

MURWEH SHIRE COUNCIL

95-101 Alfred Street, Charleville
A.B.N. 98 117 909 303



22 August 2019

YOUR REF:

IN REPLY CONTACT:

RESPONDS TO: Steve Mizen

OUR REF: **SKM:/: BA: 7436**

Club of the South West

Mr Campbell McPhee
Western Meat Exporters Pty Ltd
PO Box 646
CHARLEVILLE QLD 4470

ADDRESS ALL
COMMUNICATIONS

TO:
THE CHIEF
EXECUTIVE
OFFICER

MURWEH
SHIRE
COUNCIL

P.O. BOX 63
CHARLEVILLE
4470

FACSIMILE
(07) 4656 8399

TELEPHONE
SHIRE OFFICE
(07) 4656 8355

E-MAIL
ceo@murweh.qld.gov.au

Dear Sir

RE: DECISION NOTICE

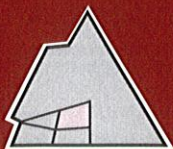
**MATERIAL CHANGE OF USE – INCREASE IN MEAT PROCESSING
71134 WARREGO HIGHWAY CHARLEVILLE LOT 601 SP220511**

Murweh Shire Council has the pleasure of enclosing a Decision Notice material change of use (increase in meat processing threshold) for the lot described above.

If there is any aspect of the decision notice that you are unclear of, or you wish to discuss anything in relation to this Development Application, please contact Murweh Shire Council or Steve Mizen on 0488 253 393.

Yours faithfully

MR KEN TIMMS
A/CHIEF EXECUTIVE OFFICER



Decision Notice
APPROVAL
Planning Act 2016 s 63

Our Ref: 7436

22 August 2019

Mr Campbell McPhee
Western Meat Exporters Pty Ltd
PO Box 646
CHARLEVILLE QLD 4470

Dear Sir

Decision Notice – approval (with conditions)
(Given under section 63 of the *Planning Act 2016*)

The development application described below was properly made to the Murweh Shire Council on 26 February 2019.

Applicant Details

Applicant name:	Western Meat Exporters Pty Ltd
Applicant contact details:	Campbell McPhee
	PO Box 646
	Charleville QLD 4470
	(07) 4654 3311
	md@westernmeatexporters.com.au

Application Details

Application number:	BA 7436
Approval sought:	Material Change of Use – Rural Industry
Details of proposed development:	Material change of use for Environmentally Relevant Activity - Meat Processing (ERA#25 (1)(b) – increasing from 5000t threshold to 12,500t) and Environmentally Relevant Activity (ERA#63 (a) (i)) sewage treatment.

Location Details

Street Address: 71134 Warrego Highway Charleville QLD 4470

Real Property Description: Lot 601 SP220511

Decision

Date of decision: 21 August 2019

Decision details: Approved in full with conditions.

Details of the Approval

Development permit - Material change of use for Environmentally Relevant Activity - Meat Processing (ERA#25 (1)(b) – increasing from 5000t threshold to 12,500t) and Environmentally Relevant Activity (ERA#63 (a) (i)) sewage treatment.

Properly Made Submissions

Not applicable – No part of the application required public notification.

Rights of Appeal

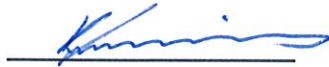
The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

Environmental Authority

Amendment to the previous Environmental Authority as per *Attachment 5*.

For further information please contact Stephen Kenneth Mizen, Murweh Shire Council Planning Officer, on 0488 253 393 or via email themizens@bigpond.com who will be pleased to assist.

Yours faithfully



MR KEN TIMMS
A/CHIEF EXECUTIVE OFFICER

Attachments:

Attachment 1 – Referral Agency Conditions

Attachment 2 – Advice to the Applicant

Attachment 3 – Reasons for Referral Agency Response

Attachment 4 – Approved Plans and Specifications

Attachment 5 – Environmental Authority Permit

Attachment 6 – Murweh Shire Council's Conditions of Approval and Reasons for Approval

Appeal provisions (extracts from *Planning Act 2016*)

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material Change of Use for Environmentally Relevant Activity		
Schedule 10, Part 5, Division 4, Subdivision 2, Table 1 The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Environment and Science to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition:		
1.	<p>The development must be carried out generally in accordance with the following plans:</p> <ul style="list-style-type: none"> Irrigation Area Site Plan, prepared by Johns Environmental Group Pty Ltd, dated 2 July 2019, Reference 81-005, Version 1. 	At all times.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) v2.4. If a word remains undefined it has its ordinary meaning.

