



Works Approval

Environmental Protection Act 1986, Part V

Works Approval Holder: V & V Walsh Pty Ltd

Works Approval Number: W5619/2014/1

Registered office: 235 St Georges Terrace
PERTH WA 6000

ACN: 100 834 455

Premises address: V & V Walsh Abattoir
Lot 1 Rawling Road
DAVENPORT WA 6230
Being Lot 1 on Diagram 12060, Lot 5 on Diagram 50137 and part of
Lot 1050 on Plan 33291 as depicted in Schedule 1

Issue date: Thursday, 10 September 2015

Commencement date: Monday, 14 September 2015

Expiry date: Thursday, 13 September 2018

The following category/s from the *Environmental Protection Regulations 1987* cause this Premises to be a prescribed premises for the purposes of the *Environmental Protection Act 1986*:

Category number	Category description	Category production or design capacity	Approved premises production or design capacity
15	Abattoir: premises on which animals are slaughtered.	1 000 tonnes or more per year	47 000 tonnes per year
16	Rendering Operations: premises on which substances from animal material are processed or extracted.	100 tonnes or more per year	5 200 tonnes per year
55	Livestock saleyard or holding pen: premises on which live animals are held pending their sale, shipment or slaughter.	10 000 animals or more per year	742 000 animals per year

Conditions

This Works Approval is subject to the conditions set out in the attached pages.

Jonathan Bailes
Manager Licensing (Process Industries)
Officer delegated under section 20
of the *Environmental Protection Act 1986*



Works Approval Conditions

1 General

1.1 Interpretation

1.1.1 In the Works Approval, definitions from the *Environmental Protection Act 1986* apply unless the contrary intention appears.

1.1.2 In the Works Approval, unless the contrary intention appears:

'Act' means the *Environmental Protection Act 1986*;

'CEO' means Chief Executive Officer of the Department of Environment Regulation;

'CEO' for the purpose of correspondence means;

Chief Executive Officer

At the following address:

Department Administering the Environment Protection Act 1986
Locked Bag 33
CLOISTERS SQUARE WA 6850
Email: info@der.wa.gov.au;

'Premises' means the area defined in the Premises Map in Schedule 1 and listed as the Premises address on page 1 of the Works Approval;

'Schedule 1' means Schedule 1 of [this](#) Works Approval unless otherwise stated;

'Works Approval' means this Works Approval numbered W5619/2014/1 and issued under the Act; and

'Works Approval Holder' means the person or organisation named as the Works Approval Holder on page 1 of the Works Approval.

1.1.3 Any reference to an Australian or other standard in the Works Approval means the relevant parts of the standard in force from time to time during the term of this Works Approval.

1.1.4 Any reference to a guideline or code of practice in the Works Approval means the current version of the guideline or code of practice in force from time to time, and shall include any amendments or replacements to that guidelines or code of practice made during the term of this Works Approval.



1.2 General conditions

- 1.2.1 The Works Approval Holder shall construct the works in accordance with the documentation detailed in Table 1.2.1:

Table 1.2.1: Construction Requirements ¹		
Document	Parts	Date of Document
Works Approval Application Form	All	25 February 2014
Works Approval Application – V & V Walsh: Proposed Sheep Lairage Addition	All, including Drawings and Appendices	25 February 2014
V&V Walsh Abattoir Bunbury - Lairage Extension - Stormwater Management Plan - revision B	All	26 June 2014
Deed of License – City of Bunbury and V & V Walsh for portion of Reserve 670, lot 1050 South West Highway, Davenport	All	29 August 2014
Application to Amend Works Approval to include Crown Reserve	All	1 September 2014

Note 1: Where the details and commitments of the documents listed in condition 1.2.1 are inconsistent with any other condition of this works approval, the conditions of this works approval shall prevail.

