



Works approval number	W3055/2025/1
Works approval holder	Hillcroft Farms Pty Ltd
ACN	158 889 699
Registered business address	Suite 2, 2 Williams Road NARROGIN WA 6312
Application number	APP-0030432
Duration	15/12/2025 to 14/12/2028
Premises details	Hillcroft Farms Piggery 1395 Yornaning Road LOL GRAY WA 6311 Legal description - Lot 13054 on Plan 146817 and Lot 4301 on Plan 116163

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.	Not more than 32,460 animals (33,225 Standard Pig Units (SPUs))

This works approval is granted to the works approval holder, subject to the attached conditions, on 15 December 2025, by:

MANAGER, PROCESS INDUSTRIES

STATE-WIDE DELIVERY (ENVIRONMENTAL REGULATION)

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

Works approval history

Date	Ref number	Summary of changes
15/12/2025	W3055/2025/1	Works approval granted

Interpretation

In this works approval:

- (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 works approval:
 - (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 works approval requires specific conditions to be met but does not provide any implied authorisation for other emissions, discharges, or activities not specified in this works approval.

Works approval conditions

The works approval holder must ensure that the following conditions are complied with:

Construction phase

Infrastructure and equipment

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

Table 1: Infrastructure design and construction requirements

	Infrastructure	Design and construction requirements	Infrastructure location
1	9 x Conventional piggery sheds	<ul style="list-style-type: none">(a) The two Dry Sow sheds must be 67 m long by 18.6 m wide;(b) The four Farrowing sheds must be 44 m long and 23 m wide;(c) The first Nursery shed must be 107 m long and 25 m wide;(d) The second Nursery shed must be 92 m long and 2 5m wide;(e) The Pre-Sale shed must be 74 m long and 12 m wide; and	As seen in Schedule 1, Figure 2: Proposed Conditions Key

		<p>(f) Each conventional shed must:</p> <ul style="list-style-type: none"> (i) have a concrete base with a minimum thickness of 100 mm, with bungs cast into the base; (ii) have concrete walls, at least 600 mm high, sealed to the base with concrete to ensure an impermeable pit; (iii) have PVC stormwater piping (approximately 300 mm diameter) under the concrete base, connected via the bungs, to direct wastewater from each shed to the wastewater treatment system; and (iv) have fully slated flooring. 	
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2. The works approval holder must construct the critical containment infrastructure listed in Table 2:

- (a) in accordance with the corresponding design and construction requirements; and
- (b) at the corresponding infrastructure location;

as set out in the table.

Table 2: Critical containment infrastructure design and construction

	Infrastructure	Design and construction requirements	Infrastructure location
1.	Covered Anaerobic Pond (CAP)	<ul style="list-style-type: none"> (a) The CAP must be 140 m wide, 83.1 m long and 6.0 m deep, from the top of the crest; (b) The capacity of the CAP must be a minimum of 37.3ML, including freeboard; (c) The CAP must have a freeboard of 1 m; (d) The CAP banks must have an external batter not exceeding 3:1 (horizontal to vertical); (e) The CAP must be constructed with a lining system that comprises at least 300 mm of clay or other suitable compactable soil constructed in two 150 mm layers following compaction with an in-situ coefficient of permeability of 1×10^{-9} m/s or less; (f) The CAP must have an impervious cover such that the base, sides and cover are gas tight; and (g) Safety vents and gas pressure monitors must be installed on the CAP. 	As seen in Schedule 1, Figure 2: Proposed CAP
2.	Flare	<ul style="list-style-type: none"> (a) Height of flare must be at least 3 m from the as built ground level; (b) Flare must include an auto ignition system; (c) Flare must be located in a topographic low point to minimise line-of-sight from the premises boundary; (d) Flare should be sized to be able to clear the biogas under the cover within a reasonable timeframe; 	Adjacent to the CAP
3.	Evaporation Pond	<ul style="list-style-type: none"> (a) The pond must be 100 m wide, 167 m long and 1.5 m deep, from the top of the crest; (b) The capacity of the pond must be a minimum 	As seen in Schedule 1, Figure 2: Proposed Pond