Attachment 3—Reasons for referral agency response

(Given under section 58(7) of the *Planning Act 2016*)

The reasons for the department's decision are:

- The proposed development's increase in meat processing will not impact on the state-controlled road (SCR) corridor.
- The development complies with the performance outcomes (POs) of the SDAP – State Code 1 – Development in a SCR corridor
- The proposed increase in meat processing production is able to meet the relevant environmental objectives for noise, air, odour and water.
- The development complies with the PO's of the SDAP State code 22 – Environmentally Relevant Activities.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The SDAP (version 2.4), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 1903-10274 SRA

Date: 1 August 2019

Irrigation Area
(approx. 40ha)

INSET

WWS

P4

P3

P2

P5 Suction
Pond

Pump

P1

Inlet

Western Meat Processors
71134 Warrego Highway,
Charleville, QLD 4470

Johns Environmental Group Pty Ltd
Ph 07 3863 0051 PO Box 534
ASPLEYQ 4034

This drawing © Johns Environmental 2019

Irrigation Area
Date: 2 July 2019

Dwg No: 81-005 Revision: 0

Permit

Environmental Protection Act 1994

Environmental authority EA0001883

This environmental authority is issued by the administering authority under Chapter 5 of the Environmental Protection Act 1994.

Environmental authority number: EA0001883

Environmental authority takes effect on the day of approval of the associated development application.
The first anniversary day of this environmental authority is the take effect day of this environmental authority. An annual return and the payment of the annual fee will be due each year on this day.

Environmental authority holder

Name(s)	Registered address
WESTERN MEAT EXPORTERS PTY LTD	286 Maribyrnong Road, MOONEE PONDS VIC 3039

Environmentally relevant activity and location details

Environmentally relevant activities	Location
Prescribed ERA 25-(1)(b) Meat processing – processing, not including rendering, in a year, the following quantity of meat or meat products – more than 5,000t but not more than 50,000t	LOT 601/SP220511
Prescribed ERA 63(1)(a)(i) Sewage treatment – operating sewage treatment works, other than no-release works, with a total daily peak design capacity of – 21 to 100EP – if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme	LOT 601/SP220511

Additional information for applicants

Environmentally relevant activities

The description of any environmentally relevant activity (ERA) for which an environmental authority (EA) is issued is a restatement of the ERA as defined by legislation at the time the EA is issued. Where there is any inconsistency between that description of an ERA and the conditions stated by an EA as to the scale, intensity or manner of carrying out an ERA, the conditions prevail to the extent of the inconsistency.

An EA authorises the carrying out of an ERA and does not authorise any environmental harm unless a condition stated by the EA specifically authorises environmental harm.

A person carrying out an ERA must also be a registered suitable operator under the *Environmental Protection Act 1994* (EP Act).

Contaminated land

It is a requirement of the EP Act that an owner or occupier of contaminated land give written notice to the administering authority if they become aware of the following:

- the happening of an event involving a hazardous contaminant on the contaminated land (notice must be given within 24 hours); or
- a change in the condition of the contaminated land (notice must be given within 24 hours); or
- a notifiable activity (as defined in Schedule 3) having been carried out, or is being carried out, on the contaminated land (notice must be given within 20 business days)

that is causing, or is reasonably likely to cause, serious or material environmental harm.

For further information, including the form for giving written notice, refer to the Queensland Government website www.qld.gov.au, using the search term 'duty to notify'.

Take effect

Please note that, in accordance with section 200 of the EP Act, an EA has effect:

- a) if the authority is for a prescribed ERA and it states that it takes effect on the day nominated by the holder of the authority in a written notice given to the administering authority on the nominated day; or
- b) if the authority states a day or an event for it to take effect on the stated day or when the stated event happens; or
- c) otherwise- on the day the authority is issued.

However, if the EA is authorising an activity that requires an additional authorisation (a relevant tenure for a resource activity, a development permit under the *Planning Act 2016* or an SDA Approval under the *State Development and Public Works Organisation Act 1971*), this EA will not take effect until the additional authorisation has taken effect.

