



Annual Audit Compliance Report Form

Environmental Protection Act 1986, Part V Division 3

Once completed, please submit this form either via email to info@dwer.wa.gov.au, or to the below postal address:

Department of Water and Environmental Regulation
Locked Bag 10
Joondalup DC WA 6919

Section A – Licence details

Licence number:	L9275/2020/1	Licence file number:	DER2020/000613
Licence holder name:	Eagle Bay Brewing Co Pty Ltd		
Trading as:	Eagle Bay Brewing Co (EBBC)		
ACN:	124209794		
Registered business address:	21/22 Railway Road, Subiaco. WA 6008		
Reporting period:	01 / 04 / 2024 to 31/ 03 / 2025. REVISED August 11 th 2025		

Section B – Statement of compliance with licence conditions

Did you comply with all of your licence conditions during the reporting period?
(please tick the appropriate box)

- Yes – please complete:
- section C;
 - section D (if required); and
 - sign the declaration in Section F.
- No – please complete:
- section C;
 - section D (if required);
 - section E; and
 - sign the declaration in Section F.

Section C – Statement of actual production

Provide the actual production quantity for this reporting period. Supporting documentation is to be attached.

Prescribed premises category	Actual production quantity
25	393kL finished beer

Section D – Statement of actual Part 2 waste discharge quantity

Provide the actual Part 2 waste discharge quantity for this reporting period. Supporting documentation is to be attached.

Prescribed premises category	Actual Part 2 waste discharge quantity
25	1,174kL irrigated wastewater

Section E – Details of non-compliance with license condition			
Please use a separate page for each condition with which the license holder was non-compliant at a time during the reporting period.			
Condition no:	2, 3 (a)	Date(s) of non-compliance:	20/2/25 to 20/3/2025
Details of non-compliance:			
<p>The check valve in the flow meter malfunctioned in February 2025. An inspection of the irrigation area identified that water was dribbling from the sprinklers, even though the irrigation pump was not operating. Further investigation identified that the check valve was not shutting properly following irrigation which allowed water to be siphoned at a very low flow rate from tank 4 to the sprinklers. It is not clear when this issue started. The flow rate was so low that the flow meter did not register the flow.</p>			
<p>What was the actual (or suspected) environmental impact of the non-compliance?</p> <p>NOTE – please attach maps or diagrams to provide insight into the precise location of where the non-compliance took place.</p>			
<p>The water ended up in the same irrigation area that it would have gone to if the check valve had not malfunctioned, so the environmental impact is likely to be consistent with what it would have otherwise been. The low flow siphoned water was not of a sufficient volume to make the sprinklers rotate properly and cast the water over a large area, consequently, the nutrient loading would have been concentrated in a smaller area, directly adjacent to the sprinklers.</p>			
Cause (or suspected cause) of non-compliance:			
<p>The check valve was not functioning properly as it was either held open by something (possibly solid sludge), or the spring that closes the check valve failed.</p>			
Action taken to mitigate any adverse effects of non-compliance and prevent recurrence of the non-compliance:			
<p>Once the issue was detected, EBBC ordered and installed a new 24volt mechanical actuated ball valve to automatically close after each irrigation cycle to stop the siphon. This is now working well and no further issues have been detected.</p>			
Was this non-compliance previously reported to DWER?			
<input type="checkbox"/> Yes, and			
<input type="checkbox"/> Reported to DWER verbally		Date: / /	
<input type="checkbox"/> Reported to DWER in writing		Date: / /	

