



Licence number L8000/2000/5

Licence holder Craig Mostyn Farms Pty Ltd

ACN 127 068 115

Registered business address 6 Short Street
FREMANTLE WA 6160

Duration 17/01/2021 to 16/01/2029

Date of amendment 26/11/2025

Premises details CM Farms – Mogumber Piggery
Lot 501 on Plan 55017
RED GULLY WA 6503

Lot 501 on Plan 55017 as depicted in Schedule1

Prescribed premises category description (Schedule 1, Environmental Protection Regulations 1987)	Assessed design capacity
Category 2: Intensive piggery: premises on which pigs are fed, watered and housed in pens.	26,000 animals at any one time

This licence is granted to the licence holder, subject to the attached conditions, on 26 November 2025, by:

MANAGER, PROCESS INDUSTRIES

STATEWIDE DELIVERY (ENVIRONMENTAL REGULATION)

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

Licence and works approval history

Ref number	Date	Summary of changes
W3214/2000/1	18/01/2001	Construction of piggery (Western Savannah's Piggeries Pty Ltd)
L73/00	05/01/2005	Licence issued to Western Savannah's Piggeries Pty Ltd
L8000/2000/1	08/08/2005	Licence renewal for Western Savannah's Piggeries Pty Ltd
L8000/2000/2	04/08/2006	Licence re-issue to Craig Mostyn Farms Pty Ltd
W4717/2010/1	19/08/2010	Works Approval to increase pig numbers to 22,000
L8000/2000/3	23/12/2010	Licence re-issue to Craig Mostyn Farms Pty Ltd
L8000/2000/3	25/07/2013	Licence amendment initiated to update licence to REFIRE format
L8000/2000/4	15/01/2016	Licence reissue
L8000/2000/4	13/10/2016	Licence amendment to include works and increase the number of pigs from 26,000 to 50,460 pigs at any one time and to allow the de-sludging of Pond 1 and the short-term irrigation of wastewater generated from the de-sludging process.
L8000/2000/5	08/01/2021	Replacement licence issued
L8000/2000/5	3/01/2024	Amendment to extend the duration of the licence to 16/01/2026 and correct errors in Table 1
L8000/2000/5	26/11/2025	Amendment to extend duration by 2 years

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:

Premises operation

1. The licence holder must ensure that uncontaminated stormwater is kept separate from contaminated or potentially contaminated stormwater. Where stormwater has come into contact with a possible source of contamination, it should be treated as contaminated.

2. The licence holder must ensure that all wastewater from piggery operations including wash down water, by-products wastewater and contaminated runoff are directed to a wastewater treatment system.
3. The licence holder must ensure that waste and wastewater are only stored and/or treated within vessels or compounds provided with the infrastructure detailed in Table 1.

Table 1: Containment infrastructure

Storage vessel or compound		Material	Infrastructure requirements
Wastewater treatment ponds			
1	Pond 1 (Anaerobic pond)	Wastewater	Must be clay lined to achieve a hydraulic conductivity of 1x10 ⁻⁹ m/s or less
2	Pond 2 (Aerobic/Facultative pond)		
3	Pond 3 (Aerobic / Facultative pond)		
4	Pond 4 (Holding / Evaporation pond)		HDPE lined with a hydraulic conductivity of 1x10 ⁻⁹ m/s or less
5	2 x wastewater storage tanks		Must comprise concrete tanks
Solid wastes			
6	Composting area	Piggery solid waste; sludge and carcasses	A bunded compacted clay area with a hydraulic conductivity of 1x10 ⁻⁹ m/s or less and where leachate, sludge and contaminated stormwater are contained.
7	Solids storage area	Screened solids	Must comprise a concrete hardstand area for temporary storage of screened solids and any run-off of leachate

4. The licence holder must manage the wastewater treatment ponds such that:
 - (a) a minimum top of embankment freeboard of 500 mm is maintained;
 - (b) stormwater runoff is prevented from causing erosion of the outer pond embankments;
 - (c) overtopping of the wastewater treatment ponds does not occur;
 - (d) vegetation and floating debris (emergent or otherwise) are prevented from encroaching onto pond surfaces or inner pond embankments;
 - (e) trapped overflows must be maintained between treatment ponds to prevent carry over of surface floating matter to subsequent ponds; and
 - (f) no overflow leaves the premises.

Operational controls

5. The licence holder must ensure that where wastes produced on the premises are not taken off-site for lawful use or disposal; they are only subject to the on-site processes described in Table 2 and in accordance with the process requirements in that Table.

