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|------------------------------------|--|
| <b>Works approval number</b>       | W3188/2026/1   |
| <b>Works approval holder</b>       | Craig Mostyn Farms Pty Ltd   |
| <b>ACN</b>                         | 52 000 047 745   |
| <b>Registered business address</b> | 6 Short Street<br>FREMANTLE WA 6160  |
| <b>Duration</b>                    | 02/04/2026 to 01/04/2029   |
| <b>Premises details</b>            | CM Farms Mogumber Piggery<br>Lot 501 Fynes Road<br>RED GULLY WA 6503<br><br>Legal description -<br>Lot 501 on Plan 55017<br>As defined by the premises map in Schedule 1 |

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

This works approval is granted to the works approval holder, subject to the attached conditions, on 2 April 2026, 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     |
|------------|--------------|------------------------|
| 02/04/2026 | W3188/2026/1 | 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 that table.

**Table 1: Infrastructure design and construction requirements**

|   | Infrastructure                                 | Design and construction requirements  | Infrastructure location as shown in Schedule 1, Figure 2 |
|---|--|---|--|
| 1 | 2 x 21 ML Heavily Loaded Anaerobic (HLA) Ponds | (a) The base of all ponds must be constructed so that there is a minimum vertical separation of 2 metres between the pond base and the highest seasonal groundwater level;<br>(b) Internal batters no steeper than 1V:3H, external batters no steeper than 1V:2.5H;<br>(c) The embankment crest width must be at least 4 metres;<br>(d) HDPE lining must be heat welded and anchored to the | Shown as "HLA Ponds"                                     |

|   | Infrastructure         | Design and construction requirements   | Infrastructure location as shown in Schedule 1, Figure 2 |
|---|------------------------|--|--|
|   |                        | crests;<br>(e) All topsoil, organic material, and loose soils must be removed from the embankment footprint during surface preparation;<br>(f) All embankments must be founded directly on a firm, stable, and uniformly prepared gravel or naturally cemented layer that is free of significant surface irregularities that could compromise foundation support;<br>(g) Embankments must be constructed in controlled, compacted layers to ensure uniform density throughout the structure;<br>(h) The liner system must be designed to minimise vertical and lateral seepage through the base and walls of the pond. |  |
| 2 | 6 x Sludge Drying Beds | (a) Drying beds must be constructed on 32 Mpa strength concrete slabs, with a minimum thickness of 150 mm and a permeability of less than $1 \times 10^{-9}$ m/s;<br>(b) Must be designed with 200 mm thick concrete walls to contain all liquids placed on the drying beds;<br>(c) Concrete walls and slabs must be suitably reinforced with steel mesh or rebar meeting AS3600.  | Shown as "Drying beds"                                   |

### HDPE lining requirements

- The works approval holder must ensure HDPE geomembrane liners comply with the properties listed in Table 2 and are installed in accordance with the requirements specified in that table.

**Table 2: HDPE geomembrane liner installation requirements**

|   | Item              | Property/construction requirement  |
|---|-------------------|--|
| 1 | Liner properties  | HDPE liners must have the following properties:<br>(a) Formulated density of 0.94 g/cc or more;<br>(b) Melt index value per ASTM D1238 of less than 1.0 g in 10 minutes;<br>(c) Carbon black content of 2-3%;<br>(d) Minimum tensile strength at yield of 22 kN/m;<br>(e) Minimum tensile strength at break of 40 kN/m or 550 kn/m <sup>2</sup> ;<br>(f) Minimum elongation at yield of 12%, and at break 700% |
| 2 | Liner fabrication | (a) Liners must be fabricated to form the shape of the pond embankments;<br>(b) All seams and joins made on the premises must be continuous;<br>(c) Panels of the liner must be overlapped by a minimum of 100 mm, prior to heat welding or mechanical joining   |
| 3 | Welding materials | Membrane welding materials must be supplied by the liner manufacturer, and be of the same material as the liner membrane   |
| 4 | Seams and joins   | All seams and joins must be constructed and tested as watertight over their full length using a vacuum box test and air pressure test  |
| 5 | Shear resistance  | Shear resistance must be tested in accordance with ASTM D5321  |

## Compliance reporting

3. The works approval holder must within 30 calendar days of an item of infrastructure or equipment required by condition 1 being constructed and/or installed:
  - (a) undertake an audit of their compliance with the requirements of Table 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 in accordance with the relevant requirements specified in conditions 1 and 2;
  - (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.

## Time-limited operations phase

### Commencement and duration

5. The works approval holder may conduct time limited operations for the HLA ponds and sludge drying beds specified in condition 1 until a licence amendment for that infrastructure is granted in accordance with Part V of the *Environmental Protection Act 1986*.

### Infrastructure and equipment

6. During time limited operations, the works approval holder must ensure the premises infrastructure and equipment listed in Table 3 is maintained and operated in accordance with the requirement set out in that table.