2 Information

2.1 Reporting

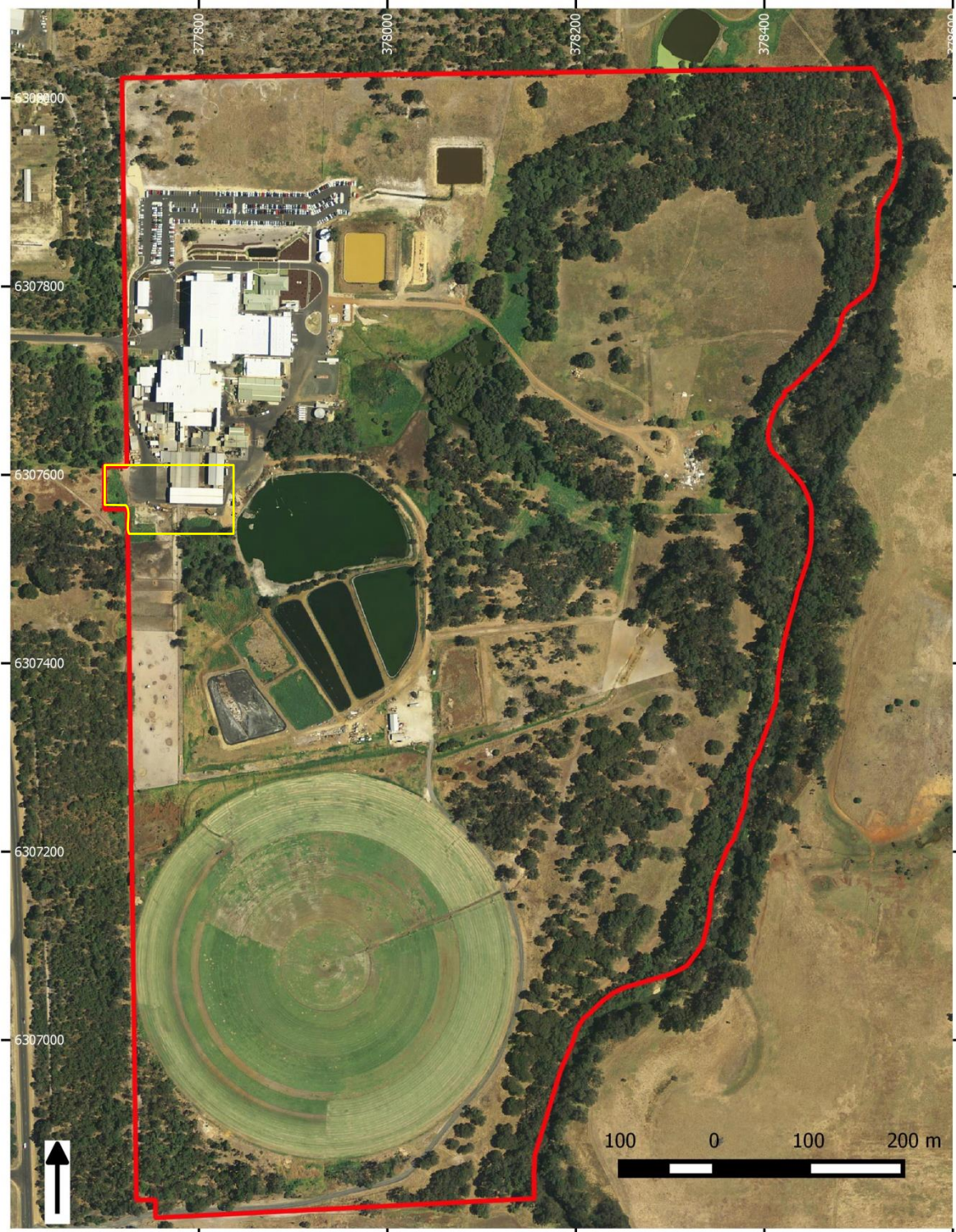
- 2.1.1 The Works Approval Holder shall submit a compliance document to the CEO following the construction of the works and prior to commissioning of the same.
- 2.1.2 The compliance document shall:
- certify that the works were constructed in accordance with the conditions of the works approval; and
 - be signed by a person authorised to represent the Works Approval Holder and contain the printed name and position of that person within the company.



Schedule 1: Maps

Premises map

The Premises is shown in the map below. The red line depicts the Premises boundary and yellow line is the area subject to this works approval.





Decision Document

Environmental Protection Act 1986, Part V

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Decision

Based on the assessment detailed in this document the Department of Environment Regulation (DER) has decided to issue a works approval. DER considers that in reaching this decision it has taken into account all relevant considerations.

Decision document prepared by: Neville Welsh
Senior Licensing Officer

Decision Document Authorised By: Jonathan Bailes
Delegated Officer



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1 Purpose of this Document

This decision document explains how DER has assessed and determined the application for a works approval or licence, and provides a record of DER's decision-making process and how relevant factors have been taken into account. Stakeholders should note that this document is limited to DER's assessment and decision making under Part V of the *Environmental Protection Act 1986*. Other approvals may be required for the proposal, and it is the proponent's responsibility to ensure they have all relevant approvals for their Premises.



