



Works Approval

Environmental Protection Act 1986, Part V

Works Approval Holder: Paradise Beef Pty Ltd

Works Approval Number: W5125/2012/1

Registered office: 5135 Silipo Road
DONNYBROOK WA 6239

ACN: 137 869 259

Premises address: Paradise Beef Cattle Feedlot
5135 Silipo Road
PAYNEDALE WA 6239
Being Lot 2413 on Plan 131325, as depicted in Schedule 1

Issue date: Thursday, 12 April 2012

Commencement date: Monday, 16 April 2012

Expiry date: Sunday, 15 April 2018

The following category 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
1	Cattle feedlot: premises on which the watering and feeding of cattle occurs, being premises – (a) situated less than 100 m from a watercourse; and on which the number of cattle per hectare exceeds 50.	500 animals or more	2,600 animals

Conditions

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

Date signed: 31 March 2016

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Ed Schuller
A/Director Licensing and Approvals
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
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 W5125/2012/1 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 Requirements¹

Document	Parts	Date of Document
Works Approval Application Form	All	6 December 2011
Works Approval Application for Paradise Beef, Donnybrook, prepared by the Department of Agriculture and Food WA	All, including Drawings and Appendices	October 2011

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:

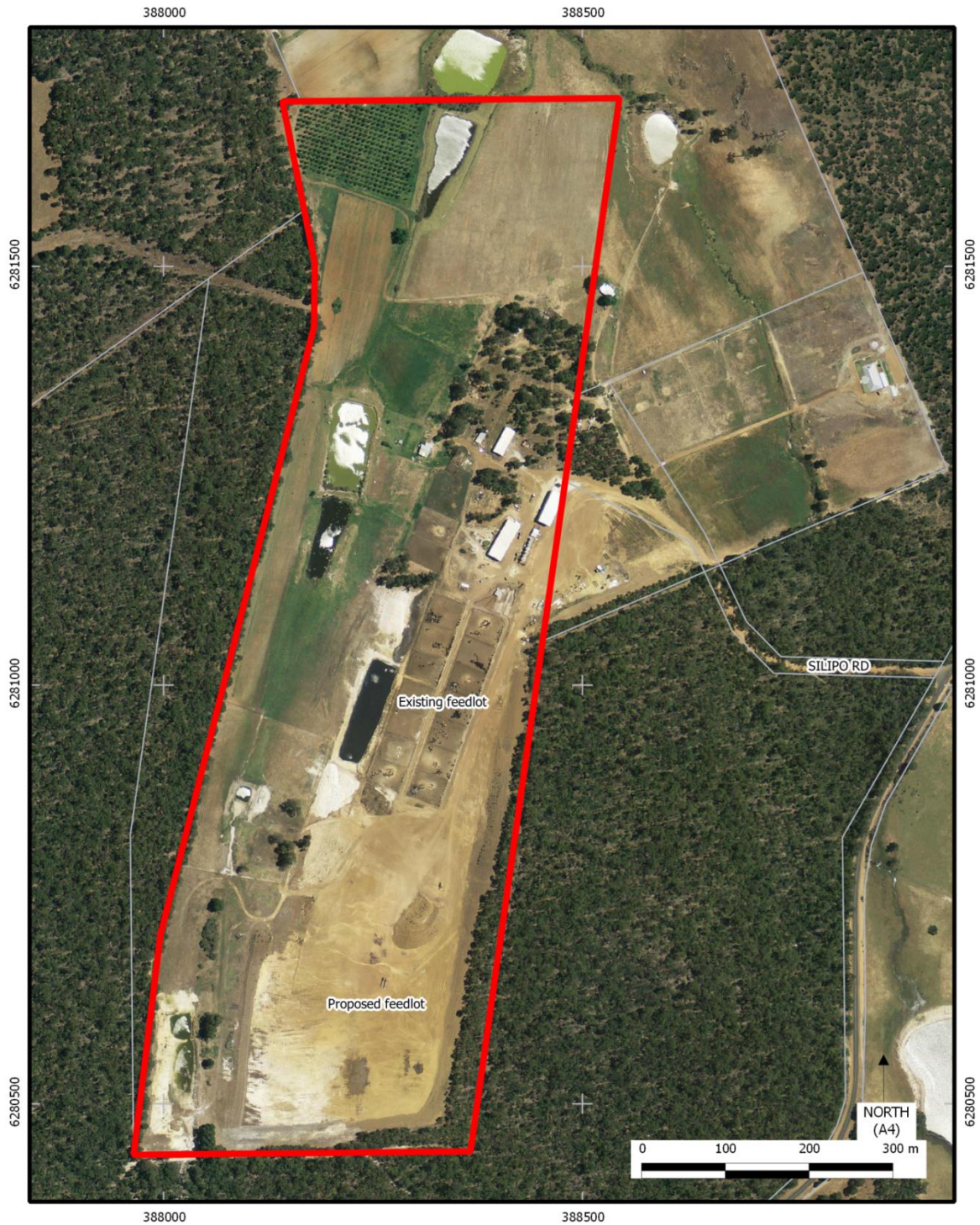
- (a) certify that the works were constructed in accordance with the conditions of the works approval; and
- (b) be signed by a person authorised to represent the Works Approval Holder and contain the printed name and position of that person within the company.



