

Development licence

Environment Protection Act 2017

Licence number	DL000300086
Issue date	11 June 2026
Last amended	-
Expiry date	30 June 2028
Licence holder	JBS PORK AUSTRALIA PTY LTD
ACN	004892835
Activity site(s)	52-58 Pipe Road, Laverton North, Victoria, 3026
Prescribed permission activities	D02 (Rendering)

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)

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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).

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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.

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- 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.

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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

Plans, maps and diagrams

Before relying on the information in the plans, maps and diagrams included in the Appendices of this statutory document, carefully evaluate the accuracy, currency, completeness and relevance. Obtain appropriate professional advice before using this information.

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Conditions

General conditions

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> <ol style="list-style-type: none">1) APP048479 - Application Details2) 35233 Laverton North PRF - DL Application_final_collated3) RFI007697 responses <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 the proposed rendering plant as per the Application APP048479 and RFI006929.</p> <p>At least 30 business days before the commencement of any installation of equipment, you must provide to the Authority report(s) and/or plan(s) that include(s): An Acoustic Performance Plan that includes but is not limited to:</p> <ol style="list-style-type: none">a) the acoustic performance of the equipment selected to be installed;b) specifications for the condenser variable speed drive and the reduction in noise to be achieved by reducing the fan speed;c) the final noise mitigation measures to be implemented at source, and their itemised acoustic performance, including controls to mitigate low frequency noise; andd) an assessment conducted in accordance with the Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues (Noise Protocol, publication 1826) and consistent with the provisions of the Technical guide: Measuring and analysing industry noise and music noise (publication 1997), that must demonstrate that the contribution of the project to the noise at noise sensitive areas (particularly R6) will not exceed the noise limits calculated in accordance with Part I of the Noise Protocol minus five decibels (5 dB) during the evening and night periods.
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> <ol style="list-style-type: none">(a) on the issue or amendment of an operating licence or permit relating to all activities

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- 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.
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DL_G07

- You must:
- (a) develop and maintain a decommissioning plan that is in accordance with the 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 [placeholder1] 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

DL_C02

- You must immediately notify the Authority by calling 1300 EPA VIC (1300 372 842) in the event of:
- 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; or
 - c) Any breach of the licence.
-

DL_C05

1. You must develop a risk management and monitoring program for your activities which:
 - (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:
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- (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:
1) Results of the commissioning monitoring program as required under condition DL_R01.

Specific conditions

At least 30 business days before the commencement of any commissioning, you must provide to the Authority a commissioning monitoring report(s) and/or plan(s) with a detailed commissioning timeline and performance objectives that include(s):

1) A bio filter operation, management and monitoring plan in accordance with EPA Publication 1880 which includes but is not limited to:

- a) management and monitoring protocols for temperature, relative humidity, back pressure, residence time and airflow volumes;
- b) bio filter media management and monitoring protocols; and
- c) bio filter media preventative maintenance schedule.

2) An odour monitoring program that includes odour surveillance conducted by an independent person(s), in accordance with EPA Publication 1881 Guidance for field odour surveillance and include:

- a) level 3 risk assessment.
- b) a site-specific Odour Management Plan (OMP) that includes, but is not limited to:
 - i. identification of key odour sources and associated risks;
 - ii. functional description of the rendering operation and odour emissions;
 - iii. the OCS operation and maintenance protocols;
 - iv. trigger action response plan under both normal and upset scenarios;
 - v. management and control measures to attenuate odour;
 - vi. monitoring protocols; and
 - vii. staff training and awareness programs.

c) procedures for addressing the odour source if a complaint is verified, including consideration of any mitigation measures or operational changes that might be required.

3) A detailed noise management plan to determine plant performance in accordance with the application APP048479 and the Acoustic Performance Plan required by condition DL_G03 that includes a measurement program to ensure acoustic objectives of the project, including low frequency noise, are satisfied at the onset of operation.

4) An updated Groundwater Monitoring and Sampling Plan in accordance with EPA

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publication 669.1 which includes but is not limited to:

- a) monitoring frequency, analytes and the additional locations to be sampled; and
- b) triggers, contingency measures, and remedial actions should contamination be detected.

5) A contingency plan for storage and handling of raw materials during any plant shutdown and/or breakdown.

6) A surface water management plan that documents considerations to the environmental values in the Environmental Reference Standards (ERS) and includes:

- a) surface water monitoring frequency, analytes; and
- b) the maintenance schedules of stormwater controls and equipment.

