

WORKS APPROVAL

RLX INVESTMENT CO PTY LTD

Holder of

Works Approval: 128950

Issued: 12/08/2016

Last Amended: 14/06/2018

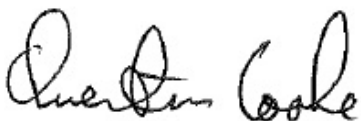
ACN: 129 963 971

Registered Address: 38 71 EAGLE ST
BRISBANE QLD 4000

Premises Address: 22-76 VICTORIA ST
MINERS REST VIC 3352

Scheduled Categories: B02 Livestock Saleyard

Description: To construct a saleyard with an annual designed throughput of 1.6 million sheep and 70,000 cattle and associated plant and equipment.



QUENTIN COOKE
Team Leader
Development Assessments
Delegate of the Environment Protection Authority

PREAMBLE

Works Approvals

Who we are: The Environment Protection Authority (“EPA”) is an independent statutory authority established under the *Environment Protection Act 1970* (“the Act”). Our purpose is to protect and improve our environment by preventing harm to the environment and human health.

Why we issue works approvals: EPA is responsible for preventing or controlling pollution (including noise) and improving the quality of the environment. This responsibility includes regulating activities that may present a danger to the environment. One of the tools available to EPA is issuing works approvals for scheduled premises to prevent or minimise risk to the environment.

Section 19A of the Act requires the occupier of a “scheduled premises” to obtain works approval to construct or install plant and equipment in order to discharge, handle, treat or dispose of waste to the environment. These types of premises are defined in the *Environment Protection (Scheduled Premises and Exemptions) Regulations 2017* (“the Regulations”).

When we issue works approvals: EPA will issue a works approval when satisfied that an applicant has put in place measures to protect the environment. Works approvals allow construction of works to occur and set control measures to minimise a site’s environmental risk. EPA can amend a works approval in response to changes in standards and site activities. Works approval holders must submit reports if required by a condition of the approval.

Works Approval information and obligations

For the purposes of this works approval “You” means the works approval holder identified on the first page of this works approval at the “premises” identified on the first page and represented in Schedule 1.

If you object to any of the works approval conditions, you may have the decision reviewed by applying in writing to the Registrar, Planning and Environment Division, Victorian Civil and Administrative Tribunal (“VCAT”), 7th Floor, 55 King Street, Melbourne within 21 days of the date of issue. An application fee may be applicable when lodging an appeal with VCAT. Contact VCAT on (03) 9628 9777 for further details on fees associated with an appeal. A copy of the appeal should also be forwarded to the Manager, Development Assessments Unit, Environment Protection Authority, GPO Box 4395, Melbourne, 3001, within 7 days of lodgement of the appeal.

Interested (third) parties may also appeal against the works approval within 21 days of the date of issue. The Tribunal will notify you if such appeals are received. If an appeal is lodged, you must not go ahead with the works until the appeal is resolved.

Compliance: You must comply at all times with the Act and all policies and regulations administered by EPA. Strict penalties apply for non-compliance with any part of your works approval.

Works Approval structure

Structure: Your works approval has multiple parts:

- Works conditions - setting out requirements for construction or installation;
- Schedule 1A - locality plan of your premises;
- Schedule 1B - plan of premises (provided by you).

Some types of works approvals also contain Schedule 1C - final landfill contour plan.

CONDITIONS

General Conditions

- WA_G2 The works must be constructed in accordance with the application accepted on 16 January 2016, as augmented or amended by additional information dated 30 March 2016, 29 June 2016, 1, 12, 13, 25 and 29 July 2016, 5, 8 and 9 August 2016, 26 February 2018, 6 April 2018, and 2 and 18 May 2018 ("the application") except that, in the event of any inconsistency arising between the application and the conditions of this approval, the conditions of this approval shall apply.
- WA_G3 This approval will not take effect until any permit which is required under the Planning and Environment Act 1987 has been issued by the Responsible Planning Authority.
- WA_G4 This approval expires: (a) on the issue or amendment of a licence relating to all works covered by this approval; (b) when EPA advises in writing that all works covered by this approval have been satisfactorily completed and no licence is required; or c) two years from the date of issue unless the works have been commenced by that date to the satisfaction of EPA.