Section E – Details of non-compliance with license condition			
Please use a separate page for each condition with which the license holder was non-compliant at a time during the reporting period.			
Condition no:	2, 5 (c) & (h)	Date(s) of non-compliance:	01/04/24 to 31/3/25
Details of non-compliance:			
The irrigated wastewater has not been distributed evenly over the irrigation site.			
What was the actual (or suspected) environmental impact of the non-compliance? NOTE – please attach maps or diagrams to provide insight into the precise location of where the non-compliance took place.			
The suspected impact was uneven concentration of nutrients as the dispersal was not uniform over the site. Soil analysis from 2025 indicates the soil has elevated N and P concentrations in the topsoil following 4 years of wastewater dispersal.			
Cause (or suspected cause) of non-compliance:			
The four sprinklers are positioned 17m apart on two flexible hoses attached to a central riser. The sprinkler must be moved around the site manually. There have been instances when the sprinklers have not been moved as often as they should have been.			
Action taken to mitigate any adverse effects of non-compliance and prevent recurrence of the non-compliance:			
EBBC have engaged a wastewater consultant to undertake a new review of the wastewater dispersal area, system and crop which will lead to a more reliable and uniform dispersal system.			
Was this non-compliance previously reported to DWER?			
<input type="checkbox"/> Yes, and			
<input type="checkbox"/> Reported to DWER verbally		Date: / /	
<input type="checkbox"/> Reported to DWER in writing		Date: / /	

Section E – Details of non-compliance with license condition			
Please use a separate page for each condition with which the license holder was non-compliant at a time during the reporting period.			
Condition no:	2. 5 (f)	Date(s) of non-compliance:	01/06/24 to 31/7/24
Details of non-compliance:			
Some irrigation occurred between 1 June and 31 July (inclusive).			
What was the actual (or suspected) environmental impact of the non-compliance? NOTE – please attach maps or diagrams to provide insight into the precise location of where the non-compliance took place.			
The amount of water irrigated in June and July was very low compared to the other months. Irrigation at this time may have contributed to the elevated nutrients in the soil and groundwater. Soil analysis undertaken in 2025 indicate there are elevated N and P concentrations in the topsoil following 4 years of wastewater dispersal to the irrigation area. Groundwater analysis shows variable results, however there is a trend of elevated concentrations of N and P in the groundwater.			
Cause (or suspected cause) of non-compliance:			
June and July are a slower time in the brewery, and EBBC encouraged the staff to take leave during this time, which did reduce the amount of wastewater produced, however, some wastewater was irrigated during this time.			
Action taken to mitigate any adverse effects of non-compliance and prevent recurrence of the non-compliance:			
EBBC have engaged a new wastewater consultant to upgrade wastewater treatment dispersal system prior to next winter. Any requirement for additional storage will be looked at as part of this process.			
Was this non-compliance previously reported to DWER?			
<input type="checkbox"/> Yes, and			
<input type="checkbox"/> Reported to DWER verbally		Date: / /	
<input type="checkbox"/> Reported to DWER in writing		Date: / /	

Section E – Details of non-compliance with license condition			
Please use a separate page for each condition with which the license holder was non-compliant at a time during the reporting period.			
Condition no:	2, 5 (j)	Date(s) of non-compliance:	01/04/24 to 31/3/25
Details of non-compliance:			
No crop was harvested.			
What was the actual (or suspected) environmental impact of the non-compliance? NOTE – please attach maps or diagrams to provide insight into the precise location of where the non-compliance took place.			
The requirement for a crop in the licence is for the crop to take up nutrients from the wastewater into the plants to remove them from the irrigation area. Not producing and harvesting a crop has meant that the nutrients in the wastewater have not been removed from the site. Soil analysis undertaken in 2025 indicate there are elevated N and P concentrations in the topsoil following 4 years of wastewater dispersal to the irrigation area. Groundwater analysis shows variable results, however there is a trend of elevated concentrations of N and P.			
Cause (or suspected cause) of non-compliance:			
The irrigation site has sandy soils. Pasture and weeds grow on the site from May to November, however these are not of sufficient height to be harvested by the harvester used for hay on the farm. In the warmer months the sandy soils are dry and the brewery wastewater is insufficient to keep the pasture alive over the large irrigation area. It is difficult to grow hay on the site without adding superphosphate fertiliser.			
Action taken to mitigate any adverse effects of non-compliance and prevent recurrence of the non-compliance:			
EBBC has been investigating various crop options with Nigel Thompson since October 2024 and created a NIMP for each crop option. We looked at olives, tall fescue and blue gums for the site. There have been operational issues for the farm with each of these crop options. EBBC have recently engaged Jim Cupitt to review out irrigation area and infrastructure and provide further recommendations regarding the irrigation area, infrastructure and crop options. Once Jim has completed his investigation and provided recommendations, we will provide an update to DWER.			
Was this non-compliance previously reported to DWER?			
<input type="checkbox"/> Yes, and			
<input type="checkbox"/> Reported to DWER verbally		Date: / /	
<input type="checkbox"/> Reported to DWER in writing		Date: / /	

