

Job Ref: 9675  
15 December 2023

Shire of Capel  
PO BOX 369  
CAPEL WA 6271

**Attention: Ms Tanya Gillett – Director Infrastructure and Development**

Dear Tanya

**Development Application – Interim Wastewater Infrastructure (DA1)  
Boyanup Saleyards, Salter Road, Boyanup**

Rowe Group acts on behalf Elders Rural Services Limited and Nutrien Ag Solutions Limited, the lease holders of the Boyanup Cattle Saleyards (the 'Saleyards'). The Saleyards are operated by the Western Australia Livestock Salesmen's Association ('WALSA') and have been established since 1961.

For the purpose of this application, the 'subject site' includes:

- ▲ Lots 202 and 203 (No. 31) Salter Road, Boyanup;
- ▲ A portion of the adjacent railway reserve;
- ▲ An unmade portion of the Salter Road reserve, and
- ▲ Lot 146 (No. 22) Salter Road, Boyanup. The proposed works/use of Lot 146 associated with the application are limited to the installation and operation of a groundwater bore. Lot 146 is owned in freehold by Elders Rural Services Limited and Nutrien Ag Solutions Limited.

We have been instructed to prepare and lodge a Development Application ('Application') for the construction of interim wastewater infrastructure to support the existing use of the subject site.

To allow for this Application to progress, please find enclosed the following:

- ▲ A copy of the current Certificates of Title;
- ▲ A copy of the Interim Wastewater Infrastructure development plans; and
- ▲ A copy of the supporting technical documentation.



Level 3  
369 Newcastle Street  
Northbridge 6003  
Western Australia  
  
p: 08 9221 1991  
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info@rowegroup.com.au  
rowegroup.com.au



## Site Location

The subject site is located in the municipality of the Shire of Capel ('Shire') within the Boyanup townsite, west of the Boyanup town centre.

The subject site is generally bound by an unused rail corridor to the north and east and an unmade road reserve to the west.

Refer **Figure 1 – Regional Location** and **Figure 2 – Local Context**.

Lots 202 and 203, are legally described as:

- ▲ Reserve 27193, Lot 202 on Deposited Plan 169731 Crown Land Title Volume LR3005 Folio 162; and
- ▲ Reserve 27194, Lot 203 on Deposited Plan 169731 Crown Land Title Volume LR3005 Folio 163.

Lot 146 is a Multi Title lot and is legally described as:

- ▲ Lot 146 on Deposited Plan 159608 Certificate of Title Certificate of Title Volume 397 Folio 33A;
- ▲ Lot 146 on Deposited Plan 159608 Certificate of Title Certificate of Title Volume 1449 Folio 441; and
- ▲ Lot 146 on Deposited Plan 159608 Certificate of Title Certificate of Title Volume 1449 Folio 442.

Refer **Attachment 1 – Certificates of Title**.

Lots 202 and 203 are reserved under Management Order to the Shire, reserving Lot 202 for the purpose of 'Stock Saleyards' and Lot 203 for the purpose of 'Stock Saleyards and Parking'. The lots are subject to a Lease between the Shire of Capel (the Lessor) and Nutrien Ag Solutions Ltd and Elders Rural Services Australia Ltd ('the Lessees'). The land is currently leased until December 2042.

### Railway Reserve

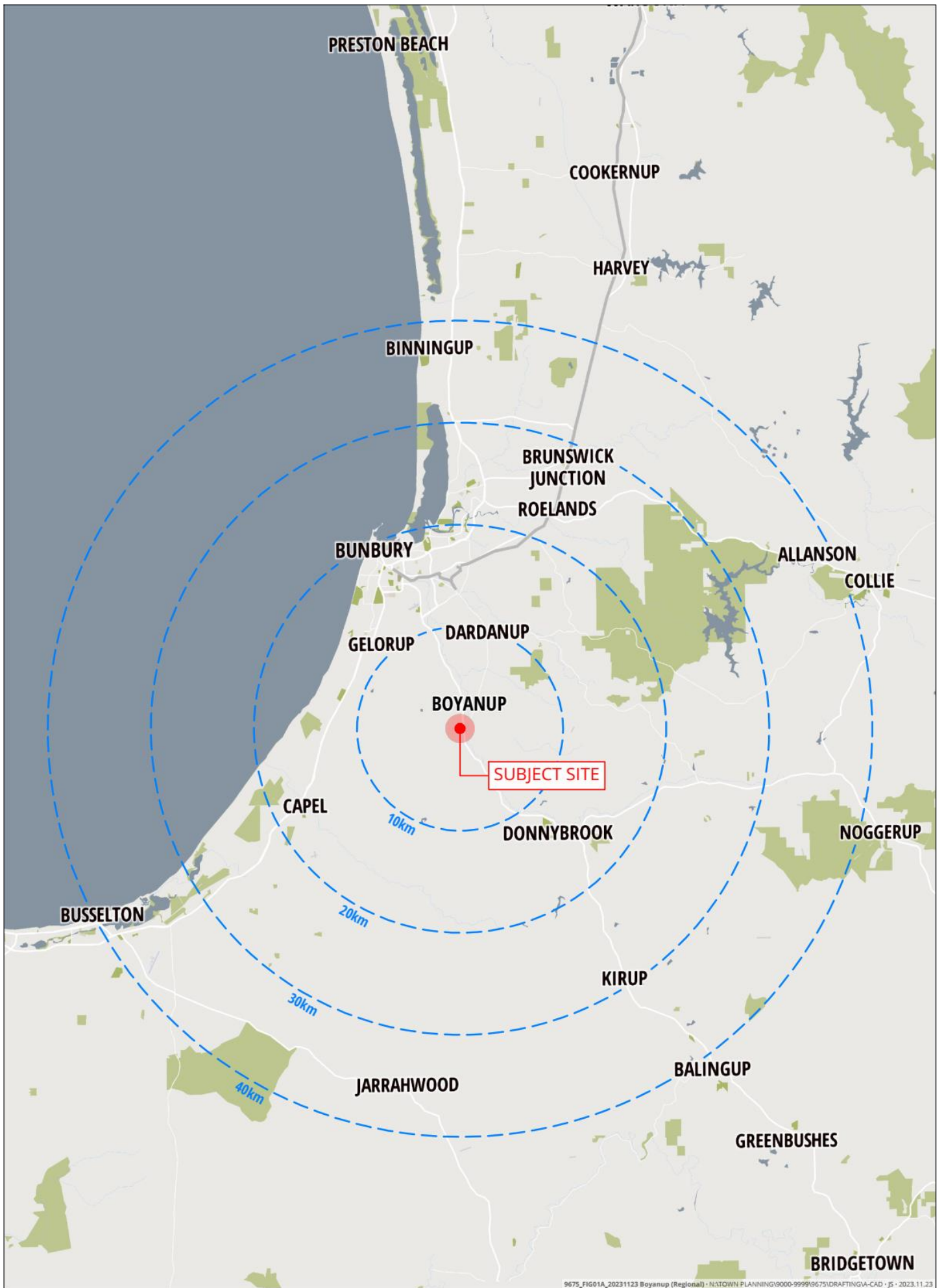
The subject site includes a portion of unused rail reserve to the east which is subject to a Lease between the Public Transport Authority ('PTA') and the Lessees, known as Lease Area L2992. The PTA land is currently leased until May 2028.

### Salter Road Closure

The subject site also includes an unmade portion of the Salter Road reserve. At the Ordinary Council Meeting held on 31 August 2022, Council granted approval for the temporary closure of an unmade portion of Salter Road for the term of the Saleyard Lease (until 2042). Amongst other matters, the temporary road closure will enable WALSA to implement the required safety controls to manage internal traffic and parking in accordance with the requirements of the Lease.

The existing use of the subject site is illustrated on the Site Plan prepared as part of the application.

Refer **Figure 3 – Site Plan**.



9675\_FIG01A\_20231123 Boyanup (Regional) - N:\TOWN PLANNING\9000-9999\9675\DRAWING\VA-CAD - JS - 2023.11.23

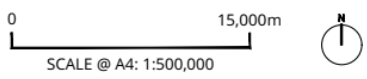
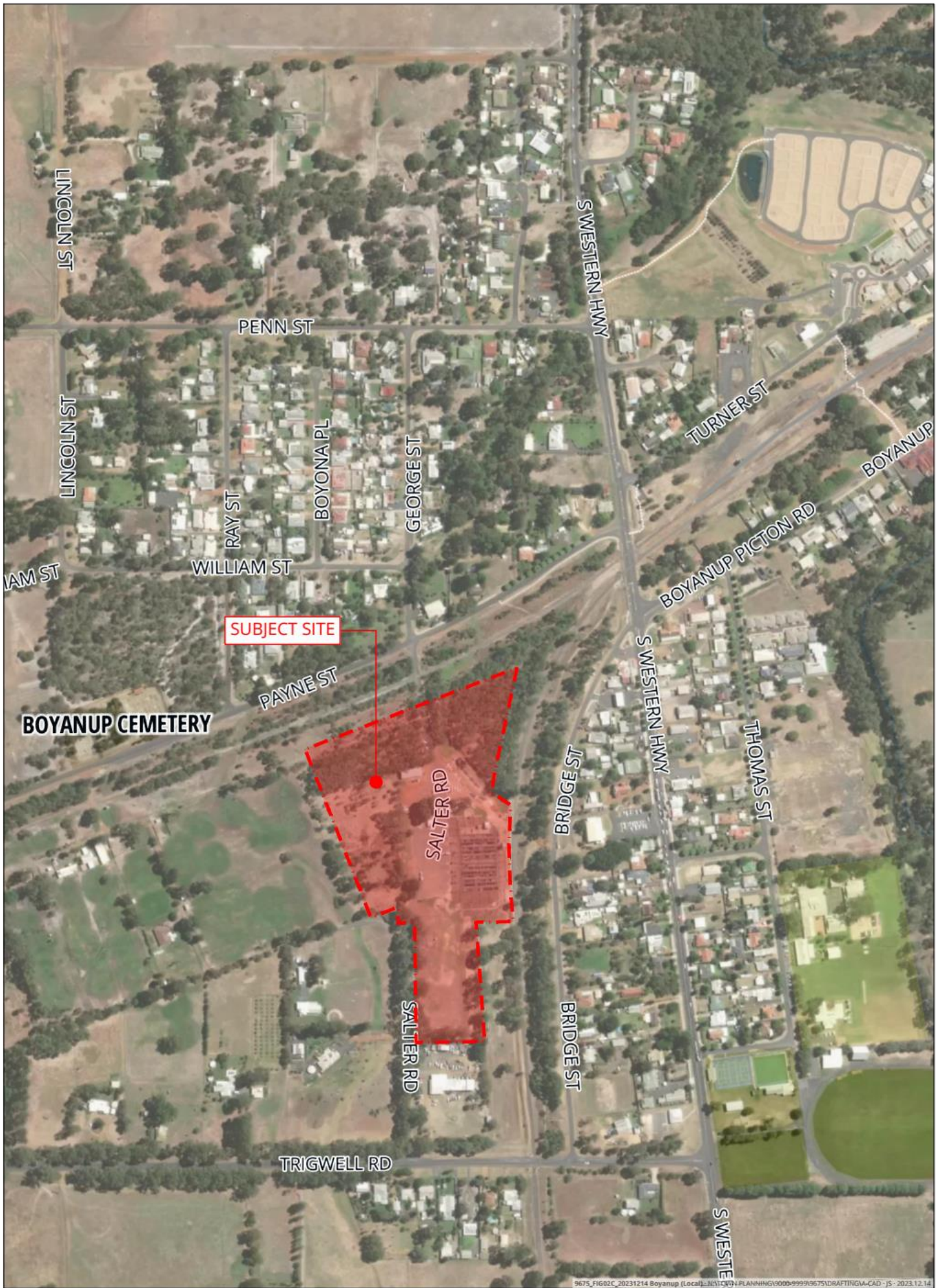


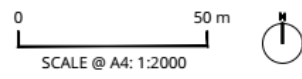
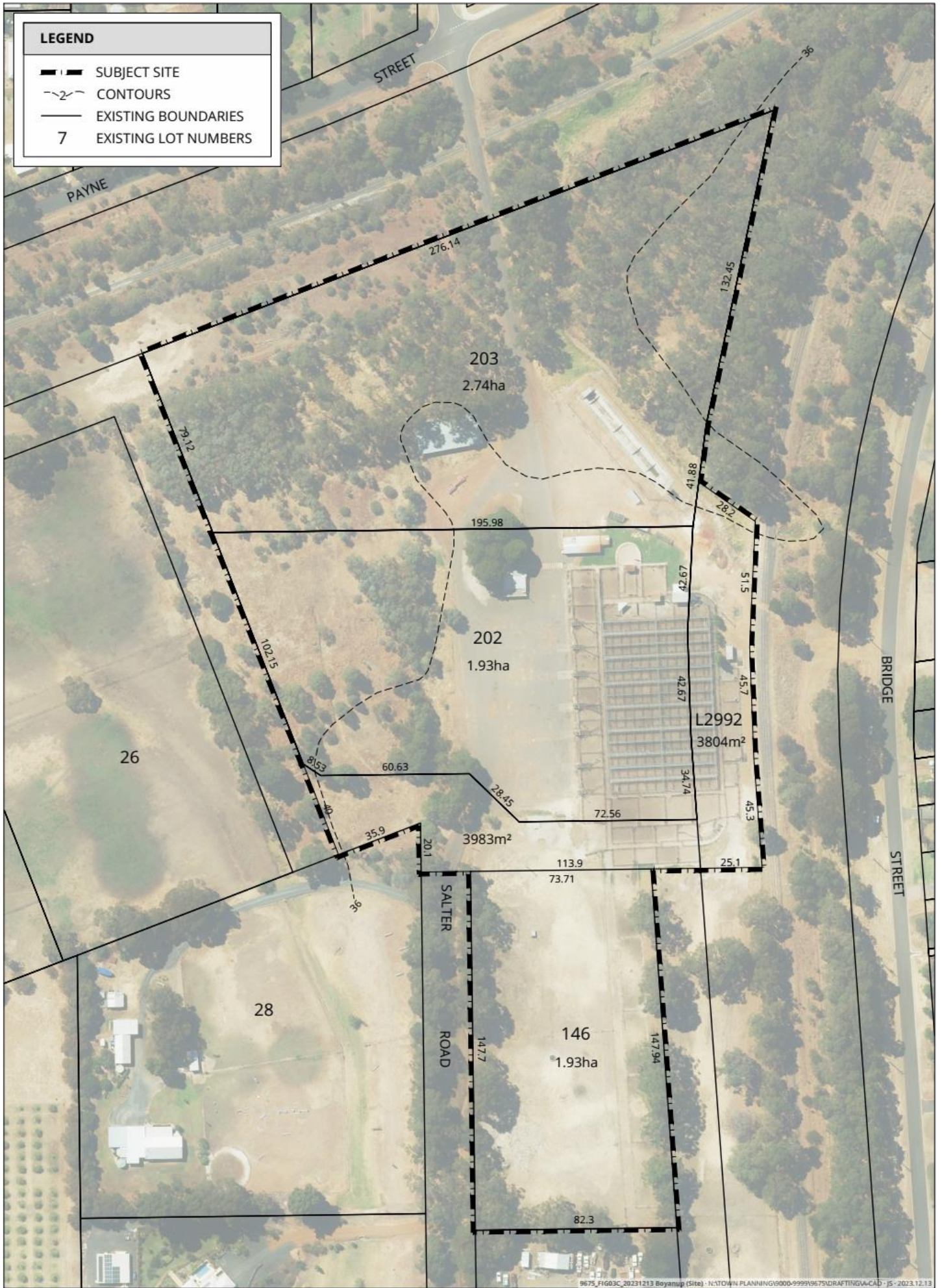
FIGURE 1  
REGIONAL LOCATION



9675\_FIG02C\_20231214 Boyanup (Local)...PLANNING\9000-9999\9675\DRAWING\CAD - JS - 2023.12.14



FIGURE 2  
LOCAL CONTEXT



**FIGURE 3**  
**SITE PLAN**



### **Proposed Interim Wastewater Infrastructure (DA1)**

The proposed development will involve the installation of a 300,000L rainwater buffer tank (primarily within Lease Area L2992), installation of a new bore (on Lot 146), associated pipework and concrete bunding for the purpose of achieving improved wastewater management in accordance with the Department of Water and Environmental Regulation ('DWER') License L9123/2018/2.

#### **Refer Attachment 2 – Interim Water Buffer Tank Development Plans.**

The proposed development will allow the wastewater generated at the Saleyards to be directed to a specially designed filtration and separation system. The catchment areas encompass the existing saleyards and the sedimentation system ('SST'). Each catchment is enclosed by bunding to mitigate inflow from the surrounding overland flow path, adhering to the requirements outlined in the Licence conditions for a Controlled Drainage Area.

The wastewater will be collected in the existing eastward sumps and will be transported via gravity to the storage system through piping calibrated for a 1 in 5-year (5-minute duration) storm event.

The stormwater collection system diverts dirty water during saleyard washdowns, directing the runoff to the existing SST basin, functioning as an effluent collection system. At other times, following the decontamination of the saleyard floor through appropriate wash-down practices, stormwater is manually diverted to the buffer tank. After confirmation that the water is an acceptable quality, the stormwater is released in a controlled manner into the existing swale drain to the northeast of the site.

Further supporting documentation has been prepared by SLR Consulting including a Site Based Management Plan.

#### **Refer Attachment 3 – Interim Wastewater Treatment Design Supporting Documentation.**

### **Department of Water and Environmental Regulation License (L9123/2018/2)**

The *Environmental Protection Act 1986* ('EP Act') is the primary legislation for the prevention, control and reduction of pollution and environmental harm, which is regulated by various governing authorities. The DWER is responsible under Part V Division 3 of the EP Act for granting works approvals and licensing prescribed premises.

Under Schedule 1 of the *Environmental Protection Regulations 1987*, the existing Boyanup Cattle Saleyard is a Category 55 prescribed premises of a 'Livestock saleyard or holding pens' and is currently subject to DWER License L9123/2018/2.

In this regard, environmental management aspects associated with the DWER license L9123/2018/2, are dealt with under the EP Act and managed by the DWER, who have been actively involved during the preparation of this Application.



## **Town Planning Considerations**

### Greater Bunbury Region Scheme

Under the provisions of the Greater Bunbury Region Scheme ('GBRS'), Lots 202 and 203, Lot 146 and the unmade portion of Salter Road are zoned 'Urban'. The railway corridor land L2992 is reserved as 'Railways'.

Given the Saleyards have existed and operated on the subject site for many years, the works proposed by this application are considered to be consistent with the zoning and reservation of the land under the GBRS.

Refer **Figure 4 – Greater Bunbury Region Scheme Zoning**.

### Shire of Capel Local Planning Scheme No. 8 - Zoning

Under the provisions of the Shire of Capel Local Planning Scheme No. 8 ('LPS 8'), Lots 202 and 203 are reserved for 'Public Purposes'. The LPS 8 'Public Purposes' reserve is consistent with R27193 and R27194 which provides for the land use of 'Stock Saleyard' consistent with the Management Order and existing Lease with the Shire.

Lot 146 is zoned 'Residential' under LPS 8. Notwithstanding the Residential zoning of Lot 146, the proposed works are minor in nature and ancillary to the existing Saleyards development and will not result in any change of land use. In any event, it is intended that the proposed works will improve the operation and management of the existing Saleyards.

### Shire of Capel Local Planning Scheme No. 8 - Special Control Areas

The subject site is identified within 'Special Control Area 1 ('SCA 1') – Development Area' and 'Special Control Area 4 ('SCA 4') – Transport Corridor'. Under LPS 8, the purpose of 'SCA 1 – Development Area' is:

*To designate areas requiring further investigations and structure, activity centre and/or local development planning in relation to issues such as environmental and natural resource values, natural hazards, land use options, infrastructure servicing requirements, transportation infrastructure needs, landscaping and/or urban design.*

The SCA 1 application area extends across the land bound by the unused railway reserve and Trigwell Road forming a potential precinct adjacent the Boyanup town centre within which further detailed planning maybe undertaken.

This notwithstanding, the proposed development is ancillary to the existing development on the subject site and is not considered to compromise the intent of SCA 1.

Under LPS 8, the purpose of 'SCA 4 – Transport Corridor' is:

*To protect the function and safety of the key travel routes within the Scheme area, along with the amenity and visual character of adjacent land and to ensure that the requirements of State Planning Policy 5.4 – Road and Rail Noise are satisfied by all proposed development and land use.*



The SCA 4 application area borders the existing unused railway and provides a buffer area to indicate land impacted by transport noise from the potential use of railway. In accordance with *State Planning Policy 5.4. – Road and Rail Noise* ('SPP 5.4'), the provisions of SPP 5. 4 apply to sensitive land uses (such as residential and education) located within the buffer areas of transport corridors.

In this regard, the Saleyards is not considered a sensitive land use and therefore is considered exempt from the provisions of SPP 5.4 and SCA 4.

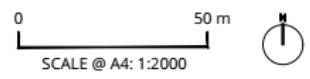
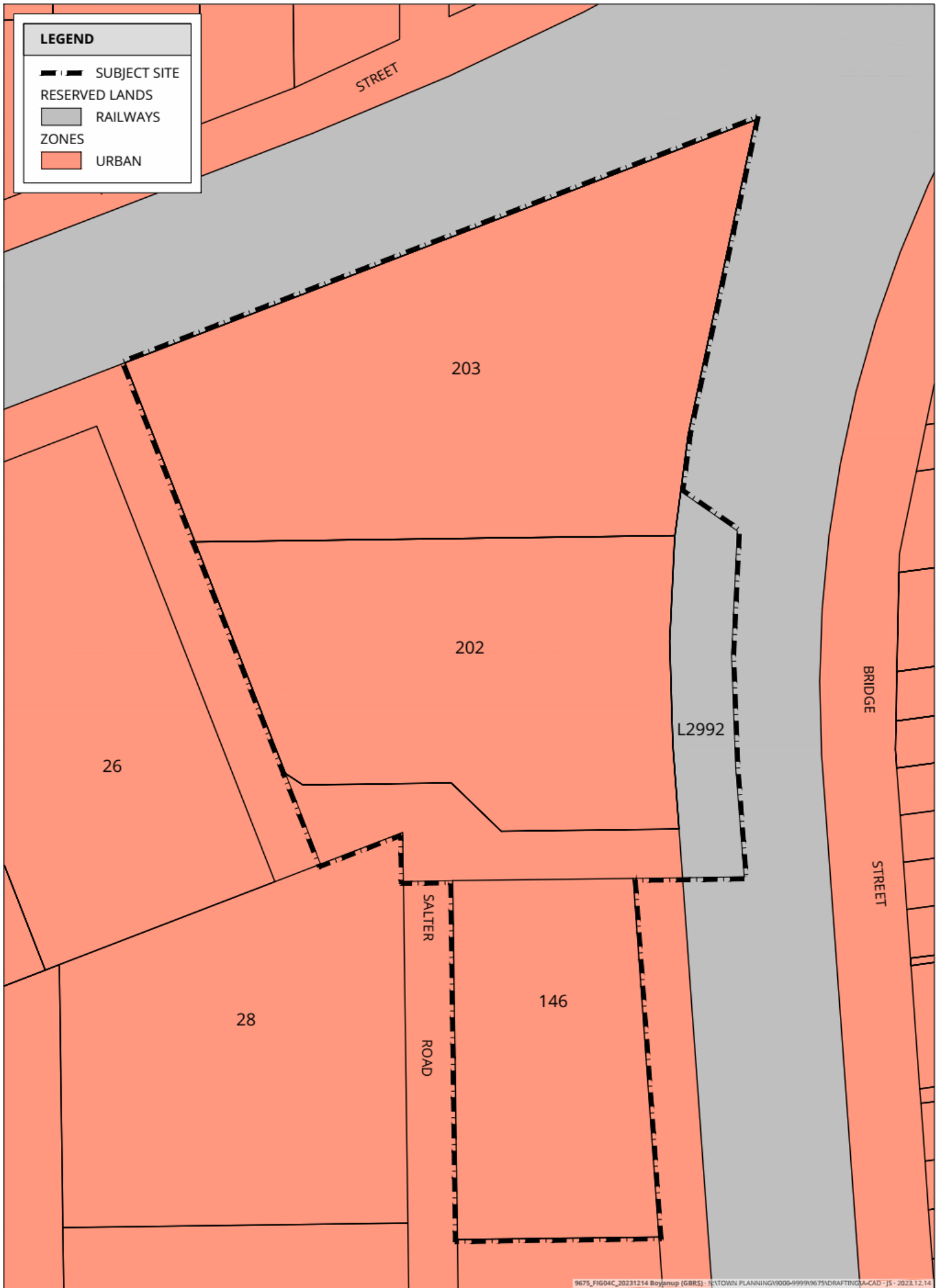
Refer **Figure 5 – Shire of Capel Local Planning Scheme No. 8 Zoning.**

State Planning Policy 3.7 – Bushfire Prone Planning

*State Planning Policy 3.7 – Planning in Bushfire Prone Areas* ('SPP 3.7') guides the implementation of effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on life, property and infrastructure. SPP 3.7 is applicable to the proposed development as a large portion of the subject site is identified as being bushfire prone land, designated by the Department of Fire and Emergency Services ('DFES').

In accordance with the provisions of SPP 3.7 (Clause 6.5) and accompanying *Guidelines for Planning in Bushfire Prone Areas* (Clause 2.6), the proposed interim wastewater infrastructure would be an ancillary development which will not intensify the existing land use and is therefore considered exempt from the provisions of SPP 3.7.