Works Conditions

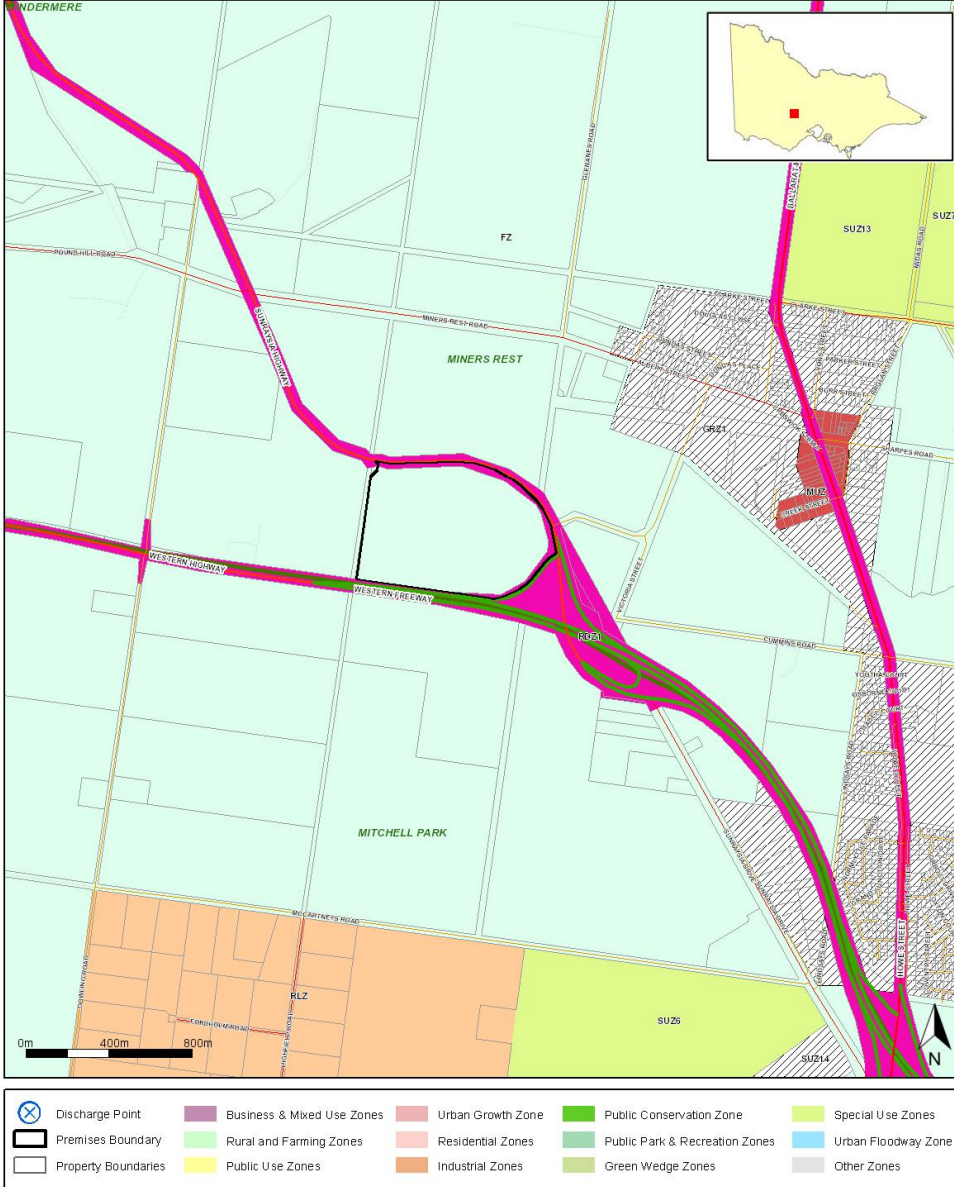
- WA_W1.1 Before commencing construction of the following components of the works, you must provide to EPA a report or reports with the plans and specifications of those components, including details of:
- 1) Final design of the entire wastewater treatment plant, including the confirmed design for liner and solid treatment process for the facultative ponds.
 - 2) Wastewater disposal and wetland water discharge contingency plan during the commissioning and the infrastructure design and installation if necessary.
 - 3) Screen planting proposal for dust control.
 - 4) Wetland final design.
 - 5) Q-fever contingency plan.
 - 6) Construction management plan to manage noise, stormwater and dust.
- The above information 1) -5) must be submitted at least six weeks prior to the commencement of the construction.
- Please note that this condition is referred to as WA_W1 in the following conditions WA_W2 and WA_W3.
- WA_W10 You must install a device capable of activating an alarm that warns the operator whenever there is a fault with the wastewater treatment system (i.e. pump, aerator water level).
- WA_W16 During construction, stormwater discharged from the premises must not be contaminated with waste.
- WA_W2 You must not commence construction of those parts of the works for which reports are required by condition WA_W1 until written EPA approval of those reports has been received.

- WA_W3 Where any reports specified in condition WA_W1 and approved by EPA differ from the application, the works must be constructed in accordance with those approved reports.
- WA_W4 You must notify EPA when the construction of the works covered by this approval has been commenced.
- WA_W5 You must notify EPA when the construction of the works covered by this approval has been completed.
- WA_W7 You must not commission or operate the works without the written approval of EPA.
- WA_W8.1 You must install:
- 1) Dust control measures (i.e screen planting) and monitoring stations.
 - 2) HDPE or clay liners with permeability of less than 1×10^{-9} m/s.
 - 3) Weather station for wind and rain.