If this EA takes effect when the additional authorisation takes effect, you must provide the administering authority written notice within 5 business days of receiving notification of the related additional authorisation taking effect.

If you have incorrectly claimed that an additional authorisation is not required, carrying out the ERA without the additional authorisation is not legal and could result in your prosecution for providing false or misleading information or operating without a valid environmental authority.

Permit
Environmental authority

Chris Mooney

Signature

26/07/2019

Date

Chris Mooney
Department of Environment and Science
Delegate of the administering authority
Environmental Protection Act 1994

Enquiries:
Utilities and Government Organisations
BRISBANE QLD 4001
Phone: 1300130372
Email: palm@des.qld.gov.au

Obligations under the *Environmental Protection Act 1994*

In addition to the requirements found in the conditions of this environmental authority, the holder must also meet their obligations under the EP Act, and the regulations made under the EP Act. For example, the holder must comply with the following provisions of the Act:

- general environmental duty (section 319)
- duty to notify environmental harm (section 320-320G)
- offence of causing serious or material environmental harm (sections 437-439)
- offence of causing environmental nuisance (section 440)
- offence of depositing prescribed water contaminants in waters and related matters (section 440ZG)
- offence to place contaminant where environmental harm or nuisance may be caused (section 443)

Other permits required

This permit only provides an approval under the *Environmental Protection Act 1994*. In order to lawfully operate you may also require permits / approvals from your local government authority, other business units within the department and other State Government agencies prior to commencing any activity at the site.

Development Approval

This permit is not a development approval under the *Planning Act 2016*. The conditions of this environmental authority are separate, and in addition to, any conditions that may be on the development approval. If a copy of this environmental authority is attached to a development approval, it is for information only, and may not be current. Please contact the Department of Environment and Science to ensure that you have the most current version of the environmental authority relating to this site.

Conditions of environmental authority

Environmentally relevant activities	Location
ERA 25-(1)(b) Meat processing – processing, not including rendering, in a year, the following quantity of meat or meat products – more than 5,000t but not more than 50,000t	Warrego Highway, Charleville - Lot 601 on Plan SP220511
ERA 63-(1)(a)(i) Sewage treatment - operating sewage treatment works, other than no-release works, with a total daily peak design capacity of – 21 to 100EP – if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme	

The environmentally relevant activities conducted at the location as described above must be conducted in accordance with the following conditions of approval.

Agency Interest: General	
Condition number	Condition
A1	Activities conducted under this environmental authority must not be conducted contrary to any of the following limitations: 1. inflows to the pond wastewater treatment system must not exceed 400,000 litres per day; and 2. treated wastewater must only be released to land inside the land application area identified in Appendix 1 – Irrigation Area .
A2	All reasonable and practicable measures must be taken to prevent or minimise environmental harm caused by the activities .
A3	Any breach of a condition of this authority must be reported to the administering authority as soon as practicable within 24 hours of becoming aware of the breach. Records must be kept including full details of the breach and any subsequent actions taken.
A4	Other than as permitted by this environmental authority, the release of a contaminant into the environment must not occur.
A5	All information and records required by the conditions of this environmental authority must be kept for a minimum of five years with the exception of environmental monitoring results which must be kept for a minimum of ten years. All information and records required by the conditions of this environmental authority must be provided to the administering authority upon request and in the format requested.
A6	An appropriately qualified person(s) must monitor, record and interpret all parameters that are required to be monitored by this environmental authority and in the manner specified by this environmental authority.