Section E – Details of non-compliance with license condition			
Please use a separate page for each condition with which the license holder was non-compliant at a time during the reporting period.			
Condition no:	2, 5 (m)	Date(s) of non-compliance:	01/04/24 to 31/3/25
Details of non-compliance:			
Wastewater was not irrigated onto healthy vegetation during the summer months.			
What was the actual (or suspected) environmental impact of the non-compliance? NOTE – please attach maps or diagrams to provide insight into the precise location of where the non-compliance took place.			
The requirement for wastewater to be irrigated onto healthy vegetation is so the nutrients in the wastewater are taken up by the vegetation. If wastewater is irrigated onto unhealthy vegetation or bare ground, the nutrients in the wastewater have a higher change of reaching the groundwater. Soil analysis undertaken in 2025 indicate there are elevated N and P concentrations in the topsoil following 4 years of wastewater dispersal to the irrigation area. Groundwater analysis shows variable results, however there is a trend of elevated concentrations of N and P.			
Cause (or suspected cause) of non-compliance:			
There is insufficient wastewater to keep crops alive in the hot summer months without significant irrigation from another source. The irrigation area supports green pasture and weeds from May to November which are kept alive by rainfall. The irrigation water quantity is insufficient to maintain green pasture in the warmer months.			
Action taken to mitigate any adverse effects of non-compliance and prevent recurrence of the non-compliance:			
EBBC has been investigating various crop options with Nigel Thompson since October 2024 and created a NIMP for each crop option. We looked at olives, tall fescue and blue gums for the site. There have been operational issues with each of these crop options. EBBC have recently engaged Jim Cupitt to review out irrigation area and infrastructure and provide further recommendations regarding the irrigation area, infrastructure and crop options. Once Jim has completed his investigation and provided recommendations, we will provide an update to DWER.			
Was this non-compliance previously reported to DWER?			
<input type="checkbox"/> Yes, and			
<input type="checkbox"/> Reported to DWER verbally		Date: / /	
<input type="checkbox"/> Reported to DWER in writing		Date: / /	

Section E – Details of non-compliance with license condition			
Please use a separate page for each condition with which the license holder was non-compliant at a time during the reporting period.			
Condition no:	3.	Date(s) of non-compliance:	28/1/25
Details of non-compliance:			
EBBC failed to submit a revised Nutrient Irrigation Management Plan (NIMP) by 28 January 2025.			
What was the actual (or suspected) environmental impact of the non-compliance? NOTE – please attach maps or diagrams to provide insight into the precise location of where the non-compliance took place.			
Not delivering a NIMP that could be actioned in the required timeframe will mean that resolving the issues on site has been delayed.			
Cause (or suspected cause) of non-compliance:			
Condition 3 requiring a NIMP was part of the new licence issued 26/11/2024. At that time EBBC had just started working with a new consultant, Nigel Thompson to review the wastewater system and assist with the compliance with our licence. Since October 2024 EBBC has investigated various crop options with Nigel and Nigel has created a NIMP for each crop option. Initially, Nigel suggested an olive grove, however, the farm does not have expertise in olives and it was decided that it would add too much workload to the farm to add a new type of crop. Nigel recommended Tall Fescue grass, although the NIMP prepared for this crop identified that it would require up to 2 million L of clean dam water to supplement the wastewater in order to keep the crop alive year round. Water is a precious farm resource and it was decided that this was not the best use of the farm's dam water. We then looked into planting a blue gum woodlot and prepared a NIMP based on a woodlot. Nigel has worked on several iterations of the NIMP for all these crop options and we have not yet found a crop that is suitable and able to be kept healthy year round on a large sandy site with so little wastewater. We did not want to issue a NIMP according to a timeframe if it was not what we were able to deliver in practice as this would have been a waste of DWER's time and resources.			
Action taken to mitigate any adverse effects of non-compliance and prevent recurrence of the non-compliance:			
EBBCo have engaged another wastewater consultant, Jim Cupitt, to review the wastewater dispersal system and provide advice on irrigation location, infrastructure and crop. We anticipate the new consultant will issue a NIMP following an investigation into the disposal area crop options. This will take more time, however, we believe it will deliver an outcome that can be practically implemented on the ground.			
Was this non-compliance previously reported to DWER?			
<input type="checkbox"/> Yes, and			
<input type="checkbox"/> Reported to DWER verbally		Date: / /	
<input type="checkbox"/> Reported to DWER in writing		Date: / /	