Table 2: Processing of materials

Waste type	Process	Process requirements
Treated wastewater from ponds	Evaporation	None specified
Carcasses	On-site disposal in composting area	(i) All carcasses must be removed daily to the composting area; and (ii) Carcasses must be covered with at least 500 mm of spent hay or piggery solid waste immediately upon deposit

Waste type	Process	Process requirements
Piggery solid waste, including screened solids and pond sludge	Handling and storage prior to composting	Must ensure all composting of piggery solid waste is undertaken in the composting area

Monitoring

Monitoring of inputs and outputs

6. The licence holder must undertake the monitoring in Table 3 according to the specifications in that table.

Table 3: Monitoring of inputs and outputs

Input / Output	Units	Frequency
Number of pigs held on site	Monthly maximums (in SPU and animal numbers)	Monthly

Works

Construction

7. The licence holder must ensure that the proposed piggery sheds and wastewater storage and agitation tank are constructed in accordance with the infrastructure requirements specified in Table 4.

Table 4: Infrastructure requirements table

Infrastructure	Requirements (Design and Construction)
New Holding Tank	Concrete; Dimension of 2m depth and 15m diameter; Fitted with a stirrer to allow mixing of solid and liquid wastes; and Pipework to connect Holding Tank with sheds.
Intensive Sheds	The proposed 14 new intensive piggery sheds are to be designed and constructed to meet the following specifications: - Fully enclosed with mechanical ventilation; - Slatted floors and contain continuous feeding system to all animals within the shed; and - Pull plug systems, comprising of impermeable, corrosion-resistant and sturdy underfloor pits, with sufficient volume to hold all accumulated wastes.
Straw-based sheds	The proposed 3 new straw based piggery sheds are to be designed and constructed with natural ventilation as follows: 1 x straw-based shed to house gilts; and 2x straw-based sheds to house gestating sows.

8. On completion of the works specified in Table 4, the licence holder must provide to the CEO, engineering building certification from a suitably qualified professional confirming each item of infrastructure or component of infrastructure specified in column 1 has been constructed in accordance with the requirements specified in column 2, with no material defects.
9. The licence holder must not depart from the requirements specified in Table 4 except:
- where such departure is minor in nature and does not materially change or affect the infrastructure; or
 - where such departure improves the functionality of the infrastructure and does not increase risks to public health, public amenity or the environment; and
 - all other conditions in this licence are still satisfied.

- 10.** If condition 9 applies, the licence holder must provide the CEO with a list of departures which are certified as complying with Table 4 at the same time, and from the same professional, as that required under condition 8.

Records and reporting information

- 11.** All information and records required by the licence must:
- (a) be legible;
 - (b) if amended, be amended in such a way that the original and subsequent amendments remain legible and are capable of retrieval;
 - (c) except for records listed in condition 11(d), be retained for at least 6 years from the date the records were made or until the expiry of the licence or any subsequent licence; and;
 - (d) for those following records, be retained until the expiry of the licence and any subsequent licence:
 - (i) off-site environmental effects; or
 - (ii) matters which affect the condition of the land or waters.
- 12.** 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 no later than 60 calendar days after the end of the annual period, an Annual Audit Compliance Report in the approved form.
- 13.** The licence holder must implement a complaints management system that as a minimum records the number and details of complaints received concerning the environmental impact of the activities undertaken at the premises and any action taken in response to the complaint.
- 14.** 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 maintenance of infrastructure required to ensure that it is kept in good working order in accordance with condition 1;
 - (c) monitoring undertaken in accordance with conditions 6; and
 - (d) complaints received under condition 13.

Definitions

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

Table 5: Definitions

Term	Definition
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, annually	means a 12-month period commencing from 1 January until 31 December in the same year
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 info@dwer.wa.gov.au
composting	means the controlled biological decomposition or treatment of an organic part of a material;
Department	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.
EP Act	<i>Environmental Protection Act 1986</i> (WA)
freeboard	means the distance between the maximum water surface elevations and the top of retaining banks or structures at their lowest point;
hardstand	means a compacted clay or concrete surface with a hydraulic conductivity of 1×10^{-9} m/s or less
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
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.
Schedule 1	means Schedule 1 of this licence unless otherwise stated
SPU	Standard Pig Unit

END OF CONDITIONS

Schedule 1: Maps

Premises map

The premises is shown in the map below. The red line depicts the prescribed premise boundary.

