

Development licence

Environment Protection Act 2017

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| Licence number | DL000300073 |
| Issue date | 2 October 2025 |
| Last amended | - |
| Expiry date | 31 October 2030 |
| Licence holder | HARMONY FEEDLOT SERVICES PTY LTD |
| ACN | 163438079 |
| Activity site(s) | 277 Albrecht Road, Gerang Gerung, Victoria, 3418 |
| Prescribed permission activities | B01a (Animal industries – waste solely to land) |

Issued under section 69(1)(a) of the *Environment Protection Act 2017* (the Act).



Richard Anthony.Hook
Team Leader, Development Licences
Delegate of Environment Protection Authority Victoria (EPA)

Development licence

Environment Protection Act 2017

Context

Environment Protection Authority Victoria (EPA) is Victoria's environmental regulator acting in accordance with the *Environment Protection Act 2017* (the Act). Our regulatory role is to work with community, industry and business to prevent and reduce the harmful effects of pollution and waste on Victoria's environment and people.

Why we issue development licences

A range of development activity types are prescribed in the Environment Protection Regulations 2021 (the Regulations) because they give rise to risks of harm to human health or the environment. We issue development licences so applicants can lawfully undertake prescribed development activities. Section 44 of the Act provides that a person must not engage in a prescribed development activity except as authorised by a development licence in respect of that activity.

When we issue development licences

EPA can issue a development licence under section 69(1) of the Act. When issuing a development licence, EPA takes into account a number of factors, including the measures an applicant has taken or proposes to take in order to comply with the Act when engaging in the prescribed permission activity.

EPA can amend, suspend or revoke a licence for a range of reasons. This can include in response to changes in activities, risks or licence holder performance. All development licence details are publicly accessible via the EPA Public Register.

Key information and obligations

Interpretation

For the purposes of this development licence "You" means the "licence holder" identified on the first page. Unless a contrary intention appears, words or terms used in the conditions of your licence have the same meaning as in the Act, and in any regulations made pursuant to the Act.

Compliance

Your licence is subject to conditions. These conditions confer legal obligations on you as the licence holder. Some of these are general in nature, while others require you to do (or not to do) specific things. The requirements of these conditions do not detract from each other in any way, nor do they affect any other duties or obligations with which you are required to comply by law. You must fulfil all duties and perform all obligations set out in this licence or otherwise required by law.

Strict penalties apply for non-compliance with any part of your development licence.

You must comply with the Act and regulations administered by EPA. This includes, but is not limited to, compliance with the general environmental duty (GED).

Development licence

Environment Protection Act 2017

Duties under the Act

Under the Act, you have legal obligations in relation to your prescribed and non-prescribed activities. These legal obligations exist to minimise risks of harm to human health and the environment from pollution and waste.

You may be committing an offence and be liable to a penalty under the Act if your actions or omissions constitute a breach of these legal obligations.

General environmental duty

The Act places the onus on you to understand the risks associated with your operation or activity and requires you to minimise the risk of harm. This is called the general environmental duty (GED).

Sections 6 and 25 of the Act provide the legal basis for the GED. These sections state that a person engaging in an activity which may give rise to risks of harm to human health or the environment from pollution or waste must eliminate or minimise those risks, as far as reasonably practicable.

Duty to notify EPA of notifiable incidents

A notifiable incident is a pollution incident that causes or threatens to cause material harm to human health or the environment or is a prescribed notifiable incident. Under section 32 of the Act, you have an obligation to notify EPA of a notifiable incident as soon as practicable after you become aware of the incident.

Duty to take action to respond to harm caused by pollution incident

Under section 31 of the Act, if a pollution incident has occurred as a result of an activity (whether by act or omission) and the pollution incident causes or is likely to cause harm to human health or the environment, a person who is engaging in that activity must, so far as reasonably practicable, restore the affected area to the state it was in before the pollution incident occurred.

Duty to notify of contaminated land

Under section 40(1) of the Act, a person in management or control of land must notify EPA if the land has been contaminated by notifiable contamination as soon as practicable after the person becomes aware of the notifiable contamination.

Notifiable contamination means contamination which is prescribed in the Regulations, or contamination for which the cost of action to remediate the land is likely to exceed \$50,000, or any other prescribed amount.