2 Administrative summary

Administrative details		
Application type	Works Approval <input checked="" type="checkbox"/> New Licence <input type="checkbox"/> Licence amendment <input type="checkbox"/> Works Approval amendment <input type="checkbox"/>	
Activities that cause the premises to become prescribed premises	Category number(s)	Assessed design capacity
	15: Abattoir	47 000 tonnes per year
	16: Rendering Operations	5 200 tonnes per year
	55: Livestock saleyard or holding pen	742 000 animals per year
Application verified	Date: 5 March 2014	
Application fee paid	Date: 13 March 2014	
Works Approval has been complied with	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	
Compliance Certificate received	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	
Commercial-in-confidence claim	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Commercial-in-confidence claim outcome	NA	
Is the proposal a Major Resource Project?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Was the proposal referred to the Environmental Protection Authority (EPA) under Part IV of the <i>Environmental Protection Act 1986</i> ?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Referral decision No: Managed under Part V <input type="checkbox"/> Assessed under Part IV <input type="checkbox"/>
Is the proposal subject to Ministerial Conditions?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Ministerial statement No: EPA Report No:
Does the proposal involve a discharge of waste into a designated area (as defined in section 57 of the <i>Environmental Protection Act 1986</i>)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Department of Water consulted Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Is the Premises within an Environmental Protection Policy (EPP) Area Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Is the Premises subject to any EPP requirements? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		



3 Executive summary of proposal

V & V Walsh Pty Ltd (V & V Walsh) is a sheep and beef cattle abattoir and meat wholesaler located on Lots 1 and 5 Rawling Road, Davenport in the City of Bunbury. The plant has been operating since the early 1960's, with subsequent upgrades and expansion, and has the ability to process up to 3 500 sheep and 400 beef cattle per day. The premises operates under Licence L6001/1989/14.

This works approval is for the extension of the existing lairage facility and paved livestock carrier access and unloading area at the abattoir. The project will increase the covered livestock holding capacity for the premises and improve stormwater management and the collection of solid and liquid wastes in the vicinity of the lairage facility. The proposal will not result in increases to current production rates or the design capacity of the waste water treatment system at the abattoir.

Extension of the existing lairage facility involves construction of covered elevated pens for sheep lairage and associated infrastructure including hardstand and drainage at the animal unloading area, a truck turnaround area, liquid waste collection and a solid waste collection hardstand beneath the elevated pens. It also includes re-engineering of clean stormwater away from the lairage area plus construction of new waste storage areas. All liquid waste will be collected and diverted to the existing wastewater treatment system which comprises a DAF plant, anaerobic ponds, and aerobic ponds. In accordance with current licence conditions, treated wastewater is irrigated to an onsite turf farm and irrigation area. V & V Walsh expect treated wastewater will continue to conform to existing licence limits for irrigation, being less than 180 kilograms per hectare per year total nitrogen, and less than 20 kilograms per hectare per year total phosphorus. Solid animal manure will be collected on a bunded concrete slab beneath the elevated pens and removed as required by bobcat for disposal to approved compost facilities.

V & V Walsh have ensured that all land required for the truck turn-around area is under their control by obtaining a Deed of License from the City of Bunbury for portion of Reserve 670, Lot 1050 adjoining their premises. All land clearing has been authorised under clearing permit CPS6251/1 which commenced 18 October 2014. The proponent has also committed to monitoring uncontaminated stormwater from the lairage shed to demonstrate it remains uncontaminated. All other liquid and solid waste will be disposed as required by the current licence.

A licence amendment will be required to include monitoring of uncontaminated stormwater discharge from the expanded lairage area once works are completed and a compliance certificate is received. The premises boundary will also require amendment to include the portion of Reserve 670, Lot 1050 on which the truck turnaround will be established. As the licence is due for reissue in October 2015 the amendments will be incorporated into the reissued licence.



4 Decision table

All applications are assessed under the *Environmental Protection Act 1986*, the *Environmental Protection Regulations 1987*, DEC's *Policy Statement - Limits and targets for prescribed premises* (2006), the risk matrix attached to this Decision Document in Section 6 and DER's Industry Regulation Emissions and Discharges Assessment Framework. Where other references have been used in making the decision they are detailed in the decision table.