**FIGURE 4**  
GREATER BUNBURY REGION SCHEME MAPPING

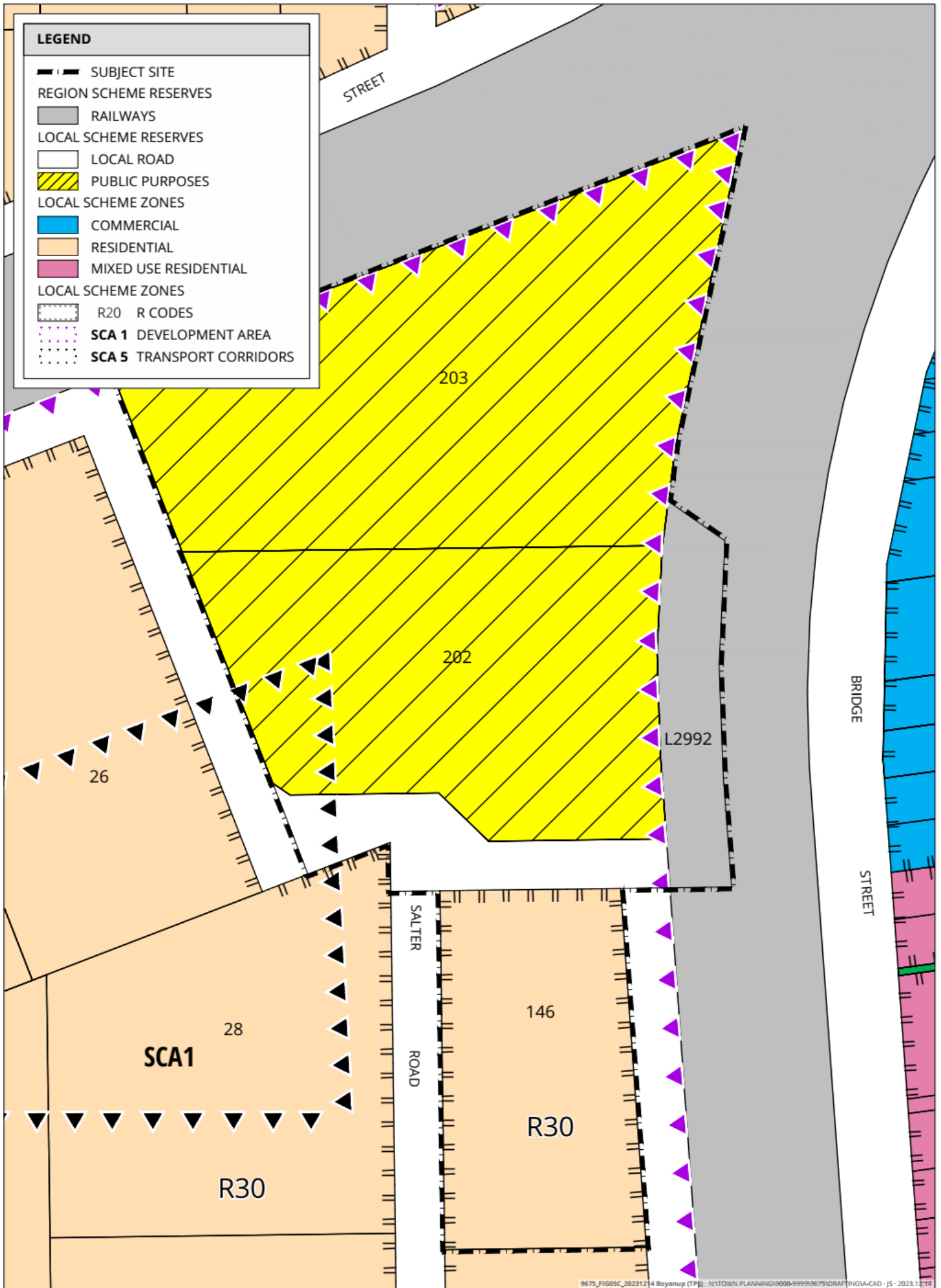


FIGURE 5  
SHIRE OF CAPEL LOCAL PLANNING SCHEME No.8 ZONING



## Summary

The Application (DA1) seeks approval for the provision of interim wastewater infrastructure at the Boyanup Cattle Saleyards.

The proposed development is consistent with the intended land uses outlined in Leases with the Shire and PTA Lease Area L2992 and is consistent with the provisions of the DWER license (L9123/2018/2). This Application is also consistent with the applicable State and local statutory planning framework.

The proposed development represents works that are ancillary to the existing, long established land use that will improve the continued operation of the Saleyards.

In view of this, we respectfully request the Shire grant development approval at its earliest convenience.

Should you require any further information or clarification in relation to this matter, please contact David Maiorana on 9221 1991.

Yours faithfully,

**David Maiorana**

Rowe Group



# Attachment One

Certificates of Title

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**LR3005 162**

RECORD OF QUALIFIED CERTIFICATE  
OF  
CROWN LAND TITLE  
UNDER THE TRANSFER OF LAND ACT 1893  
AND THE LAND ADMINISTRATION ACT 1997

The undermentioned land is Crown land in the name of the STATE OF WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 202 ON DEPOSITED PLAN 169731

**STATUS ORDER AND PRIMARY INTEREST HOLDER:  
(FIRST SCHEDULE)**

**STATUS ORDER/INTEREST:** RESERVE UNDER MANAGEMENT ORDER

**PRIMARY INTEREST HOLDER:** SHIRE OF CAPEL

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:  
(SECOND SCHEDULE)**

1. RESERVE 27193 FOR THE PURPOSE OF STOCK SALE YARDS MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED. WITH POWER TO LEASE FOR ANY TERM NOT EXCEEDING 21 YEARS.
2. N800700 CAVEAT BY ELDERS RURAL SERVICES AUSTRALIA LIMITED, LANDMARK OPERATIONS LIMITED LODGED 3/1/2018.
3. P475837 LEASE TO ELDERS RURAL SERVICES AUSTRALIA LIMITED OF LEVEL 10 GRENFELL STREET ADELAIDE SA 5000, NUTRIEN AG SOLUTIONS LIMITED OF LEVEL 10 737 BOURKE STREET DOCKLAND VIC 3008, AS TENANTS IN COMMON IN EQUAL SHARES EXPIRES: SEE LEASE. REGISTERED 9/3/2023.

- Warning:
- (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.
  - (2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.
  - (3) The interests etc. shown hereon may have a different priority than shown.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP169731

END OF PAGE 1 - CONTINUED OVER

ORIGINAL CERTIFICATE OF CROWN LAND TITLE  
QUALIFIED

REGISTER NUMBER: 202/DP169731

VOLUME/FOLIO: LR3005-162

PAGE 2

PREVIOUS TITLE:

LR3005-162

PROPERTY STREET ADDRESS:

31 SALTER RD, BOYANUP.

LOCAL GOVERNMENT AUTHORITY:

SHIRE OF CAPEL

RESPONSIBLE AGENCY:

DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)

NOTE 1: K813660 CORRESPONDENCE FILE 02823-1988-01RO

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**LR3005 163**

RECORD OF QUALIFIED CERTIFICATE  
OF  
CROWN LAND TITLE  
UNDER THE TRANSFER OF LAND ACT 1893  
AND THE LAND ADMINISTRATION ACT 1997

The undermentioned land is Crown land in the name of the STATE OF WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 203 ON DEPOSITED PLAN 169731

**STATUS ORDER AND PRIMARY INTEREST HOLDER:  
(FIRST SCHEDULE)**

**STATUS ORDER/INTEREST:** RESERVE UNDER MANAGEMENT ORDER

**PRIMARY INTEREST HOLDER:** SHIRE OF CAPEL

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:  
(SECOND SCHEDULE)**

1. RESERVE 27194 FOR THE PURPOSE OF STOCK SALEYARDS & PARKING MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED. WITH POWER TO LEASE FOR ANY TERM NOT EXCEEDING 21 YEARS.
2. N800700 CAVEAT BY ELDERS RURAL SERVICES AUSTRALIA LIMITED, LANDMARK OPERATIONS LIMITED LODGED 3/1/2018.
3. P475837 LEASE TO ELDERS RURAL SERVICES AUSTRALIA LIMITED OF LEVEL 10 GRENFELL STREET ADELAIDE SA 5000, NUTRIEN AG SOLUTIONS LIMITED OF LEVEL 10 737 BOURKE STREET DOCKLAND VIC 3008, AS TENANTS IN COMMON IN EQUAL SHARES EXPIRES: SEE LEASE. REGISTERED 9/3/2023.

- Warning:
- (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.
  - (2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.
  - (3) The interests etc. shown hereon may have a different priority than shown.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

**STATEMENTS:**

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SKETCH OF LAND: DP169731

END OF PAGE 1 - CONTINUED OVER

ORIGINAL CERTIFICATE OF CROWN LAND TITLE  
QUALIFIED

REGISTER NUMBER: 203/DP169731

VOLUME/FOLIO: LR3005-163

PAGE 2

PREVIOUS TITLE:

LR3005-163

PROPERTY STREET ADDRESS:

31 SALTER RD, BOYANUP.

LOCAL GOVERNMENT AUTHORITY:

SHIRE OF CAPEL

RESPONSIBLE AGENCY:

DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)

NOTE 1: K813648 CORRESPONDENCE FILE 02822-1988-01RO



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

397 33A

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**THIS IS A SHARE TITLE**

**LAND DESCRIPTION:**

1/3 UNDIVIDED SHARES OF  
LOT 146 ON DEPOSITED PLAN 159608

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

ELDERS RURAL SERVICES AUSTRALIA LIMITED OF LEVEL 10 80 GRENFELL STREET ADELAIDE SA 5000  
AS SOLE PROPRIETOR OF THE SHARE SHOWN IN THE LAND DESCRIPTION  
(T O112522 ) REGISTERED 19/3/2019

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 397-33A (146/DP159608)  
PREVIOUS TITLE: 1091-517  
PROPERTY STREET ADDRESS: 22 SALTER RD, BOYANUP.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF CAPEL

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**1449 441**

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**THIS IS A SHARE TITLE**

**LAND DESCRIPTION:**

1/3 UNDIVIDED SHARES OF  
LOT 146 ON DEPOSITED PLAN 159608

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

LANDMARK OPERATIONS LTD OF 380 LA TROBE STREET, MELBOURNE, VICTORIA  
AS SOLE PROPRIETOR OF THE SHARE SHOWN IN THE LAND DESCRIPTION

(T N050864 ) REGISTERED 1/7/2015

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 397-33A (146/DP159608)  
PREVIOUS TITLE: 397-33A  
PROPERTY STREET ADDRESS: 22 SALTER RD, BOYANUP.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF CAPEL

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**1449 442**

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

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*BGRoberts*  
REGISTRAR OF TITLES



**THIS IS A SHARE TITLE**

**LAND DESCRIPTION:**

1/3 UNDIVIDED SHARES OF  
LOT 146 ON DEPOSITED PLAN 159608

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

ELDERS RURAL SERVICES AUSTRALIA LIMITED OF LEVEL 10 80 GRENFELL STREET ADELAIDE SA 5000  
AS SOLE PROPRIETOR OF THE SHARE SHOWN IN THE LAND DESCRIPTION

(T O112522 ) REGISTERED 19/3/2019

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.

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SKETCH OF LAND: 397-33A (146/DP159608)  
PREVIOUS TITLE: 397-33A  
PROPERTY STREET ADDRESS: 22 SALTER RD, BOYANUP.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF CAPEL



# Certificate of the Registration of a Company

Corporations Act 2001 Paragraph 1274 (2) (b)

This is to certify that

**WESFARMERS FINANCE LTD**

**Australian Company Number 008 743 217**

is taken to be registered as a company under the Corporations Act 2001 in Western Australia.

On the first day of December 1993 the company changed its name to  
**DALGETY FARMERS LIMITED**

On the fifteenth day of March 1995 the company changed its name to  
**WESFARMERS DALGETY LIMITED**

On the first day of February 2002 the company changed its name to  
**WESFARMERS LANDMARK LIMITED**

On the twenty-ninth day of August 2003 the company changed its name to  
**LANDMARK OPERATIONS LIMITED**

On the second day of March 2020 the company changed its name to  
**NUTRIEN AG SOLUTIONS LIMITED**

The company is **limited by shares**.

The company is a **public** company.

The day of commencement of registration is **the eighteenth day of December 1970**.

Issued by the  
Australian Securities and Investments Commission  
on this twelfth day of January 2023.

Joseph Longo  
Chair

CERTIFICATE



## **Attachment Two**

Interim Wastewater Infrastructure Development Plans

# BOYANUP CATTLE SALE YARDS

## STAGE DA1 INTERIM WASTEWATER



LOCALITY PLAN  
SCALE 1: 2500

DRAWING LIST	
DRAWING No.	DESCRIPTION
680.30164-CI-1000	SITE LOCALITY AND DRAWING LIST
680.30164-CI-1010	WASTEWATER GENERAL ARRANGEMENT PLAN
680.30164-CI-1011	WASHDOWN GENERAL ARRANGEMENT PLAN
680.30164-CI-1030	TYPICAL SECTIONS AND DETAILS
680.30164-CI-1040	SCHEMATIC PIPING AND INSTRUMENTATION DIAGRAM
680.30164-CI-1110	STORMWATER CATCHMENT PLAN

**DRAFT**

PLOT DATE 29-Nov-2023 1:06:44 PM

REVISIONS	DATE	DESCRIPTION	APPROVED
B	29/11/2023	ISSUED FOR DA SUBMISSION	AvN
A	24/08/2023	ISSUED FOR COMMENT	AvN






SCALE 1:2500

THIS DRAWING IS THE PROPERTY OF SLR CONSULTING AUSTRALIA AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE CONSENT OF THE COMPANY.

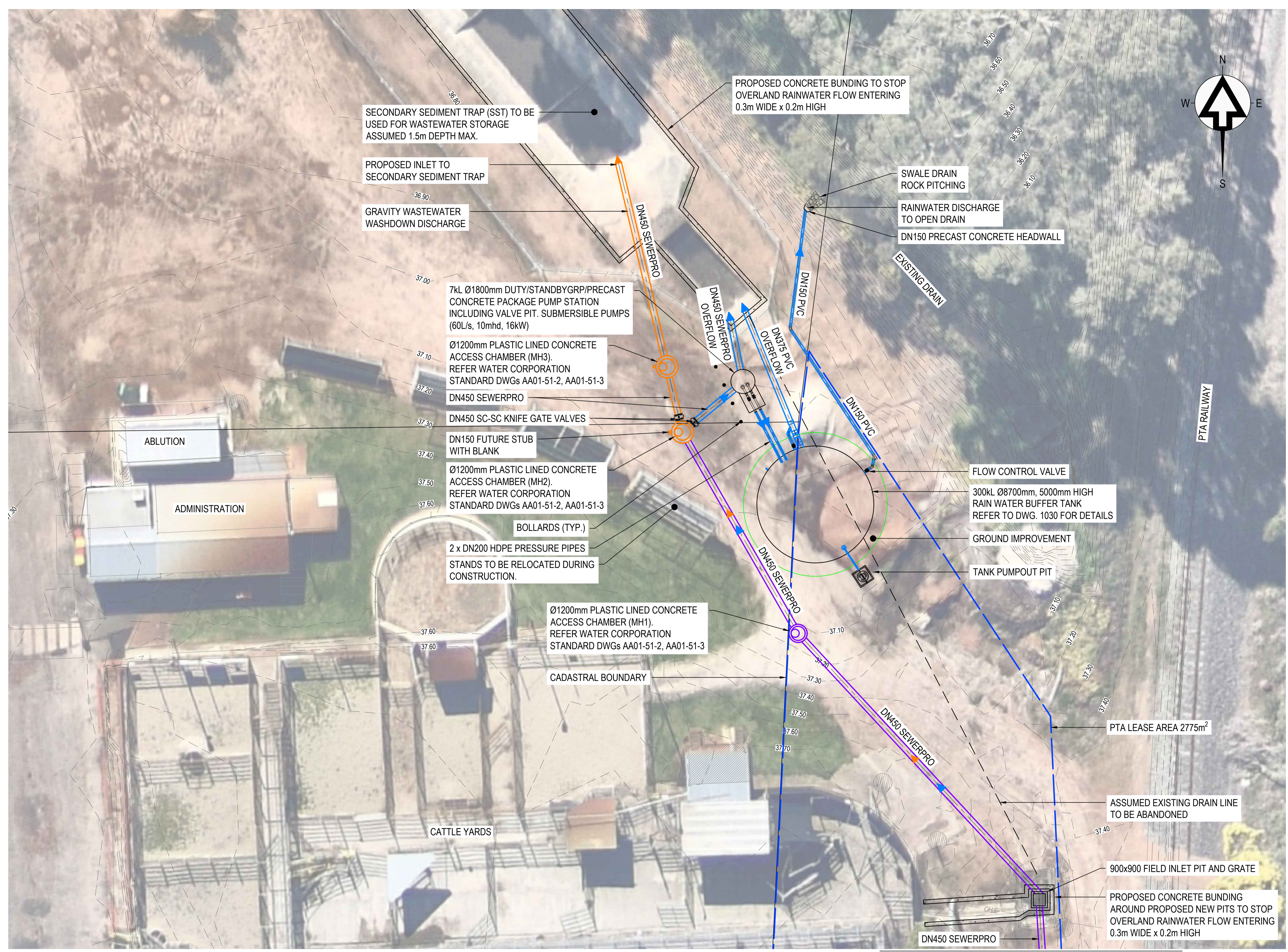
DRAWN:	J.GOREMBALEM	DATE:	24/08/2023
DESIGN:	Z.MORRISON	DATE:	24/08/2023
DWG. CHECK:	Z.MORRISON	DATE:	24/08/2023
DES. CHECK:	A.van NUNEN	DATE:	24/08/2023
RESPONSIBLE PRINCIPAL SIGNATURE:		DATE:	



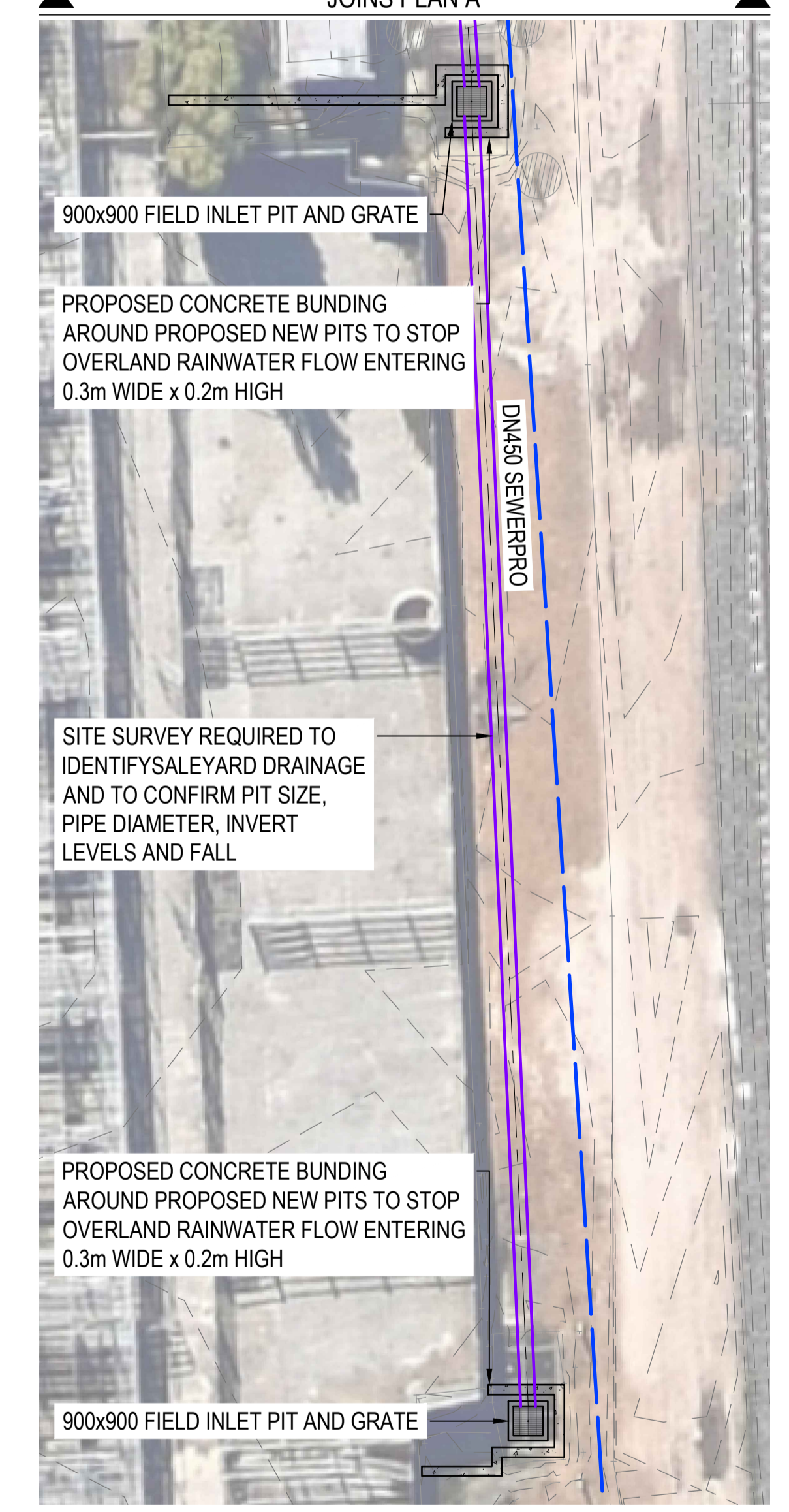
LEVEL 1, 500 HAY STREET  
SUBIACO, PERTH  
WESTERN AUSTRALIA, 6008  
AUSTRALIA  
T: +61 (0)8 9422 5900  
www.slrconsulting.com

THE CONTENT CONTAINED WITHIN THIS DOCUMENT MAY BE BASED ON THIRD PARTY DATA. SLR CONSULTING AUSTRALIA PTY LTD DOES NOT GUARANTEE THE ACCURACY OF ANY SUCH INFORMATION.

CLIENT:		WALSA	
PROJECT:		DRAWING TITLE:	
BOYANUP CATTLE SALE YARDS STAGE DA1 INTERIM WASTEWATER		SITE LOCALITY AND DRAWING LIST	
STATUS:		SCALE:	DRAWING NUMBER:
<b>NOT FOR CONSTRUCTION</b>		1:2500	675.64443-CI-1000
		DATUM:	REVISION:
		GDA2020 Z50	B
			SIZE:
			A1



- NOTES**
- SURVEYOR TO CONFIRM LEVELS OF EXISTING SUMP, SECONDARY SEDIMENT TRAP, SEDIMENT TRAP INLET/OUTLETS, SALEYARD LEVELS AND INTERNAL DRAINAGE.
  - MINIMUM COVER AND LOADING OF PIPE TO BE CONFIRMED.
  - RAINWATER APPROVED DISCHARGE AS PER DRAFT DWER LICENCE L9123/2018/2.
  - ACCESS CHAMBER LIDS CLASS D TRAFFICABLE.
- LEGEND**
- PTA LEASE AREA
  - EXISTING 0.1m GROUND CONTOURS
  - EXISTING RAILWAY
  - EXISTING FENCE
  - EXISTING OVERHEAD POWERLINE
  - EXISTING BOLLARD
  - CADASTRAL BOUNDARY
  - GROUND IMPROVEMENT EXTENTS
  - PROPOSED WASTEWATER INFRASTRUCTURE
  - PROPOSED STORMWATER INFRASTRUCTURE
  - PROPOSED STORMWATER/WASTEWATER INFRASTRUCTURE
  - PROPOSED BUNDING



PLAN A  
SCALE 1:150

JOINS PLAN B

PLAN B  
SCALE 1:150

**DRAFT**

PLOT DATE 29-Nov-2023 1:36:12 PM

REVISIONS	DATE	DESCRIPTION	APPROVED
F	29/11/2023	ISSUED FOR DA SUBMISSION	AvN
E	25/10/2023	MINOR EDITS	AvN
D	20/10/2023	REVISED TANK LOCATION	AvN
C	18/10/2023	CONFIRMED LEASE EXTENSION	AvN
B	29/09/2023	FOR LEASE EXTENSION	AvN
A	24/08/2023	ISSUED FOR COMMENT	AvN

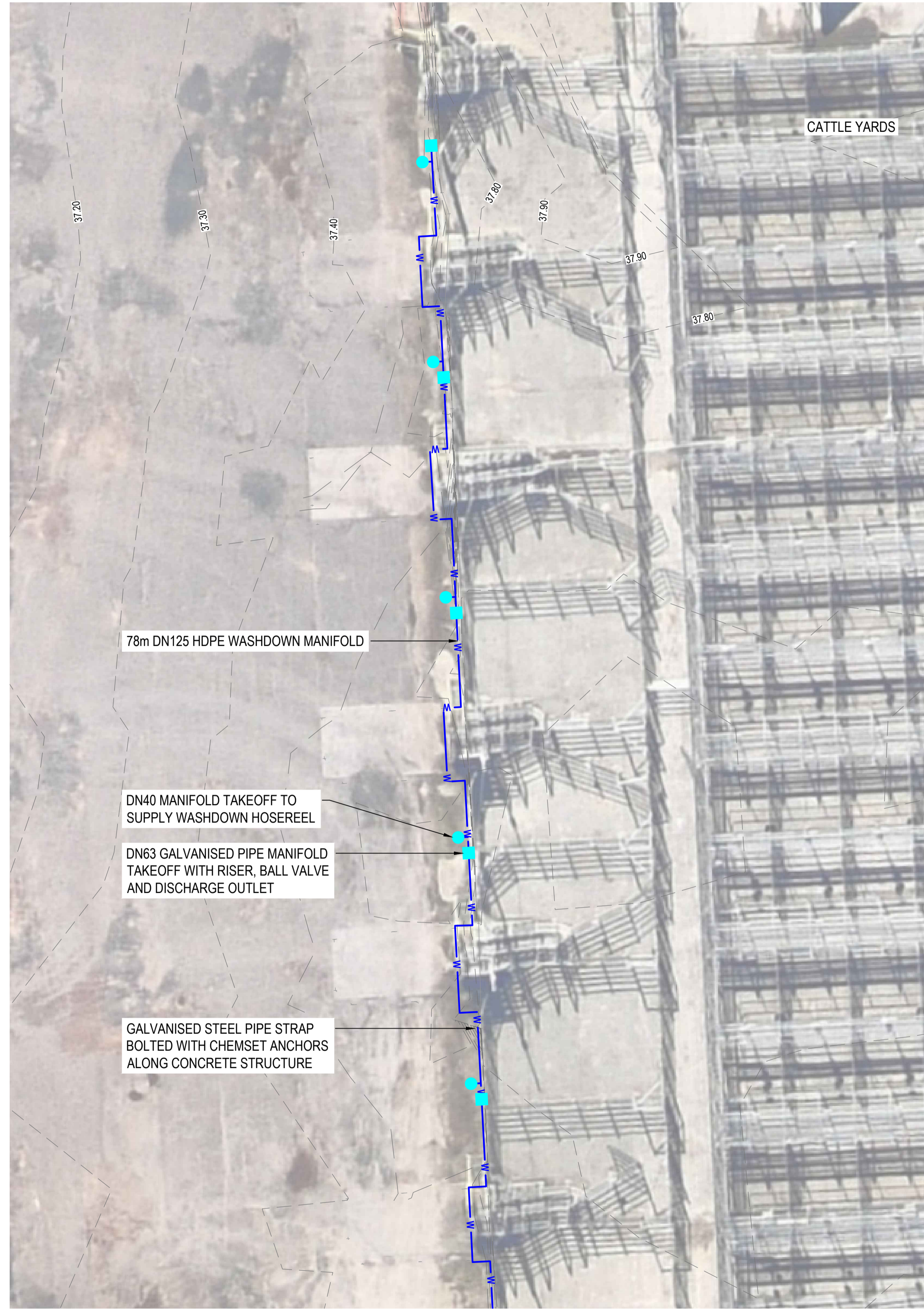
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CLIENT: WALSA	PROJECT: BOYANUP CATTLE SALE YARDS STAGE DA1 INTERIM WASTEWATER	DRAWING TITLE: WASTEWATER GENERAL ARRANGEMENT PLAN	SIZE: A1
STATUS: NOT FOR CONSTRUCTION	SCALE: 1:150	DRAWING NUMBER: 675.64443-CI-1010	REVISION: F
DATUM: GDA2020 Z50			

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JOINS PLAN B  
PLAN A  
SCALE 1:150



PLAN B  
SCALE 1:150

**NOTES**

1. MINIMUM COVER AND LOADING OF PIPE TO BE CONFIRMED.
2. RAINWATER APPROVED DISCHARGE AS PER DRAFT DWER LICENCE L9123/2018/2.
3. BORE LOCATION INDICATIVE, LOCATION TO BE CONFIRMED FOLLOWING DESIGN STAGES.