	Infrastructure	Design and construction requirements	Infrastructure location
		<p>of 27.2 ML, including freeboard;</p> <p>(c) Freeboard of at least 0.6 m with overflow piping at 500 mm;</p> <p>(d) The pond banks must have external batters not exceeding 3:1 (horizontal to vertical); and</p> <p>(e) The pond must be constructed with a lining system that comprises at least 300 mm of clay or other suitable compactable soil constructed in two 150 mm layers following compaction with an in-situ coefficient of permeability of 1×10^{-9} m/s or less.</p>	Area

Compliance reporting

3. The works approval holder must within 30 calendar days of the infrastructure required by condition 1 being constructed:
 - (a) undertake an audit of their compliance with the requirements of condition 1; and
 - (b) prepare and submit to the CEO an Environmental Compliance Report on that compliance.
4. The Environmental Compliance Report required by condition 3, must include as a minimum the following:
 - (a) certification by a qualified professional engineer that the items of infrastructure or component(s) thereof, as specified in condition 1, have been constructed or decommissioned in accordance with the relevant requirements specified in condition 1;
 - (b) as constructed plans and a detailed site plan for each item of infrastructure or component of infrastructure specified in condition 1; and
 - (c) be signed by a person authorised to represent the works approval holder and contains the printed name and position of that person.
5. The works approval holder must within 30 calendar days of the critical containment infrastructure identified by condition 2 being constructed:
 - (a) undertake an audit of their compliance with the requirements of condition 2; and
 - (b) prepare and submit to the CEO a Critical Containment Infrastructure Report on that compliance.
6. The Critical Containment Infrastructure Report required by condition 5 must include as a minimum the following:
 - (a) confirmation of the estimated total pond volume/capacity including freeboard by a pond designer/engineer;
 - (b) certification by a qualified professional engineer that each item of critical containment infrastructure or component thereof, as specified in condition 2, has been built and installed in accordance with the requirements specified in condition 2;
 - (c) certification that the permeability and compaction requirements for clay materials used to comply with condition 2 are demonstrated by geotechnical testing conducted by a qualified professional engineer and in accordance with AS 1289;

- (d) as constructed plans and a detailed site plan showing the location and dimensions of each item of critical containment infrastructure or component thereof, as specified in condition 2;
- (e) photographic evidence of the installation of the infrastructure; and
- (f) be signed by a person authorised to represent the works approval holder and contains the printed name and position of that person.

Time limited operations phase

Commencement and duration

7. The works approval holder may only commence time limited operations for an item of infrastructure identified in condition 1 where:
 - (a) the Critical Containment Infrastructure Report as required by condition 5 has been submitted by the works approval holder; and
 - (b) the Environmental Compliance Report as required by condition 3 has been submitted by the works approval holder for that item of infrastructure.
8. The works approval holder may only commence time limited operations for an item of critical containment infrastructure identified in condition 2:
 - (a) where the CEO has notified the works approval holder that the Critical Containment Infrastructure Report for that item of infrastructure as required by condition 5 meets the requirements of that condition; or
 - (b) where at least 10 business days have passed after the Critical Containment Infrastructure Report for that item of infrastructure as required by condition 6 has been submitted to the CEO.
9. The works approval holder may conduct time limited operations for an item of infrastructure specified in condition 10 (as applicable):
 - (a) for a period not exceeding 90 calendar days from the day the works approval holder meets the requirements of condition 7 and 8 for that item of infrastructure; or
 - (b) until such time as an amendment to licence L8812/2014/2 for that item of infrastructure is granted.

Time limited operations requirements and emission limits

10. During time limited operations, the works approval holder must ensure that the premises infrastructure and equipment listed in Table 1 and Table 2 and located at the corresponding infrastructure location is maintained and operated in accordance with the corresponding operational requirement set out in Table 4.