Reporting Conditions

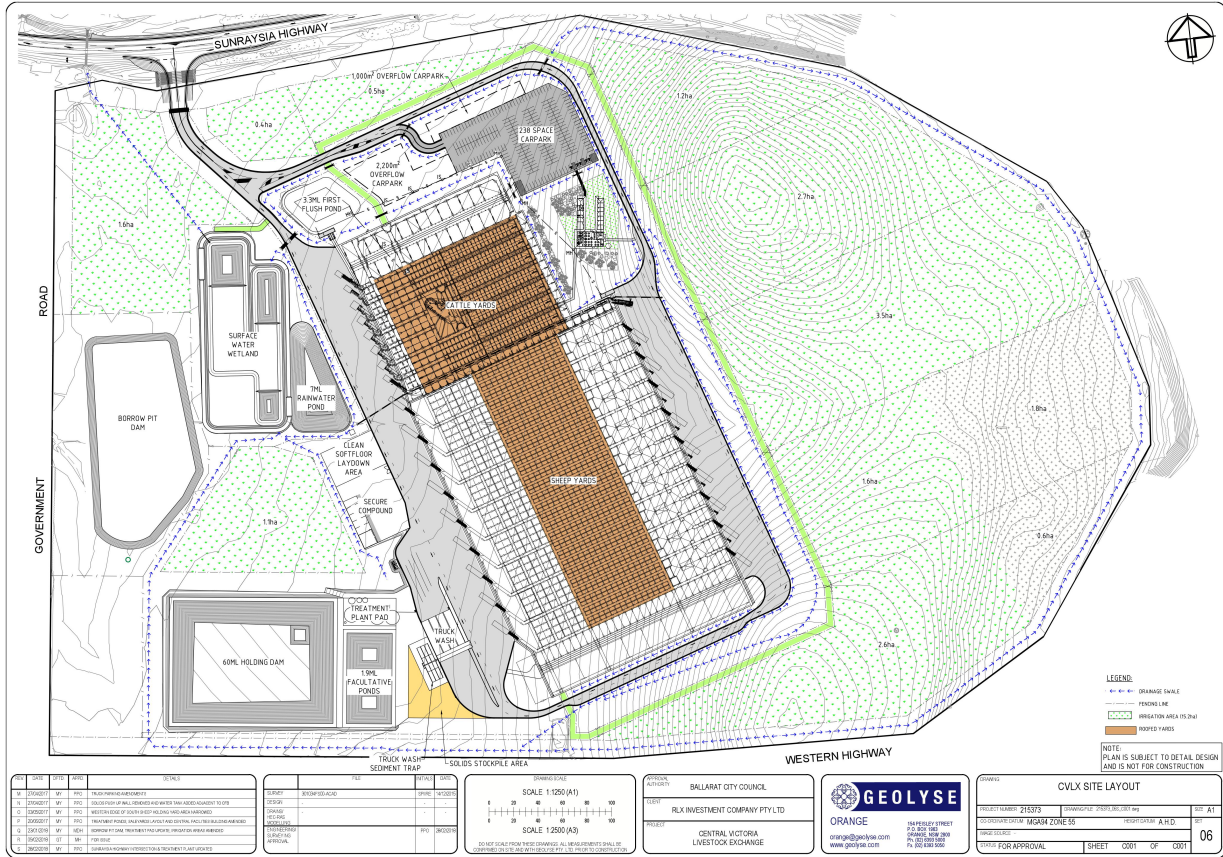
- WA_R1.1 At least three months before the commencement of any commissioning, you must provide EPA with a report that includes:
- 1) Permeability test results for the liner of treatment lagoons where appropriate.
 - 2) Commissioning plan which must include the monitoring program for:
 - a) noise
 - b) odour emission rates for cattle and sheep stock yards to confirm the assumptions used in the odour assessment report
 - c) ambient dust (PM10 and particles) around the boundary
 - d) wetland water quality monitoring at both the inlet and outlet to confirm meeting criteria specified in table 3.2 of the Stormwater Management Plan, dated May 2016
 - e) wastewater treatment system and effluent reuse, including soil and crop yield.
 - 3) Environmental improvement plan (EIP) for environmental management of on-going operation of the facility in accordance with EPA's publication 739 Guidelines for the Preparation of Environment Improvement Plans. The EIP must include, but not be limited to:
 - a) effluent reuse scheme management plan with reference to EPA publication 464.2 Guidelines for Environmental Management – Use of Reclaimed Water
 - b) the establishment of a community liaison committee (CLC)
 - c) noise management plan which includes detailed on-going routine noise monitoring to check compliance, as well as procedures for compliance review and triggers for further noise control measures
 - d) dust management plan, including on-going dust monitoring for PM10 and particles to check compliance, as well as procedures for compliance review and triggers for further control measures
 - e) solid waste management.

SCHEDULE 1A - LOCALITY PLAN



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SCHEDULE 1B - PREMISES PLAN



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