**Table 3: Infrastructure and equipment requirements during time-limited operations**

|   | Site infrastructure and equipment   | Operational requirement   |
|---|---|---|
| 1 | Wastewater ponds including:<br>2 x 21 ML Heavily Loaded Anaerobic (HLA) Ponds | (a) No waste can be placed in any pond until compliance with Table 1, condition 1 and Table 2, condition 2 has been demonstrated;<br>(b) A freeboard of at least 600 mm must be maintained from the top of the embankment at all times;<br>(c) Any sludge removed from the HLA ponds must dried on drying beds and composted. |
| 2 | 6 x Sludge Drying Beds  | Waste must not be placed on any drying beds until the report required by condition 3 has been submitted.  |

## Records and reporting

### Record keeping

7. 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.
- 8.** 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 1;
  - (b) any maintenance of infrastructure that is performed in the course of complying with condition 6;
  - (c) complaints received under condition 7.
- 9.** The books specified under condition 8 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 4 have the meanings defined.

**Table 4: Definitions**

| Term                            | Definition   |
|---------------------------------|--|
| CEO                             | means Chief Executive Officer<br>CEO for the purposes of notification means:<br>Director General<br>Department administering the <i>Environmental Protection Act 1986</i><br>Locked Bag 10<br>Joondalup DC WA 6919<br><a href="mailto:info@dwer.wa.gov.au">info@dwer.wa.gov.au</a> |
| 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 (WA)</i>  |
| 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 to this works approval   |
| 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   |

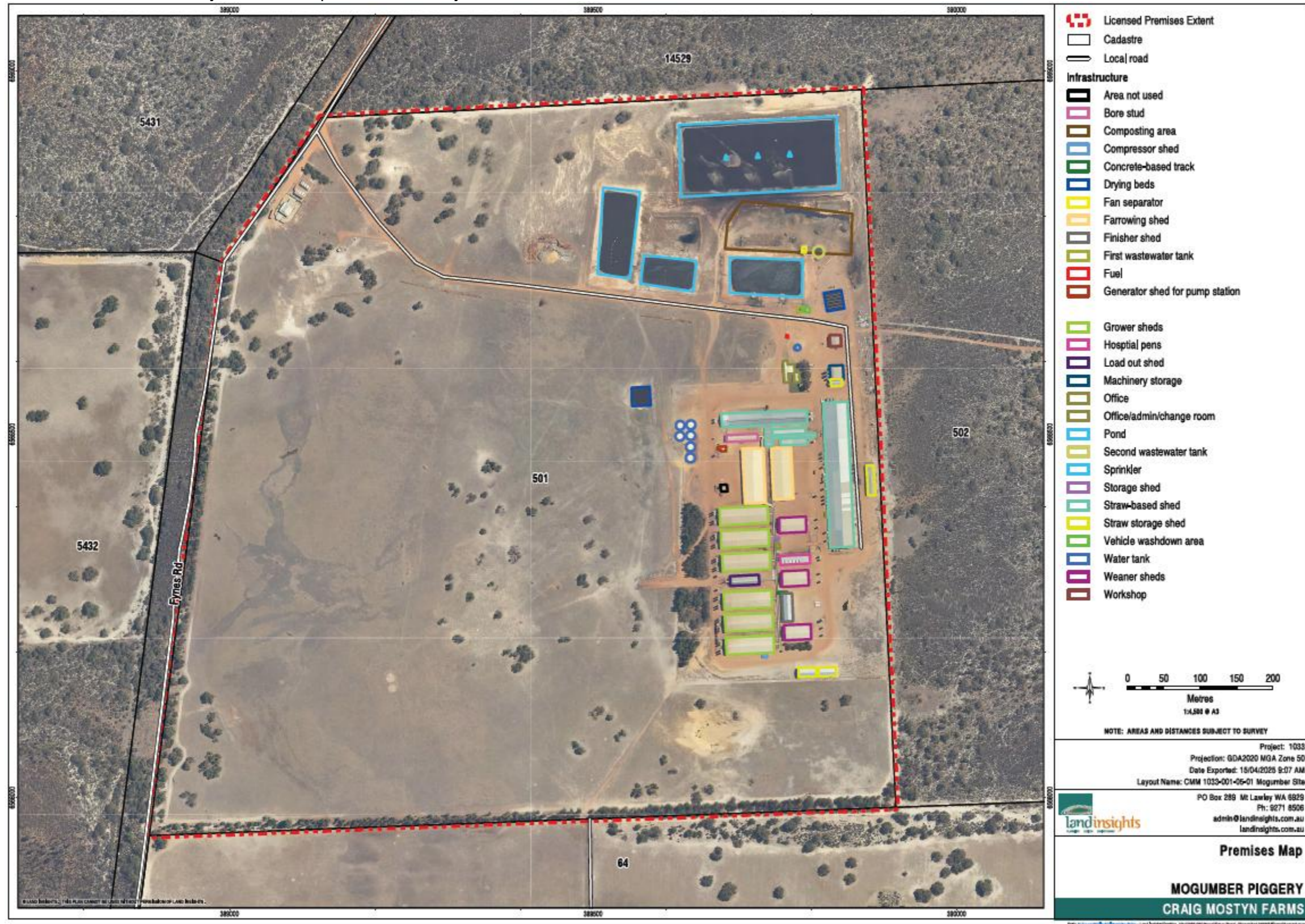
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**END OF CONDITIONS**

