

Development licence

Environment Protection Act 2017

Licence number	DL000300070
Issue date	11 August 2025
Last amended	-
Expiry date	31 July 2033
Licence holder	FARM FRITES AUSTRALIA PTY LTD
ACN	614478438
Activity site(s)	Lot S3 PS848949, Freight Terminal Road, Dooen, Victoria, 3401, Australia
Prescribed permission activities	A03 (Sewage treatment) D06 (Food processing)

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



Robina Weir
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

There are no general conditions for this licence.

Standard conditions

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	<p>1. You must develop a risk management and monitoring program for your activities which:</p> <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. <p>2. The risk management and monitoring program must be:</p> <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	<p>Within 60 days of the completion of the approved activities, you must provide to EPA a written report that summarises the activities undertaken and includes:</p> <p>A detailed assessment of the commissioning results of the facility at full scale, demonstrating achievement of the performance objectives as per the commissioning plan in DL_R01(1) and compliance with thresholds or limits for air, odour, and noise emissions as specified in relevant EPA guidance.</p>

Development licence

Environment Protection Act 2017

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 constructed in accordance with the listed approved plans and documents:</p> <ul style="list-style-type: none">a) Title: "F1017 and F1018 forms", filename: Attachment 1 - FPP forms and credit report, date: 04/04/2025b) Title: "Certificate of Title", filename: Attachment 2 Certificate of Title, date: 04/04/2025c) Title: "Development Licence Application report", filename: Attachment 3 DL Application Report, date: 04/04/2025d) Title: "Code of Business Conduct", filename: Attachment 4 FF Code of Business Conduct, date: 04/04/2025e) Title: "Site Plans", filename: Attachment 5 Site Plans, date: 04/04/2025f) Title: "Acoustic report", filename: Attachment 6 Acoustic Report, date: 04/04/2025g) Title: "Air Quality Assessment report", filename: Attachment 7 Air Quality Assessment, date: 04/04/2025h) Title: "Bushfire Report", filename: Attachment 8 Bushfire Report, date: 04/04/2025i) Title: "Dangerous Goods Advice", filename: Attachment 9 Dangerous Goods Advice, date: 04/04/2025j) Title: "Engagement Plan", filename: Attachment 10a Engagement Plan, date: 04/04/2025k) Title: "Engagement Register", filename: Attachment 10b Engagement Register, date: 04/04/2025l) Title: "Wastewater Concept Design Report", filename: Attachment 11 Wastewater Concept Design Report, date: 04/04/2025m) Title: "Draft Risk Monitoring and Management Program", filename: Attachment 12 RMMP Pre-construction Draft date: 04/04/2025n) Title: "Stormwater Management Plan", filename: Attachment 13 Stormwater Management Plan, date: 04/04/2025o) Title: "Sustainability Report", filename: Attachment 14 Sustainability Report, date: 04/04/2025p) Title: "Waste Management Plan", filename: Attachment 15 Waste Management Plan, date: 04/04/2025q) Title: "Ecology Report", filename: Ecology Report, date: 05/05/2025r) Title: "Planning Permit", filename: Planning Permit[56], date: 29/04/2025s) Title: "Response to RFI006472", filename: FFA Response to RFI006472, date: 19/06/2025. In the event of any inconsistency between the approved documents and the conditions of this permission, the conditions of this permission shall prevail.
DL_G03	<p>Subject to the following conditions, this development licence allows you to: develop a frozen potato chip manufacturing facility with a maximum annual processing capacity of 300,000 tonnes per annum of finished product in two stages (Stage 1 and Stage 2), in</p>

Development licence

Environment Protection Act 2017

accordance with application APP042788 and supporting documents listed in condition DL_G02.

The staging plan for key infrastructure and equipment are as follows:

Stage 1

- Offices
- Main processing facility
- Process train 1 (including four (x4) exhaust stacks)
- Biofilter (1000m²)
- Three (x3) 6000m² potato storage sheds
- Equipment store
- Contractor zone
- Services island (13,500m²)
- Car spaces
- Truck space
- Two (x2) LPG boilers with 20MW capacity each
- Industrial wastewater treatment plant with 3.4 ML/day capacity and biogas capture system
- Sewage treatment plant with 12kL/day capacity and irrigation system

Stage 2

- Process train 2 (including four (x4) exhaust stacks)
- Two (x2) 6000m² potato storage sheds
- Biofilter (1000m²)
- Services island (7500m²)
- Electrical Thermal Energy Storage (ETES) 2100m²
- Car spaces.

This permission expires:

DL_G05

- (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_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.