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Environmental authority

A7	All analyses required under this environmental authority must be carried out by a laboratory that has National Association of Testing Authorities (NATA) certification, or an equivalent certification, for such analyses. The only exception to this condition is for in situ monitoring of pH and electrical conductivity.												
A8	You must record the following details for all environmental complaints received: 1. date and time complaint was received; 2. name and contact details of the complainant when provided and authorised by the complainant; 3. nature of the complaint; 4. investigations undertaken; 5. conclusions formed; and 6. actions taken.												
A9	When required by the administering authority , monitoring must be undertaken in the manner prescribed by the administering authority to investigate a complaint of environmental nuisance arising from the activity . The monitoring results must be provided within 10 business days to the administering authority upon its request.												
A10	The activity must be undertaken in accordance with written procedures that: 1. identify potential risks to the environment from the activity during routine operations, closure and an emergency; 2. establish and maintain control measures that minimise the potential for environmental harm ; 3. ensure plant, equipment and measures are maintained in a proper and effective condition; 4. ensure plant, equipment and measures are operated in a proper and effective manner; 5. ensure that staff are trained in and aware of their obligations under the <i>Environmental Protection Act 1994</i> ; and 6. ensure that reviews of environmental performance are undertaken at least annually.												
A11	All reasonable and practicable measures must be taken to exclude vectors and pest species to the extent necessary to prevent: 1. environmental nuisance to occupiers of neighbouring premises; and 2. any danger or risk to the health of any persons.												
A12	Chemicals and fuels in containers of greater than 15 litres must be stored within a secondary containment system .												
Agency interest: Air													
Condition number	Condition												
B1	Contaminants must only be released to air from the point source in accordance with Table 1 – Point source air release limits and the associated requirements. Table 1 - Point source air release limits <table><tr><th>Release point</th><th>Minimum release height above ground (metres)</th><th>Minimum velocity (m/sec)</th><th>Contaminant release</th><th>Maximum release limit</th><th>Monitoring Frequency</th></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>	Release point	Minimum release height above ground (metres)	Minimum velocity (m/sec)	Contaminant release	Maximum release limit	Monitoring Frequency						
Release point	Minimum release height above ground (metres)	Minimum velocity (m/sec)	Contaminant release	Maximum release limit	Monitoring Frequency								

Permit
Environmental authority

Boiler stack	10.5	4.4	Oxides of Nitrogen (as NO ₂)	350 mg/Nm ³ (dry) @ 3% O ₂	Stack must be monitored for the contaminants within three months after the take effect date of this environmental authority and every 4 years thereafter
			Carbon Monoxide (CO)	125 mg/Nm ³ dry @ 3% O ₂	
Associated requirements <ol style="list-style-type: none"> The release of contaminants from a point source must be directed vertically upwards without any impedance or hindrance. Monitoring must be undertaken during a release and at the authorised release points, at the frequency and for the contaminants specified in Table 1. Monitoring must be undertaken when emissions are expected to be representative of actual operating conditions for the sample period. All monitoring devices must be effectively calibrated and maintained in accordance with the manufacturer's instructions and Australian and international standards. Air Monitoring must be in accordance with the current edition of the administering authority's Air Quality Sampling Manual. If monitoring requirements are not described in the department's Air Quality Sampling Manual, monitoring protocols must be in accordance with a method as approved by New South Wales EPA, Victorian EPA or United States EPA. Monitoring methods used must comply with the Australian Standard AS 4323.1 - 1995 "Stationary source emissions Method 1: Selection of sampling positions". All air emission stack monitoring must be conducted by an experienced person or NATA body. The following tests must also be performed for each sample taken: <ol style="list-style-type: none"> gas velocity and volume flow rate; temperature and oxygen content; and water vapour concentration. During the sampling period the following additional information must be gathered: <ol style="list-style-type: none"> plants throughput rate at the time of sampling; any typical factors that may influence air pollutant emissions; and reference to the actual test methods and accuracies. 					
B2	Other than as permitted within this environmental authority, odours or airborne contaminants must not cause environmental nuisance at a sensitive place or commercial place .				
Agency interest: Water					
Condition number	Condition				
C1	Contaminants must not be released from the site to waters .				

C2	Ponds used for the storage or treatment of aqueous waste must be constructed, installed and maintained to: 1. prevent any release of aqueous waste from the ponds; 2. ensure the stability of the pond structure; and 3. have an appropriate spillway to manage overflows.
C3	A minimum of 0.5 metres freeboard must be maintained at all times in ponds used for the storage or treatment of aqueous waste, including treated wastewater.
C4	Effluent from the sewage treatment system must be pumped into the first anaerobic pond of the on-site industrial wastewater treatment system.
C5	Stormwater contaminated by the activity must be managed to minimise or prevent any adverse effects on the environmental values of the receiving environment.

