



Licence number	L8669/2012/2
Licence holder	CSBP Limited
ACN	008 668 371
Registered business address	Level 14, Tower 2 Brookfield Place 123 St Georges Terrace PERTH WA 6000
DWER file number	APP-0031102 & INS-000180
Duration	13/12/2021 to 12/12/2041
Date of issue	13/12/2021
Date of amendment	22 December 2025
Premises details	CSBP Albany Fertiliser Depot 198 Hanrahan Road ALBANY WA 6330 Legal description - Part of Lot 211 on Plan 416231 Certificate of Title Volume 2818 Folio 699

Prescribed premises category description (Schedule 1, <i>Environmental Protection Regulations</i> 1987)	Assessed production capacity
Category 33: Chemical blending or mixing	416,000 tonnes per annual period

This amended licence is granted to the licence holder, subject to the attached conditions, on 22 December 2025 by:

MANAGER, HEAVY INDUSTRIES

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

Licence history

Date	Reference number	Summary of changes
13/12/2012	L8669/2012/1	New licence granted
19/12/2013	L8669/2012/1	Licence amendments to treated wastewater off-site discharge targets and limits
10/03/2016	L8669/2012/1	Licence amendment to remove conditions including discharge targets, dust management, hydrocarbon storage and solid waste disposal conditions and other minor amendments applied
29/04/2016	L8669/2012/1	Expiry date amended to 12/12/2021
06/02/2017	L8669/2012/1	<u>Amendment Notice:</u> Licence amendment to update registered business address
12/03/2021	W6465/2020/1	Changes to existing infrastructure and new infrastructure for construction primarily linked to future boundary changes
08/12/2021	L8669/2012/2	Renewed licence granted
06/05/2024	L8669/2012/2	Licence holder-initiated amendment to reflect works completed under works approval W6465/2020/1, including updated stormwater management infrastructure, updated groundwater monitoring bore reference points, updated premises boundary and cadastral description, updated premises map and a new map reflecting groundwater monitoring bore locations. Administrative amendment to update licence format and conditions set, including addition of infrastructure table and inclusion of operational controls relating to wastewater and stormwater management.
22/12/2025	L8669/2012/2	Licence holder-initiated amendment to authorise the construction and subsequent operation of a permanent weir and monitoring station alongside the decommissioning of the temporary weir and monitoring station. The licence has also been reworded and reordered at the licence holders request.

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

Acid Sulphate Soil Management

1. The licence holder must, prior to the commencement of construction of the infrastructure listed in Table 1, prepare and submit to the CEO a report containing:
 - (a) the results of an ASS investigation conducted for the proposed construction area and works to be undertaken; and
 - (b) if required as a result of the ASS investigation conducted in accordance with part (a) of this condition, an ASS management plan detailing the management of ASS risks identified within the construction area.
2. The licence holder must ensure that the ASS investigation and management plans required by condition 1 are prepared with reference to the guidelines *Identification and investigation of acid sulphate soils and acidic landscapes (DER 2015a)* and *Treatment and management of soils and water in acid sulphate soil landscapes (DER 2015b)*
3. The licence holder must manage ASS during the construction of infrastructure listed in Table 1 in accordance with the ASS management plan, where submitted pursuant to condition 1.

Infrastructure and equipment

4. The licence holder must construct the infrastructure listed in Table 1, in accordance with;
 - (a) the corresponding design and construction requirements; and
 - (b) at the corresponding infrastructure location, as set out in Table 1.

Table 1: Design and construction requirements

Infrastructure		Design and construction requirement	Infrastructure location
1.	Temporary WWTP bypass line	Installed to allow water flow from WWTP to existing temporary weir during the construction of the permanent discharge weir	Labelled as 'Proposed temporary wastewater treatment bypass line in Figure 4, Schedule 1
2.	Permanent discharge weir ¹	a) decommissioning and removal of existing concrete open channel weir; b) installation of new in-situ concrete channel V-notch box weir, including trash screens; c) connection to existing culvert infrastructure; and d) constructed to the following nominal dimensions: i. ~27m long and ~2.7m wide ii. 270-500mm operational height iii. 1080mm max flood height	Area labelled as 'Construction site' in Figure 4, and as detailed in Figure 5, Schedule 1
3.	Water monitoring/sampling station	a) removal of the existing monitoring/sampling station; and b) installation and commissioning of a new monitoring/sampling station, sufficient to undertake the monitoring as required by condition 12, following the construction of the permanent discharge weir.	