Development licence

Environment Protection Act 2017

Specific conditions

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_C04	<p>During the commissioning period, you must not commission Stage 2 works without approval from the Authority.</p> <p>You must:</p> <ol style="list-style-type: none">1) Commission the sewage treatment plant in accordance with suppliers' specifications.<ol style="list-style-type: none">a) Upon completion of commissioning, provide proof of performance of the plant to the Authority.b) Apply for an A14 permit for continued operation of the sewage treatment plant.2) Dispose of industrial wastewater to a licensed facility if a trade waste agreement is not in place.3) Within 60 days of the completion of Stage 1 commissioning:<ol style="list-style-type: none">a) Submit results of the commissioning plan objectives and environmental monitoring as per condition DL_R01(1), including proof of performance of the industrial wastewater treatment plant to the Authority for approval.b) Apply for an operating licence to operate Stage 1 of the development.
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 30 days before the commencement of any commissioning, you must provide to the Authority documentation that include(s): .</p> <ol style="list-style-type: none">1) A commissioning plan that details:<ol style="list-style-type: none">a) Performance objectives that must be met during:<ol style="list-style-type: none">(i) Stage 1(ii) Stage 2(iii) Full scale (stages 1 and 2).b) Air emissions monitoring program and targetsc) Odour monitoring program in accordance with EPA Publication 1881 Guidance for field odour surveillanced) Noise monitoring including equipment sound levels not considered in the original acoustic report, such as the industrial wastewater treatment plant.e) Contingencies and corrective actions during exceedances / upset conditionsf) Biofilter performance monitoring in accordance design specifications2) Construction quality assurance report for the wastewater storage lagoon, demonstrating design specifications in accordance with the SA EPA Wastewater Lagoon Construction Guideline.

Development licence

Environment Protection Act 2017

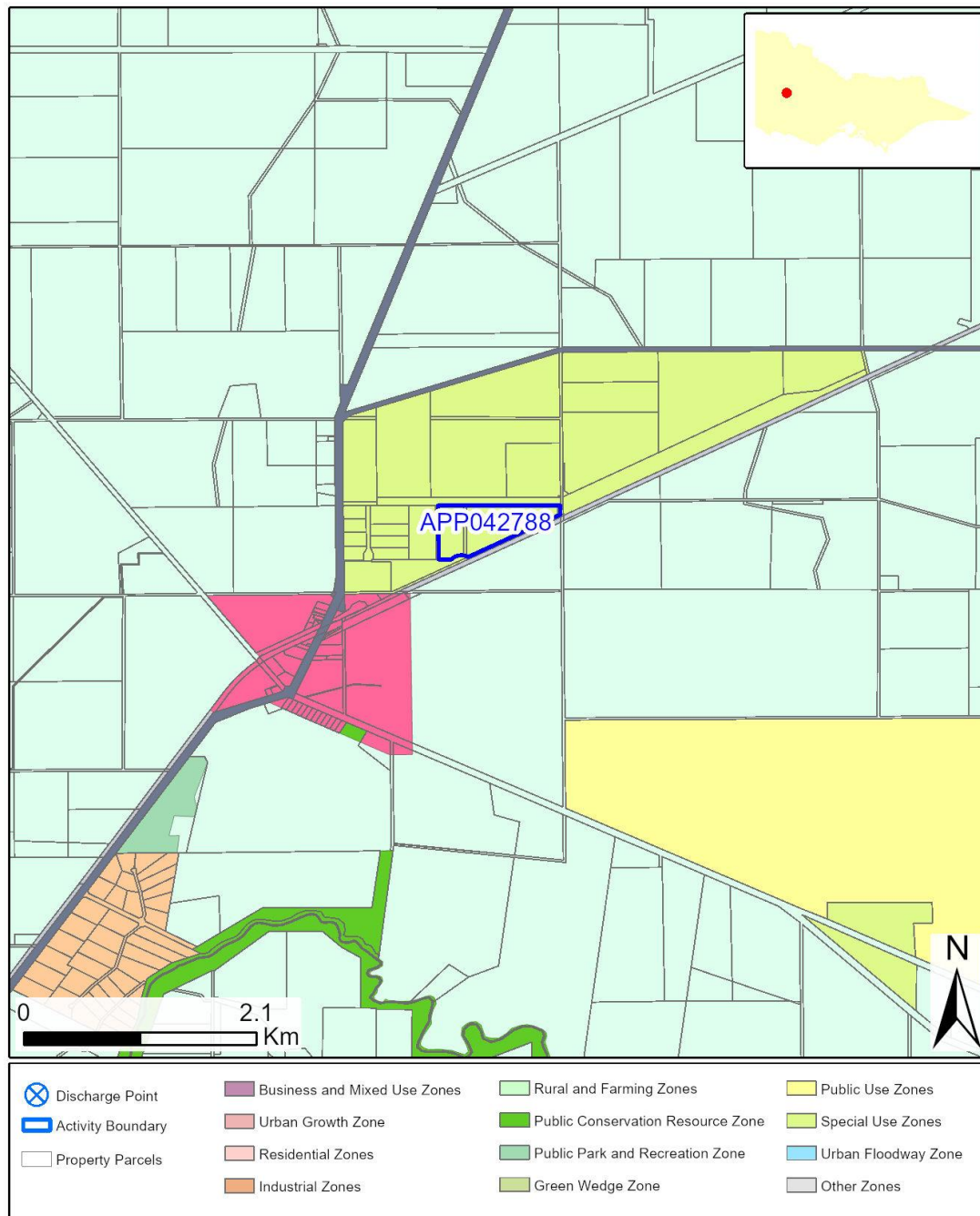
DL_W02	You must notify the Authority in writing when the development activity authorised by this permission has commenced.
DL_W05	<p>You must install the following plant or equipment with the following specifications:</p> <ol style="list-style-type: none">1) Latest design of boilers that comply with the European Directive for medium combustion plants (2015/2193)2) A packaged aerobic sewage treatment plant capable of treating ~12kL/day of sewage to minimum Class B recycled water quality.3) Biofilters in accordance with EPA Publication 1880: Biofilter design and maintenance.4) Ventilation and dryer exhaust stacks from the process building must be at least 3 m taller than any other obstruction within 20 m achieving an exit velocity of at least 10 m/s.
DL_W09	You must install all exhaust stacks so that provisions for sampling are included in accordance with "A Guide to the Sampling and Analysis of Air Emissions and Air Quality" (EPA Publication 440.1, released December 2002).
DL_W13	During construction, you must ensure that all activities are carried out in accordance with a Construction Environmental Management Plan that incorporates recommendations from the ecology report by Biosis Pty Ltd (item (q) of condition DL_G02).