Duties relating to industrial waste, priority wastes and reportable priority wastes

Under parts 6.4 and 6.5 of the Act, a person has obligations in relation to the generation, receiving, recording, managing, transporting, and disposal of industrial, priority wastes and reportable priority wastes. These duties include:

- Duties of persons depositing industrial waste.

Development licence

Environment Protection Act 2017

- Duties of persons receiving industrial waste.
- Duty of persons involved in transporting industrial waste.
- Duties of persons managing priority waste.
- Duty to investigate alternatives to waste disposal.
- Duty to notify of transaction in reportable priority waste.
- Duty of persons transporting reportable priority waste.

For further information on waste classifications see schedule 5 of the Regulations.

Further information and resources

To aid compliance with the Act and the Regulations, Environment Reference Standards (ERS), Compliance Codes, Position Statements and Guidelines have been developed to address a range of environmental objectives, permitted and non-permitted activities and risks.

You should understand how the Victorian environment protection framework applies to you and your activity, operation or business by making yourself familiar with the Act, Regulations, Compliance Codes and other relevant guidance material.

To assist you with understanding your obligations refer to www.epa.vic.gov.au.

Amendment

You can apply at any time to EPA for an amendment to your licence under section 57 of the Act. EPA may also decide to amend a licence under its own initiative according to section 58 of the Act.

Transfer

A person may apply to EPA for the transfer of this licence to a new licence holder pursuant to section 56 of the Act.

Duration of licence and renewal

This development licence is subject to the expiry date identified on the first page of this licence. It will remain in force until that time unless it is first surrendered by the licence holder (with consent from EPA), or it is suspended or revoked by EPA. EPA may decide to extend the term of the licence under section 72 of the Act. Note that an application for a development licence renewal must be submitted to EPA before the licence expiry date.

Development licence

Environment Protection Act 2017

Development licence structure

Your development licence has multiple parts:

- Conditions
- Appendix 1 – locality plan
- Appendix 2 – activity plan
- Appendix 3 – contour plan
- Appendix 4 – waste acceptance table
- Appendix 5 – air discharge table
- Appendix 6 – water discharge table
- Appendix 7 – landfill cell table

Development licence

Environment Protection Act 2017

Conditions

General conditions

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| DL_G01 | <p>A copy of this licence must be kept at the site and be easily accessible to persons who are engaging in an activity conducted at the site. Information regarding the requirements of the licence and the Act duties must be included in site induction and training information.</p> |
| DL_G02 | <p>The development activity must be developed in accordance with the listed approved plans and documents: .</p> <ul style="list-style-type: none">(1) APP005124 - Application Details(2) 144 Dimboola Feedlot EPA Development Approval Application v6(3) 144 Dimboola Feedlot HEMP August 2025(4) Dimboola Feedlot Quality Assurance Manual^J v20(5) Emergency Animal Disease (EAD) Action Plan - 29.10.2024(6) Dimboola Feedlot Land Capability Assessment Updated December 2021 V4(7) Results of a Geotechnical Investigation at the Dimboola Feedlot for Feedlot Expansion(8) APP005124 EPA Updated Response to Harmony Feedlot Services RFI following Nov site visit(9) 144 Dimboola Feedlot RFQ Response(10) 144 FeedlotbeefGreenhouseV5.0 10000 hd <p>.. In the event of any inconsistency between the approved documents and the conditions of this permission, the conditions of this permission shall prevail.</p> |
| DL_G03 | <p>Subject to the following conditions, this development licence allows you to: construct and commission works and associated equipment for a 10,000 SCU cattle feedlot as per the application APP005124.</p> |
| DL_G04 | <p>This permission does not take effect until a copy of any planning permit or amendment to a planning scheme required under the Planning and Environment Act 1987 (Vic) and related planning schemes has been provided to the Authority by the applicant.</p> |
| DL_G05 | <p>This permission expires:</p> <ul style="list-style-type: none">(a) on the issue or amendment of an operating licence or permit relating to all activities covered by this permission;(b) when the Authority advises in writing that all activities covered by this permission have been satisfactorily completed and the issue or amendment of an operating licence or permit is not required; or(c) on the expiry date listed on the front page of this permission. |
| DL_G07 | <p>You must:</p> <ul style="list-style-type: none">(a) develop and maintain a decommissioning plan that is in accordance with the |

Development licence

Environment Protection Act 2017

current decommissioning guidelines published by the Authority;
(b) provide the decommissioning plan to the Authority upon request;
(c) supply to the Authority an updated detailed decommissioning plan 40 business days prior to commencement of decommissioning, if you propose to divest a section of the licensed site, cease part or all of the licensed activity or reduce the basis upon which the licence was granted to a point where licensing is no longer required; and
(d) decommission the licensed site in accordance with the detailed decommissioning plan, to the satisfaction of the Authority and within any reasonable timeframe which may be specified by the Authority.