# Schedule 1: Maps

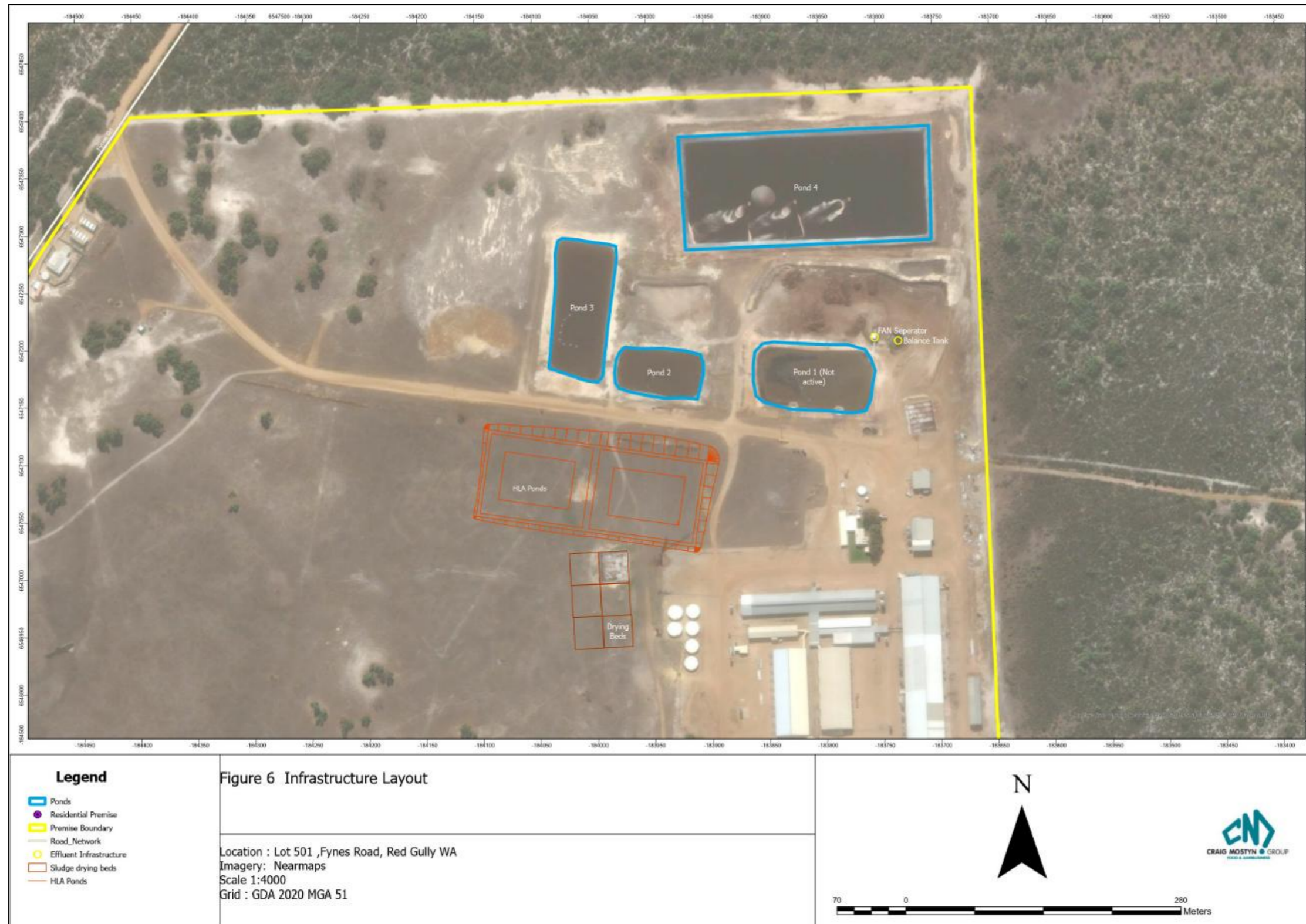
## Premises map

The current infrastructure layout within the premises boundary is shown below.



**Figure 1: Premises and current infrastructure map**

The current and proposed infrastructure layout within the premises boundary is shown below.



**Figure 2: Proposed infrastructure layout map**