**LEGEND**

- 37.20 EXISTING 0.1m GROUND CONTOURS
- EXISTING FENCE
- EXISTING OVERHEAD POWERLINE
- EXISTING GATE
- CADASTRAL BOUNDARY
- DN125 HDPE WASHDOWN MANIFOLD SUPPLY
- WASHDOWN HOSE REEL
- WASHDOWN DISCHARGE OUTLET

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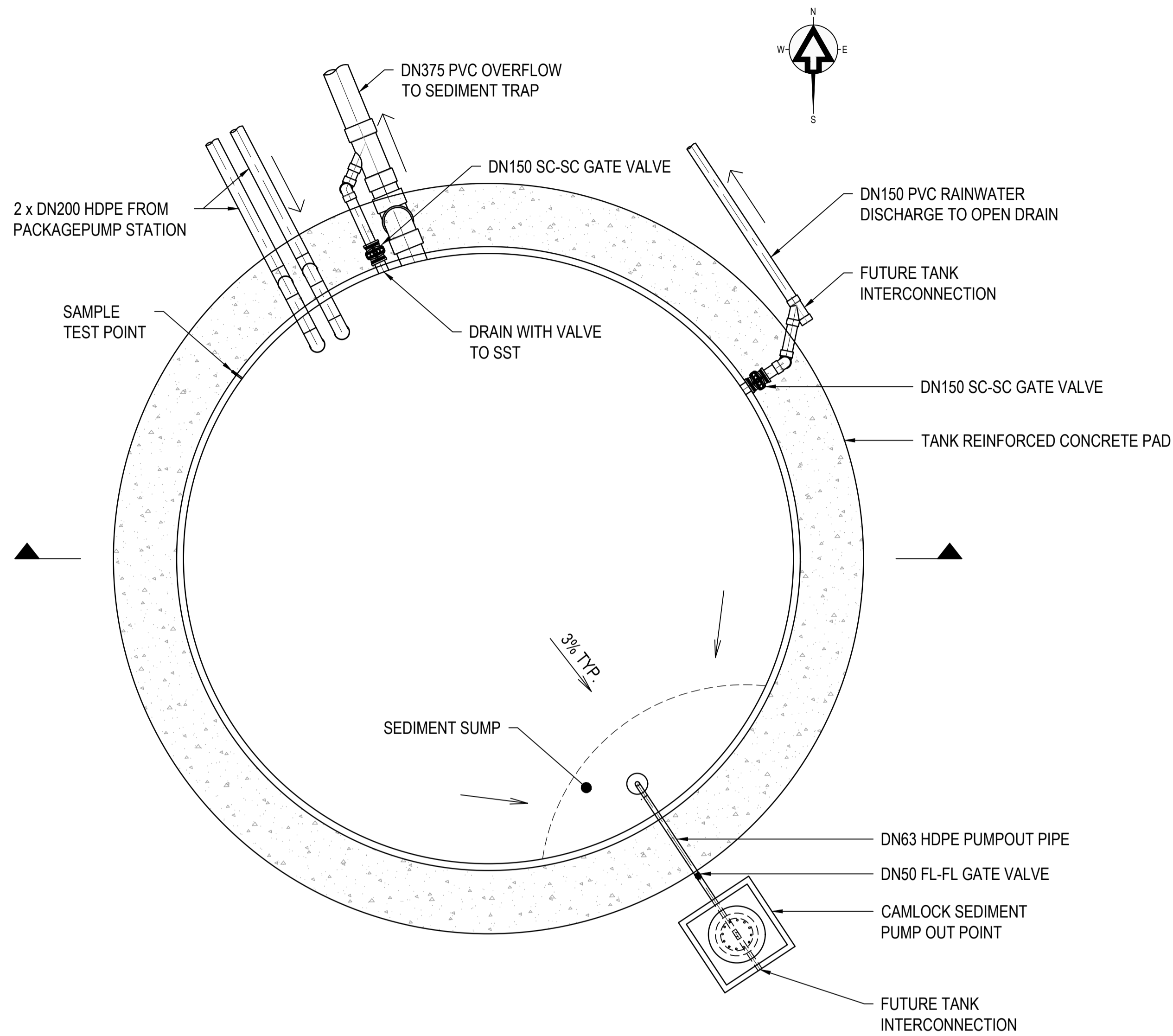
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DES. CHECK: AvN	DATE: 29/11/2023
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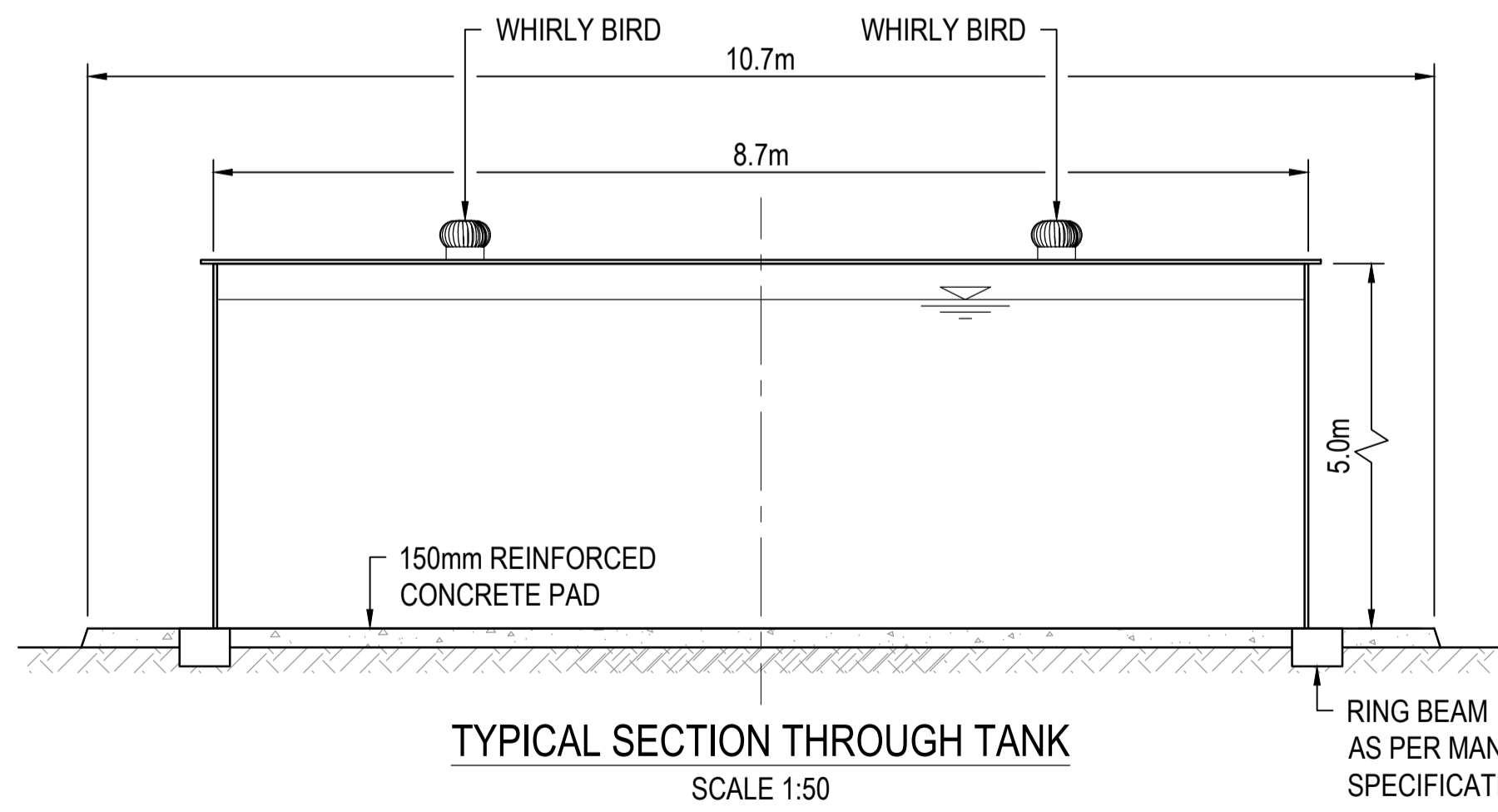
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PROJECT: BOYANUP CATTLE SALE YARDS STAGE DA1 INTERIM WASTEWATER	DRAWING TITLE: WASHDOWN WATER GENERAL ARRANGEMENT PLAN	REVISION: A
STATUS: NOT FOR CONSTRUCTION	SCALE: 1:150	DRAWING NUMBER: 675-30164-CI-1011
	DATUM: GDA2020 Z50	

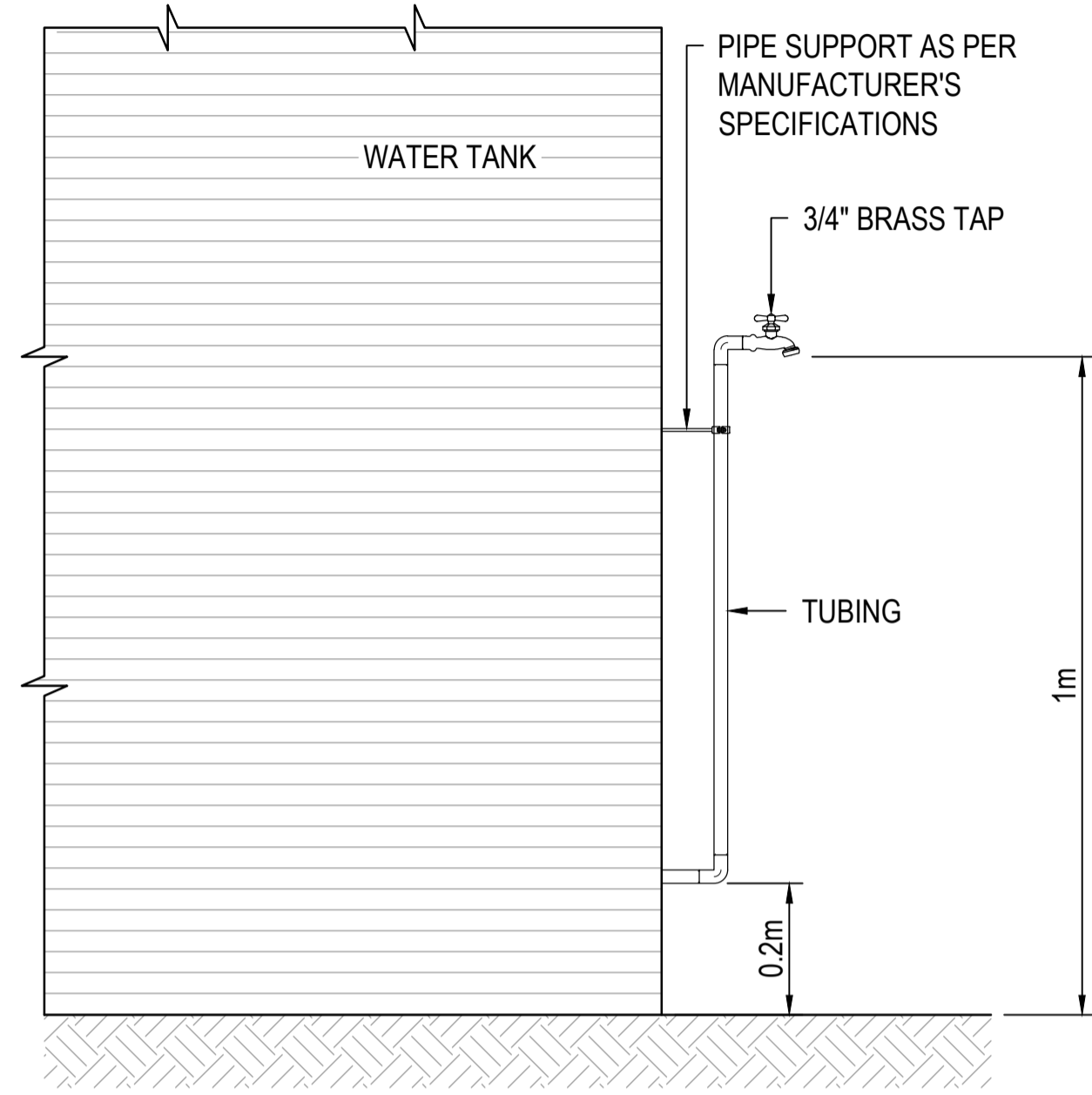




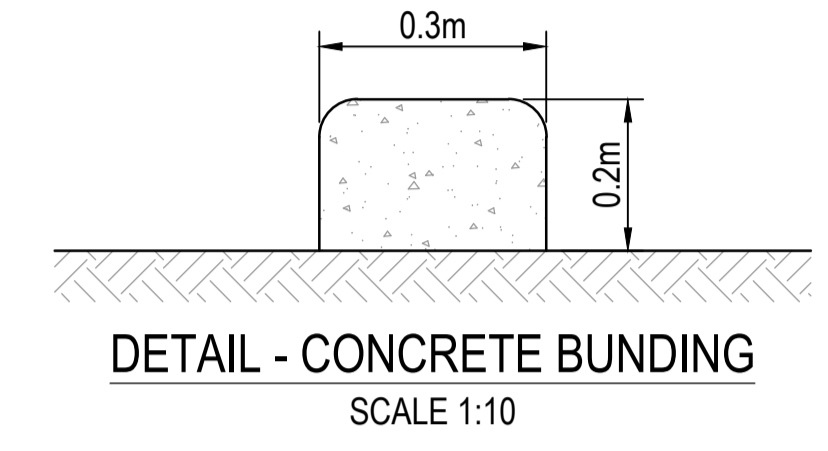
TYPICAL TANK PLAN  
SCALE 1:50



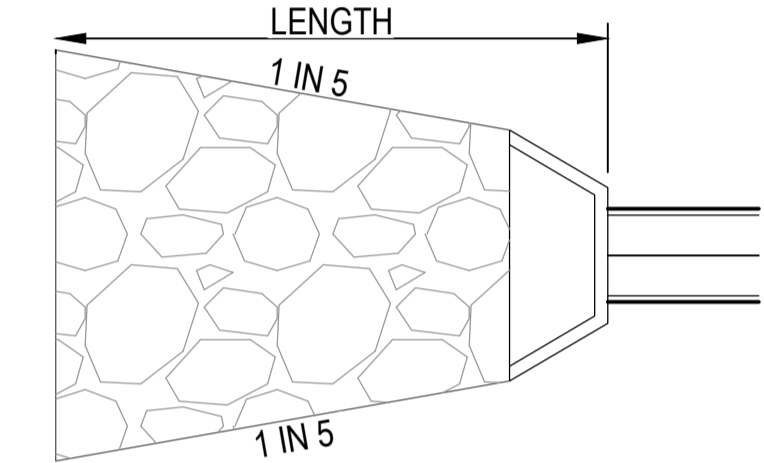
TYPICAL SECTION THROUGH TANK  
SCALE 1:50



DETAIL - SAMPLING TEST POINT  
SCALE 1:10

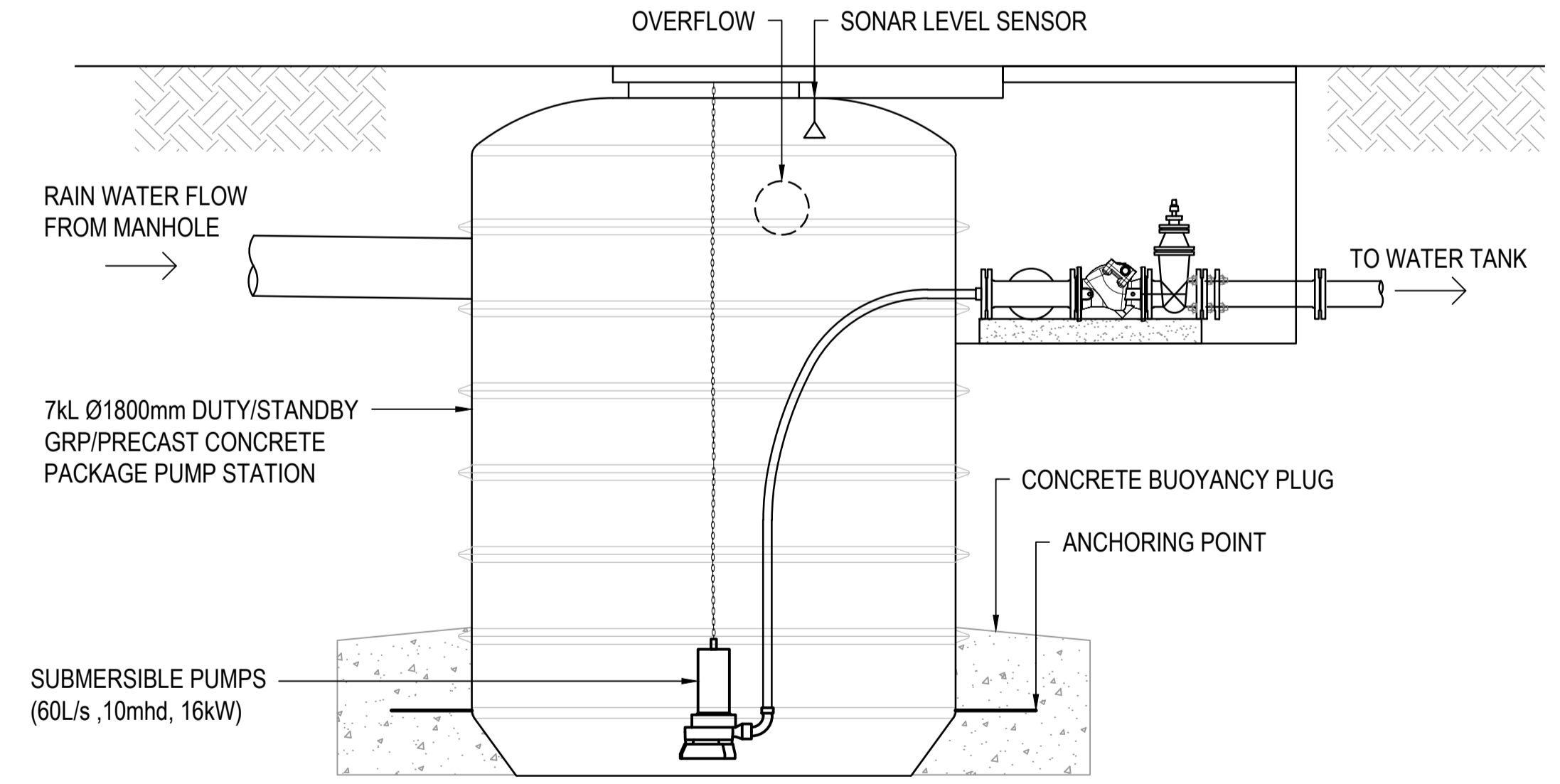


DETAIL - CONCRETE BUNDING  
SCALE 1:10



TYPICAL ROCK SCOUR PROTECTION DETAIL PLAN  
N.T.S.

ROCK OUTLET SCOUR PROTECTION			
OUTLET	d50 ROCK	LENGTH (m)	THICKNESS
OUTLET 5/1	200mm	1.500	400mm



DETAIL - PACKAGE PUMP STATION  
SCALE 1:20

**DRAFT**

PLOT DATE: 25-Nov-2023 1:05:47 PM

REVISIONS	DATE	DESCRIPTION	APPROVED
D	29/11/2023	ISSUED FOR DA SUBMISSION	AvN
C	31/10/2023	MINOR TANK EDITS	AvN
B	28/09/2023	REVISED LAYOUT	AvN
A	24/08/2023	ISSUED FOR COMMENT	AvN

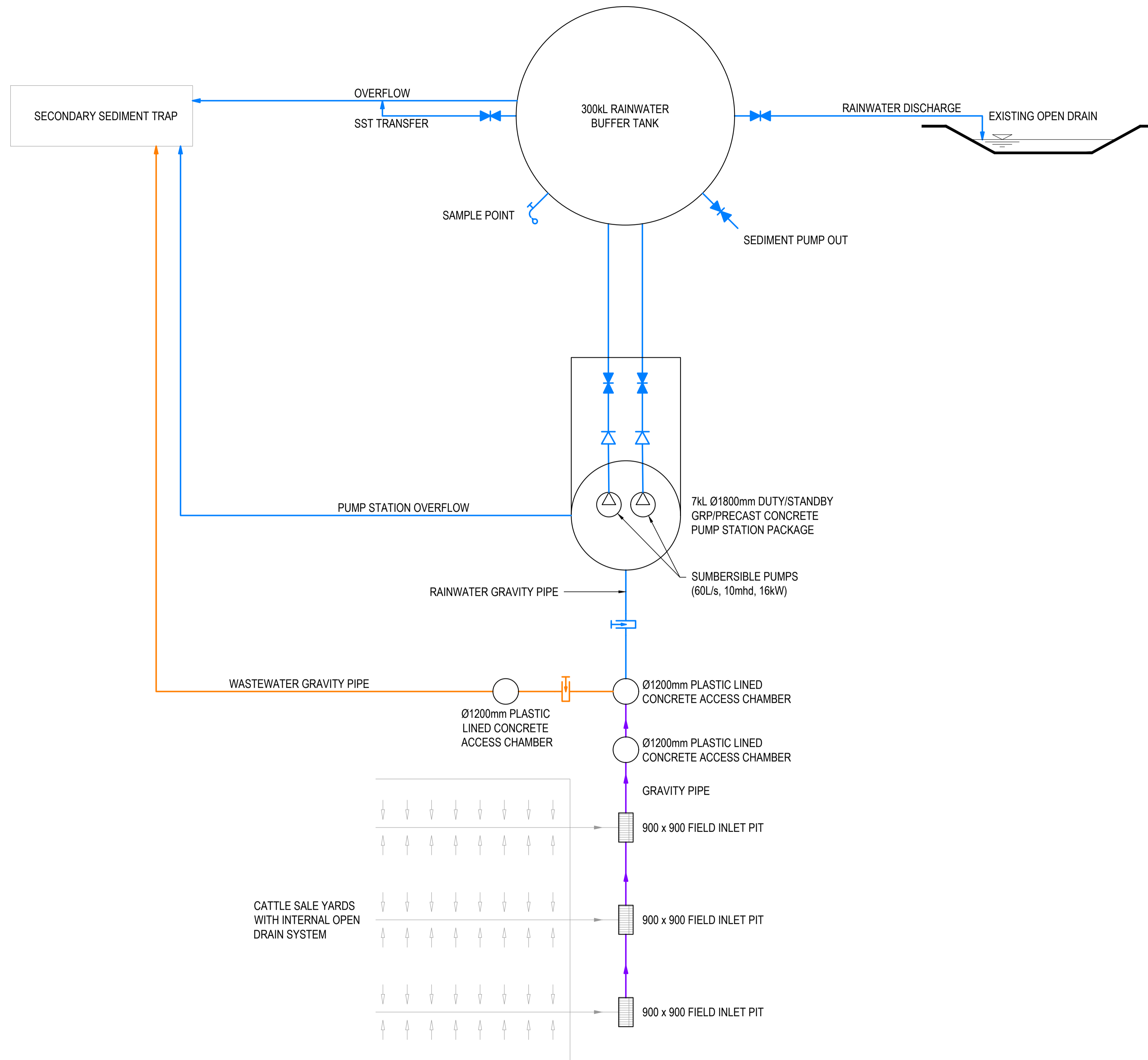
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CLIENT: WALSA	DRAWING TITLE: TYPICAL SECTIONS AND DETAILS	SIZE: A1
PROJECT: BOYANUP CATTLE SALE YARDS STAGE DA1 INTERIM WASTEWATER	DRAWING NUMBER: 675.64443-CI-1030	REVISION: D
STATUS: NOT FOR CONSTRUCTION	SCALE: N.T.S.	
	DATUM:	

**NOTES**  
 1. OPERATIONAL LEVELS TO BE CLARIFIED FOLLOWING SITE SURVEY.



- LEGEND**
- WASTEWATER
  - STORMWATER
  - STORMWATER/WASTEWATER
  - OPEN GATE VALVE
  - CLOSED GATE VALVE
  - TAP
  - KNIFE GATE VALVE
  - NON-RETURN VALVE
  - PUMP
  - CAMLOCK
  - FLOW DIRECTION ARROW