Table 4: Infrastructure and equipment requirements during time limited operations

	Site infrastructure and equipment	Operational requirement	Infrastructure location
1	9 x Conventional piggery sheds	(a) Stocking density for the premises must not exceed 33,225 SPU's at any one time; (b) Sheds with underfloor effluent collection (pull plug system), must be flushed at least once every eight weeks; (c) Effluent generated in the sheds must be directed to the collection tank and wastewater treatment system via underground PVC piping; and (d) Mortalities must be removed from sheds and disposed of in the on-site burial pit daily.	As seen in Schedule 1, Figure 2: Proposed Conditions Key

	Site infrastructure and equipment	Operational requirement	Infrastructure location
2	Covered Anaerobic Pond (CAP)	(a) Must be operated to ensure stormwater runoff is excluded from entering the pond; (b) Clay liner must be maintained at a permeability of less than 1×10^{-9} m/s; (c) A freeboard of 1 m from the top of the embankment must be maintained at all times; (d) The integrity of the CAP must be maintained; (e) Weekly inspections must occur to ensure the CAP is maintained as a gas tight enclosure whilst operational; (f) Biogas extracted from the CAP must be directed to the flare; (g) CAP must be operated with safety vents and gas pressure monitors; and (h) Any sludge removed from the CAP must be transported offsite to a licensed facility.	As seen in Schedule 1, Figure 2: Proposed CAP
3	Flare	(a) Flaring must only occur under normal operating conditions for purging requirements; (b) Flaring emissions must occur at least 3 m above as-built ground level;	Adjacent to the CAP
4	Evaporation Pond	(a) Must be operated to ensure stormwater runoff, is excluded from entering the pond; (b) Used for the storage or evaporation of reject water from the desalination plant and wastewater from CAP; (c) Must have a minimum 600 mm freeboard from the top of embankment to minimise the potential for pond overflow at all times; (d) Compacted clay liner must be maintained at a permeability of less than 1×10^{-9} m/s; (e) Pond must be maintained to ensure it is free from leaks and spills; (f) Pond embankments must be maintained to be structurally stable; and (g) Any sludge removed from the pond must be transported offsite to a licensed facility.	As seen in Schedule 1, Figure 2: Proposed Pond Area
5	Feed mill	(a) Production must not exceed 20,000 tonnes per annual period; and (b) Dust extraction system must be operational during mixing and milling of animal feed.	As seen in Schedule 1, Figure 2: Feed Mill

Records and reporting

11. The works approval holder must record the following information in relation to complaints received by the works approval 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 works approval holder to investigate or respond to any complaint.
- 12.** The works approval holder must maintain accurate and auditable books including the following records, information, reports, and data required by this works approval:
- (a) the works conducted in accordance with condition 1s and 2;
 - (b) any maintenance of infrastructure that is performed in the course of complying with condition 10; and
 - (c) complaints received under condition 11.
- 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 works approval holder for the duration of the works approval; and
 - (d) be available to be produced to an inspector or the CEO as required.

Definitions

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

Table 5: Definitions

Term	Definition
CEO	means Chief Executive Officer. CEO for the purposes of notification means: Director General Department administering the <i>Environmental Protection Act 1986</i> Locked Bag 10 Joondalup DC WA 6919 info@dwer.wa.gov.au
critical containment infrastructure	means the items of infrastructure listed in condition 2.
Critical Containment Infrastructure Report	means a report to satisfy the CEO that works of critical containment infrastructure have been constructed in accordance with the works approval.
Department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> and designated as responsible for the administration of Part V Division 3 of the EP Act.
Environmental Compliance Report	means a report to satisfy the CEO that the conditioned infrastructure and/or equipment has been constructed and/or installed in accordance with the works approval.
EP Act	<i>Environmental Protection Act 1986</i> (WA).
premises	the premises to which this works approval applies, as specified at the front of this works approval and as shown on the premises map (Figure 1) in Schedule 1.
time limited operations	refers to the operation of the infrastructure and equipment identified under this works approval that is authorised for that purpose, subject to the relevant conditions.
works approval	refers to this document, which evidences the grant of the works approval by the CEO under section 54 of the EP Act, subject to the conditions.
works approval holder	refers to the occupier of the premises being the person to whom this works approval has been granted, as specified at the front of this works approval.

END OF CONDITIONS

Schedule 1: Maps

Premises map

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



Figure 1: Map of the boundary of the prescribed premises.

Map of existing and proposed infrastructure

The location of all of the existing and proposed infrastructure for the prescribed premises is shown in the map below.