DECISION TABLE			
Works Approval / Licence section	Condition number W = Works Approval L = Licence	Justification (including risk description & decision methodology where relevant)	Reference documents
General conditions	W1 L10 and L13(i)	Construction Standard general conditions have been included in the works approval. There are no additional conditions relating to general requirements required during construction works. Operation The existing licence contains conditions relating to management of stormwater. A full assessment of stormwater management will be undertaken during reissue of the current licence in October 2015 and necessary conditions included in the reissued licence.	Application supporting documentation
Emissions General	L21-23	Construction No emissions of significance are expected during construction of the expanded lairage facility. General emission conditions have not been included in the works approval. Operation The existing licence contains emission limits and corresponding conditions regarding reporting, recording and investigation of exceedances of those limits. Conditions relating to limit exceedances will be updated to the new format when the licence is reissued.	Application supporting documentation
Point source emissions to air including	NA	Construction and Operation No significant point source emissions to air are expected to occur during construction or operation of the expanded lairage facility therefore conditions specific to this are not	Application supporting documentation



DECISION TABLE			
Works Approval / Licence section	Condition number W = Works Approval L= Licence	Justification (including risk description & decision methodology where relevant)	Reference documents
monitoring		required in the works approval or licence.	
Point source emissions to surface water including monitoring	L9, L10, L12 & L17.	<p>Construction No point source emissions to surface water are expected to occur during construction of the expanded lairage facility therefore specified conditions have not been included in the works approval.</p> <p>Operation <u>Emission Description</u> <i>Emission:</i> Nutrient enriched stormwater or wastewater discharges from the lairage pens and associated infrastructure into surface waters.</p> <p><i>Impact:</i> Increased nutrient levels in surrounding surface waters can be harmful to the riverine environment as they can lead to eutrophication and anoxic impacts to the river ecology. This can lead to potential fish and crustacean deaths and a eutrophic estuarine environment. The nearest sensitive environmental receptor is the Preston River located approximately 850m from the proposed infrastructure.</p> <p><i>Controls:</i> The works approval application and supporting documentation includes a stormwater management plan inclusive of plans for separation, collection and treatment of uncontaminated and potentially contaminated stormwater and wastewater to ensure no discharge of potentially contaminated water to surface water.</p> <p>Uncontaminated stormwater will be collected from the lairage shed roof areas and controlled in isolated engineered pipework to a stormwater pit. Water from this pit is discharged via an existing pipeline to a minor watercourse to the north east. The watercourse discharges to the Preston River.</p> <p>A new infiltration swale 50m long by 5m wide will be constructed to collect stormwater from the paved area around the truck unloading bays and the truck turn</p>	<p>Application supporting documentation</p> <p><i>Environmental Protection (Unauthorised Discharges) Regulations 2004</i></p> <p>Part V licence L6001/1989/14</p>



DECISION TABLE			
Works Approval / Licence section	Condition number W = Works Approval L= Licence	Justification (including risk description & decision methodology where relevant)	Reference documents
		<p>around area. Stormwater occurring in these areas is expected to be uncontaminated and will either flow directly into the infiltration swale or into a grated drain feeding into the infiltration swale. The swale has been designed to contain up to a 5 year ARI. A limestone floodway into the existing adjacent stormwater basin has been included in the swale design to ensure containment of larger rainfall events. Modelling has been undertaken to demonstrate that the capacity of the stormwater basin and infiltration swale are sufficient to retain a 72 hour, 10 year ARI. Stormwater from the access road will discharge directly into the stormwater management basin. An outlet from the basin will transport contained stormwater via a pipeline to a minor watercourse to the north east. The watercourse discharges to the Preston River.</p> <p>All contaminated water (including animal urine) from the lairage pens and the livestock carrier unloading/parking areas will be separated from uncontaminated stormwater and will be collected for treatment. Wastewater and urine from the elevated lairage pens will report to a bunded concrete apron below the pens and drain to an existing lairage effluent collection pit. The livestock carrier unloading areas will be bunded to collect and direct potentially contaminated stormwater into the existing effluent disposal system. Collected effluent will be treated by a Save-All and DAF system prior to discharge to the existing anaerobic ponds for further treatment.</p> <p><u>Risk Assessment</u> <i>Consequence:</i> Minor <i>Likelihood:</i> Unlikely <i>Risk Rating:</i> Moderate</p> <p><u>Regulatory Controls</u> Existing licence conditions establish monitoring at two locations along the minor</p>	