Standard conditions

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| DL_C01 | Commissioning activities must be undertaken in accordance with the commissioning plan approved by the Authority. |
| DL_C02 | <p>You must immediately notify the Authority by calling 1300 EPA VIC (1300 372 842) in the event of:</p> <ul style="list-style-type: none">a) A discharge, emission or deposit which gives rise to, or may give rise to, actual or potential harm to human health or the environment;b) A malfunction, breakdown or failure of risk control measures at the site which could reasonably be expected to give rise to actual or potential harm to human health or the environment; orc) Any breach of the licence. |
| DL_C05 | <ul style="list-style-type: none">1. You must develop a risk management and monitoring program for your activities which:<ul style="list-style-type: none">(a) identifies all the risks of harm to human health and the environment which may arise from the activities you are engaging in at your activity site;(b) clearly defines your environmental performance objectives;(c) clearly defines your risk control performance objectives;(d) describes how the environmental and risk control performance objectives are being achieved;(e) identifies and describes how you will continue to eliminate or minimise the risks in 1(a) (above) so far as reasonably practicable; and(f) describes how the information collated in compliance with this clause, is or will be disseminated, used or otherwise considered by you or any other entity.2. The risk management and monitoring program must be:<ul style="list-style-type: none">(a) documented in writing;(b) signed by a duly authorised officer of the licensed entity(c) made available to the Authority on request. |
| DL_C07 | Within 45 business days of the completion of the approved activities, you must provide to EPA a written report that summarises the activities undertaken and includes: |

Development licence

Environment Protection Act 2017

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| | (1) Results of the commissioning monitoring program as required under condition DL_R01. |
| DL_W03 | You must notify the Authority when the construction associated with the development activities covered by this approval has been completed. |
| DL_W04 | You must not commission or use the operating components of the development activities without the written approval of the Authority. |

Specific conditions

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| DL_C03 | Commissioning must not cause or result in any breach of any permission issued by the Authority for the permission activity, except where authorised by a condition of this licence. |
| DL_C12 | Waste from the activity site must not be discharged or disposed of to the environment except in accordance with this permission and with any other permission issued by the Authority that may relate to the activity site. |
| DL_R01 | <p>At least 15 business days before the commencement of any commissioning, you must provide to the Authority report(s) and/or plan(s) that include(s):</p> <p>(1) A commissioning monitoring plan with a detailed commissioning timeline and performance objectives including but not limited to:</p> <p>(2) In respect to each pond(s) and/or basin(s), a verification report from a suitably qualified, experienced and independent (to the contractor who constructs the pond) person which details the implementation of the construction quality assurance plan (CQA plan) and meet requirements with condition DL_R04 (2).</p> <p>(3) In respect to the controlled drainage area (CDAs), a verification report from a suitably qualified, experienced and independent (to the contractor who constructs the infrastructures) person which details the implementation of the construction quality assurance plan (CQA plan) and meet requirements with condition DL_R04 (3).</p> <p>(4) An effluent management plan which includes but is not limited to:</p> <p>(a) predicting and monitoring cumulative volumes of effluent generated and to be managed including trigger levels, contingencies measures and remedial actions;</p> <p>(b) spills and leaks management;</p> <p>(c) cleaning and desludging frequency; and</p> <p>(d) testing and monitoring frequency of liner integrity and bunds.</p> <p>(5) An odour monitoring plan that includes odour surveillance conducted by an independent person(s), in accordance with EPA Publication 1881 and includes but in not</p> |

Development licence

Environment Protection Act 2017

limited to:

- (a) must include an odour surveillance(s) when mortality compost is applied to land;
- (b) procedures for addressing the odour source if a complaint is verified, including consideration of any mitigation measures or operational changes that might be required;
- (c) provision of surveillance or monitoring records to the Authority; and
- (d) incorporation of a requirement to assess new odour management technologies or tools on a regular basis.

(6) A dust monitoring program to ensure no dust emissions are emitted from the premises.