Schedule 1: Maps

Premises map

The Premises is shown in the map below. The red line depicts the Premises boundary.





Decision Document

Environmental Protection Act 1986, Part V

Proponent: Paradise Beef Pty Ltd

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Decision

Based on the assessment detailed in this document the Department of Environment Regulation (DER) has decided to issue an amended works approval. DER considers that in reaching this decision, it has taken into account all relevant considerations and legal requirements and that the Works Approval and its conditions will ensure that an appropriate level of environmental protection is provided.

Decision Document prepared by: Terrel MacGregor
Licensing Officer

Decision Document authorised by: Jonathan Bailes
Delegated Officer



Contents

1	Purpose of this Document	2
2	Administrative summary	2
3	Executive summary of proposal and assessment	3
4	Decision table	4
5	Advertisement and consultation table	5
6	Risk Assessment	5

1 Purpose of this Document

This decision document explains how DER has assessed and determined the application 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 type="checkbox"/> New Licence <input type="checkbox"/> Licence amendment <input type="checkbox"/> Works Approval amendment <input checked="" type="checkbox"/>	
Activities that cause the premises to become prescribed premises	Category number(s)	Assessed design capacity
	1	2,600 animals
Application verified	Date: N/A	
Application fee paid	Date: N/A	
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		
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 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 and assessment

Paradise Beef Pty Ltd operates a beef cattle feedlot under Licence L8473/2010/1. The feedlot was established in 2010 with a capacity of 1,400 animals.

This works approval (W5125/2012/1) was issued in April 2012 for an extension of the existing infrastructure, to increase the design capacity to 2,600 animals. This amendment relates to an extension of the expiry date of this works approval, as works have not yet commenced and will not be completed prior to the current expiry.

As part of this amendment, the works approval has been updated to the current DER works approval format.



4 Decision table

All applications are assessed in line with the *Environmental Protection Act 1986*, the *Environmental Protection Regulations 1987* and DER's Operational Procedure on Assessing Emissions and Discharges from Prescribed Premises. Where other references have been used in making the decision they are detailed in the decision document.

DECISION TABLE			
Works Approval / Licence section	Condition number W = Works Approval L = Licence	Justification (including risk description & decision methodology where relevant)	Reference documents
Definitions	N/A	Definitions of 'environmentally hazardous materials', 'dangerous goods', and 'code of practice for the storage and handling of dangerous goods' have been removed in accordance with the current DER works approval template. It is the works approval holder's responsibility to ensure that they comply with legislative requirements for the storage and handling of environmentally hazardous materials.	General provisions of the <i>Environmental Protection Act 1986</i>
General conditions	L2-4	All 'no condition' conditions for point source emissions, monitoring and improvements have been removed from the works approval in accordance with administrative changes implemented within the Department of Environment Regulation.	www.der.wa.gov.au
Licence Duration	N/A	The licence duration has been extended by two years. The extension of the expiry date to 15 April 2018 will allow sufficient time for the work to be completed as per the original application. DER has considered if the risk profile of the premises has changed since the works approval was originally granted. No changes have occurred and, therefore, no reassessment of emissions and discharges has been carried out.	N/A



5 Advertisement and consultation table

Date	Event	Comments received/Notes	How comments were taken into consideration
10/03/2016	Proponent sent a copy of draft instrument	No comments received	N/A

6 Risk Assessment

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