Section E – Details of non-compliance with license condition			
Please use a separate page for each condition with which the license holder was non-compliant at a time during the reporting period.			
Condition no:	5.	Date(s) of non-compliance:	Dec 2024
Details of non-compliance:			
EBBC failed to sample and test the wastewater quality in December 2024.			
What was the actual (or suspected) environmental impact of the non-compliance? NOTE – please attach maps or diagrams to provide insight into the precise location of where the non-compliance took place.			
No environmental impact suspected from missing the monitoring in December, EBBC has monthly water quality analysis for 11 of the 12 months in the reporting period.			
Cause (or suspected cause) of non-compliance:			
December is a very busy month for EBBC. The team member responsible for the sampling program was experiencing personal issues and was often absent from work, and the rest of the team missed this sampling occasion in December due to poor handover of duties and being understaffed.			
Action taken to mitigate any adverse effects of non-compliance and prevent recurrence of the non-compliance:			
The person responsible for the sampling program at EBBC has changed. We have introduced outlook calendar appointments for the sampling events following the December 2024 sample being missed.			
Was this non-compliance previously reported to DWER?			
<input type="checkbox"/> Yes, and			
<input type="checkbox"/> Reported to DWER verbally		Date: / /	
<input type="checkbox"/> Reported to DWER in writing		Date: / /	

Section E – Details of non-compliance with license condition			
Please use a separate page for each condition with which the license holder was non-compliant at a time during the reporting period.			
Condition no:	6.	Date(s) of non-compliance:	26/11/24 to 31/3/25
Details of non-compliance:			
The new licence issued 26/11/2024 requires the licence holder to take a photo of the flow meter at the end of each month. This has not occurred.			
What was the actual (or suspected) environmental impact of the non-compliance? NOTE – please attach maps or diagrams to provide insight into the precise location of where the non-compliance took place.			
None. Taking a photo is a good monthly check and balance of the flow data, but not taking the photos has not caused any impact.			
Cause (or suspected cause) of non-compliance:			
The new licence including this condition was issued on 26/11/2024. The new licence was issued in a very busy time for the team (summer), the main team member who was responsible for the licence had personal issues and this condition was not adequately communicated to the people in the team monitoring the flow meter			
Action taken to mitigate any adverse effects of non-compliance and prevent recurrence of the non-compliance:			
EBBC have created a calendar appointment in outlook for the photo to be taken on the last day of the month to ensure this is not forgotten. A new team member is now responsible for this.			
Was this non-compliance previously reported to DWER?			
<input type="checkbox"/> Yes, and			
<input type="checkbox"/> Reported to DWER verbally		Date: / /	
<input type="checkbox"/> Reported to DWER in writing		Date: / /	