Note 1: Treated water from the WWTP and/ or untreated overflow from SW8 release via the permanent discharge weir is authorised following construction and commissioning of a new water monitoring/sampling station. Until this time, discharge is authorised via the existing weir.

Compliance reporting

5. The licence holder must within 90 calendar days of the construction/installation of the infrastructure listed in Row 2 and 3 of Table 1 :
 - (a) undertake an audit of their compliance with the requirements of condition 4; and
 - (b) prepare and submit to the CEO an Environmental Compliance Report on compliance.
6. The Environmental Compliance Report required by Condition 5, must include as a minimum the following:
 - (a) certification by a suitably qualified engineer that the infrastructure or component(s) thereof, as specified in condition 4, have been constructed in accordance with the relevant requirements specified in condition 4;
 - (b) as constructed plans 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 approval holder and contains the printed name and position of that person.

Operations

Infrastructure and equipment

7. The licence holder must ensure that the site infrastructure and equipment listed in Table 2 and located at the corresponding infrastructure location is maintained and operated in accordance with the corresponding operational requirement set out in Table 2.

Table 2: Infrastructure and equipment requirements

	Site infrastructure and equipment	Operational requirements	Infrastructure location Schedule 1: Maps
1.	Sludge beds	The sludge beds must: <ul style="list-style-type: none"> (a) be adequately bunded to contain surface runoff of leachate or sludge; and (b) return sludge leachate from the storage area back to the lined pond. 	As depicted in Figure 2. Labelled as: 'Sludge beds'
2.	Unlined drainage system including: <ul style="list-style-type: none"> • Northern and southern unlined drains; • Overflow mechanism; and • Unlined pond (SW8) 	An overflow mechanism for untreated stormwater must be managed such that: <ul style="list-style-type: none"> (a) It allows the unlined pond (SW8) to overflow into and discharge via the V-notch weir discharge point (SW4); and (b) Is set at an overflow height of 7.4mAHD. 	As depicted in Figure 2. Labelled as: 'Northern unlined drain' 'Southern unlined drain' 'SW8 Unlined pond'
3.	Lined drainage system including: <ul style="list-style-type: none"> • Lined drain; and • Pond (SW11) lined with 0.76 mm thick polyvinyl chloride (PVC) covered with a 400 mm thick layer of sand and gravel 	Potentially contaminated stormwater collected from operations must be directed to the lined pond (SW11) via the lined drainage system. The lined pond must be managed in a manner such that stormwater run-off resulting from site drainage is prevented from causing the erosion of outer pond embankments.	As depicted in Figure 2. Labelled as: 'Lined drain' 'SW11 Lined pond'
4.	Wastewater treatment plant (WWTP) including high density polyethylene (HDPE) treated wastewater pipeline	The WWTP must be managed in a manner such that: <ul style="list-style-type: none"> a) potentially contaminated stormwater and wastewater from the lined pond must be directed to the WWTP except during overflow events caused by rainfall; and b) uncontrolled loss of wastewater from the WWTP and its associated pipework is prevented. 	As depicted in Figure 2. Labelled as: 'WWTP'

Emissions and discharges

Emissions to Water

8. The licence holder must ensure that where stormwater and treated wastewater is emitted to the environment from the emission points in Table 3 and identified on the map of emission points in Figure 5, it is done so in accordance with the conditions of this licence.

Table 3: Authorised discharge points

Emission point reference	Emission point	Description	Source including abatement
SW4	V-notch weir	Wastewater and treated water from the WWTP must not be discharged except via the V-notch weir (discharge point SW4) and discharge channel to the Munster Hill Drain as shown on the site infrastructure plan in Schedule 1: Maps Figure 2. Unlined pond (SW8) overflow via the V-notch weir (discharge point SW4).	Treated water from the WWTP. Untreated stormwater overflow from SW8.