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STATUS: NOT FOR CONSTRUCTION	SCALE: N.T.S.	DRAWING NUMBER: 675.64443-CI-1040	REVISION: B	

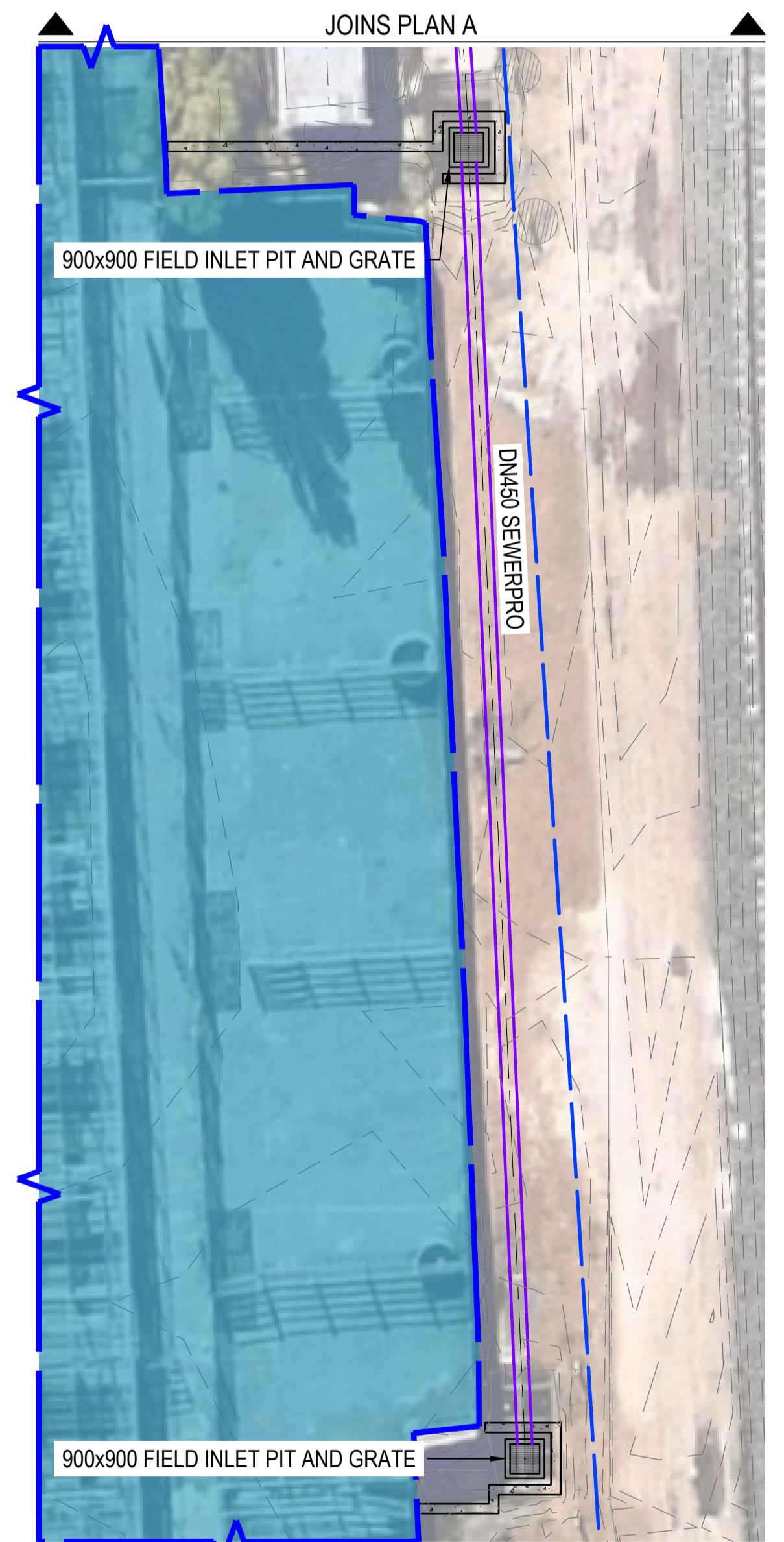


**NOTES**

1. SURVEYOR TO CONFIRM LEVELS OF EXISTING SUMP, SECONDARY SEDIMENT TRAP, SEDIMENT TRAP INLET/OUTLETS, SALEYARD LEVELS AND INTERNAL DRAINAGE.
2. MINIMUM COVER AND LOADING OF PIPE TO BE CONFIRMED.
3. RAINWATER APPROVED DISCHARGE AS PER DRAFT DWER LICENCE L9123/2018/2.
4. ACCESS CHAMBER LIDS CLASS D TRAFFICABLE.

**LEGEND**

- PTA LEASE AREA
- 37.20 EXISTING 0.1m GROUND CONTOURS
- + EXISTING RAILWAY
- EXISTING FENCE
- OHE EXISTING OVERHEAD POWERLINE
- EXISTING BOLLARD
- CADASTRAL BOUNDARY
- CATCHMENT BOUNDARY
- OVERLAND FLOW PATH



PLAN A  
SCALE 1:150

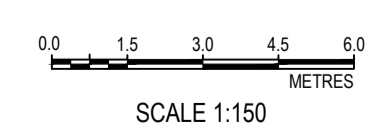
JOINS PLAN B

PLAN B  
SCALE 1:150

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CLIENT: WALSA	DRAWING TITLE: STORMWATER CATCHMENT PLAN	SIZE: A1
PROJECT: BOYANUP CATTLE SALE YARDS STAGE DA1 INTERIM WASTEWATER	DRAWING NUMBER: 675.64443-CI-1110	REVISION: A
STATUS: NOT FOR CONSTRUCTION	SCALE: 1:150 DATUM: GDA2020 Z50	

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# Attachment Three

Interim Wastewater Treatment Design Supporting Documentation

12 December 2023

SLR Ref No.: 675.64443.00000-L01-v-0.1

Gordon MacMile  
Chief Executive Officer  
Shire of Capel  
PO Box 369,  
Capel WA

Attn: Tanya Gillett  
Director Infrastructure & Development

SLR Project No.: 675.64443.00000

Dear Tanya,

**RE: Boyanup Cattle Saleyards – Stage 1 Development Application - Interim Wastewater Treatment Design Supporting Documentation**

---

This letter provides context and additional information to support the Development Application for the proposed interim wastewater design & works at the Boyanup Saleyards.

**Background**

Boyanup Saleyards (Saleyards) is located 21km south of Bunbury and is proposing to upgrade the wastewater treatment plant for the site. The Saleyard, with an annual cattle throughput of 70,000 head, is classified under the *Environment Protection Act 1986* (EP Act) as a category 55 facility [refer to Licence (L9123/2018/2) issued 26<sup>th</sup> September 2023]. The Western Australian Livestock Salesmen’s Association (WALSA) manages the day-to-day operations of the Saleyards.

As you are aware the Saleyards have traditionally discharged treated wastewater onsite via a subsoil irrigation system however, the interim wastewater design & works are in response to two prior incidents onsite and, the Department of Water & Environment Regulation’s (DWER) CEO initiated amendment to the existing Licence relating to changes to on-site waste management practices.

**Current Operations**

As a result of the amendments to the Licence, current effluent management practices at the premises include:

- All manure runoff from washdown of the saleyards/hardstand area(s) is directed to three GPTs prior to being automatically transferred/pumped to a sedimentation system (SST) via a float switch; and
- The SST is monitored on a regular basis in accordance with conditions 3 & 4 of the Licence and, all waste from the SST is then pumped out by a Licensed Contractor (currently South West Septic’s) for disposal to a licensed composting/organics recycling facility or a solid waste facility. This current practice will continue until the interim wastewater design & works are approved and constructed.

**Proposed Interim Wastewater Management**

These facility upgrades will allow the wastewater generated at the Saleyards to be directed to a specially designed filtration and separation system.

The Boyanup Saleyard Environmental Management Plan (refer **Attachment A**) confirms the stormwater management strategies and mitigation measures to support Stage 1 Development Application as depicted in the accompanying engineering plans (refer **Attachment B**). The boundaries for stormwater catchment areas encompassing the existing saleyards (@7,200m<sup>2</sup>) and the SST (approximately 250m<sup>2</sup>). Each catchment is enclosed by bunding to mitigate inflow from the surrounding overland flow path, adhering to the requirements outlined in the Licence conditions for a Controlled Drainage Area.

In addition, stormwater from the saleyards is collected in the existing eastward sumps and is then transported via gravity to the storage system through planned piping. The drawings confirm (as requested by Council) an enhancement of the current sump and pipe network, with the pipes calibrated for a 1 in 5-year (5-minute duration) storm event. This design features a peak flow of 0.18m<sup>3</sup>/s and a total volume of 54kL over a 5-minute period.

In the event of a major 1:100-year storm event, the anticipated course of the overland flow remains directed toward the existing drain to the northeast of the saleyards. However, it is recognised that in extreme circumstances, localised bunding may be essential to segregate stormwater runoff from the saleyards.

The stormwater collection system diverts dirty water during saleyard washdowns, directing the runoff to the existing SST basin, functioning as an effluent collection system. At other times, following the decontamination of the saleyard floor through appropriate wash-down practices, stormwater is manually diverted to the buffer tank. This process is also described in detail in the Site Based Management Plan and DWER Licence. After confirmation that the water is an acceptable quality, the stormwater is released in a controlled manner into the existing swale drain to the northeast of the site.

It is crucial to emphasize that no additional measures for stormwater detention or treatment are proposed beyond the specified processes outlined above.

## Conclusion

The implementation of an interim wastewater design & works is in response to the crucial need for improved environmental management practices at the Saleyards, ensuring responsible management and disposal of wastewater.

SLR has thoroughly assessed the feasibility and potential benefits of these proposed works and are prepared to address any concerns or questions that may arise from Council during the approval process.



In addition, WALSA are committed to complying with all relevant WA regulations and standards to ensure the successful implementation of this project.

For further clarification or additional information, please do not hesitate to contact me on 0439 098 404.

Regards,

**SLR Consulting Australia**



**Andrew O'Brien**

Technical Director – EMPA

[adobrien@slrconsulting.com](mailto:adobrien@slrconsulting.com)

Attachment A: Boyanup Draft Site Based Management Plan

Attachment B: Boyanup Saleyard Site Plan and Proposed Interim Wastewater Upgrades

cc

Leon Giglia – Nutrien Ag Solutions;

Dean Hubbard – Elders Rural Services Australia Ltd;

Dan Lowery – Nutrien Ag Solutions.



**Attachment A**  
**Boyanup Draft Site Based Management Plan**







# Site Based Management Plan

## Boyanup Saleyards

### Western Australia Livestock Salesmen's Association

Prepared by:

**SLR Consulting Australia**

Level 1, 500 Hay Street, Subiaco WA 6008,  
Australia

SLR Project No.: 675.64443.00000

27 October 2023

Revision:2.0

## Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1.0	25 August 2023	M Sakthivel	Andrew O'Brien	Andrew O'Brien
2.0	27 October 2023	M Sakthivel	Andrew O'Brien	Andrew O'Brien

## Basis of Report

This report has been prepared by SLR Consulting Australia (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Western Australia Livestock Salesmen's Association (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

DRAFT



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### Appendix A Environmental License



## Acronyms and Abbreviations

AS/NZS	Australian/New Zealand Standards
DWER	Department of Water and Environmental Regulation
EP Act	<i>Environmental Protection Act 1986</i>
CEO	Chief Executive Officer
ha	hectares
NATA	National Association of Testing Authorities
NEPM	National Environment Protection Measures
NVD	National Vendor Declaration
PTA	Public Transport Authority
SST	Secondary Sedimentation Tank
STP	Sewage Treatment Plant
SBMP	Site Based Management Plan
WA	Western Australia
WALSA	Western Australia Livestock Salesmen's Association



## 1.0 Introduction

This Site Based Management Plan (SBMP) has been developed for Western Australia Livestock Salesmen's Association (WALSA) for the Boyanup Saleyards site located at located at 31 Salter Road, Boyanup, Western Australia in the Shire of Capel [formerly described as Lots 202 and 203 on Plan 169731 (Crown Reserves 27193 and 27194), part of Salter Road Reserve and part of Rail Reserve (refer **Figure 1**)].

The Shire leases the land to WALSA, who own the infrastructure on the land and operates the saleyard. The Boyanup Saleyard is a facility has serviced a regional market for livestock sales since 1961. It is one of the three major cattle saleyards in WA.

WALSA (Elders Rural Services Australia Ltd and Nutrien AG Solution Ltd) hold a current Environmental Licence (L9123/2018/2) for Boyanup Saleyards issued on 26<sup>th</sup> September 2023.

### 1.1 Purpose and Objectives

This Site Based Management Plan (SBMP) confirms changes proposed by the Department of Water and Environmental Regulation (DWER) to onsite effluent management for the Boyanup Saleyard operations. The primary purpose of the SBMP is to provide a reference document that ensures that the environmental commitments, safeguards, and mitigation measures are being implemented, monitored, audited/reviewed, and improved during the course of operations. The objectives of the SBMP are as follows:

- Outline how regulatory requirements will be met during the operations of the Boyanup Saleyards.
- Provide the framework for managing and monitoring environmental risks and impacts associated with the site operations at the Boyanup Saleyards; and
- Document the controls implemented to minimise the impacts of the site operations and establish an effective monitoring and review process to be followed diligently by all the employees.

The above requirements have been compiled into this SBMP, ensuring environmental regulatory requirements and best practice environmental management are met. The main outcomes expected from the SBMP are to ensure compliance with all the environmental legislation and approvals, avoid potential environmental harm and to ensure that environmental quality is not compromised during the site's operations.

This SBMP will be available on-site at all times during site operations and all works associated with operations at the Boyanup Saleyards will be conducted in accordance with this SBMP.

### 1.2 Scope

This SBMP shall apply to all personnel working for, or on behalf of WALSA, including any associated sub-contractors and will be current and relevant to the Scope of Work being executed. All staff and subcontractors will be made aware of the requirements of this SBMP and legal requirements relevant to their roles and responsibilities.

This SBMP provides a structured framework to:

- address site environmental objectives and standards.
- identify potential environmental harm that may occur from operation of the site.
- establish documented management measures for each of the potential risks identified.



- establish an inspection and maintenance program for the site operation.
- ensure that all persons working on the site are aware of the environmental risks and trained in application of management measures and contingency plans.
- develop and implement an environmental performance and incident monitoring and review program.
- ensure accurate and reliable record keeping assisting with internal and external communication of environmental performance.
- establish internal and external communication requirements; and
- ensure periodic review of environmental performance to guide continual improvement.

### 1.3 Associated Documents

Associated plans/programs for the Boyanup Saleyards are as follows:

- Boyanup Saleyards Environmental Management Plan;
- Boyanup Operations Plan;
- Boyanup Saleyard Environmental Manual; and
- Boyanup Saleyards Interim Wastewater Design.

### 1.4 Legal Framework

Western Australia Livestock Salesmen's Association (WALSA) is aware of the legislative environmental obligations applicable to this SBMP and onsite effluent management for the Boyanup Saleyard operations and, the importance of complying with the legal requirements at all times. These obligations include conditions of regulatory approvals as well as generally applicable Environmental Acts and their subsidiary legislation. They include but are not restricted to the Commonwealth and State legislations and guidelines provided below.

**Table 1** provides a summary of the key Commonwealth legislation and regulations relevant to the Site.

**Table 1 Key Commonwealth Legislation, Guidelines and Policies**

Legislation	Responsible Government Agency	Aspect
<i>Firearms Act 1973</i>	Police Service	Control and regulation of firearms and ammunition
Policy and Guidelines	Responsible Government Agency	Aspect
Australian Weeds Strategy (2017-2027)	Department of Agriculture and Water Resources, Canberra	Weed identification and management.
Australian Pest Animal Strategy (2017-2027)	Department of Agriculture and Water Resources, Canberra	Pest animal identification and management.



**Table 2** provides a summary of the key state legislation and regulations relevant to the Site.

**Table 2 Key State Legislation, Policies and Guidelines**

<b>Legislation</b>	<b>Responsible Government Agency</b>	<b>Aspect</b>
<i>Animal Welfare Act 2002</i>	Department of Primary Industries and Regional Development	Standards of care for all animals in WA
<i>Animal Welfare (Transport, Saleyards and Depots) (Cattle and Sheep) Regulations 2020</i>	Department of Primary Industries and Regional Development	Land Transport Standards and Saleyards and Depots Standards for sheep and cattle
<i>Biosecurity and Agriculture Management Act 2007</i>	Department of Primary Industries and Regional Development	Weeds / pests / diseases
<i>Biosecurity and Agriculture Management (Identification and Movement of Stock and Apiaries) Regulations 2013</i>	Department of Primary Industries and Regional Development	Control entry, establishment, spread and impact of organisms.
<i>Bush Fires Act 1954</i>	Department of Fires and Emergency Services	Bushfire Prone Areas
<i>Conservation and Land Management Act 1984</i>	Department of Biodiversity Conservation and Attractions Department of Agriculture	Flora and fauna / habitat / weeds / pests / diseases
<i>Conservation and Land Management Regulations 2002</i>	Department of Biodiversity Conservation and Attractions Department of Agriculture	Flora and fauna / habitat / weeds / pests / diseases
<i>Contaminated Sites Act 2003</i>	Department of Water and Environmental Regulation	Management of contaminated soils and water
<i>Environmental Protection Act 1986</i>	Environmental Protection Authority	
<i>Environmental Protection (Clearing of Native Vegetation) Regulations 2004</i>	Department of Water and Environmental Regulation	Clearing of native vegetation
<i>Rights in Water and Irrigation Act 1914</i>	Department of Water and Environmental Regulation	Regulation, management, use and protection of water resources
<b>Policy and Guidelines</b>	<b>Responsible Government Agency</b>	<b>Aspect</b>
Assessment and management of contaminated sites Guidelines (DWER,2014)	Department of Water and Environmental Regulation	Provides guidance on the assessment and management of contaminated sites in Western Australian within legislative framework of the Contaminated Sites Act 2003 and the Contaminated Sites Regulations 2006.





Under the *Environment Protection Act 1986* (EP Act), the Boyanup Saleyard is classified as category 55 facility, with a 70,000 animals per year capacity under Environmental License (L9123/2018/2). The current Environmental License allows holding of livestock prior to sale, and the collection and containment of animal waste prior to removal from site and appropriate disposal.

The current Environmental License (L9123/2018/2), issued by the Department of Environmental and Water Regulation (DWER) on 26<sup>th</sup> September 2023 also prescribes water discharge criteria and monitoring requirements (refer **Appendix A**). The current Environmental License (L9123/2018/2) also requires that all wastes (liquid and solid) are removed from the premises.

## 1.5 Environmental Commitments

Boyanup Saleyards is committed to protecting the environment and strives to minimise the environmental impact of its operational activities by:

- preventing environmental harm;
- responsibly managing waste generated through operational activities; and
- managing the site to prevent environmental degradation of the surrounding land, air and waterways.

In order to achieve these environmental commitments, the following objectives have been established as shown in **Table 3**.

**Table 3 Objectives and Actions**

Objectives	Actions
Ensuring compliance	Adhering to all relevant environmental legislation, codes of practice, external standards and other requirements.  Maintaining compliance with environmental management procedures implemented on site.
Providing Training and Establishing Effective Controls	Identification and control of any potential environmental issues on site.  Ensure all site workers, including subcontractors, are aware of significant environmental aspects and controls relevant to the site as well as the consequences of departing from the required controls.  Avoid, reduce, or control the creation, emission, or discharge of pollutants to reduce environmental impacts.  Take all reasonable and practicable measures to prevent or minimise environmental harm.
Effective Reporting and Investigation	Investigate and report environmental incidents that may be a contravention of the License conditions or cause environmental harm and instigate corrective and preventive actions as necessary.  Ensure all environmental complaints are documented and addressed in an efficient manner.



Objectives	Actions
Consistent Monitoring and Improvement	Establish and monitor environmental performance indicators and targets.  Maintain the frequency and scope of environmental performance monitoring by senior management.  Regularly monitor and audit the implementation and effects of procedures and controls and report non-conformances.  Monitor and continually improve environmental performance.

## 2.0 Site Description

The Boyanup Saleyard is located at 31 Salter Road Boyanup, approximately 186km South of Perth (refer **Figure 1**). The Site covers two Crown Land parcels: Lots 202 on Plan 169731 and 203 on Plan 169731 and the adjacent freehold Lot 146 on Deposited Plan 159608. The Saleyards are vested in the Shire of Capel as 'Stock Saleyards and parking'. WALSA manages the Site through an agreement with the Shire of Capel and owns the freehold Lot 146 on DP 159608.

The site is accessible via Salter Road (traversing north-south), although unmade, the site also abuts a gazetted (unmade) road (Knott Street) to the west and an unmade and unnamed road to the east (abutting the rail reserve). Several parts of the site operations encroach within the unused railway and road reserves adjacent to the facility. WALSA has a lease with the Public Transport Authority (PTA), which permits use of these areas. The Saleyards are currently zoned 'Public Purposes' under the Shire of Capel Planning Scheme No.8 (Gazetted 17<sup>th</sup> July 2023).

### 2.1 Proposed Effluent/Stormwater Management

The proposed interim effluent and stormwater management practices to ensure that all wastes (liquid and solid) are removed from the premises in accordance with the Environmental License (L9123/2018/2) include:

- Solids are regularly collected from the scrape out of saleyard floors (weekly) by a third-party contractor, working with WALSA's onsite contractors following solid waste clean out after each sale. Continuous and regular solid waste removal from the saleyards to a licensed composting facility or compliant storage location
- Following removal of solids, the sale yard floor will be washed down with high volume flow, and then pressure washed if required. If needed, chlorine could be used to assist with disinfection, though if washdown is carried out adequately, it is believed chlorine won't be required as a disinfectant. All washdown water will be drained to SST for future pump out operations.
- Following these actions, a valve within the existing sale yard drain system will divert rain captured on the saleyard floor to be pumped and stored into a proposed tank. Testing of the tank will be completed to confirm, as per Local Government and Best Practice Guidelines for Stormwater Management that the rain is suitable for discharge as stormwater from the proposed storage tank to the adjacent swale drain as overland flow; and



- When next cattle sale commences valve is to be diverted to SST before cattle placement within the yard.

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The volume calculation estimation for the Boyanup Saleyards is provided in **Table 4**.

**Table 4 Volume Calculation Estimation for Boyanup Saleyards Effluent Treatment System**

Stage	Description	Pump Out Volume (kL)/No of Trucks	Volume to SST (only during operation and washdown)	Rainwater Tank Turnover (based on 300kL tank)
Current Operations	No Improvements. Pump out effluent from SST as on-site irrigation. Full catchment of rain.	1,100kL (1.1 ML) 55 trucks in July Down to 4 trucks or 80kL in Jan		
SBMP, diversion of Stormwater	Site Based Management Plan (SBMP) to be implemented, including decontamination and diversion of rainwater. Following decontamination and approval to release overland flow/rainwater from the saleyard as Stormwater discharge. Solids will continue to be disposed of offsite.	Up to 15 trucks (300kL) in June/July, based on 70KL per washdown (6.5l/s flow over 3hrs). By implementing this approach, approx. 40 truckloads will be saved during the months of June/July.	Approx. 10 trucks (assumed) Down to 4 trucks per month. Nov, Dec, Jan, Feb.	Up to 4xTank volume peak for the months of June and July. Recommend weekly testing and approved release.  Down to 0.5 tank volume over months Nov, Dec, Jan, Feb. Recommend 1 test and release per month.
Roof Structure Installed (excl Soft Flooring)	SBMP is not required, rain will not be a concern. However, as best practice, decontamination practices will remain. All washdown water is to be captured and disposed of via pump out from the SST.	10 trucks (200kl), June/July washdown volume assumed same as above. Increases to, @30 trucks at peak sales season.		
Soft Flooring Installation	A significant increase in washdown water is required and onsite management practices will continue, as indicated above.	Assume 112kL per washdown required for soft floor (avg 10l/s). Up to 56 trucks in Nov or (1.1ML). June/July approx. 16 trucks.		



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- Legend**
- Site Boundary
  - Lots of Interest
  - Cattle Yards
  - Secondary Sediment Tank (SST)
  - Effluent Sump



N  
 0 30 60 m  
 Coordinate System: GDA2020 MGA Zone 50  
 Scale: 1:2,000 at A4  
 Project Number: 64443  
 Date Drawn: 06-Oct-2023  
 Drawn by: JH  
 Reviewed by: NP

Service Layer Credits:  
Landgate / SLIP

Elders Rural Services Australia Limited and  
 Nutrien AG Solutions Limited  
 Boyanup Salesyards  
 Lot 202 and 203 Salter Road, Boyanup  
 Site Layout: After Amended Licence L9123/2018/2  
 (26 September 2023)

DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

**FIGURE 1**

## 2.2 Receiving Environment

Boyanup Saleyard site is subject to a temperate climate which consists of distinct dry, hot summers and cool wet winters. The environment surrounding the site is highly modified with limited original or regrowth vegetation present. The saleyard contains moderate to low acid sulphate soil risk disturbance (<3m). The site is bordered by three parcels of private land which has a significant amount of native vegetation.

As indicated in **section 2.1**, the proposed interim effluent and stormwater management practices to ensure that all wastes (liquid and solid) are removed from the premises in accordance with amendments to the current Environmental Licence (L9123/2018/2) include:

- Solids are regularly collected from the scrape out of saleyard floors (weekly) by a third-party contractor, working with WALSA's onsite contractors following solid waste clean out after each sale. Continuous and regular solid waste removal from the saleyards to a licensed composting facility or compliant storage location
- Following removal of solids, the sale yard floor will be washed down with high volume flow, and then pressure washed if required. If needed, chlorine could be used to assist with disinfection, though if washdown is carried out adequately, it is believed chlorine won't be required as a disinfectant. All washdown water will be drained to SST for future pump out operations.
- Following these actions, a valve within the existing sale yard drain system will divert rain captured on the saleyard floor to be pumped and stored into a proposed tank. Testing of the tank will be completed to confirm, as per local government and Best Practice Guidelines for Stormwater Management that the rain is suitable for discharge as stormwater from the proposed storage tank to offsite swale drains as overland flow; and
- When next cattle sale commences valve is to be diverted to SST before cattle placement within the yard.