Section E – Details of non-compliance with license condition			
Please use a separate page for each condition with which the license holder was non-compliant at a time during the reporting period.			
Condition no:	7.	Date(s) of non-compliance:	December 2024
Details of non-compliance:			
The quarterly groundwater monitoring and analysis was not undertaken in December as required by the licence, it was undertaken in January 2025.			
What was the actual (or suspected) environmental impact of the non-compliance? NOTE – please attach maps or diagrams to provide insight into the precise location of where the non-compliance took place.			
No impact. The sampling and analysis was undertaken one month later when we realised it had been missed.			
Cause (or suspected cause) of non-compliance:			
The new licence was issued on 26/11/2024 which included specific months for the quarterly sampled to be taken in. November and December are the busiest times for the brewery and this new requirement was missed. It was rectified the following month.			
Action taken to mitigate any adverse effects of non-compliance and prevent recurrence of the non-compliance:			
EBBC has introduced calendar invites in outlook to function as a reminder for all aspects of the monitoring program.			
Was this non-compliance previously reported to DWER?			
<input type="checkbox"/> Yes, and			
<input type="checkbox"/> Reported to DWER verbally		Date: / /	
<input type="checkbox"/> Reported to DWER in writing		Date: / /	

Section E – Details of non-compliance with license condition			
Please use a separate page for each condition with which the license holder was non-compliant at a time during the reporting period.			
Condition no:	12.	Date(s) of non-compliance:	20/2/25 to 20/3/2025
Details of non-compliance:			
<p>The check valve in the flow meter malfunctioned in February 2025. An inspection of the irrigation area identified that water was dribbling from the sprinklers, even though the irrigation pump was not operating. Further investigation identified that the check valve was not shutting properly following irrigation which allowed water to be siphoned at a very low flow rate from tank 4 to the sprinklers. The flow rate was so low that the flow meter did not register the flow. The non-compliance was that this was not reported to the CEO within 14 days of being detected.</p>			
<p>What was the actual (or suspected) environmental impact of the non-compliance?</p> <p>NOTE – please attach maps or diagrams to provide insight into the precise location of where the non-compliance took place.</p>			
<p>Reporting in itself does not impact to the environment. However, regular reporting reduces the risk to the environment by raising any issues sooner. The water ended up in the same irrigation area that it would have gone to if the check valve had not malfunctioned, so the environmental impact is likely to be consistent with what it would have otherwise been. The low flow siphoned water was not of a sufficient volume to make the sprinklers rotate properly and cast the water over a large area, consequently, the nutrient loading would have been concentrated in a smaller area, directly adjacent to the sprinklers.</p>			
Cause (or suspected cause) of non-compliance:			
<p>When the malfunction was detected by the team, a new part was ordered and installed. It was not considered to be a critical malfunction, and the team at EBBC did not think to notify the CEO.</p>			
Action taken to mitigate any adverse effects of non-compliance and prevent recurrence of the non-compliance:			
<p>EBBC installed a 24 volt mechanical actuated ball valve in February 2025 to automatically close after each irrigation cycle to stop the siphon. This is now working well and no further issues have been detected. The EBBC team is now more aware that all malfunctions must be reported to the CEO.</p>			
Was this non-compliance previously reported to DWER?			
<input type="checkbox"/> Yes, and			
<input type="checkbox"/> Reported to DWER verbally		Date: / /	
<input type="checkbox"/> Reported to DWER in writing		Date: / /	