9. The licence holder must ensure that emissions from the discharge point listed in Table 4 for the corresponding parameter do not exceed the corresponding limit when monitored in accordance with condition 12, except where the limit listed in Table 4 is exceeded during an overflow event caused by rainfall.

Table 4: Emission and discharge limits

Discharge point	Parameter	Limit
SW4 V-notch weir discharge (as shown in Schedule 1, Figure 2 and as depicted in Figure 5 ¹ .)	pH	Not less than 4.5 or greater than 10.5
	Total phosphorus	Concentration not greater than 3mg/L
	Cadmium	Concentration not greater than 0.025mg/L
	Mercury	Concentration not greater than 0.0005mg/L
	Lead	Concentration not greater than 0.01mg/L
	Copper	Concentration not greater than 0.025mg/L
	Zinc	Concentration not greater than 0.025mg/L

10. The licence holder shall notify the CEO before 5pm on the following usual working day after becoming aware of:
- (a) any overflow of the Lined Pond; and
 - (b) any non-compliance with condition 9 of the licence.

Notification must include which parameter(s) the non-compliance involves, and the time and date of the non-compliance occurring.

Monitoring

General Monitoring

11. The licence holder must ensure that:
- (a) All water samples are collected and preserved in accordance with AS/NZS 5667.1 unless indicated otherwise in the relevant table;
 - (b) All groundwater sampling is conducted in accordance with AS/NZS 5667.11;
 - (c) All laboratory samples are submitted and tested by a laboratory with current NATA accreditation for the parameters being measured unless otherwise indicate in the relevant table.

Monitoring of emissions to water

12. The licence holder must undertake the monitoring in Table 5 according to the specifications in that table.

Table 5: Monitoring of emissions to water

Discharge point	Monitoring location	Parameters	Frequency	Unit	Method
SW4	SW4 V-notch weir discharge (as shown in Schedule 1, Figure 2 and as depicted in Figure 5.).	Cumulative water flow of all discharge via the v-notch weir discharge point to Munster Hill Drain.	Continuous (when flowing)	m ³	-
		pH ¹	Weekly composite sample during treated water release from WWTP. Daily spot sample during untreated overflow from SW8.	-	AS/NZS 5667.1
		Total nitrogen (TN) ²			
		Ammonia-nitrogen (NH ₃ -N) ²			
		Total phosphorus (TP) ²			
		Total dissolved solids (TDS) ²			
		Total suspended solids (TSS) ²			
		Aluminium (Al)			
		Cadmium (Cd)			
		Calcium (Ca) ²			
		Chromium (Cr)			
		Cobalt (Co)			
		Copper (Cu)			
		Fluoride (F)			
		Iron (Fe)			
		Lead (Pb)			
		Magnesium (Mg) ²			
		Manganese (Mn)			
		Mercury (Hg)			
		Molybdenum (Mo)			
		Nickel (Ni)			
Potassium (K)					
Sulphate (SO ₄) ²					
Sulphur (S)					
Zinc (Zn)					

Note 1: In-situ non-NATA accredited analysis permitted.

Note 2: Alternative sample preservation and storage permitted.

Monitoring of inputs and outputs

13. The licence holder must undertake the monitoring in Table 6 according to the specifications in that table.

Table 6: Monitoring of inputs and outputs

Input / Output	Units	Averaging Period
Granular fertiliser	Tonnes	Annual

Ambient environmental quality monitoring

14. The licence holder must undertake groundwater monitoring in accordance with the requirements specified in Table 7 and record the results of all such monitoring.

