



<b>Licence number</b>	L9441/2024/1
<b>Licence holder</b>	Australian Agribusiness (Holdings) Pty Ltd
<b>ACN</b>	135 355 958
<b>Registered business address</b>	THOMSON GEER Level 14, 60 Martin Place SYDNEY NSW 2000
<b>DWER file number</b>	DER2024/000044 and APP-0025955
<b>Duration</b>	12/02/2026 to 11/02/2046
<b>Date of issue</b>	12/02/2026
<b>Premises details</b>	Accensi Kwinana 16 Thomas Road KWINANA BEACH, WA 6167  Legal description - Lot 200 on Deposited Plan 43631  As defined by the premises maps attached to the issued licence

<b>Prescribed premises category description (Schedule 1, <i>Environmental Protection Regulations 1987</i>)</b>	<b>Assessed production capacity</b>
Category 31- Chemical manufacturing: premises on which chemical products are manufactured by a chemical process	No more than 29.2 ML/year
Category 32 - Pesticides manufacturing: premises on which herbicides, insecticides or pesticides are manufactured by a chemical process, 54ML/year.	No more than 54 ML/year
Category 75 - Chemical blending or mixing not causing discharge: premises on which chemical or chemical products are mixed, blended or packaged in a manner that does not cause or is not likely to cause a discharge of waste into the environment	No more than 7 ML/year

This licence is granted to the licence holder, subject to the attached conditions, on 12 February 2026, by:

### **Manager, Process Industries**

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

## Licence history

Date	Reference number	Summary of changes
8/09/2004	W4025/2004/1	Works approval granted
4/04/2005	R1751	Registration granted
12/02/2026	L9441/2024/1	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:

### 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 operational requirements**

	Site infrastructure and equipment	Operational requirement	Infrastructure location
1	Semi enclosed bunded hardstand areas with dedicated sealed stormwater and spill collection sumps including - Loading Dock General Production Areas (B1, B2, B3) Compartmentalised formulation areas (F1, F2, F3, F4) Compartmentalised storage areas (S1, S2, S3, S4, S5)	(a) Maintained in good condition with no visible cracks or damage (b) Graded to direct potentially contaminated stormwater to a dedicated sealed sump. (c) Stormwater collected in sealed sumps must be either: i. used within the manufacturing process; or ii. removed offsite by a licensed liquid waste carrier	As shown in Schedule 1 Figure 1 as: Loading Dock B1, B2, B3, F1, F2, F3, F4 S1, S2, S3, S4, S5
2	First flush stormwater tanks	(a) Maintained in good working order with no leaks or cracks. (b) Stormwater collected in the first flush tanks must be either: i. used within the manufacturing process; or ii. removed offsite by a licensed liquid waste carrier	As shown in Schedule 1 Figure 1 as: First Flush Tanks
3	Formulation area wet scrubber	(a) Maintained in good working order.	As shown in Schedule 1 Figure 2 as: Main wet scrubber
4	Hot water baths	(a) Must only be used on the hardstand area (b) Water used in the hot water baths must either be : i. used within the manufacturing process; or ii. removed offsite by a licensed liquid waste carrier.	As shown in Schedule 1 Figure 1 as: Hot water baths (Not a fixed location)

	Site infrastructure and equipment	Operational requirement	Infrastructure location
5	Seven ground water monitoring bores MB1, MB2, MB3, MB4, MB5, MB6 and, MB 7	(a) Maintained to allow groundwater samples to be taken.	As shown in Schedule 1 Figure 3 as:  MB1, MB2, MB3, MB4, MB5, MB6 and MB7

## Site inspections

- The licence holder must conduct visual inspections of the infrastructure specified in Table 2 in accordance with the requirements specified in that table.

**Table 2: Inspection of infrastructure requirements**

Infrastructure	Inspection requirements	Frequency
Hardstand area between the compartmentalised formulation areas and the compartmentalised storage areas as shown as Hardstand Area in Figure 1	Visually inspected for spills	Each day the infrastructure has been used
Loading Dock		
General chemical storage areas (B1, B2, B3)		
Compartmentalised formulation areas (F1, F2, F3, F4)		
Compartmentalised storage areas (S1, S2, S3, S4, S5)		

- The licence holder must maintain a written log of all inspections required by condition 2, with each inspection signed off by the person who conducted the inspection.
- Where any inspection required by condition 2 identifies a spill the licence holder must ensure the spilt material is cleaned up within one working day.