Solid waste removal will continue to be disposed of offsite to a regulated facility in accordance with the Environmental Licence (L9123/2018/2).

## 2.3 Roles and Responsibilities

Specific details and responsibilities will be conveyed through the site induction process. The site induction process will also include the roles and responsibilities of all staff and contractors for compliance with the SBMP.

A summary of the roles and responsibilities for personnel on site at the Boyanup Saleyards is provided below.

**Table 5 Roles and Responsibilities**

Role	Responsibility
All Personnel	<ul style="list-style-type: none"> <li>• General duty of care as defined in the <i>Environmental Protection Act 1994</i></li> <li>• Attend site induction, which should include briefing on key environmental issues and controls such as environmental values, sensitive receptors and emergency procedures.</li> <li>• Undertake all activities in accordance with this SBMP.</li> <li>• Undertake all activities in an environmentally responsible manner.</li> <li>• Comply with requirements of applicable environmental legislation.</li> <li>• Identify and report non-conformances.</li> <li>• Attend any environmental training relevant to their role and responsibility.</li> <li>• Be aware of relevant contact person for environmental matters</li> </ul>
Western Australian Livestock Salesmen's Association	<ul style="list-style-type: none"> <li>• Provide site induction for all site personnel, which should include briefing on key environmental issues and controls.</li> <li>• Ensure compliance with all applicable legal and project environmental obligations including but not limited to this SBMP.</li> <li>• Ensure the necessary resources and processes are in place for implementation of the environmental controls provided in this SBMP and that implementation occurs.</li> <li>• Ensure all staff are competent to undertake their duties including fulfilment of the general environmental duty and the tasks that will be assigned to them.</li> <li>• Ensure all staff are trained and aware of their obligations regarding the requirements of this SBMP and that training records are kept.</li> <li>• Ensure non-conformances are identified, recorded and reported and that required remedial/corrective actions are implemented.</li> <li>• Take action in the event of an emergency and allocate the required resources to minimise environmental impact.</li> <li>• Participate and provide guidance in any reviews of the SBMP.</li> <li>• Implement all environmental requirements as outlined in this SBMP.</li> <li>• Ensure implementation of preventative and corrective actions</li> <li>• Co-ordinate the implementation and maintenance of environmental control measures</li> <li>• Ensure all relevant environmental monitoring and training is conducted</li> </ul>

### 3.0 Training

All visitors, personnel and contractors working at the Boyanup Saleyards shall receive proper training and/or induction before being allowed to work at the site. Establishment of training requirements, implementation of the appropriate training and documentation of this training, is the responsibility of the Saleyard Manager. All manuals are a part of the boarder WALSA's Operations Manual, and it is a requirement that all staff members, contractors working on behalf of WALSA follow them.

Training should be conducted in the following areas as appropriate and suitable for the worked being performed.

- WALSA's Environmental and Sustainability policies.
- SBMP, EMP and supporting documents.
- Emergency response procedures.
- Issue and incident reporting requirements.
- The requirements of the SBMP and the individual's role in relation to the SBMP.
- Environmental incident emergency response procedures.
- Site environmental controls.
- Monitoring activities.
- Potential consequences from non-compliance to their environmental responsibilities.
- Key environmental aspects and hazards that exist at the Boyanup Saleyard, potential impacts, controls, and procedures implemented, as it relates to the personnel's/contractor's scope of works.
- Understanding of their legal obligations when it comes to following the SBMP and undertaking works at the Boyanup Saleyard.

Training shall be conducted using the following methods.

### **3.1 Site Induction**

Prior to commencing works on site, all personnel (including subcontractors) shall undertake a site-specific environmental induction addressing the environmental management risks and requirements for the site. The environmental induction shall include as a minimum:

- The relevant environmental legislation
- General environmental duty
- Conditions of the relevant licences and approvals
- The environmental management strategies provided in this SBMP.
- Identification of the site-specific environmental aspects of the site (e.g., Spill Kits locations)
- Definitions and management of environmental incidents
- Housekeeping (refuelling, waste disposal, etc.) A record of all persons who have attended the environmental induction shall be maintained by the Saleyard Manager.

### **3.2 Toolbox Talks**

In the event that business becomes larger than a one-man operation then toolbox training will be undertaken. Toolbox training will help to ensure that relevant information is communicated to the operational personnel and that feedback can be provided on issues of interest or concern. Toolbox training will reflect risks and concerns associated with the site activities.

Records of all toolbox training will be kept on file including details of the training topic(s) presented, participants and training dates. All participants will be required to 'sign-off' that they have been informed and understand their obligations at the conclusion of each training session.



### 3.3 Environmental Management Training

Where the need is identified, WALSA will conduct any additional training for employees and/or subcontractors. Targeted environmental management training may be provided to individuals responsible for environmental management onsite, or groups who are undertaking activities which have been identified as high risk.

## 4.0 Environmental Management

The Saleyard Manager must ensure the premises infrastructure is operated in accordance with the requirements set out in **Table 6**

**Table 6 Operational Requirements**

	Site Infrastructure	Operational Requirement
1	Cattle yards	<p><b>Cattle handling</b></p> <ul style="list-style-type: none"> <li>• Cattle must not be held within individual pens for more than 24 consecutive hours;</li> <li>• Cattle must not be held within the unlined sandy floor pens or holding yards, unless for the purpose of:                             <ul style="list-style-type: none"> <li>• aggregating cattle, prior to off-site transportation; or</li> <li>• holding cattle overnight that have been delivered to the premises the day before a sale event or</li> <li>• emergency or short-term overflow, not exceeding 6 consecutive hours;</li> </ul> </li> </ul> <p><b>Manure management</b></p> <ul style="list-style-type: none"> <li>• Manure must be removed from pens after each sale event;</li> <li>• Manure removed from pen surfaces must be:                             <ul style="list-style-type: none"> <li>• directly transferred to the SST; and/or</li> <li>• directly removed off-site in accordance with condition 5;</li> </ul> </li> </ul> <p><b>Stormwater management</b></p> <ul style="list-style-type: none"> <li>• Stormwater runoff from within the CDA:                             <ul style="list-style-type: none"> <li>• must be directed to the SST during and after sale events;</li> <li>• may be directed to the stormwater buffer tank once all manure has been removed from the saleyard floor, including washing down to remove any residual;</li> </ul> </li> </ul> <p><b>Mortalities management</b></p> <ul style="list-style-type: none"> <li>• Following postmortem at the cattle handling yards (if required), deceased animals must be removed from the premises in accordance with condition 5 within 24 hours of death;</li> </ul> <p><b>Dust management</b></p> <ul style="list-style-type: none"> <li>• Visible dust generated from saleyard activities must not cross the premises boundary;</li> </ul>
2	Effluent sumps (3)	<ul style="list-style-type: none"> <li>• Must be cleaned of accumulated sludge to ensure efficient pumping of effluent to the SST;</li> <li>• Removed solids must be directly transferred to the SST;</li> </ul>

	Site Infrastructure	Operational Requirement
3	Controlled Drainage Area	<ul style="list-style-type: none"> <li>Must be maintained to ensure all surface runoff is able to flow freely to the effluent sumps;</li> </ul>
4	Secondary sedimentation tank (SST)	<p><b>Stormwater management</b></p> <ul style="list-style-type: none"> <li>Must be operated to ensure stormwater runoff is excluded from entering the SST;</li> <li>An operational freeboard of at least 300 mm must be maintained at all times;</li> </ul> <p><b>Sludge management</b></p> <ul style="list-style-type: none"> <li>Must be cleaned of sludge at least once every 12 months;</li> <li>Removed sludge must be directly taken off-site in accordance with condition 7.</li> </ul> <p><b>Effluent management</b></p> <ul style="list-style-type: none"> <li>Effluent must be removed from the SST sump to ensure a minimum 300 mm freeboard is maintained at all times;</li> <li>Removed effluent must be directly taken off-site in accordance with condition 7.</li> </ul>

#### 4.1 Identified Environmental Hazards

A summary of environmental hazards associated with the operation of the Boyanup Saleyards is presented in **Table 7**.

**Table 7 Summary of Environmental Issues, Impacts and Key Controls**

Aspect	Activity	Potential Impacts	Preventive/Corrective Actions
General Operations	<ul style="list-style-type: none"> <li>Failure to follow SBMP</li> </ul>	<ul style="list-style-type: none"> <li>Environmental degradation and nuisance</li> </ul>	<ul style="list-style-type: none"> <li>Follow SBMP.</li> <li>Comply license conditions.</li> <li>Provide proper training to all staff, contractors, and visitors</li> </ul>
Air Quality and odour	<ul style="list-style-type: none"> <li>Vehicle emission during sale events</li> <li>Dust emission with vehicles and stock movements.</li> <li>Accumulation of material from the sediment tank and supply drain.</li> <li>Release of treated wastewater</li> <li>Failure to operate STP in accordance with operational manual.</li> <li>Onsite activities resulting in dust generation</li> </ul>	<ul style="list-style-type: none"> <li>Greenhouse gas emissions</li> <li>Impact on local air quality</li> <li>Odour Nuisance</li> <li>Dust Nuisance</li> <li>Complaints</li> </ul>	<ul style="list-style-type: none"> <li>Vehicle pre-checks</li> <li>Keep the premises clean.</li> <li>Operate the STP according to manual.</li> <li>Follow license conditions for wastewater.</li> <li>Monitor dust when required and take action.</li> </ul>
Noise	<ul style="list-style-type: none"> <li>General operation of the STP</li> </ul>	<ul style="list-style-type: none"> <li>Noise Nuisance</li> <li>Complaints</li> </ul>	<ul style="list-style-type: none"> <li>Follow Noise Management Plan</li> </ul>
Solid waste in cattle pens	<ul style="list-style-type: none"> <li>Failure to clean the cattle pens.</li> <li>Failure to maintain pens within the controlled drainage area.</li> <li>Failure to properly remove solid waste and store in SST</li> </ul>	<ul style="list-style-type: none"> <li>Impact on livestock in the saleyard</li> <li>Contamination</li> <li>Livestock death</li> <li>Breaches of legislation</li> <li>Animal welfare compromised</li> </ul>	<ul style="list-style-type: none"> <li>Solids are regularly collected from the scrape out of saleyard floors (weekly) by a third-party contractor, working with WALSA's onsite contractors following solid waste clean out after each sale. Continuous and regular solid waste removal from the saleyards to a licensed composting facility or compliant storage location.</li> <li>Following removal of solids, the sale yard floor will be washed down with high volume flow, and then pressure washed if required. If needed, chlorine could be used to assist with disinfection, though if washdown is carried</li> </ul>



Aspect	Activity	Potential Impacts	Preventive/Corrective Actions
			<p>out adequately, it is believed chlorine won't be required as a disinfectant. All washdown water will be drained to SST for future pump out operations.</p> <ul style="list-style-type: none"> <li>• Following these actions, a valve within the existing sale yard drain system will divert rain captured on the saleyard floor to be pumped and stored into a proposed tank. Testing of the tank will be completed to confirm, as per local government and Best Practice Guidelines for Stormwater Management that the rain is suitable for discharge as stormwater from the proposed storage tank to offsite swale drains as overland flow.</li> <li>• When next cattle sale commences valve is to be diverted to SST before cattle placement within the yard; and</li> <li>• Solid waste removal will continue to be disposed of offsite to a regulated facility in accordance with the Environmental Licence (L9123/2018/2)</li> </ul>
Wastewater Storage and Release (SST)	<ul style="list-style-type: none"> <li>• Failure to operate and maintain SST in accordance with the license and operating manual requirements.</li> <li>• Release or overflow of poorly treated wastewater to land.</li> <li>• Inadequate controls to prevent access to area by humans/fauna.</li> <li>• Uncontrolled release of waste (solid/liquid) to surface during sale events.</li> </ul>	<ul style="list-style-type: none"> <li>• Potential discharge of poorly treated wastewater to receiving environment</li> <li>• Potential for quality and structure of on-site soils to be adversely affected, including salinity and changes to soil structure due to sodicity, and potential contamination of soils.</li> <li>• Potential reduction in the quality of surface water resulting in impacts to the following:                             <ol style="list-style-type: none"> <li>1. Secondary recreational use</li> <li>2. Aesthetics of the waterways (e.g., algae growth)</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>• Follow the Operations and Maintenance Manual for SST.</li> <li>• Check for overtopping of SST.</li> <li>• Inspect and maintain the infiltration trenches.</li> <li>• Keep humans and fauna away from the wastewater trenches.</li> <li>• The licence holder must not cause or allow effluent within the effluent sumps and SST, including manure and sludge, to be discharged into the environment. Monitor and sample the treated wastewater according to license conditions.</li> </ul>



Aspect	Activity	Potential Impacts	Preventive/Corrective Actions
		3. Increased odours 4. Increased sedimentation • Potential impact to fauna health and human health (biological agents including bacteria, protozoans, viruses, some algal growth)	• The licence holder must ensure effluent within the effluent sumps and SST, including manure and sludge not meeting the definition of a solid, is removed off-site by a licensed waste contractor.
Stormwater	<ul style="list-style-type: none"> <li>• Inadequate diversion of clean stormwater</li> <li>• Failure to maintain stormwater controls.</li> <li>• Failure to operate SST in accordance with operational manual.</li> <li>• Release or overflow of poorly treated wastewater to land</li> <li>• Failure to follow waste and sludge management procedures.</li> <li>• Failure to follow chemical storage and handling procedures.</li> <li>• Unmanaged stockpiles</li> </ul>	<ul style="list-style-type: none"> <li>• Potential reduction in the quality of surface water resulting in impacts to the following:                             <ol style="list-style-type: none"> <li>1. Secondary recreational use</li> <li>2. Increased odours</li> <li>3. Increased sedimentation</li> <li>4. Aesthetics of the waterways (e.g., algae growth)</li> </ol> </li> <li>• Potential impact to fauna health and human health (biological agents including bacteria, protozoans, viruses, some algal growth)</li> </ul>	<ul style="list-style-type: none"> <li>• Follow SBMP.</li> <li>• Operate SST according to operation and Maintenance Manual.</li> <li>• Follow waste and sludge release processes according to the license conditions.</li> </ul>
Biosecurity	<ul style="list-style-type: none"> <li>• Holding cattle in the individual pen for more than 24 hours</li> <li>• Failure to remove manure after each sale event.</li> <li>• Failure to remove deceased animals from the premises within the working day</li> </ul>	<ul style="list-style-type: none"> <li>• Contamination.</li> <li>• Increases livestock death.</li> <li>• Decreases air quality due to odour.</li> <li>• Disease outbreak.</li> </ul>	<ul style="list-style-type: none"> <li>• Follow the license conditions for the number of cattle that can be held and moved through the yards during events and at other times.</li> <li>• Remove manure and clean the saleyards after every sale event.</li> <li>• Remove dead livestock immediately.</li> </ul>



## 4.2 Environmental Management Procedures

Environmental management sub-plans for each of the identified environmental risks have been developed. The sub plans are available in the Boyanup Saleyards Environmental Management Plan document. These sub plans provide:

- Information on the environmental aspect requiring management and its potential impacts to the environment.
- Reference to relevant legislation and guidelines applicable to the environmental aspect
- Management and mitigation measures that will be required to achieve the environmental objectives.
- Performance criteria which are the criteria against with the implementation of the actions and the level of achievement of the environmental objectives will be measured.
- Monitoring and reporting requirements.
- Corrective actions which are required in the event of an incident of non-compliance.

### 4.2.1 Waste and Wastewater Management Plan

<b>Objective</b>	<b>Ensure solid and liquid wastes generated as part of the operations at the Boyanup Saleyard are managed to prevent contamination of the surrounding environment.</b>
Target	<ul style="list-style-type: none"> <li>• Ensure all solid waste is disposed of in accordance with regulatory requirements.</li> <li>• Ensure all rainwater, as part of the Interim Wastewater Management &amp; Design, meets the discharge criteria and the monitoring program specified in the Licence (L9123/2018/2).</li> </ul>
Actions	<p><b>General wastes:</b></p> <ul style="list-style-type: none"> <li>• Ensure general waste are disposed on a weekly basis for appropriate offsite disposal/treatment.</li> </ul> <p><b>Effluent from the stormwater facility:</b></p> <ul style="list-style-type: none"> <li>• Ensure effluent within the effluent sumps and SST, including manure and sludge not meeting the definition of a solid, is removed off-site by a licensed waste contractor. Ensure that accurate records are kept and maintained with information on controlled waste tracking receipts for all effluent removed from the premises.</li> <li>• Ensure that the levels of the sumps and tanks used to collect waters have sufficient capacity for the activity at hand and are not allowed to overflow.</li> <li>• Ensure the contaminated effluent within the effluent sumps and SST including manure and sludge does not cross the premises boundary into surrounding environment.</li> <li>• Ensure the uncontaminated stormwater run-off is directed away from the stock holding yard.</li> <li>• Ensure all discharge from the sedimentation tank complies with the Licence criteria.</li> </ul>
Monitoring	<p>The site management may only release water from the stormwater buffer tank to the adjacent swale drain once the following steps have been undertaken:</p> <ul style="list-style-type: none"> <li>• The stormwater is sampled and tested in accordance with the below table.</li> </ul>

Testing point and reference	Parameter	Unit	Averaging Period	Testing Frequency
Stormwater storage tank outlet	pH <sup>1</sup>	No unit	Spot Sample	Prior to the release of each full tank to the adjacent swale drain.
	Total suspended solids	m/L		
	Total Nitrogen			
	Total Phosphorus			
	Biological Oxygen Demand			
	E. coli			
Note 1: In-field, non-NATA accredited analysis permitted				
<ul style="list-style-type: none"> <li>• The stormwater has been confirmed as meeting the following criterion.                             <ul style="list-style-type: none"> <li>• pH – between 6 and 8</li> <li>• Total Suspended Solids – 80 mg/L or less</li> <li>• Total Nitrogen – 1.0 mg/L or less;</li> <li>• Total Phosphorus – 0.1 mg/L or less;</li> <li>• Biological Oxygen Demand – 1.0 mg/L or less; and</li> <li>• E. coli – 20 CFU/100 mL or less.</li> </ul> </li> </ul> The Saleyard Manager on behalf of WALSA must ensure that: <ol style="list-style-type: none"> <li>a. All the water samples are collected and preserved in accordance with AS/NZS 5667.1</li> <li>b. All water sampling is conducted in accordance with AS/NZS 5667.10;</li> <li>c. All water samples are submitted to and tested by a laboratory with current NATA accreditation for the parameters being measured.</li> </ol> Undertake regular inspections of the Secondary Sediment Tank and supply drain for cleaning purposes.				
Reporting	<ul style="list-style-type: none"> <li>• An Annual Audit Compliance Report, by no later than 1 December in each year must be submitted to the CEO, outlining monitoring data and other collected data required by any condition of this licence. The report shall contain data collected over the previous year.</li> <li>• The Saleyard Manager is to keep a log of all trade waste and wastewater discharge records and monitoring results.</li> <li>• All non-conformances, incidents, complaints, and corrective actions are to be documented and reported to the Saleyard Manager and through WALSA's incident management system in line with WALSA's Incident Investigation Procedure.</li> <li>• The Saleyard Manager is to report all non-conformances, incidents, corrective actions, and complaints to DWER as per the condition of the Licence.</li> <li>• Details of any non-conformances, incidents, complaints, and corrective actions as well as a summary of monitoring results undertaken at the Boyanup Saleyard are to be recorded and included in the Annual Environmental Report to be submitted to the DWER.</li> </ul>			

Contingency	<ul style="list-style-type: none"> <li>In the event of a complaint or request by the DWER, assessments shall be conducted to ascertain whether the source of the complaint is associated with operations undertaken at the Boyanup Saleyard, and whether mitigation measures could be adopted to reduce pollution risks</li> </ul>
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#### 4.2.2 Biosecurity Management Plan

Objective	Minimise adverse impacts of pests and diseases caused as a result of operations at the Boyanup Saleyard.
Target	<ul style="list-style-type: none"> <li>No introduction of significant biosecurity matter.</li> <li>No uncontrolled outbreaks of significant pest species.</li> <li>No spread of diseases within the stocks coming at the Boyanup Saleyard.</li> <li>No human contamination through pathogens.</li> </ul>
Actions	<ul style="list-style-type: none"> <li>Ensure appropriate training and inductions are provided to staff members and contractors.</li> <li>Shall staff members and contractors be vaccinated when entering the Boyanup Saleyard.</li> <li>Pathogens and no access warning signs should be posted across the Site.</li> <li>Ensure traceability documentations (NVD/Waybill) are provided during sale events.</li> <li>Ensure health inspections of stocks are undertaken with appropriate management procedures: isolation for further assessment, treatment provided and euthanasia if necessary.</li> <li>Ensure carcasses are disposed of to the Cleanaway Banksia Road Landfill in Dardanup within 24 hours.</li> <li>Ensure the stormwater system is maintained and cleaned on a regular basis.</li> <li>Ensure the Livestock Standstill Plan is activated upon receipt of the Minister Order.</li> <li>Weeds should be treated with chemical treatments when required to reduce the potential for species to spread.</li> <li>Use appropriate bins for general waste and dispose them off on a weekly basis to prevent pest animal attraction.</li> </ul>
Monitoring	<ul style="list-style-type: none"> <li>No specific monitoring will be undertaken with regards to biosecurity unless an event has occurred to warrant monitoring, or a complaint received.</li> <li>Conduct periodic visual inspection for weed invasion and undertake appropriate chemical treatment to prevent weed propagation.</li> </ul>
Reporting	<ul style="list-style-type: none"> <li>The Saleyard Manager is to maintain a log of all complaints, establishing which activities and times caused the most frequent complaints.</li> <li>All non-conformances, incidents, complaints and corrective actions are to be documented and reported to the Saleyard Manager and through WALSA's incident Management System in line with WALSA's Incident Investigation Procedure.</li> <li>The Saleyard Manager is to report all non-conformances, incidents, corrective actions and complaints to DWER as per the condition of the Licence.</li> <li>Details of any non-conformances, incidents, complaints, and corrective actions as well as a summary of monitoring results undertaken (when necessary) at the Boyanup Saleyard are to be recorded and included in the Annual Return report to be submitted to the DWER.</li> </ul>
Contingency	<ul style="list-style-type: none"> <li>In the event of a complaint or requested by the DWER, assessments shall be conducted to ascertain whether the source of the complaint is associated with</li> </ul>



	operations undertaken at the Boyanup Saleyard, and whether mitigation measures could be adopted to reduce biosecurity risks.
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### 4.2.3 Dust Management Plan

<b>Objective</b>	<b>Ensure all dust generated from the activities in the saleyards are controlled</b>
Target	Ensure no visible dust crosses the premises boundary as specified in Condition 2 of License L9123/2018/2.
Actions	<ul style="list-style-type: none"> <li>The Saleyards Manager and Saleyards Maintenance Officers are responsible for continually monitoring dust generation from the yards and employing the dust control measures as required.</li> <li>The Saleyards Manager will activate dust inhibiting sprinklers when required to control dust generation in the sand pens.</li> <li>The Saleyards Manager will turn off sprinklers once dust is controlled to avoid excessive run-off.</li> </ul>
Monitoring	Dust and odour will be monitored by recording any complaints received on Complaints Register.
Reporting	<ul style="list-style-type: none"> <li>The Saleyard Manager is to maintain a log of all complaints, establishing which activities and times caused the most frequent dust complaints.</li> <li>All non-conformances, incidents, complaints, and corrective actions are to be documented and reported to the Saleyard Manager and through WALSA's incident management system in line with WALSA's Incident Investigation Procedure.</li> <li>The Saleyard Manager is to report all non-conformances, incidents, corrective actions, and complaints to DWER as per the condition of the Licence.</li> <li>Details of any non-conformances, incidents, complaints, and corrective actions as well as a summary of monitoring results undertaken (when necessary) at the Boyanup Saleyard are to be recorded and included in the Annual Return report to be submitted to the DWER.</li> </ul>
Contingency	In the event of a complaint or requested by the DWER, assessments shall be conducted to ascertain whether the source of the complaint is associated with operations undertaken at the Boyanup Saleyard, and whether mitigation measures could be adopted to prevent visible dust from crossing the premises.

## 5.0 Communication

WALSA is committed to meaningful stakeholder engagement and works in collaboration with relevant government agencies and local communities in the areas where works are undertaken. WALSA and their consultants are committed to further ongoing consultation with the following key stakeholders:

- The Shire of Capel.
- The Department of Water & Environmental Regulation.
- The Department of Primary Industries and Regional Development.
- The Public Transport Authority.
- Water Corporation.
- The Minister for Regional Development; Agriculture and Food; Hydrogen Industry; and
- Livestock Transport Industry.

The external and internal communication methods that can be used by WALSA are listed in **Table 8**.

**Table 8 WALSA Communication methods**

Aspect	Methods
External Communication	<ul style="list-style-type: none"> <li>• Website</li> <li>• Newsletters</li> <li>• WALSA meetings</li> <li>• Publications</li> <li>• Budget</li> <li>• Annual Report</li> <li>• Media Releases</li> <li>• Community Consultation programs developed for specific projects / topics as required</li> </ul>
Internal Communication	<ul style="list-style-type: none"> <li>• Organisational Chart</li> <li>• Position Descriptions</li> <li>• Policies and Procedures</li> <li>• Performance monitoring and evaluation processes</li> <li>• Induction and Training processes</li> <li>• Staff meetings</li> <li>• Toolbox talks</li> <li>• Take 5s.</li> <li>• Day to day supervision of staff via line management processes</li> <li>• Management Plans</li> </ul>

Any substantial changes to the SBMP must be communicated to all staff and contractors. This will be done during the following:

- Inductions, training and/or toolbox sessions
- Staff meetings
- Subcontractor meetings
- On-site meetings.

Records of how changes were notified will be recorded. Any communications with government bodies, affected community groups or persons are also recorded.

## 6.0 Monitoring

Environmental inspections of control measures will be undertaken daily. Visual monitoring of receiving environments must be undertaken continuously and additional visual monitoring and assessment is required after significant rain events or during periods of heavy rainfall.