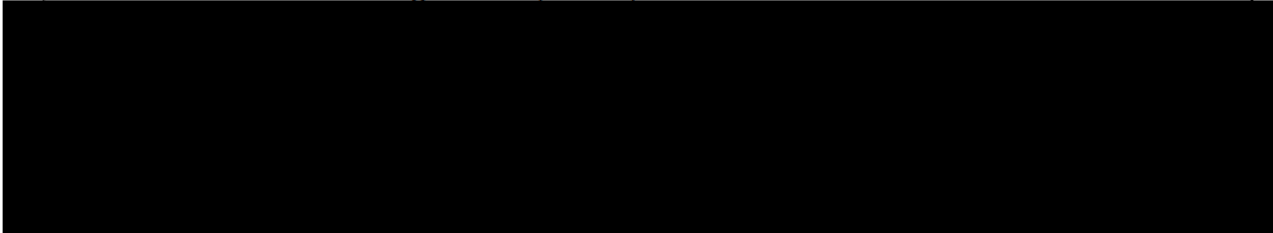
Section E – Details of non-compliance with license condition			
Please use a separate page for each condition with which the license holder was non-compliant at a time during the reporting period.			
Condition no:	16.	Date(s) of non-compliance:	30/4/2025
Details of non-compliance:			
EBBC did not submit the AACR by 30 April 2025.			
What was the actual (or suspected) environmental impact of the non-compliance? NOTE – please attach maps or diagrams to provide insight into the precise location of where the non-compliance took place.			
Reporting in itself does not impact to the environment. However, regular reporting reduces the risk to the environment by raising any issues sooner. In this instance, it is not suspected that the AACR being submitted in August 2025 has caused an environmental impact.			
Cause (or suspected cause) of non-compliance:			
EBBC has been working with Nigel since October 2024. This work involved reviewing the operation of the treatment system and brewery cleaning procedures in order to reduce the SAR values in the wastewater, working on potential crop options for the irrigation area and the associated iterations of the NIMP. The priority was given to trying to get the next stage right, and the AACR was not given the priority it should have. Nigel submitted a draft AACR to DWER in June 2025 and received comments. This AACR has been submitted in August 2025.			
Action taken to mitigate any adverse effects of non-compliance and prevent recurrence of the non-compliance:			
EBBC has created an outlook appointment for starting the AACR in March 2026 as a reminder to commence this work earlier next year.			
Was this non-compliance previously reported to DWER?			
<input type="checkbox"/> Yes, and			
<input type="checkbox"/> Reported to DWER verbally		Date: / /	
<input type="checkbox"/> Reported to DWER in writing		Date: / /	

Section E – Details of non-compliance with license condition			
Please use a separate page for each condition with which the license holder was non-compliant at a time during the reporting period.			
Condition no:	17.	Date(s) of non-compliance:	30/4/2025
Details of non-compliance:			
EBBC did not submit the Annual Environmental Report (AER) by 30 April 2025.			
What was the actual (or suspected) environmental impact of the non-compliance? NOTE – please attach maps or diagrams to provide insight into the precise location of where the non-compliance took place.			
Reporting in itself does not impact to the environment. However, regular reporting reduces the risk to the environment by raising any issues sooner. In this instance, it is not suspected that the AER being submitted in August 2025 has caused an environmental impact.			
Cause (or suspected cause) of non-compliance:			
EBBC has been working with Nigel since October 2024. This work involved reviewing the operation of the treatment system and brewery cleaning procedures in order to reduce the SAR values in the wastewater, working on potential crop options for the irrigation area and the associated iterations of the NIMP. The priority was given to trying to get the next stage right, and the AER was not given the priority it should have. Nigel submitted a draft AER to DWER in June 2025 and received comments. The AER was submitted in August 2025.			
Action taken to mitigate any adverse effects of non-compliance and prevent recurrence of the non-compliance:			
EBBC engaged wastewater consultant, Jim Culpit to support them in August 2025. Jim's work will involve a further review of the irrigation site and irrigation system, a plan to improve the wastewater dispersal system and the preparation of a NIMP as justification of the planned improvements. It is anticipated that Jim will also assist EBBC prepare the AER in 2026.			
Was this non-compliance previously reported to DWER?			
<input type="checkbox"/> Yes, and			
<input type="checkbox"/> Reported to DWER verbally		Date: / /	
<input type="checkbox"/> Reported to DWER in writing		Date: / /	

Section F – Declaration

I / EBBCo declare that the information in this Annual Audit Compliance Report is true and correct and is not false or misleading in a material particular¹.

I / EBBCo consent to the Annual Audit Compliance Report being published on the Department of Water and Environmental Regulation's (DWER) website.



Date:	11 August 2025	Date:	
Seal (if signing under seal):			

¹ It is an offence under section 112 of the *Environmental Protection Act 1986* for a person to give information on this form that to their knowledge is false or misleading in a material particular.

² AACRs can only be signed by the licence holder or an authorised person with the legal authority to sign on behalf of the licence holder.