



CEO-initiated amendment

Division 3, Part V *Environmental Protection Act 1986*

Licence number	L8000/2000/5
Licence holder	Craig Mostyn Farms Pty Ltd
Premises	Mogumber Piggery Lot 501 Fynes Road RED GULLY WA 6503
Application number	APP-0032238
Date of report	26 November 2025
Status of report	Final

1. Scope of amendment

Amendment summary

Craig Mostyn Farms Pty Ltd (licence holder) hold licence L8000/2000/5, issued under Part V Division 3 of the *Environmental Protection Act 1986*. The licence is due to expire on 16 January 2025.

The licence relates to operation of an intensive piggery about 40 km north of Gingin. The main activities on the premises include the breeding and farrowing of pigs within conventional indoor sheds and deep litter shelters, and the management of piggery wastes.

The department has previously indicated its intentions to conduct a targeted review of the licence as part of processing a replacement licence in 2024, to ensure:

- the licence still accurately reflects the activities being conducted on the premises;
- all emissions and discharges have been properly identified; and
- there is an appropriate level of regulatory control being applied, commensurate with the risk of impacts from ongoing operations to public health and the environment.

However, due to time constraints, the department extended the duration of the licence by 2 years, to allow sufficient time for the review and issue of a replacement licence.

In the interim, the licence holder has initiated the review process by submitting an amendment application, to update the licence to include all current infrastructure on the premises, some of which has been constructed without approval. Due to further information being requested from the licence holder on this infrastructure, it is unlikely the review will be finalised before the current expiry date.

The department therefore proposes to extend the duration of the licence for a second time, to allow sufficient time to process the current application and issue a reviewed licence.

2. Decision

The delegated officer has determined to extend the duration of the existing licence as an administrative change, on the grounds of time constraints to process the current amendment application, and that it does not change the obligations of the licence holder in the interim.

The licence duration will be extended by 2 years, now expiring in 2028, in which time it is anticipated the department will have processed the current amendment and issued a reviewed licence as part of that process.

Other changes

The delegated officer notes the 'assessed production throughput' on the current licence is incorrect; the currently stated capacity of 50,460 pigs refers to an expanded capacity from a proposal that was approved 10 years ago and has not yet commenced. The capacity has therefore been reverted back to 26,000 pigs, which reflects the current capacity based on existing infrastructure at the premises.

The expanded capacity should not have been reflected on the licence until the works had been completed, and construction compliance verified.

The department understands the licence holder still has intentions to expand this site; however, it is unlikely to be commenced within the next 5 years, and there are likely to be substantial changes to the previously assessed and approved proposal.

The licence holder is advised this aspect of the licence, including the associated 'works' conditions, will be reviewed as part of the existing amendment application, as the delegated officer has concerns with the outdated and open-ended nature of the works conditions, the lack of any specified timeframes for commencement and completion, the lack of design and construction specifications, and that it appears the proposal involves constructing additional conventional sheds without any additional wastewater management infrastructure – which is especially prevalent, given recent overtopping events and the loss of pond 4 at the premises,

which indicates the existing pond system is barely adequate for managing effluent volumes at the current capacity – noting that on-site discharge (irrigation) of effluent is not currently authorised, nor is it likely to be authorised due to the sensitivity of the site and the fragility of the soil-landscape.

3. Consultation

The draft licence and this report were provided to the licence holder on 6 November 2025 who did not object to the change and requested the amendment be issued with no further comment.

Summary of changes

The below table provides a summary of the updates and will act as a record of implemented changes. All changes have been incorporated on the licence.

Condition / table	Description
Cover page	<i>Expiry date changed to 16/01/2028</i>
	<i>Assessed design capacity reverted to 26,000 animals</i>
Introduction	<i>Instrument log updated</i>