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Works Approval / Licence section	Condition number W = Works Approval L= Licence	Justification (including risk description & decision methodology where relevant)	Reference documents
		<p>water course which receives stormwater discharge from the premises. The licence also specifies management requirements for contaminated water to ensure it is separated from uncontaminated stormwater and is directed through the wastewater treatment system.</p> <p>Monitoring and setting of limits on the uncontaminated stormwater discharge location is recommended for inclusion on the licence to ensure the water remains uncontaminated and nutrient enriched water has not entered the circuit.</p> <p><u>Residual Risk</u> <i>Consequence:</i> Minor <i>Likelihood:</i> Unlikely <i>Residual Risk Rating:</i> Moderate</p>	
Point source emissions to groundwater including monitoring		<p>Construction and Operation No significant point source emissions to groundwater are expected to occur during construction or operation of the expanded lairage facility therefore conditions specific to this are not required in the works approval or licence. Ambient monitoring requirements for groundwater are discussed in the relevant section of this table.</p>	Application supporting documentation
Emissions to land including monitoring	L7-L8, L10, L12-L16, & L18.	<p>Construction No significant emissions to land are expected to occur during construction of the expanded lairage facility.</p> <p>Operation <u>Emission Description</u> <i>Emission:</i> Emission of solid animal waste (manure) and/or contaminated wastewater or stormwater, which has been in contact with these wastes, from the lairage facility or associated infrastructure to surrounding land. Leachate from solid animal waste storage areas.</p>	<p>Application supporting documentation</p> <p>Part V licence L6001/1989/14</p>



DECISION TABLE			
Works Approval / Licence section	Condition number W = Works Approval L= Licence	Justification (including risk description & decision methodology where relevant)	Reference documents
		<p><i>Impact:</i> Contamination of surrounding land and/or groundwaters due to the high levels of nutrients in manure, wastewater or stormwater which has been in contact with manure and leachate from solid animal waste storage areas.</p> <p><i>Controls:</i> The lairage pens will be elevated and constructed undercover, minimising the amount of stormwater entering them. A bunded concrete apron will be established below the pens to collect wastewater and manure. The concrete apron will be cleaned periodically with solid waste being placed in storage bins for offsite disposal. All contaminated water (including animal urine) collected within the bunded concrete apron will drain to an existing lairage effluent collection pit which discharges to the premises effluent disposal and treatment system. The livestock carrier unloading areas will be paved and bunded to collect and direct potentially contaminated stormwater into the existing effluent disposal system.</p> <p>All collected effluent will be treated through a Save-All and DAF tank prior to discharge to the anaerobic then anaerobic ponds for further treatment. Treated water is discharged to land to one of two on site irrigation areas, the Turf Farm or the On-Site Irrigation Area.</p> <p><u>Risk Assessment</u> <i>Consequence:</i> Moderate <i>Likelihood:</i> Possible <i>Risk Rating:</i> Moderate</p> <p><u>Regulatory Controls</u> The existing licence includes conditions specifying nutrient loading limits for irrigation areas, monthly lysimetric monitoring and management measures for wastewater treatment infrastructure and the irrigation areas. It does not currently include conditions specifying monthly monitoring of discharge to the irrigation areas. This</p>	



DECISION TABLE			
Works Approval / Licence section	Condition number W = Works Approval L= Licence	Justification (including risk description & decision methodology where relevant)	Reference documents
		<p>requirement will be included in the amended licence.</p> <p><u>Residual Risk</u> <i>Consequence:</i> Minor <i>Likelihood:</i> Unlikely <i>Residual Risk Rating:</i> Moderate</p>	
Fugitive emissions	NA	No significant fugitive emissions are expected from the construction or operation of the expanded lairage facility therefore conditions specific to this are not required in the works approval or licence. The proposal is likely to decrease fugitive dust emissions as it will reduce the need for stock holding in unpaved paddocks.	<p>General provisions of the <i>Environmental Protection Act 1986</i></p> <p>Application supporting documentation</p>
Odour	NA	<p>Construction and Operation</p> <p>Odour emissions of significance are not expected during the construction or operation of the expanded lairage facility therefore conditions specific to this are not required in the works approval or licence. It is recognised that there are potentially significant odour emissions associated with operation of the entire abattoir premises however this assessment is restricted to emissions associated with the expanded lairage facility. A full reassessment of odour emissions from the premises will be undertaken during reissue of the current licence in October 2015.</p>	<p>General provisions of the <i>Environmental Protection Act 1986</i></p> <p>Application supporting documentation</p>
Noise	NA	<p>Construction and Operation</p> <p>There are not expected to be any significant changes to noise emissions during the construction or operation of the expanded lairage facility therefore conditions specific to this are not required in the works approval or licence.</p>	<p>General provisions of the <i>Environmental Protection Act 1986</i></p> <p>Application supporting documentation</p>
Monitoring	L19 & L20	Construction	Application supporting



