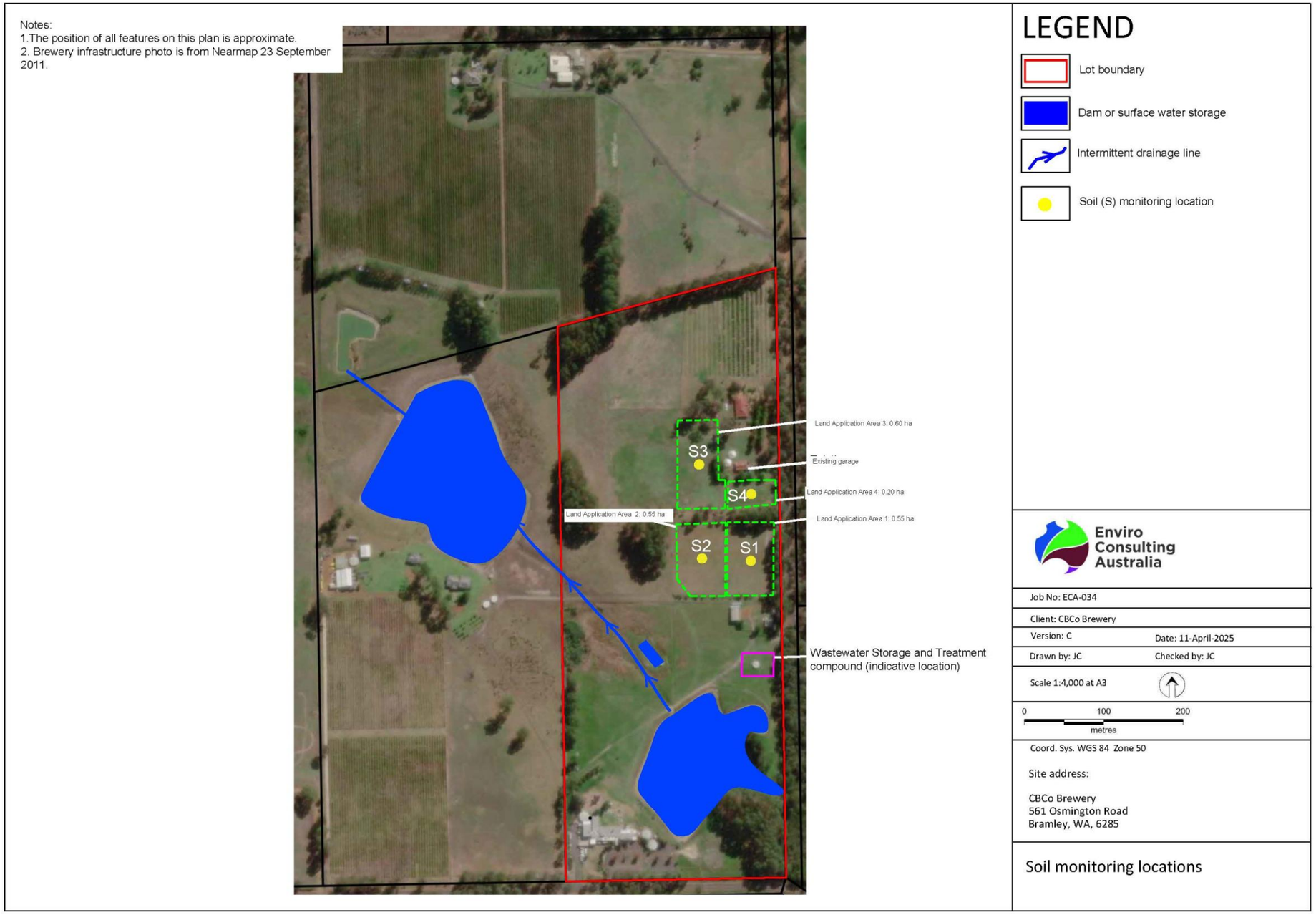


Figure 5: Soil monitoring locations

Schedule 2: coordinates

The LAA boundary is defined by the coordinates (WGS 84, Zone 50) in Table 13.