Agency Interest: Land

Condition number	Condition																																																
D1	<p>The only contaminants to be released to land are treated wastewaters in accordance with Table 2 – Treated wastewater release limits to land application area and the associated requirements.</p> <p>Table 2 – Treated wastewater release limits to land application area</p> <table><tr><th>Monitoring Point</th><th>Quality Characteristic (units)</th><th>Minimum</th><th>Median</th><th>Maximum</th><th>Minimum frequency</th></tr><tr><td>Pond system inlet(s) (Pond 1)</td><td>Total inflow volume (L)</td><td>*</td><td>-</td><td>400,000 L</td><td>Daily</td></tr><tr><td rowspan="7">Suction Pond Pump GPS: -26° 24' 30.1" 146° 17' 42.1"</td><td>Irrigation rate (mm/ha)</td><td>*</td><td>-</td><td>*</td><td>Daily</td></tr><tr><td>Irrigation volume (L)</td><td>*</td><td>-</td><td>*</td><td>Daily</td></tr><tr><td>Sodium Adsorption Ratio</td><td>*</td><td>-</td><td>*</td><td>Monthly</td></tr><tr><td>Electrical Conductivity (µS/cm)</td><td>-</td><td>2,000</td><td>3,000</td><td>Monthly</td></tr><tr><td>Total Nitrogen (mg/L)</td><td>-</td><td>120 mg/L</td><td>-</td><td>Quarterly</td></tr><tr><td>Total Phosphorus (mg/L)</td><td>-</td><td>20 mg/L</td><td>-</td><td>Quarterly</td></tr><tr><td>pH</td><td>6.5</td><td>-</td><td>9.0</td><td>Quarterly</td></tr></table> <p>Associated requirements</p> <p>1. Star (*) symbol represents characteristics for pond system inflow volume, sodium adsorption ratio, irrigation rate and volume, that do not have specified release limits, but must be monitored and recorded.</p>	Monitoring Point	Quality Characteristic (units)	Minimum	Median	Maximum	Minimum frequency	Pond system inlet(s) (Pond 1)	Total inflow volume (L)	*	-	400,000 L	Daily	Suction Pond Pump GPS: -26° 24' 30.1" 146° 17' 42.1"	Irrigation rate (mm/ha)	*	-	*	Daily	Irrigation volume (L)	*	-	*	Daily	Sodium Adsorption Ratio	*	-	*	Monthly	Electrical Conductivity (µS/cm)	-	2,000	3,000	Monthly	Total Nitrogen (mg/L)	-	120 mg/L	-	Quarterly	Total Phosphorus (mg/L)	-	20 mg/L	-	Quarterly	pH	6.5	-	9.0	Quarterly
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	<p>2. Monitoring must be in accordance with the administering authority's Water Quality Sampling Manual where the manual specifies a relevant protocol.</p> <p>3. All monitoring devices must be effectively calibrated and maintained.</p> <p>4. Indicators for TN and TP are recommended to be done as grab samples.</p>
D2	<p>Treated wastewater released to land must be done in accordance with documentation that ensures:</p> <ol style="list-style-type: none"> 1. drainage to groundwater and subsurface flows of contaminants to surface waters are prevented; 2. the treated wastewater must be distributed evenly within the land application area; 3. surface pondage and run-off of wastewater is prevented; 4. degradation of soil structure is minimised; 5. soil sodicity, salinity and the build-up of nutrients and heavy metals in the soil and subsoil are minimised; 6. spray drift or overspray does not carry beyond treated wastewater disposal areas; 7. effluent disposal areas are maintained with an appropriate crop in a viable state for transpiration and nutrient uptake; 8. sufficient buffer zones are maintained between irrigation sites and sensitive environmental receptors; and 9. biomass removed from plants growing on irrigated land must be transported and disposed of other than the irrigated land.
D3	The size of the available irrigation area must be at least 40 hectares.
D4	You must install and maintain wet weather storage with a volume of at least 11,200,000 litres for storage of treated wastewater.
D5	Potable water or alternative irrigation water may be released to the land application area , where the release complies with Condition D2 .
D6	When weather conditions or soil conditions preclude the release of treated wastewater to land, treated wastewater must be directed to wet weather storage or be lawfully removed from the site.
D7	A receiving environment monitoring program must be designed and implemented by an appropriately qualified person(s) to monitor the effects of the activity on land .
D8	<p>An appropriately qualified person must develop and implement an irrigation area management plan for the release of treated wastewaters to land. This must include consideration of practices to prevent salinity, sodicity and hydraulic overloading of the land application area, with consideration of at least the following:</p> <ol style="list-style-type: none"> 1. management of the irrigation rate of treated wastewater to be irrigated to the land application area; 2. management of the use of land areas within the land application area to which treated wastewater is to be irrigated; and 3. management of the cropping regime for the land application area. <p>This plan must include justification of its management strategies based on industry best practice, and on monitoring results from the receiving environment monitoring program required by Condition D7.</p>