All monitoring is to be undertaken by a suitably qualified and experienced person as per the relevant guidelines and license conditions. All monitoring instrumentation, equipment is calibrated, operated, and maintained in accordance with manufacturer's specifications. All sample analysis is to be completed by a NATA accredited laboratory, when necessary, as per the licence.

Daily Site Inspections and Surveillance Inspections and surveillance of site activities will be undertaken on a day-to-day basis. These inspections will not be documented unless significant non-conformances with the SBMP are identified. The non-conformances or complaints identified during an audit, which have not been actioned and closed out within the agreed timeframe shall be escalated as an Environmental Non-Conformance. To ensure improvement of environmental performance, details of all non-conformances shall be maintained including the verification of corrective and preventative actions implemented.

Monitoring programs for achieving the required objectives are listed in **Table 9**

**Table 9 Monitoring Activities and Inspections**

Description	Frequency	Responsibility
Pre-start checks, hazard identifications	Daily	Workers/Area Supervisor
Weather forecast for the premises.  Review of 7-day weather forecast	<ul style="list-style-type: none"> <li>At the start of each week and</li> <li>Daily, for every day in a 7-day period where <math>\geq 40</math> mm rain is predicted</li> </ul>	Saleyard Manager
Sump levels	Daily/weekly	Workers/Area Supervisor
Workplace inspections (Including checking for litter, cleanliness of the work area, adequacy of bunds, cracks in sump, condition of signage, appropriate waste segregation and storage)	Daily/weekly and with changed environmental conditions (e.g., after significant weather event)	Area Supervisors/ Saleyard Manager
Effluent sumps, SST Visual integrity (Including signs of leakage), blockages, sludge levels, freeboard capacity, odour, algal level	<ul style="list-style-type: none"> <li>within 24 hours of any sale event;</li> <li>within 24 hours after the removal of manure from the saleyard floor after a sale event;</li> <li>within 12 hours of <math>\geq 40</math> mm of rain being predicted at the premises over a 7-day period;</li> <li>within 12 hours of <math>\geq 40</math> mm of rain falling within a 7-day period, and every 20 mm increment thereafter within the same 7-day period</li> </ul>	Workers/Saleyard Manager
Soil assessment	Ongoing	Saleyard Manager

Description	Frequency	Responsibility
Surface water assessment (including the collection of samples)	In the event a complaint is received or requested by the DWER	Saleyard Manager
Groundwater assessment (including the collection of samples)	In the event a complaint is received or requested by the DWER	Saleyard Manager
Stormwater storage tank outlet	Prior to release of each full tank to the swale drain	Saleyard Manager
Air quality and odour emissions assessment (including the collection of samples)	In the event a complaint is received or requested by the DWER	Saleyard Manager
Field odour surveys	Monthly and after a receipt of an odour complaint	Saleyard Manager
Noise assessment	In the event a complaint is received or requested by the DWER	Saleyard Manager
Biosecurity assessment	Daily/weekly, in the event a complaint is received or requested by the DWER	Saleyard Manager
Number of cattle received and dispatched at the premises	Whenever cattle are received and sent out from the yard.  An aggregated total monthly summary is required	Saleyard Manager
Number of deceased animals	Monthly	Saleyard Manager
Waste (cu.metre or cu.tonne) removed from the premises including manure, sludge, effluent, details of who accepted the waste and receiving premises	After each load is removed from the premises	Saleyard Manager

## 7.0 Complaints and Corrective Actions

The Saleyard Manager must investigate any complaints received directly from a complainant or forwarded to them by DWER or another party regarding any emissions from the premises. In response to the complaint received from a complainant regarding alleged emissions from the premises,

- A written communication must be sent to the complainant within 72 hours of receipt of the complaint.
- Within 10 calendar days, a report or a summary of the outcomes of any enquiries/investigations conducted in response to the complaint must be provided to the complainant including any corrective and preventive actions taken in response to the issues raised.

- It is imperative that a response must be provided unless a response is not requested by the complainant.

## **8.0 Record-keeping**

Records of all waste leaving the Boyanup Saleyard will be maintained in line with the WALSA's Records Management System.

To demonstrate compliance with the SBMP, the following records shall be compiled and kept for a minimum of 5 years and be provided to the administering authority whenever necessary.

- SBMP and any other associated environmental documentation
- Records and monitoring reports required as part of the Licence.
- Relevant approvals, regulatory licences and permits.
- Induction and training records.
- Completed environmental checklists and assessments.
- Environmental audit reports and findings.
- Environmental accident/incident/emergency reports and subsequent investigation results (including root cause analyses) and corrective actions taken.
- Non-conformance documentation and corrective actions report
- Environmental complaint logs, reports and corrective actions reports addressing the complaints.
- Waste tracking certificates
- Plant and equipment registers.
- Chemical registers and Safety Data Sheets
- Discharge records and monitoring results.
- Environmental monitoring and/or survey reports.
- Annual reports submitted to the DWER as per the requirements of the Licence.
- Carcass disposal log.

### **8.1 Infrastructure Inspection Records**

The Saleyard Manager must undertake inspections and keep an accurate record of the following information signed off by the person who conducted the inspection:

- Summary of all inspections undertaken
- Personnel who conducted the inspection
- Date and Time of the inspection
- Non-conformances

### **8.2 Emissions Records**

#### **8.2.1 Manure and Mortalities**

The Saleyard Manager must keep accurate records of manure and mortalities removed from the premises in accordance with condition 5, including:

- the volume of manure (in tonnes or cubic metres) for each load removed from the premises.
- the details of who accepted the manure and the receiving premises; and
- the number of mortalities removed from the premises per month and the receiving premises.

### **8.2.2 Effluent**

The Saleyard Manager must keep and maintain a record of controlled waste tracking for all effluents removed from the premises in accordance with condition 7.

### **8.2.3 Stormwater**

The Saleyard Manager must maintain accurate records of stormwater to:

- Demonstrate that each full tank has been tested and the water meets the quality requirements specified in condition 10; or
- Show that the water will be considered as effluent and discharged to the SST and will be managed in accordance with condition 7.

The Saleyard Manager must also maintain accurate records of water released from the Stormwater Storage Tank (SST) to the swale drain in accordance with condition 10 by recording the following information:

- Date and time of the water release
- Water quality parameters
- Volume of water released.

## **8.3 Induction and Training records**

Implementation of any training conducted will be recorded and include the following details:

- Name of the trainee
- Date of the training
- Name of the trainer
- Summary of the training

## **8.4 Non-conformance and Complaint Records**

The Saleyard Manager must record the following information in relation to complaints received by WALSA (whether directly from a complainant or forwarded to them by the Department (DWER) or another party about any alleged emissions from the premises:

- Name and contact details of complainant (if provided)
- Time and date of the complaint
- Complete details of the complaint and any other concerns and issues raised.
- Details of activities undertaken at the site, weather conditions and wind conditions at the time of the complaint
- Details of the investigations conducted in response to the complaint.
- Summary of the findings of any investigations conducted in response to the

complaint, including details of the persons responsible for the investigations.

- Summary of any corrective and preventative actions taken in response to the complaint.
- Summary of the time taken to respond to the complaint; and
- Summary of all communications with the complainant.

## **8.5 Emergency Incident and Response Records**

All records associated with emergency response and incidents should document the following (where relevant):

- Date of incident
- Location of incident
- Details of personnel involved.
- Details of incident
- Causes of incident
- Any pollution reporting actions taken.
- Actions taken to control the incident.
- Actions taken to prevent the incident from occurring again.
- Appropriate sign-off indicating that the incident was addressed appropriately.

## **8.6 General Waste Tracking Records**

All waste tracking records must be kept and include the following information:

- Date of pickup of waste
- Description of waste
- Details of waste transporter
- Quantity of waste
- Origin of waste
- Destination of waste
- Intended fate of the waste i.e., recycling, disposal, treatment.

## **8.7 Other Auditable Records**

The Saleyard Manager must maintain accurate and auditable books including the following to comply with the license conditions,

- Records, information, reports, and data required by the Environmental License issued for Boyanup Saleyards
- Calculation of fees payable in respect of the licence.
- Records of maintenance of infrastructure that is performed in the course of complying with condition 1
- Records of manure and mortalities removed from the premises in accordance with condition 6.

- Records of controlled waste tracking receipts for all effluent removed from the premises in accordance with condition 8.
- Records of water quality testing required by condition 12.
- Records of all water released from the stormwater buffer tank required by condition 13.
- Records of inputs and outputs in accordance with condition 14
- Complaints received under condition 17.
- Books specified under condition 18 must:
  - be legible.
  - if amended, be amended in such a way that the original version(s) and any subsequent amendments remain legible and are capable of retrieval.
  - be retained by WALSA for the duration of the licence; and
  - be available to be produced to an inspector or the CEO (DWER) as required.

## 9.0 Notification

The Saleyard Manager on behalf of WALSA must notify to the CEO (Deputy General of DWER) at least 14 days prior to, the commencement of any desludging works at the premises. The following information must be included.

- the proposed commencement date and duration of desludging activities.
- the proposed on-site handling and management of all sludge removed; and

the proposed disposal of all sludge removed. WALSA must notify the CEO, within 7 days after, the completion of any desludging works at the premises. The following information must be included:

- the total volume of sludge removed;
- on-site management of all sludge removed; and
- a copy of the controlled waste tracking receipt for each load removed from the premises.

## 10.0 Reporting

### 10.1 Incident reporting

In the event of an environmental incident, the on-site Emergency contact will undertake notification as soon as practicable, after becoming aware of any site-based emergency. Initial notifications have to be communicated to the Department of Water and Environmental Regulation (DWER) immediately by calling their 24 hours Pollution Watch hotline on 1300 784 782. Written notifications shall be completed through the Waste Discharge Notification Form through the DWER website. This form must be emailed to the Pollution Watch service [pollutionwatch@dwer.wa.gov.au](mailto:pollutionwatch@dwer.wa.gov.au) as soon as practicable. An incident report will be provided to the DWER with 15 days of the initial notification of an emergency or incident.

### 10.2 Exception Reporting

In the event of exceedance of any licensed limit, the exceedance will be notified to DWER in writing by the Saleyard Manager, within 28 days of completion of laboratory analysis in the form of a monthly exceedance report.



### 10.3 Annual Reporting

WALSA must undertake an audit of their compliance with the conditions of Environmental License L9123/2018/2 during the preceding annual period and prepare and submit to the CEO by no later than 1 December in each year an Annual Audit Compliance Report in the approved form. The report shall cover the period 1<sup>st</sup> October to 30<sup>th</sup> September of each year.

WALSA must submit to the CEO by no later than 1 December in each year an environmental report containing the information listed in **Table 10** for the preceding annual period to comply with the Environmental License L9123/2018/2.

**Table 10 Parameters required for Environmental Report**

License Condition	Parameter
-	Summary of any environmental incidents that have occurred during the annual period and any action taken
Condition 4	Records of inspections of infrastructure
Condition 6	Records of manure and mortalities removed from the premises
Condition 8	Records of effluent and sludge removed from the premises
Condition 12	Records of water testing from the stormwater buffer tank
Condition 13	Records of water released from the stormwater buffer tank
Condition 14	Records of inputs and outputs
Condition 17	Summary of notifications
Condition 22	Compliance

### 11.0 Review and Continual Improvement

The SBMP shall be reviewed and updated (if required) in the event any of the following occur:

- Issue of a new or amended Environmental License.
- Change in the operations at the facility that results in a change in environmental controls.
- When visual or monitoring results indicate environmental controls are not adequate and environmental impact is occurring.
- Upon completion of any environmental audit that identifies inadequacies in implemented controls.
- Upon completion of any environmental investigation that identifies potential environmental impacts associated with operation of the facility.
- Any changes in environmental legislation or guidance relevant to the project.
- After a site emergency.
- Upon request of the governing body.

## 11.1 Periodic Review of Environmental Performance

Periodic review of environmental performance will be achieved by undertaking the following requirements:

- Completion and recording of daily inspections.
- Annual completion of the Annual Environmental Report
- Review of all monitoring results against Environmental License conditions, immediately upon receipt of laboratory results transcripts from laboratory, to enable incident reporting within 24 hours (if necessary)
- Conducting investigation for all environmental incidents and non-conformances to identify corrective actions that may result in improved environmental performance.

## 12.0 Contacts

Company	Name	Phone
Elders (Bunbury)	Michael Carroll	(0427) 975 620
Elders	Dean Hubbard	(0418) 952 087
Nutrien	Leon Giglia	(0407) 931 036
Nutrien	Mark McKay	(0477) 406 481



## Appendix A Environmental Licence

DRAFT



<b>Licence number</b>	L9123/2018/2	
<b>Licence holder</b>	Elders Rural Services Australia Ltd	Nutrien Ag Solutions Ltd
<b>ACN</b>	004 045 121	008 743 217
<b>Registered business address</b>	27 Currie Street ADELAIDE SA 5000	Level 10, 737 Bourke Street DOCKLANDS VIC 3008
<b>DWER file number</b>	DER2018/000478	
<b>Duration</b>	25/05/2022 to 18/12/2032	
<b>Date of amendment</b>	26/09/2023	
<b>Premises details</b>	Boyanup Cattle Saleyards 31 Salter Road BOYANUP WA 6237	
	Legal description – Lots 202 & 203 on Plan 169731 (Crown Reserves 27193 & 27194), part of Salter Rd road reserve and part of rail reserve As shown in the premises map in Schedule 1	

<b>Prescribed premises category description (Schedule 1, Environmental Protection Regulations 1987)</b>	<b>Assessed design capacity</b>
Category 55: Livestock saleyard or holding pen: premises on which live animals are held, pending their sale, shipment or slaughter	Not more than 70,000 cattle per year

This amendment is granted to the licence holder, subject to the attached conditions, on 26 September 2023, by:

**Caron Goodbourn**

**MANAGER, PROCESS INDUSTRIES  
REGULATORY SERVICES**

an officer delegated under section 20 of the *Environmental Protection Act 1986* (WA)

## Licence history

Date	Ref number	Summary of changes
09/01/2017	L6140/1989/13	Amendment Notice 1 – frequency of monitoring discharge wastewater amended and update to premises nominal rated throughput.
07/08/2017	L6140/1989/13	Amendment Notice 2 – CEO-initiated amendment to extend licence duration.
22/05/2018	L9123/2018/1	Replacement licence issued following previous licence ceasing to have effect due to late payment of annual fees.
05/05/2022	L9123/2018/2	Replacement licence issued, with duration of 2 years.
26/09/2023	L9123/2018/2	CEO-initiated amendment to require off-site disposal of manure, SST sludge and effluent, and alignment of licence duration with property lease.

## Interpretation

In this licence:

- (a) the words ‘including’, ‘includes’ and ‘include’ in conditions mean ‘including but not limited to’, and similar, as appropriate;
- (b) where any word or phrase is given a defined meaning, any other part of speech or other grammatical form of that word or phrase has a corresponding meaning;
- (c) where tables are used in a condition, each row in a table constitutes a separate condition;
- (d) any reference to an Australian or other standard, guideline or code of practice in this licence:
  - (i) if dated, refers to that particular version; and
  - (ii) if not dated, refers to the latest version and therefore may be subject to change over time;
- (e) unless specified otherwise, any reference to a section of an Act refers to that section of the EP Act; and
- (f) unless specified otherwise, all definitions are in accordance with the EP Act.

**NOTE:** This licence requires specific conditions to be met but does not provide any implied authorisation for other emissions, discharges, or activities not specified in this licence.

## Licence conditions

The licence holder must ensure the following conditions are complied with:

### Premises operation

#### Infrastructure and equipment

1. The licence holder must ensure the site infrastructure and equipment listed in Table 1 is maintained in accordance with the corresponding design requirements in that table.

**Table 1: Infrastructure and equipment requirements**

	Infrastructure and equipment	Description and design requirements	Infrastructure location
1	Cattle pens	(a) Cattle pens, including: <ol style="list-style-type: none"> <li>(i) 213 individual saleyard pens;</li> <li>(ii) 16 outer pens for handling animals at arrival/dispatch;</li> <li>(iii) 12 sand pens;</li> <li>(iv) 9 holding yards;</li> </ol>	“Pens”, as shown in Schedule 1: Premises map

	Infrastructure and equipment	Description and design requirements	Infrastructure location
		(b) All pens must be located within the controlled drainage area (CDA); (c) Floor area of all pens must: (i) be sloped to facilitate drainage of runoff to the effluent catch drain; (ii) comprise an impermeable barrier (concrete) with sufficient bunding that prevents runoff of effluent to the environment and overland water running into the pens;	
2	Effluent sumps (x3)	(a) Sumps must be maintained on the downslope side of the cattle yards; (b) Sumps must be connected to the SST; (c) Sumps must comprise an impermeable barrier (concrete); (d) Must maintain a pump within the each sump that is capable of pumping effluent to the SST;	“Effluent sumps”, as shown in Schedule 1: Map of infrastructure
3	Controlled Drainage Area (CDA)	(a) Must comprise all operational areas relating to the saleyard complex, including pen areas and hard catchment (cattle yards, effluent sumps); (b) Area must be sloped to facilitate drainage of surface water runoff to the effluent sumps; (c) Must be designed to direct uncontaminated surface runoff away from the cattle yards and effluent sumps;	As per design requirements
4	Secondary sedimentation tank (SST)	SST must be maintained: (a) at the lowest point of the CDA; (b) with sufficient capacity to contain the volume of runoff from the CDA, allowing for: (i) a minimum freeboard of 300 mm; and (ii) overtopping does not occur on average more than once every 20 years; (c) as an impermeable barrier (concrete).	“SST”, as shown in Schedule 1: Premises map
5	Stormwater buffer tank	(a) Must be maintained with at least 300 kL operating capacity, for containing overland flow from cleaned saleyard floors; (b) Overflow from the tank must be directed to the SST.	“Rainwater Buffer Tank”, as shown in Schedule 1: Map of infrastructure upgrades

### Operational requirements

- The licence holder must ensure the premises infrastructure listed in Table 2 is operated in accordance with the requirements set out in that table.

**Table 2: Infrastructure operational requirements**

	Site infrastructure	Operational requirement
1	Cattle yards	<u>Cattle handling</u> (a) Cattle must not be held within individual pens for more than 24 consecutive hours; (b) Cattle must not be held within the unlined sandy floor pens or holding yards, unless for the purpose of: (i) aggregating cattle, prior to off-site transportation; or (ii) holding cattle overnight that have been delivered to the premises

	Site infrastructure	Operational requirement
		<p>the day before a sale event; or</p> <p>(iii) emergency or short-term overflow, not exceeding 6 consecutive hours;</p> <p><u>Manure management</u></p> <p>(c) Manure must be removed from pens after each sale event;</p> <p>(d) Manure removed from pen surfaces must be:</p> <p>(i) directly transferred to the SST; and/or</p> <p>(ii) directly removed off-site in accordance with condition 5;</p> <p><u>Stormwater management</u></p> <p>(e) Stormwater runoff from within the CDA:</p> <p>(i) must be directed to the SST during and after sale events;</p> <p>(ii) may be directed to the stormwater buffer tank once all manure has been removed from the saleyard floor, including washing down to remove any residual;</p> <p><u>Mortalities management</u></p> <p>(f) Following post mortem at the cattle handling yards (if required), deceased animals must be removed from the premises in accordance with condition 5 within 24 hours of death;</p> <p><u>Dust management</u></p> <p>(g) Visible dust generated from saleyard activities must not cross the premises boundary;</p>
2	Effluent sumps (3)	<p>(a) Must be cleaned of accumulated sludge to ensure efficient pumping of effluent to the SST;</p> <p>(b) Removed solids must be directly transferred to the SST;</p>
3	Controlled Drainage Area	<p>(a) Must be maintained to ensure all surface runoff is able to flow freely to the effluent sumps;</p>
4	Secondary sedimentation tank (SST)	<p><u>Stormwater management</u></p> <p>(a) Must be operated to ensure stormwater runoff is excluded from entering the SST;</p> <p>(b) An operational freeboard of at least 300 mm must be maintained at all times;</p> <p><u>Sludge management</u></p> <p>(c) Must be cleaned of sludge at least once every 12 months;</p> <p>(d) Removed sludge must be directly taken off-site in accordance with condition 7.</p> <p><u>Effluent management</u></p> <p>(e) Effluent must be removed from the SST sump to ensure a minimum 300 mm freeboard is maintained at all times;</p> <p>(f) Removed effluent must be directly taken off-site in accordance with condition 7.</p>

### Inspection of infrastructure

3. The licence holder must undertake inspections of the scope and type and at the corresponding frequency specified in Table 3.
4. Where any inspection required by condition 3 identifies an appropriate level of environmental protection is not being maintained or there is a foreseeable risk of an environmental incident, the works approval holder must:
  - (a) take corrective action to mitigate adverse environmental consequences as soon as practicable; and
  - (b) maintain a written log of all inspections undertaken, with each inspection signed off by the person who conducted the inspection.

**Table 3: Inspection of infrastructure requirements**

Scope of inspection	Type of inspection	Frequency of inspection
Weather forecast for the premises	Review of 7-day weather forecast	(a) at the start of each week; and (b) daily, for every day in a 7-day period where $\geq 40$ mm rain is predicted
Effluent sumps, SST	Visual integrity (including signs of leakage), blockages, sludge levels, freeboard capacity, odour, algal levels	(a) within 24 hours of any sale event; (b) within 24 hours after the removal of manure from the saleyard floor after a sale event; (c) within 12 hours of $\geq 40$ mm of rain being predicted at the premises over a 7-day period; (d) within 12 hours of $\geq 40$ mm of rain falling within a 7-day period, and every 20 mm increment thereafter within the same 7-day period

## Emissions

### Disposal of manure and mortalities

5. The licence holder must ensure mortalities, and manure removed from pen surfaces that meets the definition of a solid, are removed off-site to a premises that is lawfully able to accept that kind of waste, such as a licensed composting facility, licenced solid waste facility, or licensed rendering facility.
6. The licence holder must keep accurate records of manure and mortalities removed from the premises in accordance with condition 5, including:
  - (a) the volume of manure (in tonnes or cubic metres) for each load removed from the premises;
  - (b) the details of who accepted the manure and the receiving premises; and
  - (c) the number of mortalities removed from the premises per month and the receiving premises.

### Disposal of effluent

7. The licence holder must ensure effluent within the effluent sumps and SST, including manure and sludge not meeting the definition of a solid, is removed off-site by a licensed controlled waste carrier.
8. The licence holder must keep and maintain a record of controlled waste tracking receipts for all effluent removed from the premises in accordance with condition 7.
9. The licence holder must not cause or allow effluent within the effluent sumps and SST, including manure and sludge, to be discharged into the environment.

### Disposal of stormwater

10. The licence holder may only release water from the stormwater buffer tank to the on-site swale drain, once each full tank has been:
  - (a) sampled and tested in accordance with Table 4; and
  - (b) has been confirmed as meeting the following criterion:
    - (i) pH – between 6 and 8;
    - (ii) Total suspended solids – 80 mg/L or less;
    - (iii) Total nitrogen – 1.0 mg/L or less;
    - (iv) Total phosphorus – 0.1 mg/L or less;
    - (v) Biological oxygen demand – 1.0 mg/L or less; and
    - (vi) *E. coli* – 20 CFU/100 mL or less.



**Table 4: Stormwater testing requirements**

Testing point and reference	Parameter	Unit	Averaging period	Testing frequency
Stormwater storage tank outlet	pH <sup>1</sup>	No unit	Spot sample	Prior to the release of each full tank to the on-site swale drain
	Total suspended solids	mg/L		
	Total nitrogen			
	Total phosphorus			
	Biological oxygen demand			
	<i>E. coli</i>	CFU/100mL		

Note 1: In field, non-NATA accredited analysis permitted.

11. The licence holder must ensure that:

- (a) all water samples are collected and preserved in accordance with AS/NZS 5667.1;
- (b) all water sampling is conducted in accordance with AS/NZS 5667.10;
- (c) all water samples are submitted to and tested by a laboratory with current NATA accreditation for the parameters being measured.

12. The licence holder must maintain accurate records to demonstrate each full tank has been tested and the water meets the quality requirements specified in condition 10, otherwise, the water must be considered to be effluent and discharged to the SST and be managed in accordance with condition 7.

13. The licence holder must keep accurate records of the date, time, water quality and volumes of water released from the stormwater storage tank to the on-site swale drain in accordance with condition 10.

## Monitoring

### Monitoring of inputs and outputs

14. The licence holder must monitor and record inputs and outputs in accordance with Table 5.

**Table 5: Monitoring and recording of inputs and outputs**

Input / Output	Parameter	Units	Frequency
Animals received and dispatched at the premises	Cattle	Number	Aggregated total monthly summary

## Complaints management

15. The licence holder must investigate any complaints received by the licence holder (whether received directly from a complainant or forwarded to them by the department or another party) about any alleged emissions from the premises.

16. Following receipt of a complaint directly from a complainant about any alleged emissions from the premises, the licence holder must:

- (a) respond to the complainant within 72 hours of receipt of the complaint; and
- (b) within 10 calendar days of receipt of the complaint, provide a summary of the outcomes of any investigation(s) conducted in response to the complaint, including any corrective and preventative action(s) taken in response to the complaint, unless such communication is not requested by the complainant.

## Records and reporting

### Record-keeping

17. The licence holder must record the following information in relation to complaints received by the licence holder (whether directly from a complainant or forwarded to them by the department or another party) about any alleged emissions from the premises:
  - (a) the name and contact details of the complainant (if provided);
  - (b) the time and date of the complaint;
  - (c) the complete details of the complaint and any other concerns or other issues raised;
  - (d) the complete details of any activities being undertaken, where, and the weather and wind conditions at the time of the complaint;
  - (e) the complete details and dates of any investigation(s) conducted in response to the complaint;
  - (f) a summary of the findings of any investigation(s) conducted in response to the complaint, including details of the person(s) responsible for the investigation(s);
  - (g) a summary of any corrective and preventative action(s) taken in response to the complaint;
  - (h) a summary of the time taken to respond to the complaint; and
  - (i) a summary of all communications with the complainant.
18. The licence holder must maintain accurate and auditable books including the following records, information, reports, and data required by this licence:
  - (a) the calculation of fees payable in respect of this licence;
  - (b) any maintenance of infrastructure that is performed in the course of complying with condition 1;
  - (c) records of manure and mortalities removed from the premises in accordance with condition 6;
  - (d) records of controlled waste tracking receipts for all effluent removed from the premises in accordance with condition 8;
  - (e) records of all water quality testing required by condition 12;
  - (f) records of all water released from the stormwater buffer tank required by condition 13;
  - (g) records of inputs and outputs in accordance with condition 14; and
  - (h) complaints received under condition 17.
19. The books specified under condition 18 must:
  - (a) be legible;
  - (b) if amended, be amended in such a way that the original version(s) and any subsequent amendments remain legible and are capable of retrieval;
  - (c) be retained by the licence holder for the duration of the licence; and
  - (d) be available to be produced to an inspector or the CEO as required.