7) A Process Safety Risk Assessment (PSRA) and Emergency Management Plan (EMP) prepared by a suitably qualified person(s), which includes but is not limited to:

- a) identification of possible process safety/fire hazards, scenarios and their potential causes at the premises;
- b) assessment of the risks to human health and the environment from the identified hazards;
- c) identification of adequate controls measures including the implementation of controls to minimise the risk of harm from hazards, the PSRA must include a risk ranking before and after the implementation of controls;
- d) verification of the implementation of controls measures for their effectiveness, and actions to improve the premises fire/ emergency risk management; and
- e) the EMP must be informed by the outcomes of PSRA.

8) Items (1) to (7) above must be incorporated into the site Risk Management and Monitoring Program (as referred to in condition DL_C05) where applicable.

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_W13

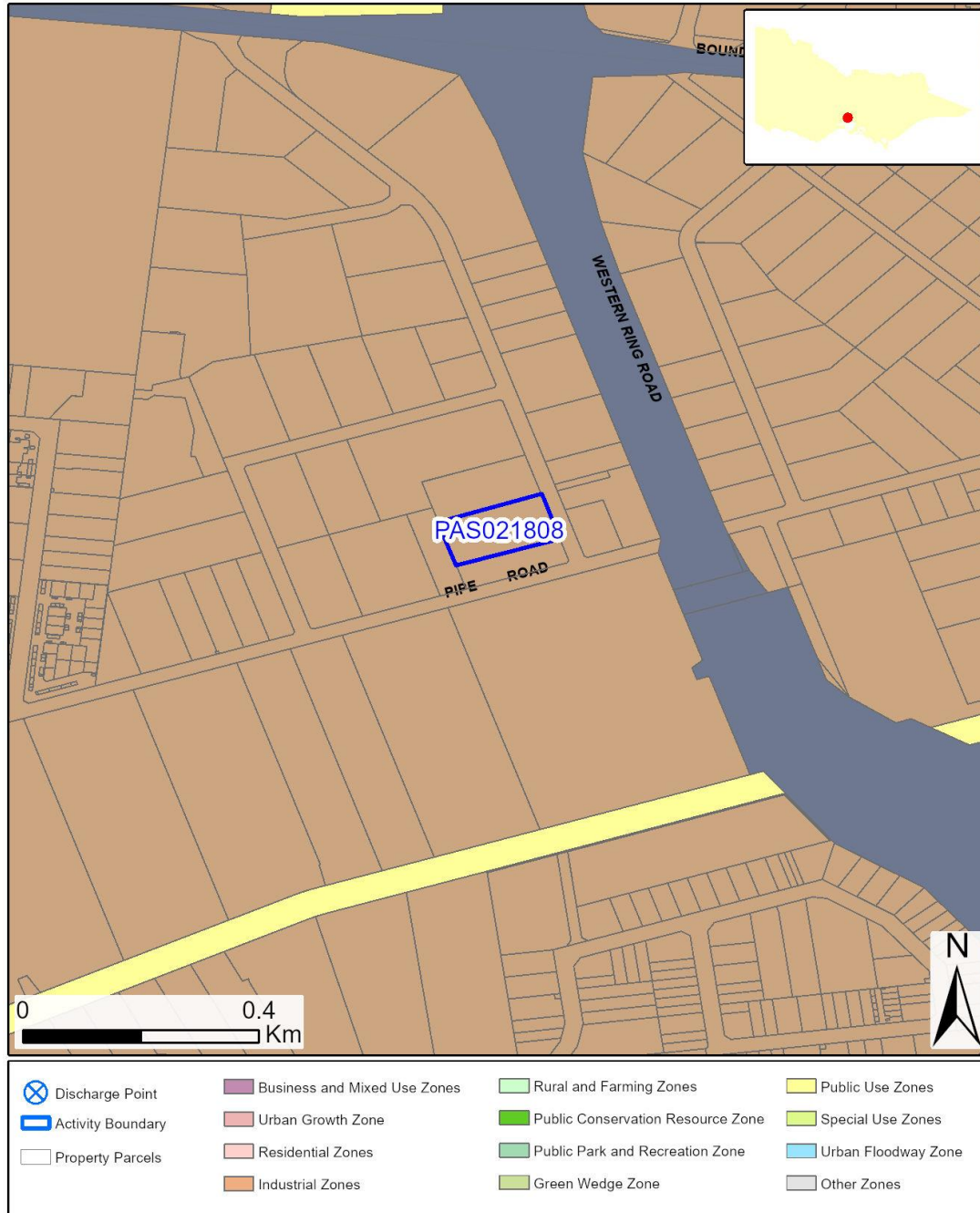
During construction, you must ensure that all activities are carried out in accordance with the Construction Environmental Management Plan submitted to EPA as part of part of RFI007697 response.