D9	<p>The receiving environment monitoring program required by Condition D7, must include at least the following:</p> <ol style="list-style-type: none">1. soil and sub-soil samples, including samples of soils from a reference site and representative locations within the land application area;2. determination of the ongoing capacity of the land application area to sustainably assimilate nutrient loads from the release of treated wastewater;3. determination of whether or not vegetation is being damaged by the release of treated wastewater;4. identification of trigger levels that are suitable for early detection of salinity, sodicity and hydraulic overloading within the land application area by an appropriately qualified person;5. development of trigger action response procedures that must be developed to reduce salinity, sodicity and hydraulic levels below trigger values in requirement 4; and6. trigger action response procedures must be undertaken when monitoring indicates that trigger levels identified in requirement 4 have been exceeded.																																					
D10	<p>The receiving environment monitoring program required by Condition D7 must include monitoring in accordance with Table 3 – Soil and vegetation monitoring.</p> <p>Table 3 – Soil and vegetation Monitoring</p> <table><tr><th colspan="3">Soil Monitoring</th></tr><tr><th>Quality Characteristics</th><th>Units</th><th>Frequency</th></tr><tr><td>pH</td><td>pH scale</td><td rowspan="13">Every 6 months</td></tr><tr><td>Total Nitrogen</td><td>mg/kg</td></tr><tr><td>Phosphorus (Colwell)</td><td>mg/kg</td></tr><tr><td>Electrical conductivity</td><td>dS/m</td></tr><tr><td>Organic Carbon</td><td>%</td></tr><tr><td>Exchangeable Calcium</td><td>meq/100g</td></tr><tr><td>Exchangeable Magnesium</td><td>meq/100g</td></tr><tr><td>Exchangeable Sodium</td><td>meq/100g</td></tr><tr><td>Exchangeable Potassium</td><td>meq/100g</td></tr><tr><td>Cation Exchange Capacity</td><td>meq/100g</td></tr><tr><td>Exchangeable Sodium Percentage</td><td>%</td></tr><tr><td>Phosphorus Adsorption Capacity</td><td>mg/kg</td></tr><tr><th colspan="3">Vegetation Monitoring</th></tr><tr><td>Ground cover of the irrigation area identified in the land application area</td><td>% of area covered by crop</td><td>Monthly</td></tr></table>	Soil Monitoring			Quality Characteristics	Units	Frequency	pH	pH scale	Every 6 months	Total Nitrogen	mg/kg	Phosphorus (Colwell)	mg/kg	Electrical conductivity	dS/m	Organic Carbon	%	Exchangeable Calcium	meq/100g	Exchangeable Magnesium	meq/100g	Exchangeable Sodium	meq/100g	Exchangeable Potassium	meq/100g	Cation Exchange Capacity	meq/100g	Exchangeable Sodium Percentage	%	Phosphorus Adsorption Capacity	mg/kg	Vegetation Monitoring			Ground cover of the irrigation area identified in the land application area	% of area covered by crop	Monthly
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Vegetation Monitoring																																						
Ground cover of the irrigation area identified in the land application area	% of area covered by crop	Monthly																																				