Table 9 LAA boundary coordinates

	Eastings	Northings
	LAA 1 - 0.55 ha	
1	328576	6246332
2	328518	6246332
3	328518	6246240
4	328575	6246241
	LAA 2 - 0.55 ha	
1	328515	6246332
2	328515	6246240
3	328471	6246240
4	328454	6246261
5	328453	6246330
	LAA 3 - 0.6 ha	
1	328514	6246350
2	328455	6246350
3	328455	6246460
4	328505	6246462
5	328507	6246386
6	328515	6246385
	LAA 4 - 0.2 ha	
1	328518	6246350
2	328579	6246356
3	328578	6246358
4	328519	6246383

Table 10 Locations of each observation well and monitoring bore

	Eastings	Northings
OW1	328475	6246290
OW3	328524	6246293
OW4	328500	6246430
OW5	328526	6246347
MB1	328451	6246106
MB2	328318	6246281

Schedule 3: Monitoring well design

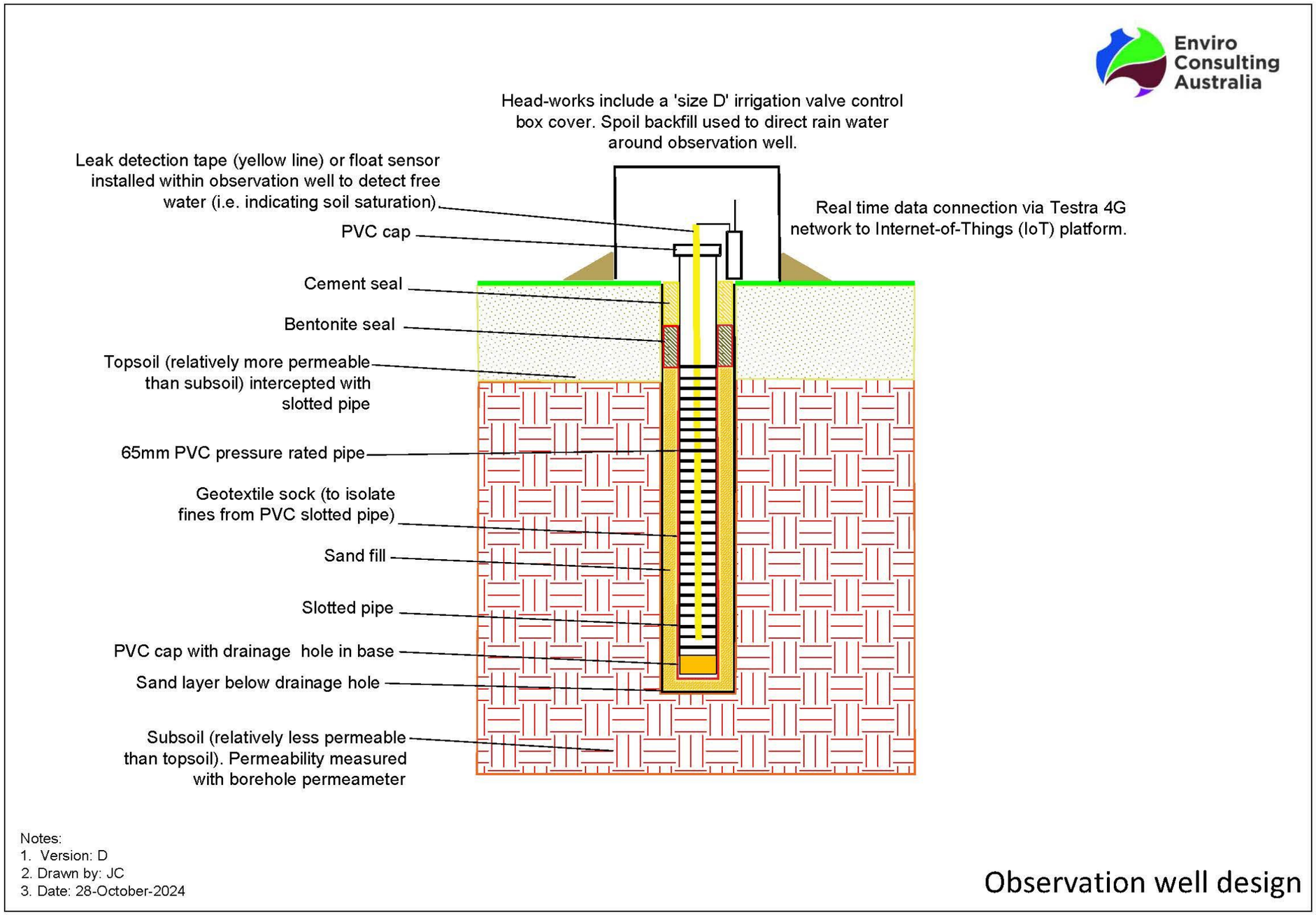


Figure 6. Well construction design