Development licence

Environment Protection Act 2017

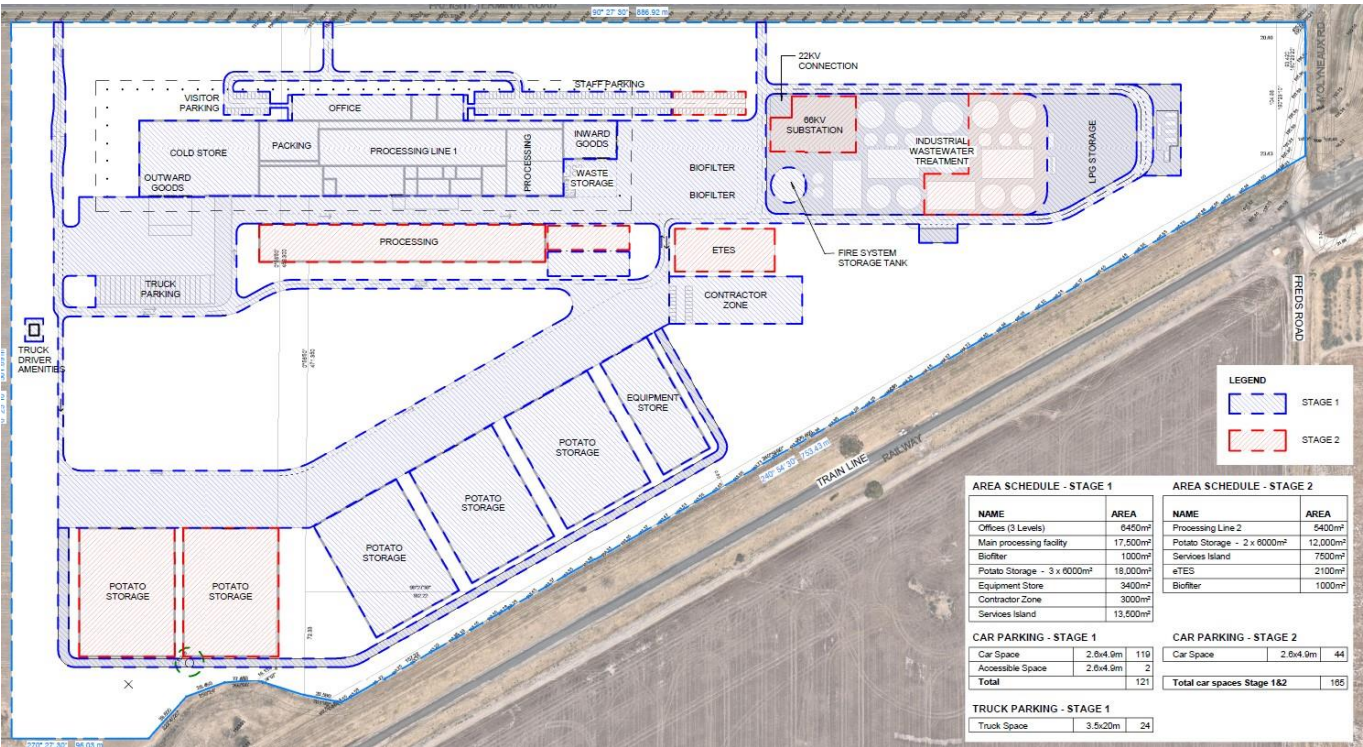
Appendices

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.

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.