	Ground cover of the used irrigation area	% of area covered by crop	Monthly
Associated requirements			
1. Quality characteristics for vegetation monitoring are recommended to be measured by visual observation of percentage of the ground surface covered by crop.			
D11	An annual monitoring report must be prepared and submitted to the administering authority by 30 November each year, for the preceding financial year.		
D12	A report of the monitoring results, interpretations, and recommended actions from the receiving environment monitoring program , as well as a summary of the progress of implementation of recommended actions from previous receiving environment monitoring programs , must be compiled into an annual monitoring report.		
D13	The report referred to in Condition D11 must include: 1. a calculation of the total volume of treated wastewater irrigated to the land application area; 2. a summary of the previous 12 months monitoring results obtained in accordance with any of the monitoring requirements of this approval; 3. a calculation of the volume and frequency of wet weather storage pond overflows; and 4. a summary of actions taken or proposed to be taken to minimise the environmental risk from any deficiency identified by the monitoring programs.		
D14	The actions recommended in compliance with Condition D13 must be undertaken as soon as practicable.		
Agency interest: Noise			
Condition number	Condition		
E1	Other than as permitted within this environmental authority, noise generated by the activity must not cause environmental nuisance to any sensitive place or commercial place .		
Agency interest: Waste			
Condition number	Condition		
F1	Unless otherwise permitted by this environmental authority, all waste generated in carrying out the activity must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.		
F2	Waste, other than treated wastewater, must not be released to land .		

Definitions

Key terms and/or phrases used in this document are defined in this section and **bolded** throughout this document. Applicants should note that where a term is not defined, the definition in the *Environmental Protection Act 1994*, its regulations or environmental protection policies must be used. If a word remains undefined it has its ordinary meaning.

Word or Phrase	Meaning
Activity	The environmentally relevant activities, whether resource activities or prescribed activities, to which the environmental authority relates.
Administering authority	The Department of Environment and Science, or its successors or predecessors.
Appropriately qualified person(s)	A person who has professional qualifications, training or skills or experience relevant to the nominated subject matters and can give authoritative assessment, advice and analysis about performance relevant to the subject matters using relevant protocols, standards, methods or literature.
Chemical	As defined in Schedule 12, Part 2 of the <i>Environmental Protection Regulation 2008</i> .
Commercial place	A place used as a workplace, an office or for business or commercial purposes and includes a place within the curtilage of such a place reasonably used by persons at that place.
Contaminant(s)	As defined in Section 11 of the <i>Environmental Protection Act 1994</i> .
Day	Any 24 hour period.
Environmental harm	As defined in Section 14 of the <i>Environmental Protection Act 1994</i> .
Environmental nuisance	As defined under Chapter 1 of the <i>Environmental Protection Act 1994</i> .
Land	Land excluding waters and the atmosphere. Land includes land on the site.
Land application area	The irrigation area identified in Appendix 1 – Irrigation Area .
Measures	Includes plant, equipment, physical objects, monitoring, procedures, actions, directions and competency.
MEDLI	The software modelling program "Model for Effluent Disposal Using Land Irrigation" utilised for designing and analysing effluent disposal systems using land irrigation.
Median	The middle value, where half the data are smaller and half the data are larger. If the number of samples is even, the median is the arithmetic average of the two middle values.
Minimise	Minimise by taking all reasonable and practical measures to minimise the adverse effect having regard to the following matters: <ol style="list-style-type: none"> 1. the nature of the harm or potential harm; 2. the sensitivity of the receiving environment; 3. the current state of technical knowledge for the activity;

Word or Phrase	Meaning
	<ol style="list-style-type: none"> 4. the likelihood of successful application of different measures that might be taken to minimise the adverse effects; 5. the financial implications of the different measures as they would relate to the type of activity; and 6. if the adverse effect is caused by the location of the activity being carrying out, whether it is feasible to carry out the activity at another location.
NATA	National Association of Testing Authorities
Receiving environment monitoring program	A monitoring program designed to monitor and assess the potential impacts of controlled and/or uncontrolled releases of contaminants to the environment from the activity.
Record(s)	Include breach notifications, written procedures, analysis results, monitoring reports and monitoring programs required under a condition of this authority.
Release of a contaminant into the environment	<p>Means to:</p> <ol style="list-style-type: none"> 1. deposit, discharge, emit or disturb the contaminant; 2. cause or allow the contaminant to be deposited, discharged, emitted or disturbed; 3. fail to prevent the contaminant from being deposited, discharged emitted or disturbed; 4. allow the contaminant to escape; or 5. fail to prevent the contaminant from escaping.
Regulated waste	<p>Non-domestic waste mentioned in Schedule 7 of the <i>Environmental Protection Regulation 2008</i> (whether or not it has been treated or immobilised), and includes:</p> <ol style="list-style-type: none"> 1. for an element - any chemical compound containing the element; and 2. anything that has contained the waste.
Secondary containment system	A system designed, installed and operated to prevent any release of contaminants from the system, or containers within the system, to land, groundwater, or surface waters.
Sensitive place	<p>Includes the following and includes a place within the curtilage of such a place reasonably used by persons at that place:</p> <ol style="list-style-type: none"> 1. a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; 2. a motel, hotel or hostel; 3. a kindergarten, school, university or other educational institution; 4. a medical centre or hospital; 5. a protected area under the <i>Nature Conservation Act 1992</i>, the <i>Marine Parks Act 2004</i> or a World Heritage Area; 6. a public thoroughfare, park or gardens; or 7. for noise, a place defined as a sensitive receptor for the purposes of the <i>Environmental Protection (Noise) Policy 2008</i>.
Site	Land on or in which it is authorised to carry out the activities approved under this environmental authority.