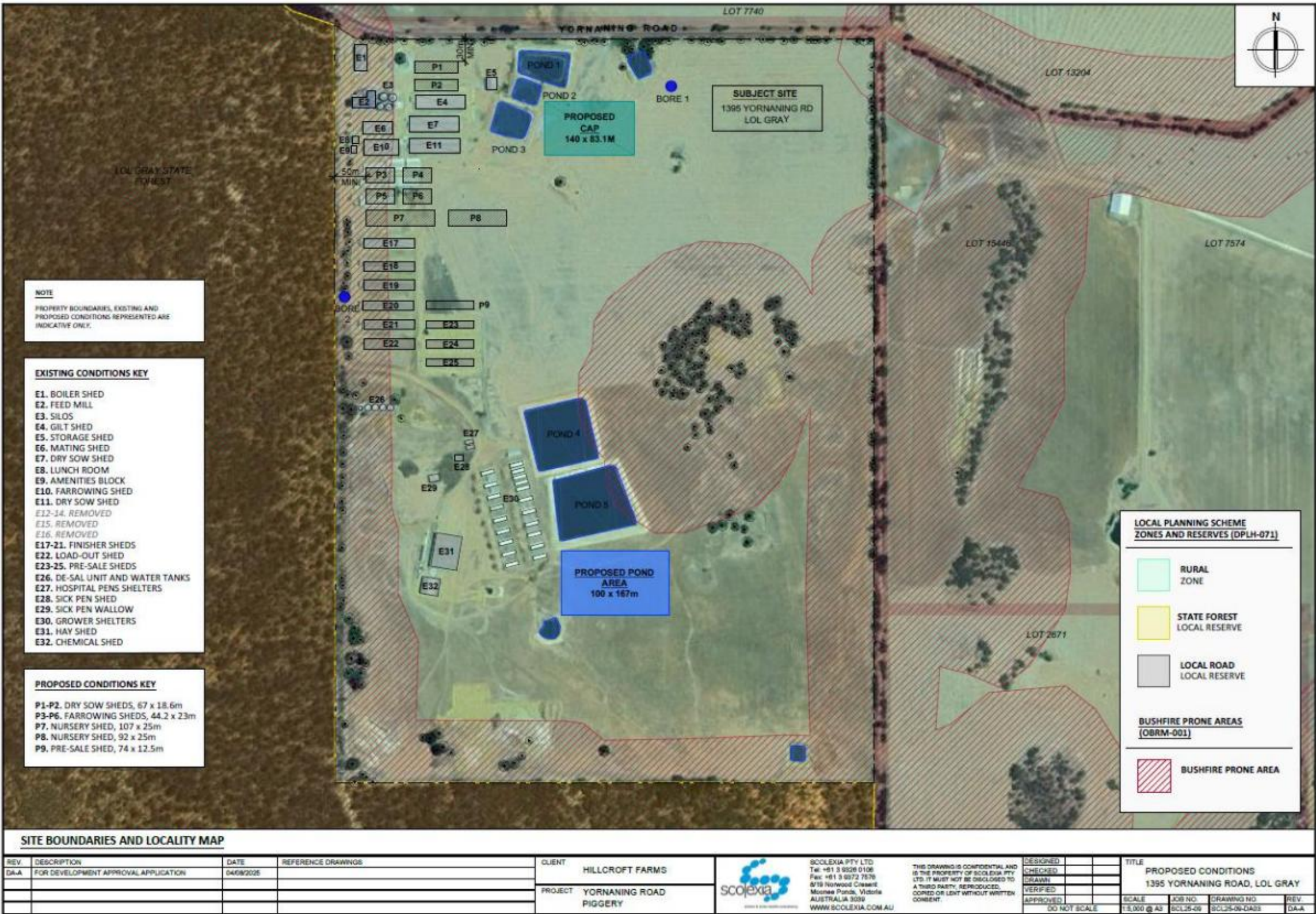


Figure 2: Proposed expansion showing location of additional sheds and ponds.

Map of shed to be decommissioned

The location of the 5 sheds to be demolished/decommissioned is shown in the map below.



Figure 3: Site map of current piggery complex and infrastructure with sheds to be demolished/decommissioned.