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Works Approval / Licence section	Condition number W = Works Approval L= Licence	Justification (including risk description & decision methodology where relevant)	Reference documents
general		<p>No general monitoring conditions are required on the Works Approval.</p> <p>Operation Ambient quality monitoring is included in the current licence and additional irrigation monitoring will be included in the amended licence. General monitoring conditions have been specified in the current licence covering collection, preservation and testing of groundwater samples. Additional requirements will be included in the amended licence specifying these requirements for surface and wastewater samples.</p>	<p>documentation</p> <p>Part V licence L6001/1989/14</p>
Monitoring of inputs and outputs	L25	<p>Construction There are no inputs or outputs requiring monitoring expected during construction of the expanded lairage facility therefore conditions specific to this are not required in the works approval.</p> <p>Operation The existing licence L6001/1989/14 includes a requirement for monthly monitoring of the number of animals processed. The proposed works will not alter the throughput of the facility or any of the processes undertaken therefore no additional licence conditions relating to input and output monitoring are required on the licence.</p>	<p>Application supporting documentation</p> <p>Part V licence L6001/1989/14</p>
Ambient Quality Monitoring	L9, L17 & L18	<p>Construction No ambient monitoring conditions are required on the Works Approval.</p> <p>Operation The existing licence contains ambient groundwater and surface water monitoring requirements including ambient surface water targets to detect potential impacts from activities on the premises. No further ambient monitoring requirements are proposed for inclusion in the licence.</p>	<p>Application supporting documentation</p> <p>Part V licence L6001/1989/14</p>
Improvements	L6	<p>Construction and Operation No specific improvements are required by DER as the proposal itself is an environmental improvement to the existing drainage system at the facility. Existing licence condition 6 allows for the periodical review and implementation of the Walsh</p>	NA



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Works Approval / Licence section	Condition number W = Works Approval L= Licence	Justification (including risk description & decision methodology where relevant)	Reference documents
		Environmental Management Plan.	
Information	W2 L21-L26	Construction and Operation Standard reporting conditions appear in the works approval requiring submission of a compliance document following completion of the works. Standard reporting conditions for licence limit exceedances, annual environmental reports and annual audit compliance reports appear on existing licence L6001/1989/14.	NA
Works Approval Duration	N/A	The works approval will be issued for the standard 3 year duration.	NA



5 Advertisement and consultation table

Date	Event	Comments received/Notes	How comments were taken into consideration
24/03/2014	Application advertised in West Australian (or other relevant newspaper)	Nil	N/a
27/03/2014	Application referred to interested parties listed	<p>The Department of Water raised concerns with both on- and off-site contamination of groundwater and surface water, and recommends no release of abattoir effluent to surface or groundwater, and the licence should regulate to ensure no adverse impacts from on-site abattoir wastewater reuse. Additional surface water monitoring across the site should also be required.</p> <p>No comment was received from the City of Bunbury within the specified timeframe.</p>	<p>The works approval does not assess or authorise any changes to the waste water treatment ponds or disposal method currently being employed at the premises.</p> <p>The existing surface water monitoring program will be reviewed and incorporate the new swale discharge point located at the elevated lairage pens.</p>
03/09/2015	Proponent sent a copy of draft instrument and decision document	Minor corrections required to the description of stormwater management in the livestock unloading area and to the premises boundary.	Corrections included in the final decision document and premises boundary map.



6 Emissions and discharges risk assessment framework

Note: This matrix is taken from the DER Corporate Policy Statement No. 07 - Operational Risk Management

Table 1: Emissions Risk Matrix

Likelihood	Consequence				
	Insignificant	Minor	Moderate	Major	Severe
Almost Certain	Moderate	High	High	Extreme	Extreme
Likely	Moderate	Moderate	High	High	Extreme
Possible	Low	Moderate	Moderate	High	Extreme
Unlikely	Low	Moderate	Moderate	Moderate	High
Rare	Low	Low	Moderate	Moderate	High