(7) A noise monitoring program that demonstrate compliance with noise limits in accordance with EPA Publication 1826.4 Noise limit and assessment protocol.

(8) Groundwater Monitoring and Sampling Plan in accordance with EPA publication 669.1 which includes but is not limited to:

- (a) monitoring locations, frequency and analytes to be sampled (analytes must include at the minimum E. coli, Total Dissolved Solids, ammonia, nitrate, nitrite, and phosphorus); and
- (b) triggers, contingency measures, and remedial actions should contamination be detected.

(9) Compost reuse area soil monitoring plan which includes but is not limited to:

- (a) Monitoring locations, frequency and analytes to be sampled; and
- (b) Triggers, contingency measures, and remedial actions should contamination be detected

(10) A manure compost commissioning testing and sampling program for finished product with sampling frequency in accordance with AS4454-2012, which includes testing for *Clostridium perfringens* and applicable parameters specified in AS4454 for compost.

(11) A mortality compost commissioning testing and sampling program for finished product in accordance with EPA Victoria publication 2050- Composting mortalities on farms with sampling frequency in accordance with AS4454-2012, which includes testing for *Clostridium perfringens* and applicable parameters specified in AS4454 for compost and pasteurisation in accordance with EPA Determination - Specifications acceptable to the Authority for receiving processed organics.

(12) A Vermin Management Plan detailing measures to reduce disease vectors at the feedlot and the spread of vermin from the feedlot to the surrounding area.

(13) A Shade Management Plan which includes but is not limited to:

- (a) an options analysis of shade infrastructure including coverage at the premises; and

Development licence

Environment Protection Act 2017

(b) recommendation(s) with milestones for actual installation of shade infrastructure.

(14) Fire Risk Assessment and Emergency Management Plan conducted by a suitably qualified person(s) which includes but is not limited to:

(a) identification of possible fire hazards and their potential causes at the premises;

(b) assessment of the risks to human health and the environment from identified hazards;

(c) identification adequate controls and includes timebound milestones for implementation to minimise the risk of harm from fire, including a risk ranking before and after the implementation of controls;

(d) describes how the controls will be checked for their effectiveness;

(e) manure and composting stockpile management in accordance with EPA Publication 2033 - Management and storage of combustible recyclable and waste materials – guideline ; and

(f) site layout for the composting area that clearly shows the proposed windrow dimensions, number of rows for pasteurisation and maturation.

(15) Items (1) to (14) above must be incorporated into the site Risk Management and Monitoring Program (as referred to in condition DL_C05) where applicable.

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| DL_R02 | You must not commence commissioning of the operating components of the development activities until you have received the Authority's written approval of the report(s) and/or plan(s) which is required pursuant to condition(s) DL_R01. |
| DL_R03 | You must not commence operation of the works until the Authority's written approval of the report(s) and/or plan(s) required by condition(s) DL_C07 has been received. |
| DL_R04 | <p>At least 15 business days before the commencement of any construction, you must provide to the Authority for approval report(s) and/or plan(s) that include(s): .</p> <p>(1) Construction and commissioning timelines including the sequencing of the development activity.</p> <p>(2) The plans, the technical specifications, and a construction quality assurance plan (CQA plan) ("design documents") for the construction of each pond(s)/basin(s) verified by a suitably qualified person(s) and must include/meet:</p> <p>(a) details of the source material for the construction of the pond(s) and/or basin(s);</p> <p>(b) the following specification, a 900mm thick clay liner that achieves permeability of less than 1×10^{-9} m/s; and</p> <p>(c) storage capacities as per application APP005124.</p> <p>(3) The plans, the technical specifications, and a construction quality assurance plan (CQA plan) ("design documents") for the construction of the controlled drainage area (CDAs) verified by a suitably qualified person(s) and must include:</p> <p>(a) details of the source material for the construction of the CDAs; and</p> |

Development licence

Environment Protection Act 2017

(b) Including permeability testing results to demonstrate permeability of less than 1×10^{-9} m/s.

DL_W05 You must install .
(1) A freeboard monitoring marker prior to the commencement of operations of the pond(s). The design, construction and installation must be verified by a suitably qualified person(s).