Table 7: Monitoring of ambient groundwater quality

Monitoring point reference	Parameter	Unit	Frequency	Method
Groundwater monitoring bores: C2, C4, C6, C8A, C12A, C17A and AW19 (as shown in Schedule 1, Figure 3)	pH ¹	-	Quarterly when samples are available	AS/NZS 5667.11
	Conductivity ¹	dS/m		
	Ammonia nitrogen (NH ³ -N) ²	mg/L		
	Total Nitrogen (TN) ²			
	Total Phosphorus (TP) ²			
	Total Dissolved Solids (TDS)			
	Aluminium (Al)			
	Arsenic (As)			
	Cadmium (Cd)			
	Calcium (Ca)			
	Chromium (Cr)			
	Chloride (Cl)			
	Cobalt (Co)			
	Copper (Cu)			
	Fluoride (F)			
	Iron (Fe)			
	Lead (Pb)			
	Magnesium (Mg)			
	Manganese (Mn)			
	Mercury (Hg)			
	Molybdenum (Mo)			
	Nickel (Ni)			
	Potassium (K)			
Sulphur (S)				
Sulphate (SO ₄)				
Tin (Sn)				
Vanadium (V)				
Zinc (Zn)				

Note 1: In-situ non-NATA accredited analysis permitted.

Note 2: Alternative sample preservation and storage permitted.

Records and reporting

Records

15. 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:
- the name and contact details of the complainant, (if provided);
 - 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.
- 16.** 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 4;
 - (c) any maintenance of infrastructure that is performed in the course of complying with conditions 7;
 - (d) monitoring programmes undertaken in accordance with conditions 12, 13 and 14 of this licence; and
 - (e) complaints received under condition 15 of this licence.
- 17.** The books specified under condition 16 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.
- 18.** 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 in the approved form by 30 September each year.
- 19.** The licence holder must:
- (a) Prepare an Environmental Report that provides information in accordance with Table 8 for the preceding annual period; and
 - (b) Submit the Environmental Report to the CEO by 30 September each year.

Table 8: Annual Environmental Report

Condition	Requirement
9	Summary of any emission and/or discharge limits exceeded during the reporting period, and any investigation or action taken in response to those exceedances.
12	Surface water monitoring: <ul style="list-style-type: none"> • Results of monitoring of emissions in tabular and graphical format including calculations of annual loadings for total nitrogen and total phosphorus discharged to Munster Hill Drain. • An assessment and interpretation of the data including comparison to trends over the most current ten-year period.
14	Results of monitoring of ambient groundwater quality in tabular and graphical format with an assessment of results against previous monitoring data over the most current 10-year period.
15	Summary of complaints received

Definitions

In this licence, the terms in Table 9 have the meanings defined.

Table 9: 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 may be available on the Department's website).
annual period	a 12-month period commencing from 1 July until 30 June of the immediately following year.
AS/NZS 5667.1	means the Australian and New Zealand 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 and New Zealand Standard AS/NZS 5667.1 <i>Water Quality – Sampling – Guidance on sampling of groundwaters.</i>
ASS	Acid Sulphate Soil
books	has the same meaning given to that term under the EP Act.
CEO	means Chief Executive Officer of the Department. “submit to / notify the CEO” (or similar), means either: <p style="margin-left: 40px;">Director General Department administering the <i>Environmental Protection Act 1986</i> Locked Bag 10 Joondalup DC WA 6919</p> or: info@dwer.wa.gov.au
contaminated stormwater	means stormwater which has the potential to contain fertiliser products and other chemical contaminants.
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.
DER 2015a,	means the <i>Guideline: Identification and investigation of acid sulfate soils and acidic landscapes</i> , Perth, Western Australia.
DER 2015b	means the <i>Guideline: Treatment and management of soil and water in acid sulfate soil landscapes</i> , Perth, Western Australia.
EP Act	<i>Environmental Protection Act 1986 (WA)</i>
EP Regulations	<i>Environmental Protection Regulations 1987 (WA)</i>
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.
NATA	National Association of Testing Authorities, Australia.

Term	Definition
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.
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.
Quarterly	March, June, September and December.
stormwater	means water as a result of rainfall that has not come into contact with fertiliser products and chemical contaminants.
usual working day	means 0800 – 1700 hours, Monday to Friday excluding public holidays in Western Australia.
WWTP	Waste Water Treatment Plant

END OF CONDITIONS

Schedule 1: Maps

Premises map

The boundary of the prescribed premises is shown in the map below.