## Storage of materials and waste

- The licence holder must ensure that all IBCs, drums and other containers that contain chemicals, pesticides, herbicides or fungicides are stored within a bunded hardstand area.
- The licence holder must ensure that any liquid waste recovered due to spills, or liquid recovered from the stormwater sumps within the semi-enclosed formulation and storage areas is stored in an appropriate container on a bunded hardstand area.
- The licence holder must ensure that used containers are fully sealed and stored in a manner that ensures any residue is contained within the container and rainwater cannot enter the container.
- The licence holder must ensure that where used containers are washed out on the premises the washing out is undertaken within a bunded hardstand area.
- The licence holder must ensure that all washings from the washing out of used containers, are either reused in the process or collected and stored in a container that is stored on a bunded hardstand area or removed from the premises by a licensed liquid waste carrier.

## Ambient groundwater monitoring

- 10.** The licence holder must monitor groundwater for concentrations of the identified parameters in accordance with Table 3.

**Table 3: Monitoring of ambient groundwater concentrations during operations**

Discharge point	Monitoring location	Parameter / Chemical Suites	Frequency	Averaging period	Reporting units	Sampling Method	Analytical Method
Monitoring bores MB1, MB2, MB3, MB4, MB5, MB6, MB7	As depicted in Schedule 1 Figure 3	pH <sup>1</sup>	Twice per annual period, with each sample event a minimum of 5 months apart.	Spot sample	-	AS/NZS 5667.11 and AS/NZS 5667.1	NATA accredited
		Electrical conductivity <sup>1</sup>			dS/m		
		Total dissolved solids			mg/L		
		Total suspended solids					
		Total recoverable hydrocarbons (TRH)			USEPA SW 846 - 8260B		
		Pesticide, Herbicides, Fungicides and Insecticides that are stored or manufactured on the premises or have been stored or manufactured on the premises in the five years previous to the monitoring event, including but not limited to those listed in Schedule 2			NATA accredited Or Where there is no NATA accredited method, a laboratory derived method can be used		
		MAH (BTEX) suite consisting of: Benzene Toluene Ethylbenzene m- Xylene o-Xylene p-Xylene			USEPA SW 846 - 8260B		
Metals (dissolved) [As, Cr (III), Cr (VI), F, Fe, Co, Cu, Ni, Se, Zn]	SEPA 6010, 6020, APHA 3500-Cr B [Cr(VI) only], or other NATA accredited methods						

Note 1: In field non NATA accredited analysis permitted.

## Records and reporting

### Records

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 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 2 and 10 of this licence;
  - (d) details and volumes of any liquid waste removed off site for disposal; and
  - (e) complaints received under condition 11 of this licence.
13. The books specified under condition 12 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.

### Reporting

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 an Annual Audit Compliance Report in the approved form by **31 March** each year.
15. The licence holder must:
  - (a) prepare an Environmental Report that provides information in accordance with Table 4 for the preceding annual period, and
  - (b) submit the Environmental Report required by 15(a) to the CEO by **31 March 2027** and annually thereafter.

**Table 4: Environmental reporting requirements**

Condition	Requirement
1	<ul style="list-style-type: none"> <li>(a) Date of air extraction and filtration systems tested, and any maintenance undertaken.</li> <li>(b) Details of any maintenance to hardstands, bunds, sumps and tanks.</li> <li>(c) Logbook recording the date and volume of any wastewater removed offsite by a licensed liquid waste carrier.</li> </ul>
2	<ul style="list-style-type: none"> <li>(a) A list of all chemicals stored and manufactured on the premises for the annual period and the four previous annual periods</li> <li>(b) Certificates of analysis for all groundwater monitoring undertaken.</li> <li>(c) Tabulated and graphed data in an editable format for all groundwater monitoring data required by condition 10 including all previous years monitoring data.</li> <li>(d) Discussion of any trends in the groundwater monitoring data and comparison to relevant guideline values as outlined in <i>Guideline: Assessment and management of contaminated sites</i> (DWER 2021)</li> </ul>