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Appendices

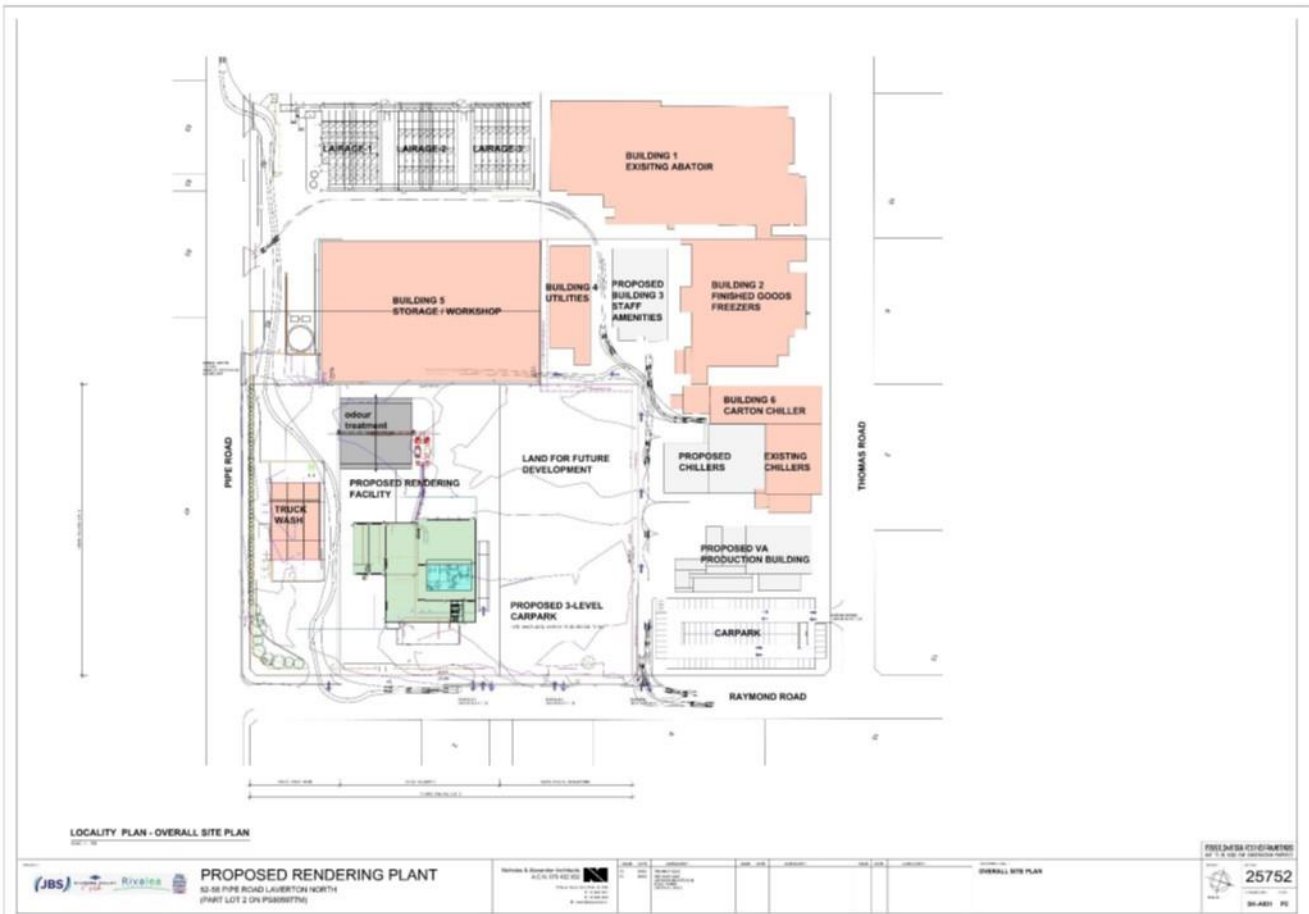
Appendix 1 – locality plan



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Appendix 2 – activity plan



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Appendix 3 – contour plan

There is no contour plan for this licence.

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Appendix 4 – waste acceptance table

There is no waste acceptance for this licence.

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Appendix 5 – air discharge table

There are no air discharge points for this licence.

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Appendix 6 – water discharge table

There are no water discharge points for this licence.

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Appendix 7 – landfill cells

There are no landfill cells for this licence.