Figure 1: Map of the boundary of the prescribed premises

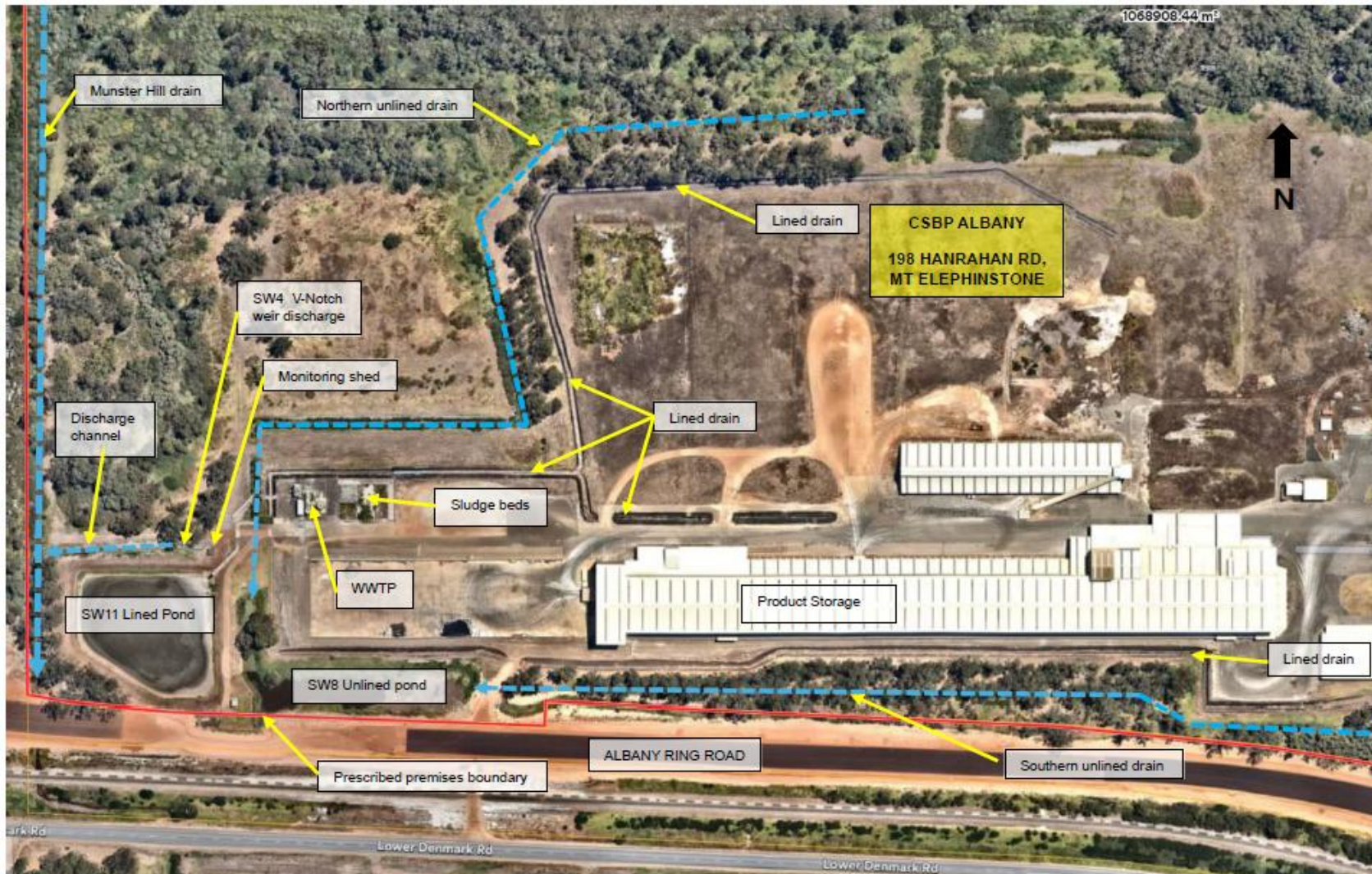


Figure 2: Site layout

L8669/2012/2 (Latest amendment: 22/12/2025)



Figure 3: Map of groundwater monitoring points.