### Specified actions

16. The licence holder must by 31 May 2026 repair the hardstand area as shown in Schedule 1 Figure 1 to a condition so it is fit for purpose with no visible cracks or damage.
17. The licence holder must by 30 June 2026 submit to the CEO a report on the repairs that were performed as required by condition 16.
18. The report required by 17 must include details of the repairs that were undertaken including:
  - (a) the date the repairs were undertaken;
  - (b) the areas that were repaired;
  - (c) the materials used to repair the hardstand; and
  - (d) photographs of the repaired hardstand areas
19. The licence holder must undertake an investigation of all stormwater drains and sumps that service the external hardstand area as identified in Schedule 1 Figure 1 and the semi enclosed loading dock, formulation areas (F1-4) and storage area (S1-5) hardstands and submit a Drainage Investigation and Action Report on the investigation outcomes to the CEO by 1 June 2026.
20. The Drainage Investigation and Action Report required by condition 19 must include, but is not limited to:
  - (a) a labelled plan identifying all drains and sumps servicing external and semi-enclosed areas including pipe work connecting drains and sumps and flow directions of any pipe work;
  - (b) confirmation by a licensed plumber that the drainage systems detailed in 20(a), including the southern sumps and stormwater collection sump identified in Figure 1 are fully sealed and do not discharge to the environment;
  - (c) details of the licensed plumber engaged for 20(b);
  - (d) photographs and a description detailing the findings of the investigation for each drain and sump;

- (e) where damage to, or discharge points from, the drainage system are identified by the investigation, an action plan that outlines proposed actions with associated timeframes for:
  - (i) repairs to the drainage system; and
  - (ii) works to ensure the drainage system is fully contained with no discharge to the environment.

## Definitions

In this licence, the terms in Table 5 have the meanings defined.

**Table 5: Definitions**

Term	Definition
ACN	Australian Company Number
AS/NZS 5667.11	means Australian/New Zealand Standard Water quality—Sampling Part 11: Guidance on sampling of groundwaters
AS/NZS 5667.1	means Australian Standard AS/NZS 5667.1 Water quality—Sampling Part 1: Guidance on the design of sampling programs, sampling techniques and the preservation and handling of samples.
Annual Audit Compliance Report (AACR)	means a report submitted in a format approved by the CEO (relevant guidelines and templates are available on the Department's website).
annual period	a 12 month period commencing from 1 February until 31 January of the immediately following year.
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:  Director General Department administering the <i>Environmental Protection Act 1986</i> Locked Bag 10 Joondalup DC WA 6919  or:  <a href="mailto:info@dwer.wa.gov.au">info@dwer.wa.gov.au</a>
department; DWER	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> (WA) 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</i> (WA)
EP Regulations	<i>Environmental Protection Regulations 1987</i> (WA)
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.
Licensed plumber	Means a plumber licensed with the WA Plumbers Licensing Board
MAH	Monocyclic aromatic hydrocarbons
NATA	means National Association of Testing Authorities

Term	Definition
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.
used containers	means containers including, but not limited to drums or intermediate bulk containers, that have contained pesticides, herbicides, insecticides or fungicides or raw materials for use in the production of those products
USEPA	United States (of America) Environmental Protection Agency
USEPA SW 846 - 8260B	means SW-846 Test Method 8260B: Volatile Organic Compounds by Gas Chromatography/Mass Spectrometry (GC/MS)
SEPA 6010, 6020, APHA 3500-Cr B	means APHA Method 3500: Standard Methods for the Examination of Water and Wastewater or similar.
waste	has the same meaning given to that term under the EP Act.