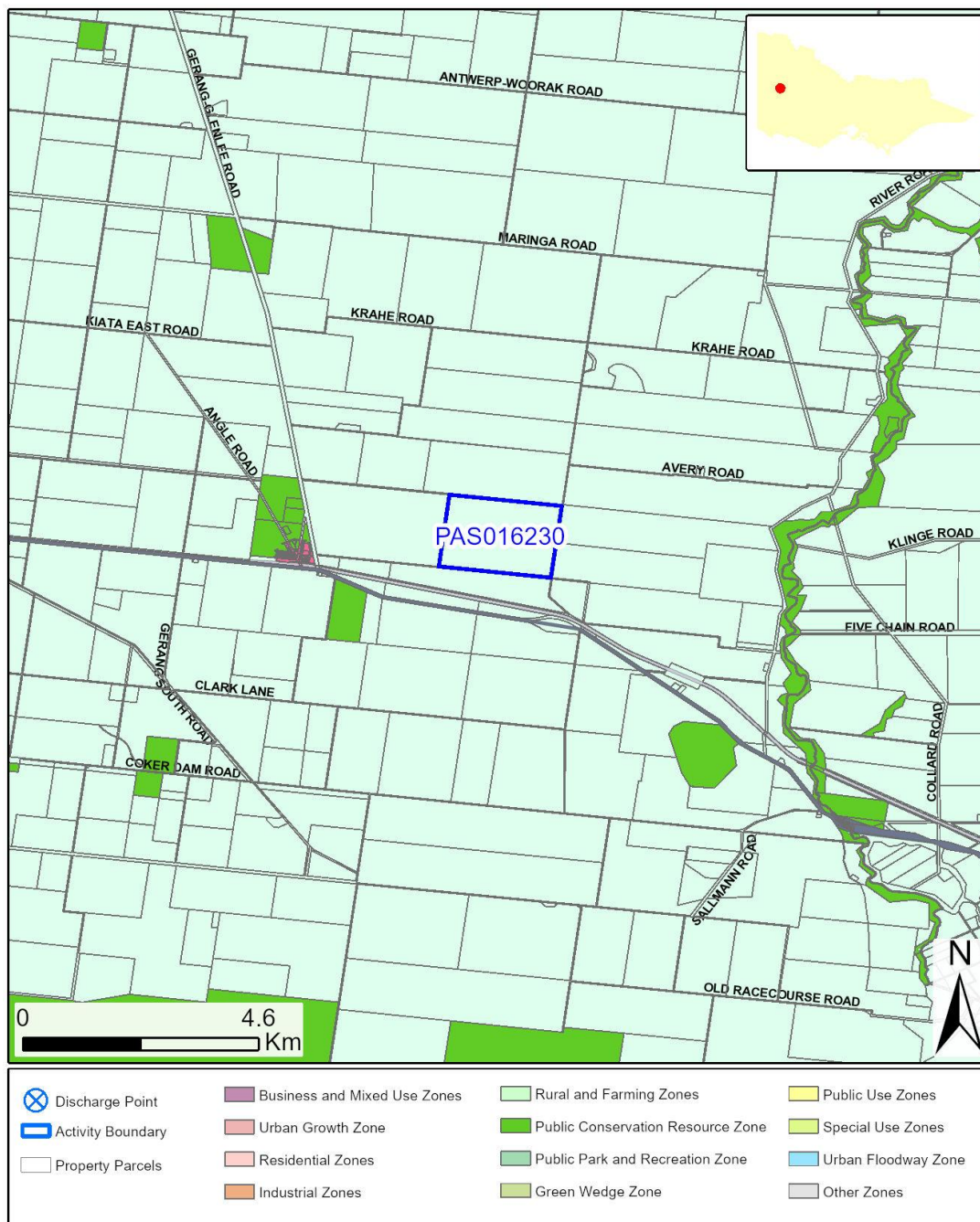
DL_W13 During construction, you must ensure that all activities are carried out in accordance with EPA Publication 1834.2 Civil construction, building and demolition guide and EPA Publication 1820.1 Construction - Guide to preventing harm to people and the environment.