### Notification requirements

20. The licence holder must notify the CEO, at least 14 days prior to, the commencement of any desludging works at the premises:
  - (a) the proposed commencement date and duration of desludging activities;
  - (b) the proposed on-site handling and management of all sludge removed; and
  - (c) the proposed disposal of all sludge removed.
21. The licence holder must notify the CEO, within 7 days after, the completion of any desludging works at the premises:
  - (a) the total volume of sludge removed;
  - (b) on-site management of all sludge removed; and
  - (c) a copy of the controlled waste tracking receipt for each load removed from the premises.

## Annual reporting requirements

22. The licence holder must:
- (a) undertake an audit of their compliance with the conditions of this licence during the preceding annual period; and
  - (b) prepare and submit to the CEO, by no later than 1 December in each year, an Annual Audit Compliance Report in the approved form.
23. The licence holder must submit to the CEO, by no later than 1 December in each year, an environmental report containing the information listed in Table 6 for the preceding annual period.

**Table 6: Annual environmental report**

Condition or table	Parameter
-	Summary of any environmental incidents that have occurred during the annual period and any action taken
Condition 4	Records of inspections of infrastructure
Condition 6	Records of manure and mortalities removed from the premises
Condition 8	Records of effluent and sludge removed from the premises
Condition 12	Records of water testing from the stormwater buffer tank
Condition 13	Records of water released from the stormwater buffer tank
Condition 14	Records of inputs and outputs
Condition 17	Complaints summary
Condition 21	Summary of notifications
Condition 22	Compliance

## Definitions

In this licence, the terms in Table 7 have the meanings defined.

**Table 7: Definitions**

Term	Definition
Annual Audit Compliance Report (AACR)	means a report submitted in a format approved by the CEO (relevant guidelines and templates may be available on the Department's website)
annual period	means a 12-month period commencing from 1 October until 30 September in that same year
AS/NZS 5667.1	means the Australian Standard AS/NZS 5667.1 Water quality – sampling – guidance on the design of sampling programs, sampling techniques and the preservation and handling of samples
AS/NZS 5667.10	means the Australian Standard AS/NZS 5667.10 Water quality – Sampling – Part 10: Guidance on the sampling of wastewaters
averaging period	means the time over which a limit or target is measured or a monitoring result is obtained
books	has the same meaning given to that term under the EP Act
CEO	means Chief Executive Officer. CEO for the purposes of notification means: Director General Department administering the <i>Environmental Protection Act 1986</i> Locked Bag 10 Joondalup DC WA 6919 <a href="mailto:info@dwer.wa.gov.au">info@dwer.wa.gov.au</a>
condition	means a condition to which this licence is subject under s.62 of the EP Act
Department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> and designated as responsible for the administration of Part V, Division 3 of the EP Act
EP Act	means the <i>Environmental Protection Act 1986</i> (WA)
freeboard	means the distance between the maximum water surface elevations and the top of retaining banks or structures at their lowest point
licence	means this document, which evidences the grant of a licence by the CEO under section 57 of the EP Act, subject to the specified conditions contained within
licence holder	refers to the occupier of the premises being the person to whom this licence has been granted, as specified at the front of this licence
licensed controlled waste carrier	means a person licensed as a carrier under the Environmental Protection (Controlled Waste) Regulations 2004 to transport animal effluent and residues (K100)
licensed composting facility	means a premises that holds a current and valid licence granted by the CEO under section 57 of the EP Act for a compost manufacturing and soil blending facility (category 67A)
licensed rendering facility	means a premises that holds a current and valid licence granted by the CEO under section 57 of the EP Act for a rendering facility (category 16)
licensed solid waste facility	means a premises that holds a current and valid licence granted by the CEO under section 57 of the EP Act for a solid waste facility (category 61A)
manure	means faeces and urine. For the purpose of this licence, manure also means solids separated from the SST

<b>Term</b>	<b>Definition</b>
NATA	National Association of Testing Authorities, Australia
NATA accreditation	means in relation to the analysis of a sample that the laboratory is NATA accredited for the specified analysis at the time of the analysis
premises	refers to the premises to which this licence applies, as specified at the front of this licence and as shown on the map in Schedule 1 to this licence
prescribed premises	has the same meaning given to that term under the EP Act
solid	means material that: <ul style="list-style-type: none"> <li>(a) has an angle of repose of greater than 5 degrees;</li> <li>(b) does not contain, or is not comprised of, any free liquids;</li> <li>(c) does not contain, or is not comprised of, any liquids that are capable of being released when the waste is transported;</li> <li>(d) does not become free flowing at or below 60°C or when it is transported; and</li> <li>(e) is generally capable of being moved by a spade at normal temperatures (i.e., is spadeable)</li> </ul>
spot sample	means a discrete sample representative at the time and place at which the sample is taken
SST	Secondary Sedimentation Tank

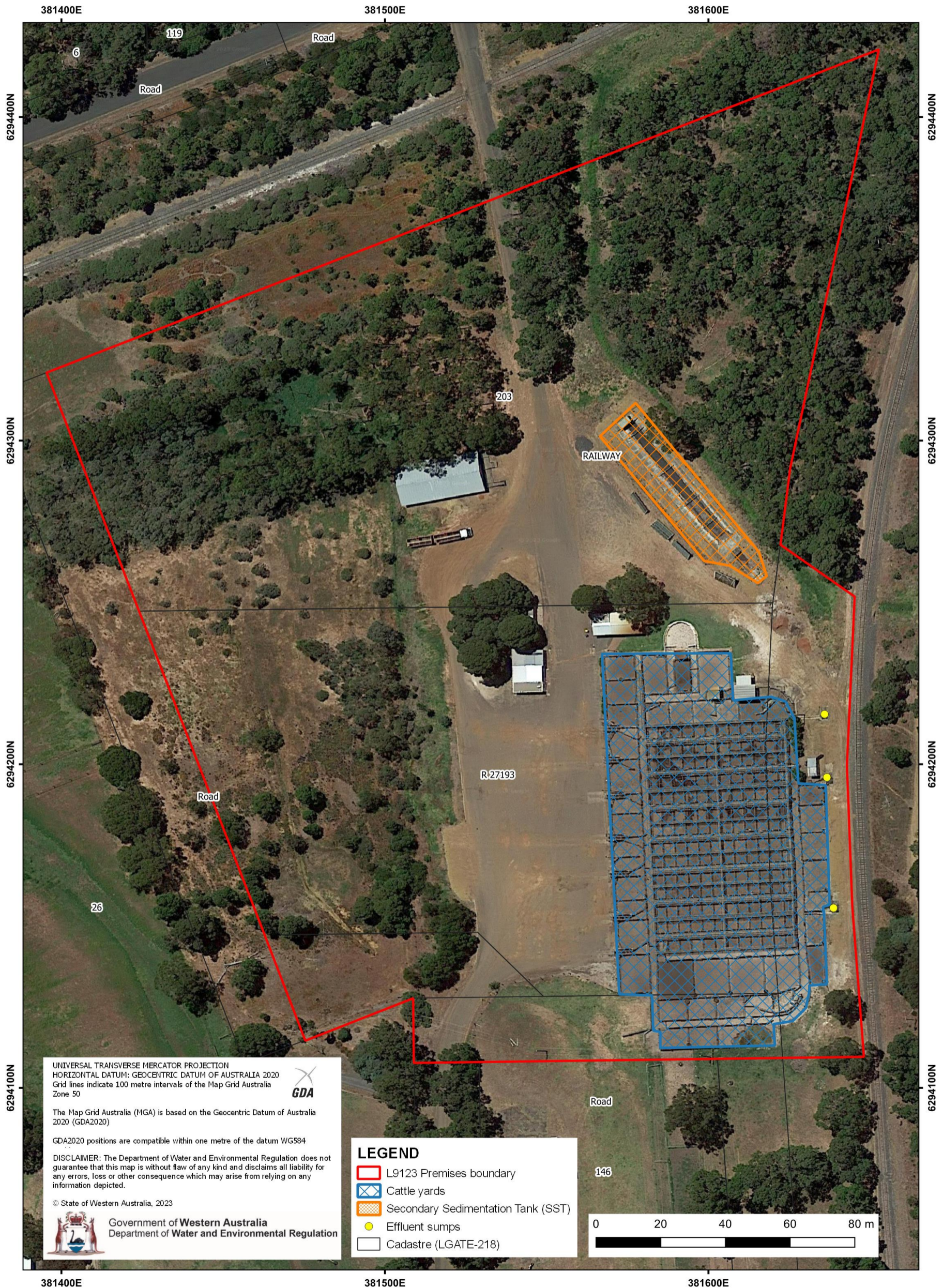
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**END OF CONDITIONS**

# Schedule 1: Maps

## Premises map

The boundary of the prescribed premises and the location of key infrastructure is shown in the map below (red line).





**Attachment B**

**Boyanup Saleyard Site Plan and Proposed Interim Wastewater  
Design Upgrades**





# BOYANUP CATTLE SALE YARDS

## STAGE DA1 INTERIM WASTEWATER



LOCALITY PLAN  
SCALE 1: 2500

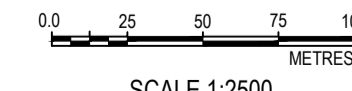
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680.30164-CI-1010	WASTEWATER GENERAL ARRANGEMENT PLAN
680.30164-CI-1011	WASHDOWN GENERAL ARRANGEMENT PLAN
680.30164-CI-1030	TYPICAL SECTIONS AND DETAILS
680.30164-CI-1040	SCHEMATIC PIPING AND INSTRUMENTATION DIAGRAM
680.30164-CI-1110	STORMWATER CATCHMENT PLAN

**DRAFT**

PLOT DATE 29-Nov-2023 1:06:44 PM

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A	24/08/2023	ISSUED FOR COMMENT	AvN






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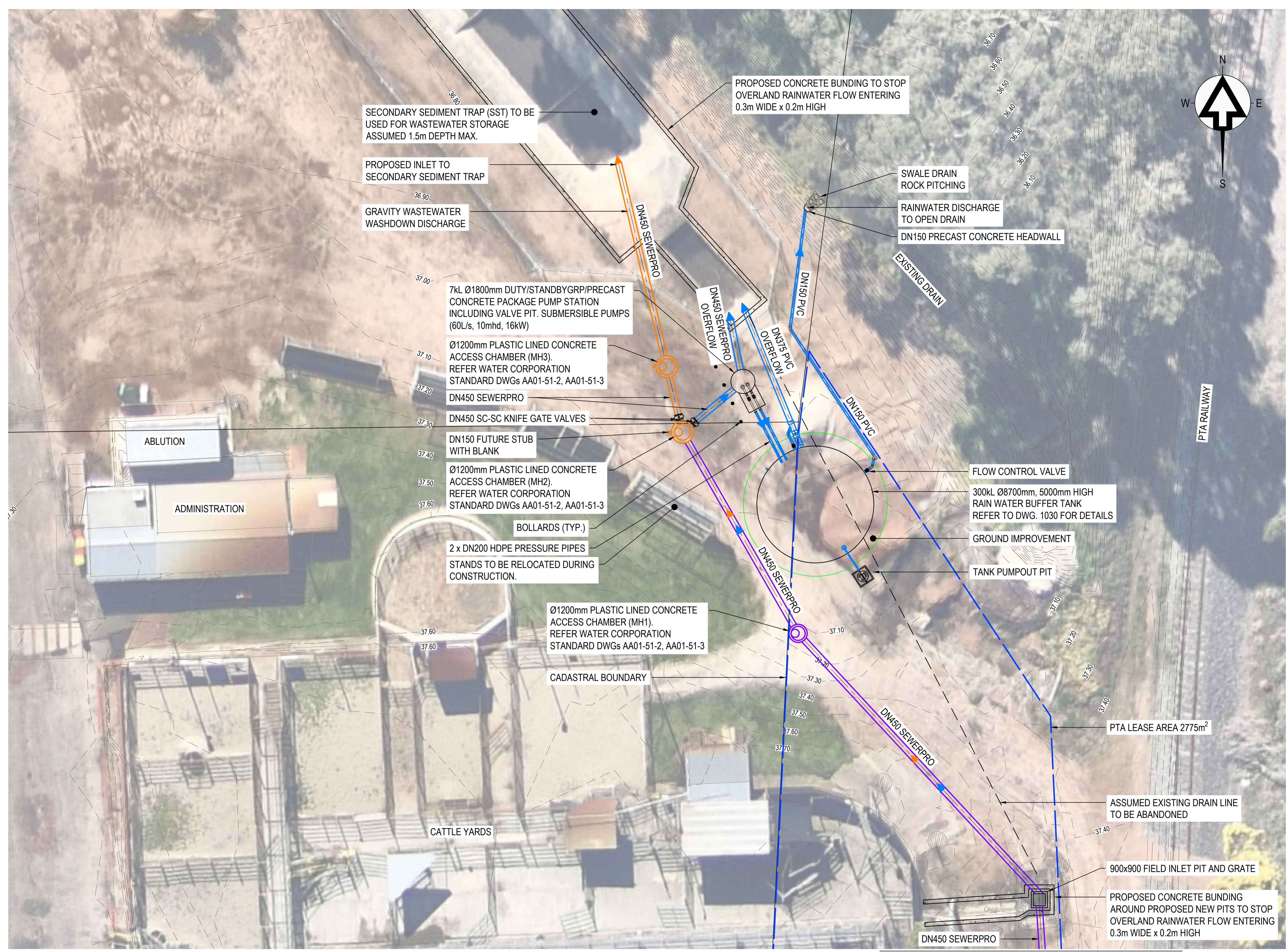
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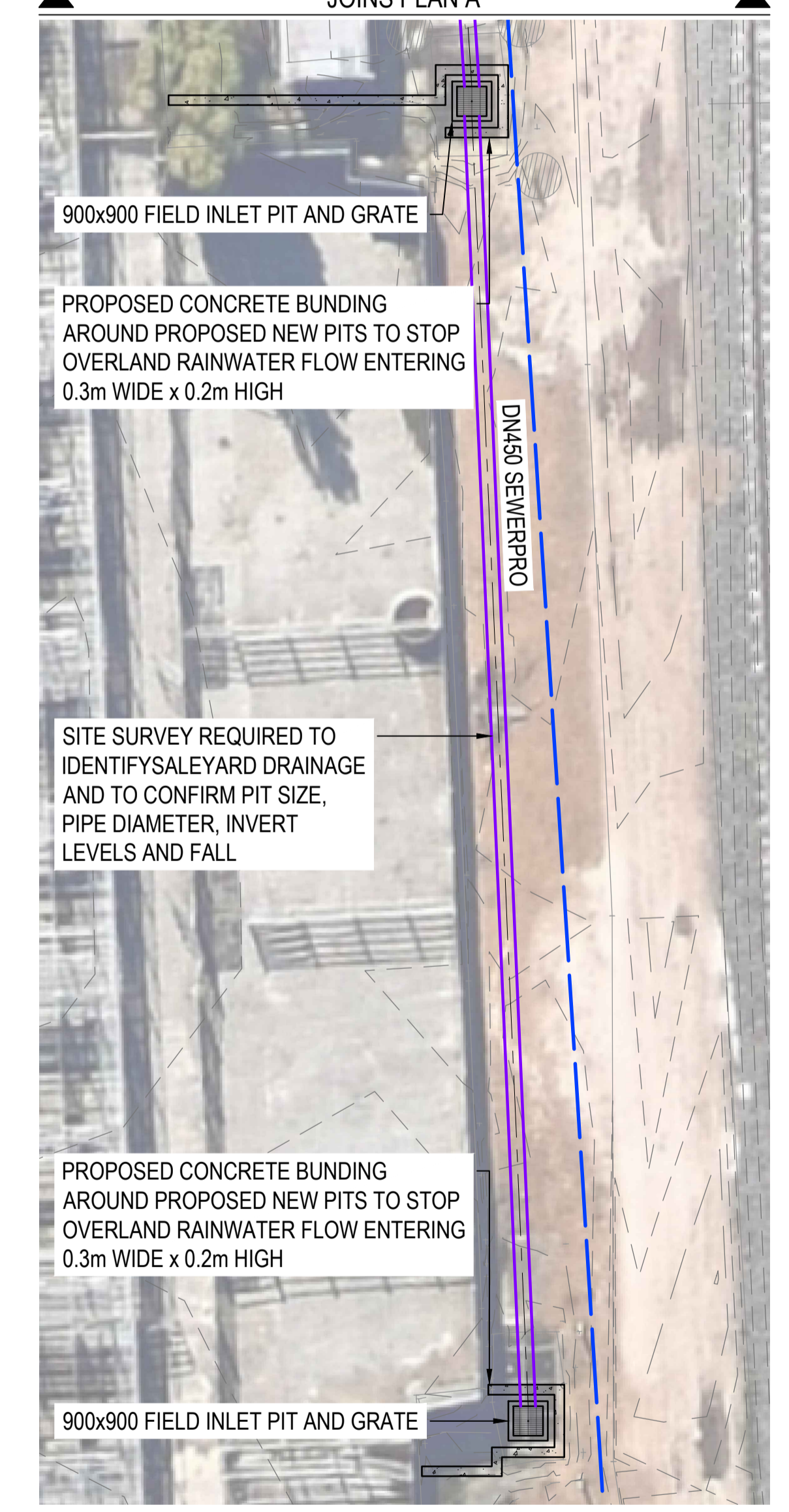
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DRAWING TITLE:		SITE LOCALITY AND DRAWING LIST	
STATUS:		<b>NOT FOR CONSTRUCTION</b>	
SCALE:		1:2500	
DRAWING NUMBER:		675.64443-CI-1000	
DATUM:		GDA2020 Z50	
SIZE	A1	REVISION	B



- NOTES**
- SURVEYOR TO CONFIRM LEVELS OF EXISTING SUMP, SECONDARY SEDIMENT TRAP, SEDIMENT TRAP INLET/OUTLETS, SALEYARD LEVELS AND INTERNAL DRAINAGE.
  - MINIMUM COVER AND LOADING OF PIPE TO BE CONFIRMED.
  - RAINWATER APPROVED DISCHARGE AS PER DRAFT DWER LICENCE L9123/2018/2.
  - ACCESS CHAMBER LIDS CLASS D TRAFFICABLE.
- LEGEND**
- PTA LEASE AREA
  - EXISTING 0.1m GROUND CONTOURS
  - EXISTING RAILWAY
  - EXISTING FENCE
  - EXISTING OVERHEAD POWERLINE
  - EXISTING BOLLARD
  - CADASTRAL BOUNDARY
  - GROUND IMPROVEMENT EXTENTS
  - PROPOSED WASTEWATER INFRASTRUCTURE
  - PROPOSED STORMWATER INFRASTRUCTURE
  - PROPOSED STORMWATER/WASTEWATER INFRASTRUCTURE
  - PROPOSED BUNDING



PLAN A  
SCALE 1:150

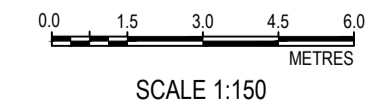
JOINS PLAN B

PLAN B  
SCALE 1:150

**DRAFT**

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E	25/10/2023	MINOR EDITS	AvN
D	20/10/2023	REVISED TANK LOCATION	AvN
C	18/10/2023	CONFIRMED LEASE EXTENSION	AvN
B	29/09/2023	FOR LEASE EXTENSION	AvN
A	24/08/2023	ISSUED FOR COMMENT	AvN



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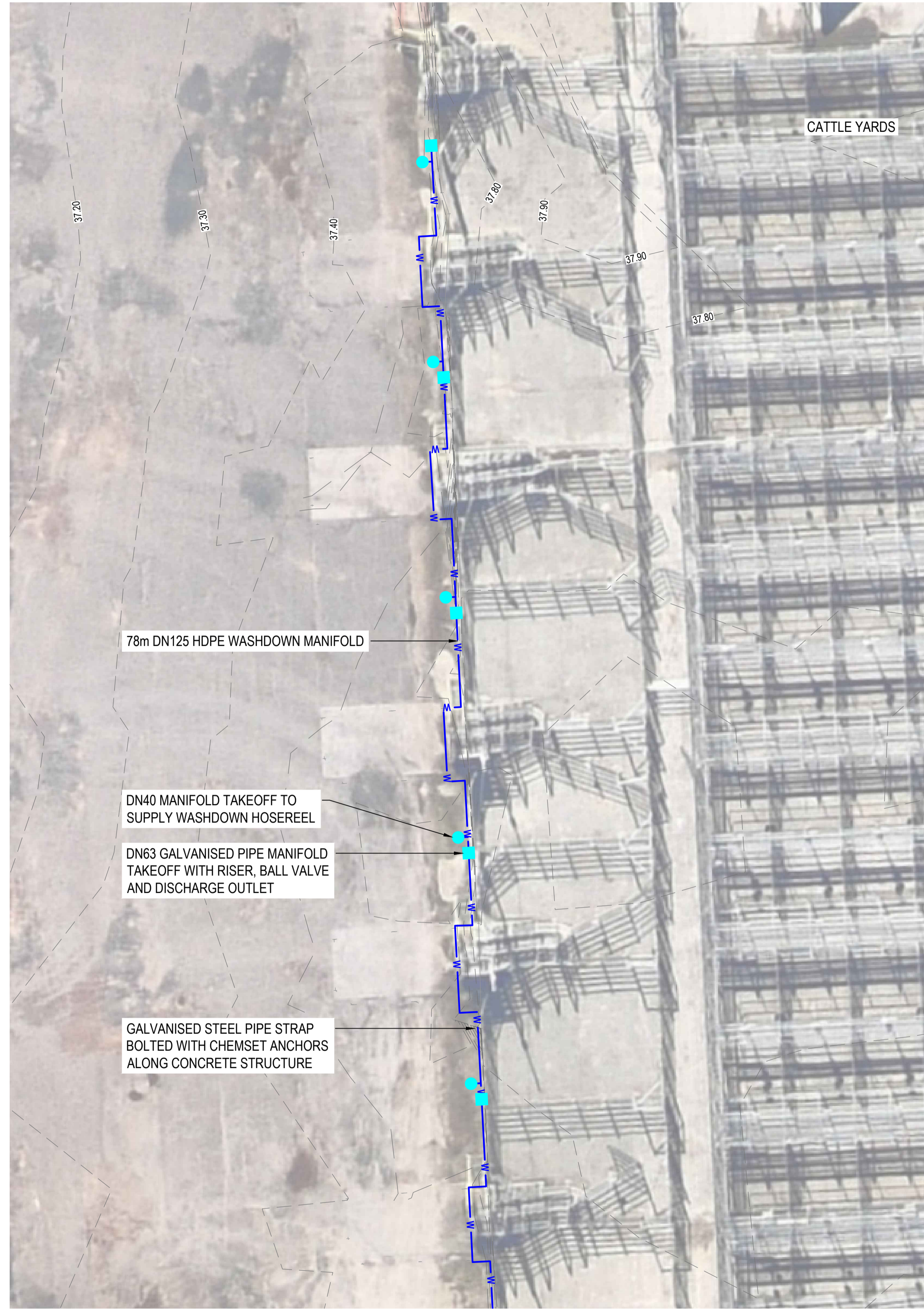
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STATUS: NOT FOR CONSTRUCTION	SCALE: 1:150	DRAWING NUMBER: 675.64443-CI-1010	REVISION: F
	DATUM: GDA2020 Z50		



JOINS PLAN B  
PLAN A  
SCALE 1:150



PLAN B  
SCALE 1:150

**NOTES**

1. MINIMUM COVER AND LOADING OF PIPE TO BE CONFIRMED.
2. RAINWATER APPROVED DISCHARGE AS PER DRAFT DWER LICENCE L9123/2018/2.
3. BORE LOCATION INDICATIVE, LOCATION TO BE CONFIRMED FOLLOWING DESIGN STAGES.