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**END OF CONDITIONS**

# Schedule 1: Maps

## Premises map

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

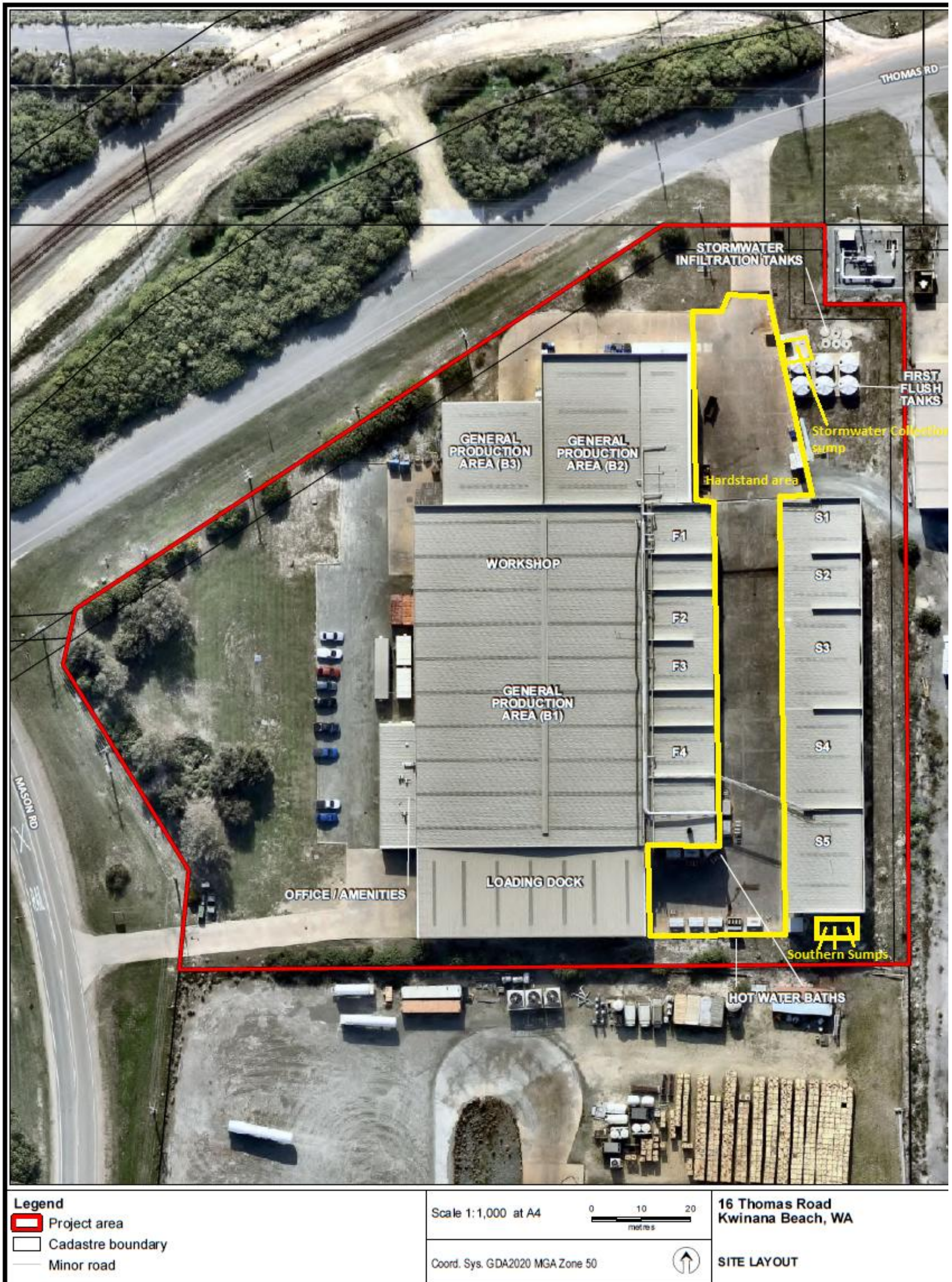


Figure 1: Map of the boundary of the prescribed premises

### Air discharge and extraction system map

The dust and wet scrubber extraction system is outline in Figure 2

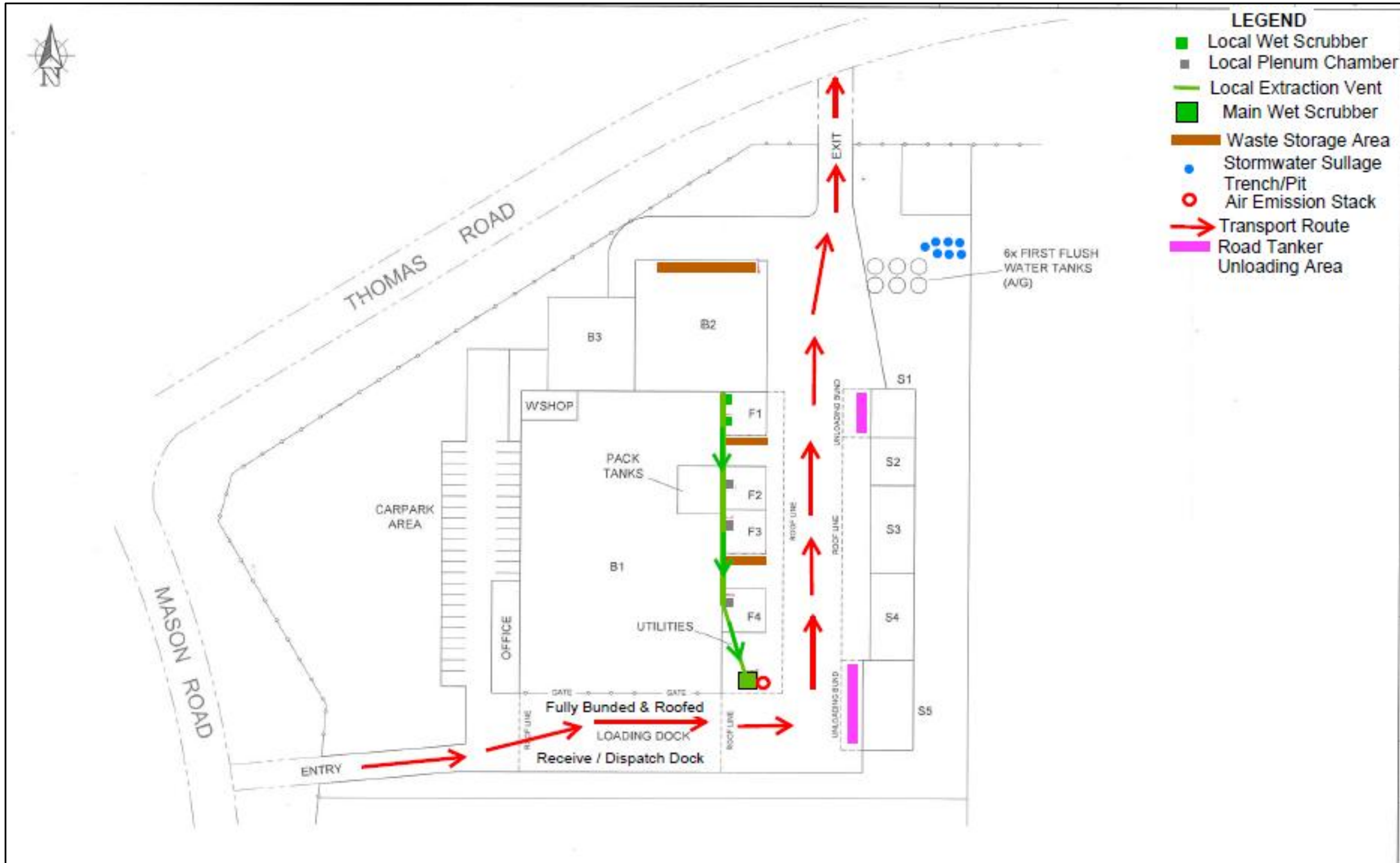


Figure 2: Air extraction system and pathway.

### Groundwater monitoring points map

The location of the groundwater monitoring bores is shown in Figure 3



Figure 3: Location of groundwater monitoring bores.

## Schedule 2: Groundwater monitoring for pesticides herbicides, insecticides and fungicides

**Table 6: Pesticide, herbicide and fungicide parameters to be monitored for in groundwater**

Parameter	Parameter	Parameter	Parameter
2,4-D (2,4-Dichlorophenol/2,4-D Acid)	Dicamba	MCPA LVE and MCPA Acid	Propiconazole
2,4-D-2-EH ester	Diclofop	Mecoprop	Prosulfocarb
Abamectin	Difenoconazole	Mefenpyr Diethyl	Prothioconazole
Acetamiprid	Diflufenican	Metalaxyl	Pyraflufen-ethyl
Alpha-Cypermethrin	Dimethoate	Metalaxyl-m	Pyrethrin
Aminopyralid	Diquat	Metolachlor	Pyriproxyfen
Bentazone	Fludioxonil	Omethoate	Quizalofop-p-ethyl
Bifenthrin	Fluroxypyr	Oxyflurofen	S -Metolachlor
Bromoxynil	Flutriafol	Paraquat	Sethoxydim
Chlorpyrifos	Fomesafen	Penconazole	Siduron
Clethodim	Glyphosate	Pendimethalin	Triadimefon
Clopyralid	Haloxypop	Permethrin	Triallate
Cypermethrin	Imidacloprid	Phosphorus Acid	Triclopyr
Cyproconazole	Ipconazole	Picloram	Trifluralin