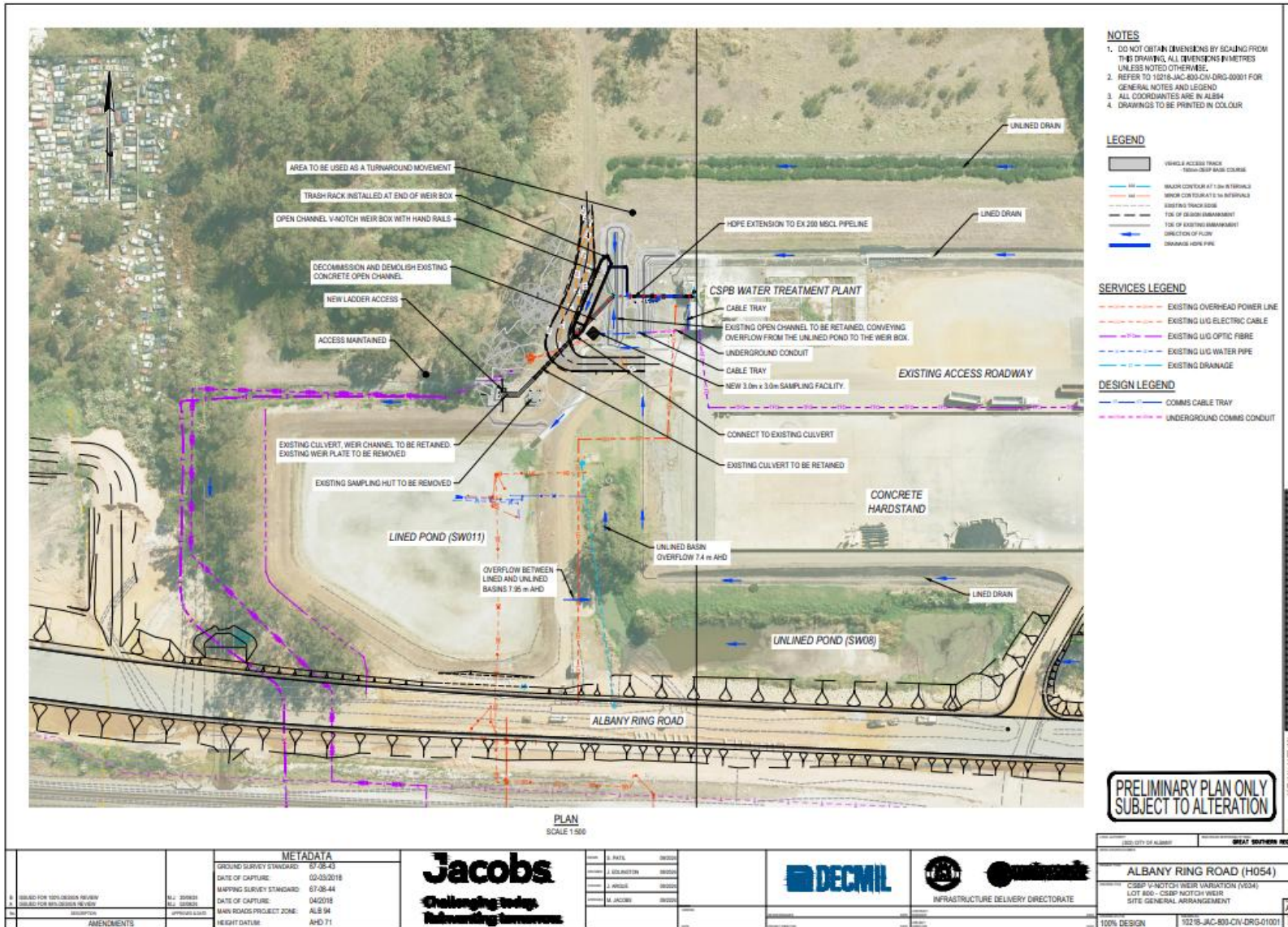


Figure 5: Project scope and proposed layout

L8669/2012/2 (Latest amendment: 22/12/2025)