Word or Phrase	Meaning
Sodium Adsorption Ratio (SAR)	<p>The relative proportion of Sodium ions (Na^+) to both Calcium ions (Ca^{2+}) and Magnesium ions (Mg^{2+}) as shown as follows:</p> $\text{SAR} = [\text{Na}^+] / (([\text{Ca}^{2+}] + [\text{Mg}^{2+}]) / 2)^{1/2}$ <p>Where:</p> <ol style="list-style-type: none"> 1. Na = sodium ion concentration (conc.) (meq/L) = (mg/L in wastewater)/22.99 2. Ca = calcium ion concentration (meq/L) = (mg/L in wastewater)/(40.08 x 0.5) 3. Mg = magnesium ion concentration (meq/L) = (mg/L in wastewater)/(24.32 x 0.5)
Total Nitrogen (TN)	The sum of Organic Nitrogen, Ammonia Nitrogen, Nitrite plus Nitrate Nitrogen, expressed as mg/L as Nitrogen. This includes both the inorganic and organic fraction of nitrogen.
Total Phosphorus (TP)	The sum of the reactive phosphorus, acid-hydrolysable phosphorus and organic phosphorus, as mg/L of Phosphorus. This includes both the inorganic and organic fraction of phosphorus.
Used irrigation area	The area that was used for irrigation in the preceding month.
Waters	River, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water natural or artificial watercourse, bed and bank of any waters, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and groundwater and any part-thereof.

Attachment 4

Murweh Shire Council's Conditions of Approval

The applicant must comply with the conditions of approval issued by the referral agency and the environmental authority permit for the proposed meat processing increase from 5000t threshold to 12,500t threshold.

Murweh Shire Council's Reasons for Approval

The reasons for Murweh Shire Council's decision are:

- The proposed development's increase in meat processing will not impact on the state-controlled road (SCR) corridor.
- The development complies with the performance outcomes (POs) of the SDAP – State Code 1 – Development in a SCR corridor.
- The proposed increase in meat processing production is able to meet the relevant environmental objectives for noise, air, odour and water.
- The development complies with the PO's of the SDAP State code 22 – Environmentally Relevant Activities.
- The development complies with the Murweh Shire Council Planning Scheme.

Material used in the assessment of the application:

- Murweh Shire Council Planning Scheme
- Planning Act 2016
- Planning Regulation 2017

RIGHTS OF APPEAL

If you are dissatisfied with any condition of this approval you may, within twenty (20) business days, make representation to the assessment manager about the condition/s of this approval or appeal to the Building and Development Tribunal in accordance with the Planning Act 2016.

EXTRACT FROM THE PLANNING ACT 2016

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the appellant); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
 - (2) An appellant may start an appeal within the appeal period.
 - (3) The appeal period is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.
- Note— See the P&E Court Act for the court's power to extend the appeal period.
- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.

- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court—the chief executive; And
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The service period is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started,

Or

 - (b) otherwise—10 business days after the appeal is started.

(5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).

(6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

(1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

(2) The Judicial Review Act 1991, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.

(3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.

(4) In this section—
decision includes—

(a) conduct engaged in for the purpose of making a decision; and

(b) other conduct that relates to the making of a decision;
And

(c) the making of a decision or the failure to make a decision; and

(d) a purported decision; and

(e) a deemed refusal.
non-appealable, for a decision or matter, means the decision or matter—

(a) is final and conclusive; and

(b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and

(c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

(1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.

(2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court