Development licence

Environment Protection Act 2017

Appendices

Appendix 1 – locality plan

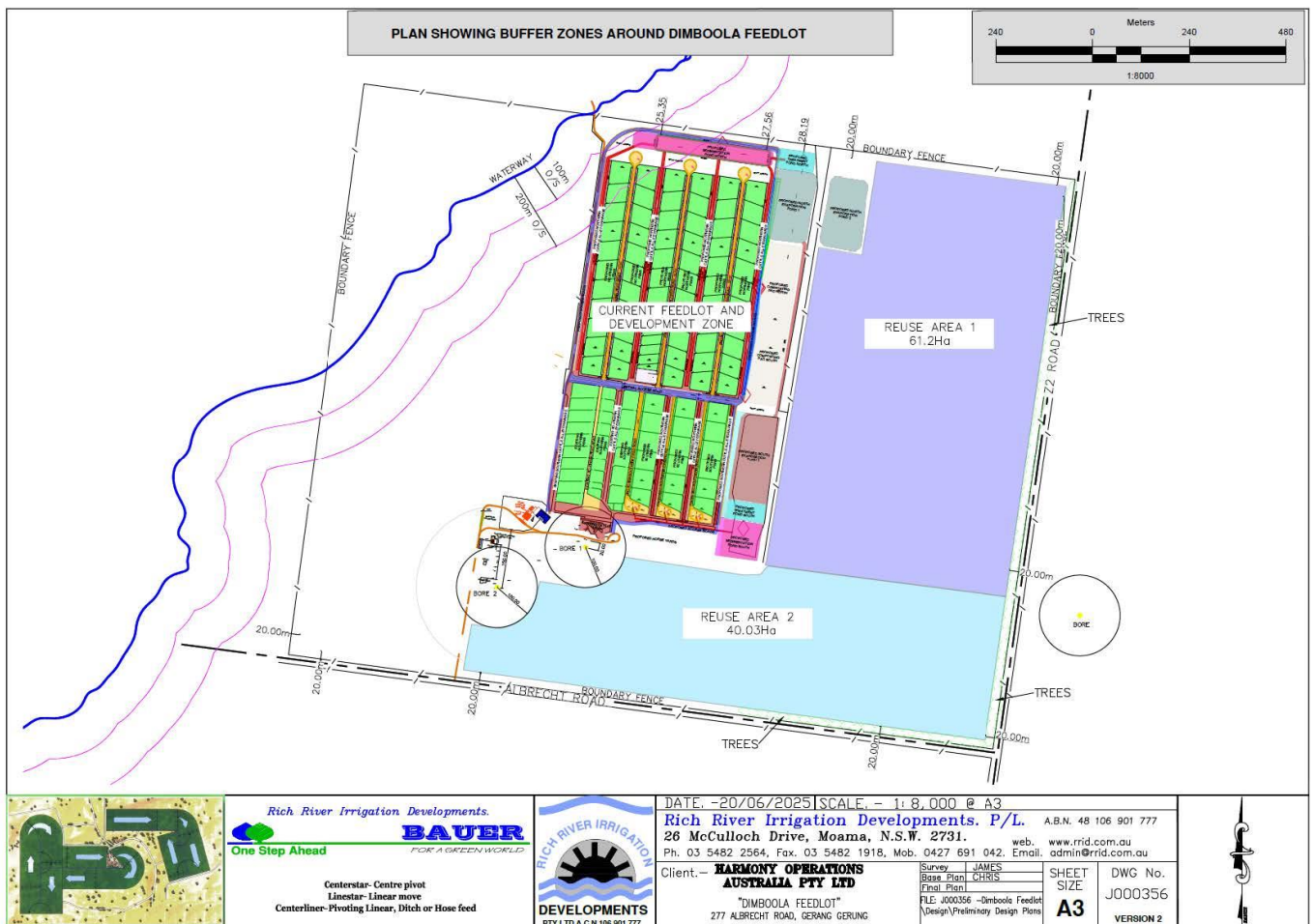


Before relying on the information in this map, carefully evaluate its accuracy, currency, completeness and relevance. Obtain appropriate professional advice before using this information.

Development licence

Environment Protection Act 2017

Appendix 2 – activity plan



Before relying on the information in this map, carefully evaluate its accuracy, currency, completeness and relevance. Obtain appropriate professional advice before using this information.

Development licence

Environment Protection Act 2017

Appendix 3 – contour plan

There is no contour plan for this licence.

Development licence

Environment Protection Act 2017

Appendix 4 - waste acceptance table

There is no waste acceptance for this licence.

Development licence

Environment Protection Act 2017

Appendix 5 – air discharge table

There are no air discharge points for this licence.

Development licence

Environment Protection Act 2017

Appendix 6 – water discharge table

There are no water discharge points for this licence.

Development licence

Environment Protection Act 2017

Appendix 7 – landfill cells

There are no landfill cells for this licence.