**LEGEND**

- 37.20 EXISTING 0.1m GROUND CONTOURS
- EXISTING FENCE
- EXISTING OVERHEAD POWERLINE
- EXISTING GATE
- CADASTRAL BOUNDARY
- DN125 HDPE WASHDOWN MANIFOLD SUPPLY
- WASHDOWN HOSE REEL
- WASHDOWN DISCHARGE OUTLET

**DRAFT**

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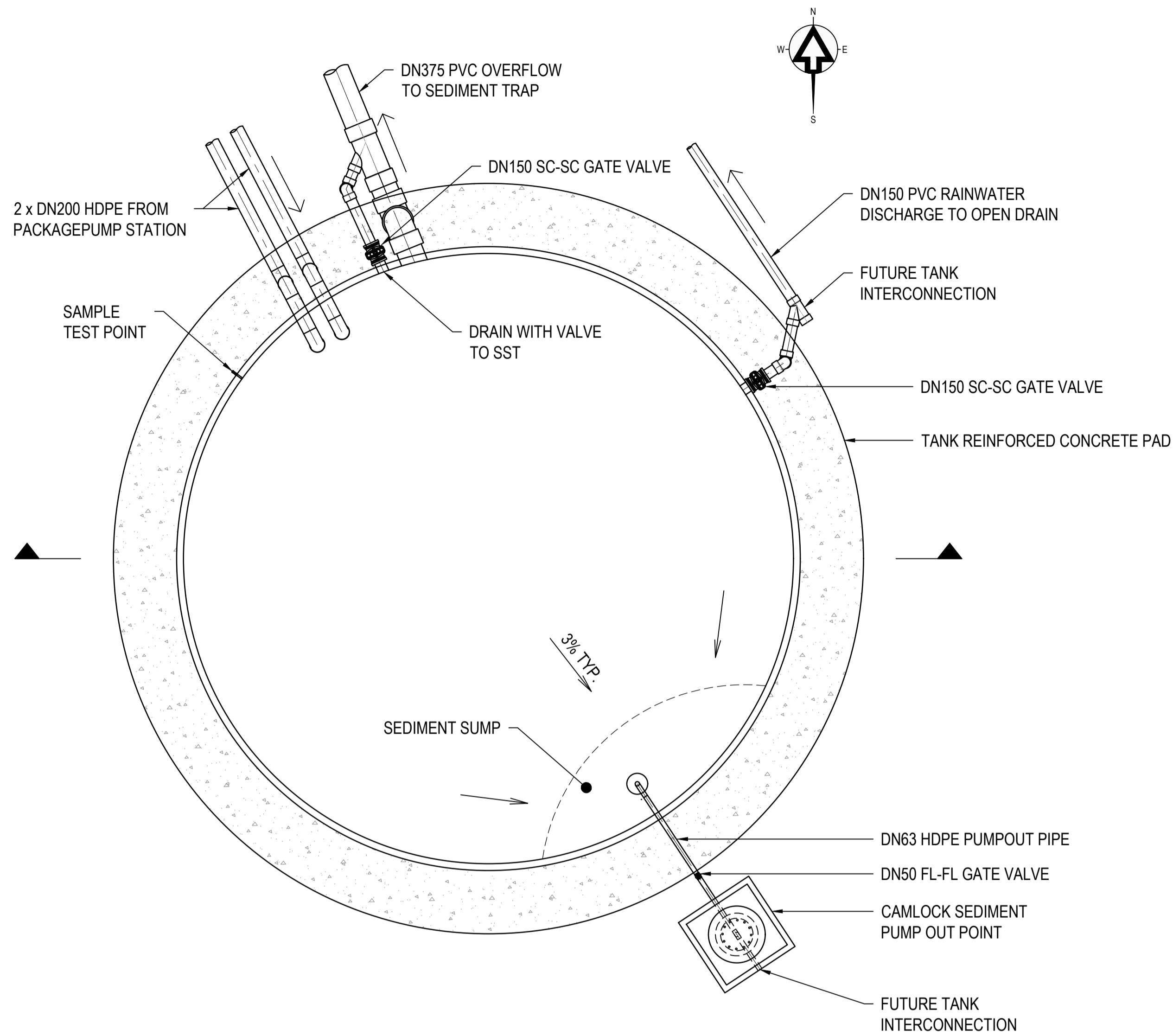
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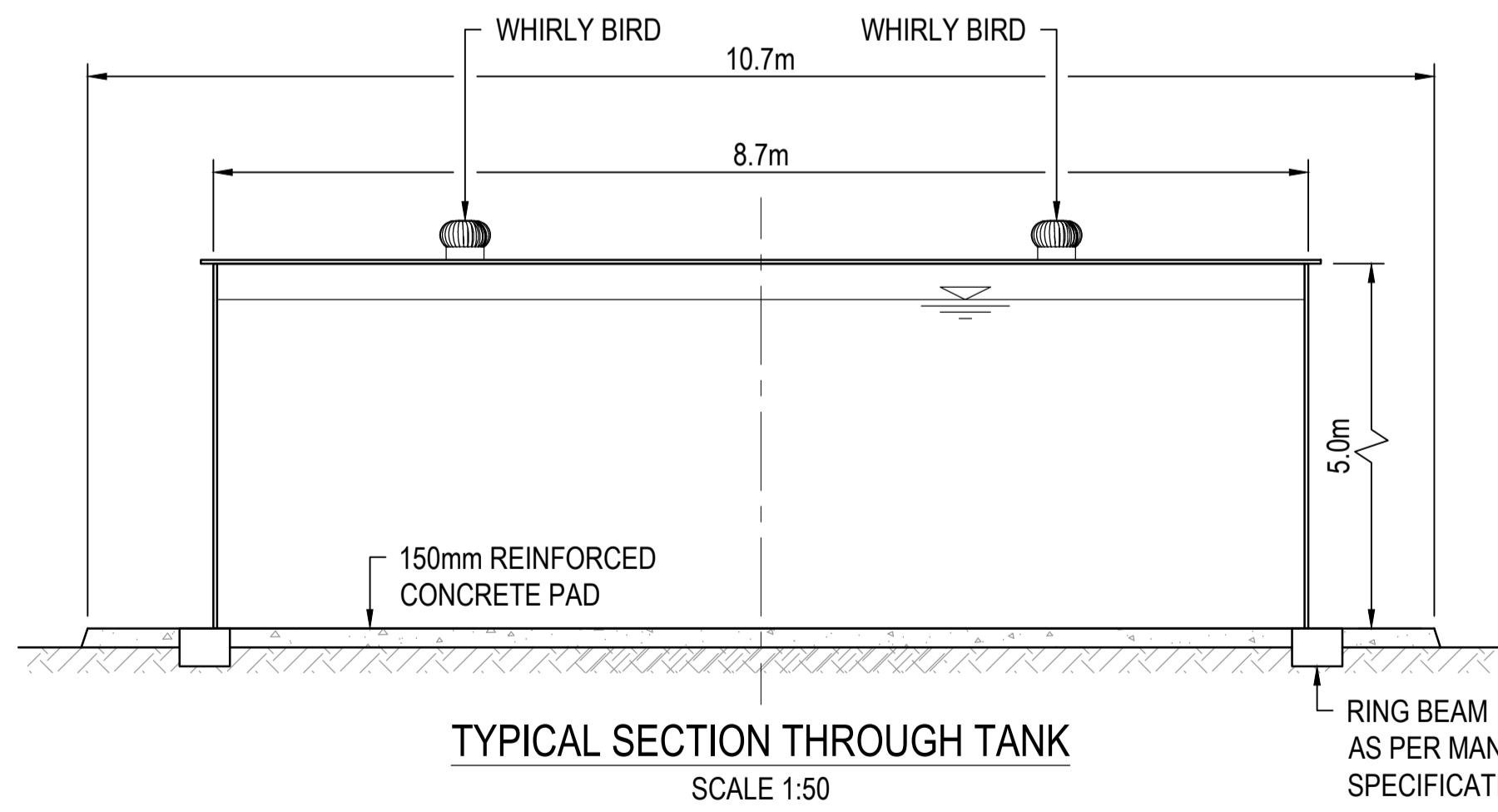
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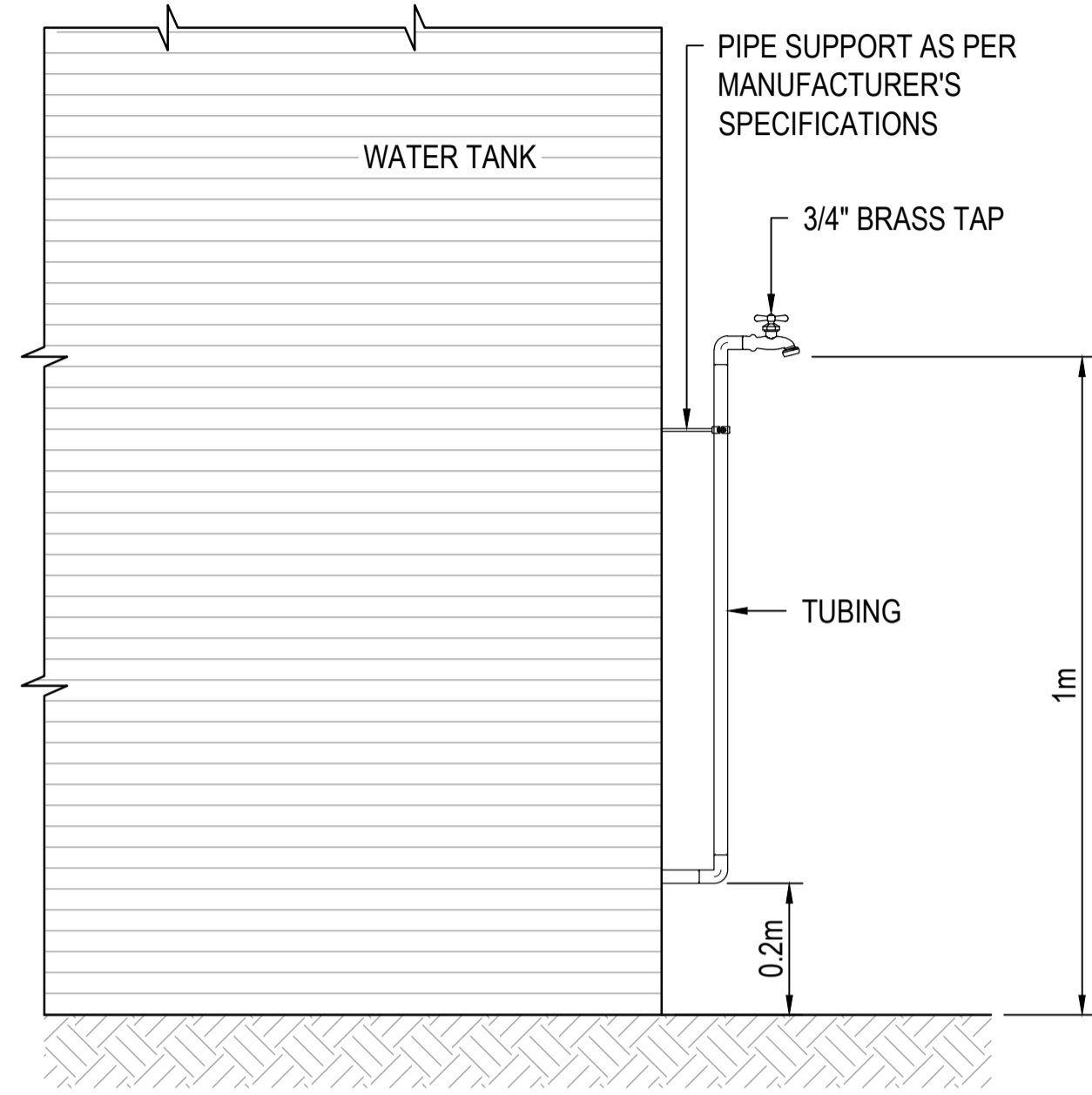
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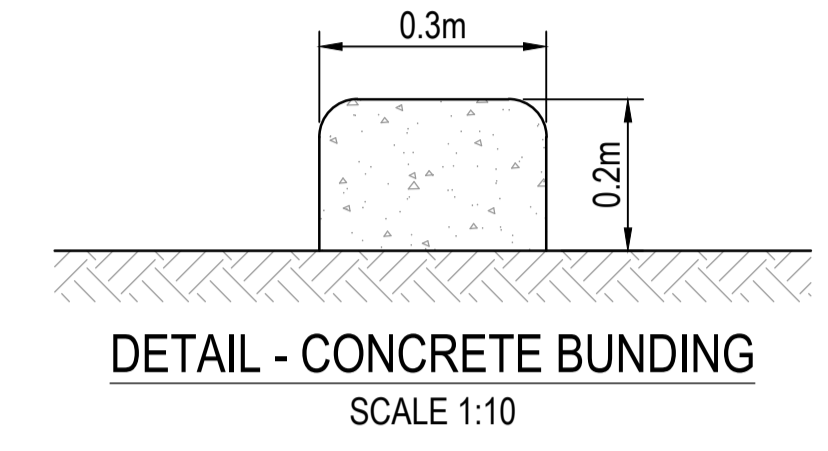
TYPICAL TANK PLAN  
SCALE 1:50



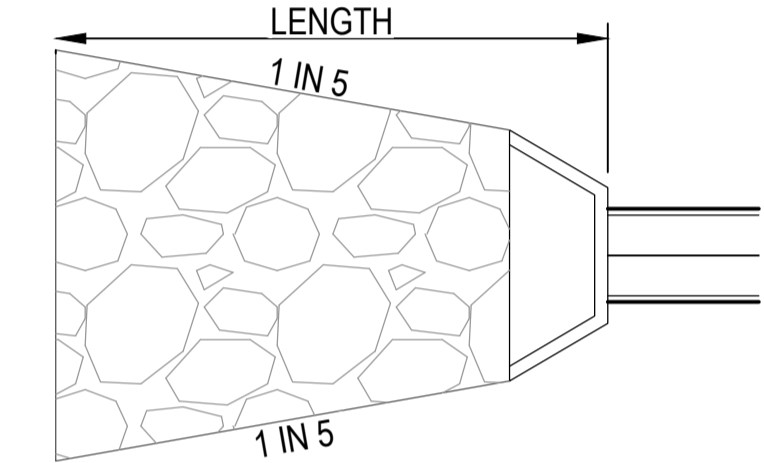
TYPICAL SECTION THROUGH TANK  
SCALE 1:50



DETAIL - SAMPLING TEST POINT  
SCALE 1:10

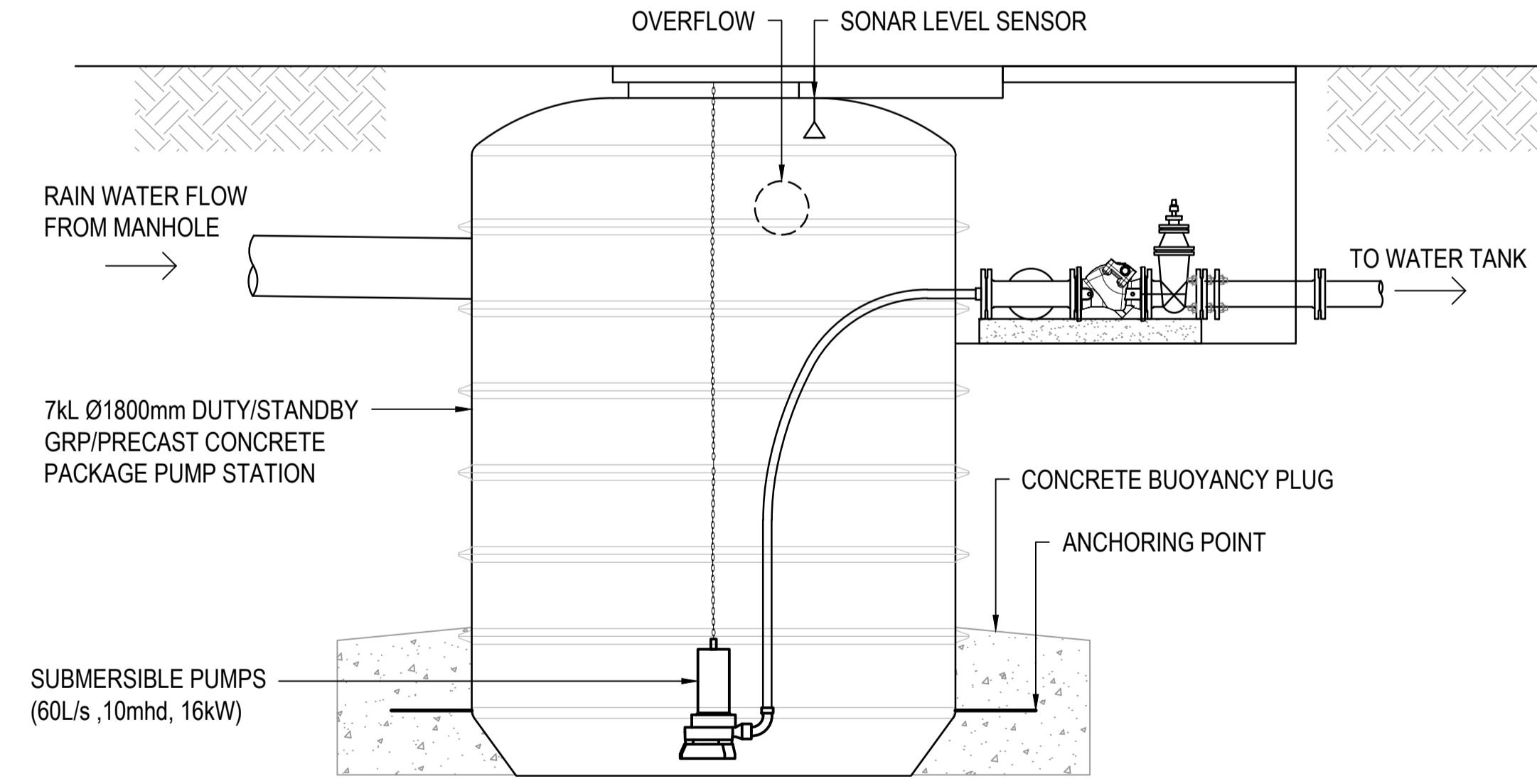


DETAIL - CONCRETE BUNDING  
SCALE 1:10



TYPICAL ROCK SCOUR PROTECTION DETAIL PLAN  
N.T.S.

ROCK OUTLET SCOUR PROTECTION			
OUTLET	d50 ROCK	LENGTH (m)	THICKNESS
OUTLET 5/1	200mm	1.500	400mm



DETAIL - PACKAGE PUMP STATION  
SCALE 1:20

**DRAFT**

PLOT DATE: 25-Nov-2023 1:05:47 PM

REVISIONS	DATE	DESCRIPTION	APPROVED
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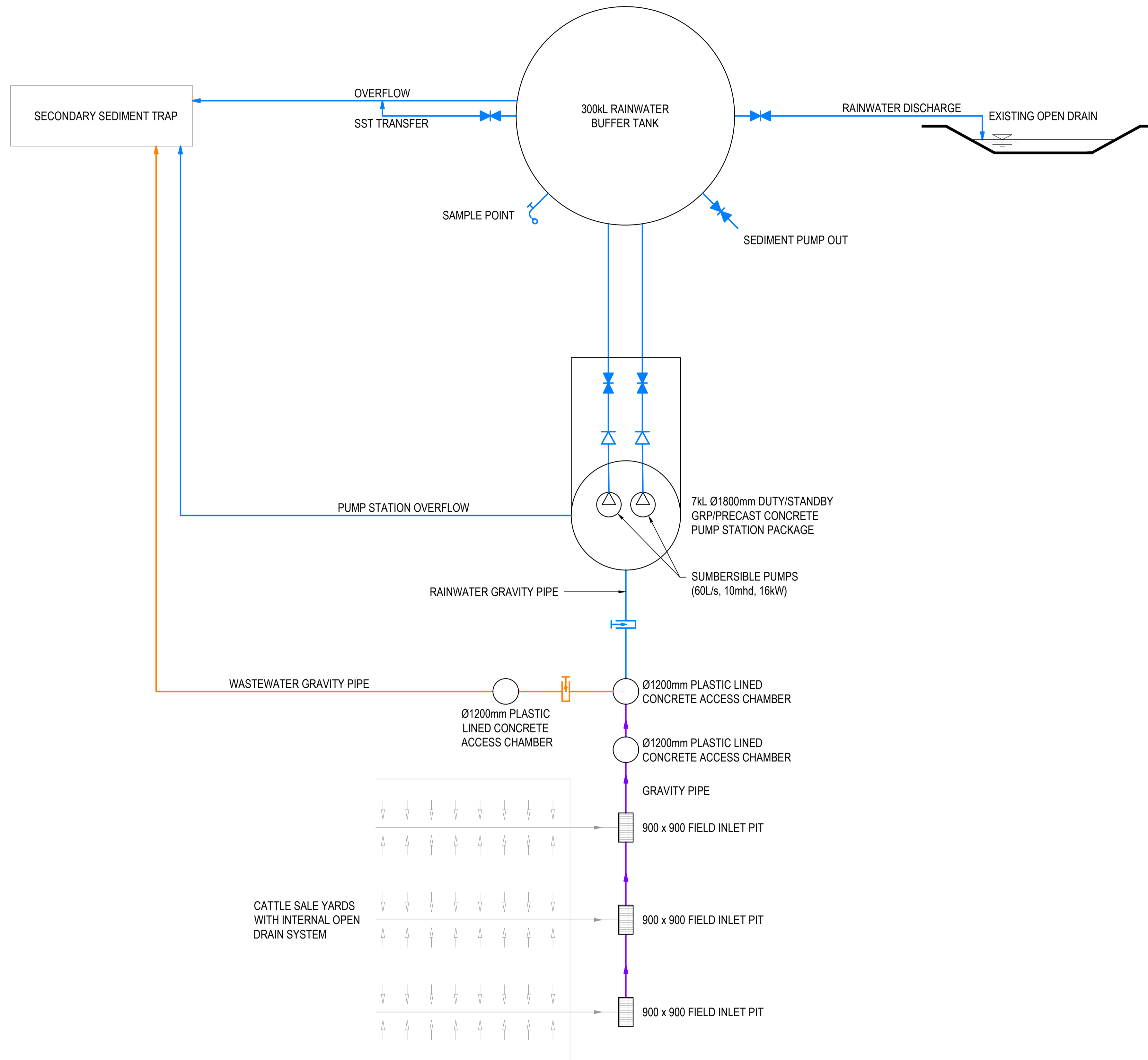
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PROJECT: BOYANUP CATTLE SALE YARDS STAGE DA1 INTERIM WASTEWATER	DRAWING NUMBER: 675.64443-CI-1030	REVISION: D
STATUS: NOT FOR CONSTRUCTION	SCALE: N.T.S.	
	DATUM:	

**NOTES**  
 1. OPERATIONAL LEVELS TO BE CLARIFIED FOLLOWING SITE SURVEY.



- LEGEND**
- WASTEWATER
  - STORMWATER
  - STORMWATER/WASTEWATER
  - OPEN GATE VALVE
  - CLOSED GATE VALVE
  - TAP
  - KNIFE GATE VALVE
  - NON-RETURN VALVE
  - PUMP
  - CAMLOCK
  - FLOW DIRECTION ARROW

DRAFT

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STATUS: NOT FOR CONSTRUCTION	SCALE: N.T.S.	DRAWING NUMBER: 675.64443-CI-1040
	DATUM:	

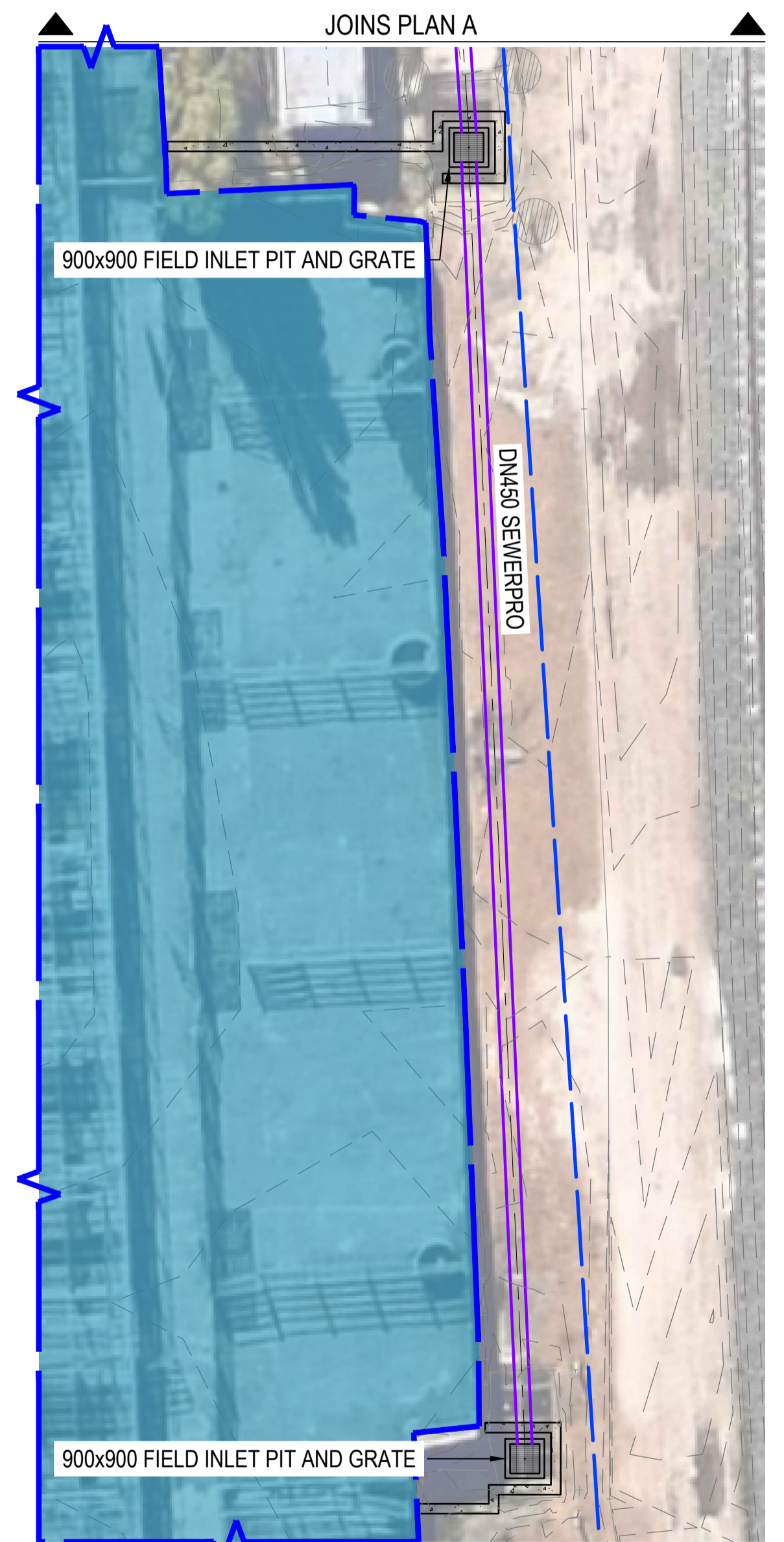


**NOTES**

1. SURVEYOR TO CONFIRM LEVELS OF EXISTING SUMP, SECONDARY SEDIMENT TRAP, SEDIMENT TRAP INLET/OUTLETS, SALEYARD LEVELS AND INTERNAL DRAINAGE.
2. MINIMUM COVER AND LOADING OF PIPE TO BE CONFIRMED.
3. RAINWATER APPROVED DISCHARGE AS PER DRAFT DWER LICENCE L9123/2018/2.
4. ACCESS CHAMBER LIDS CLASS D TRAFFICABLE.

**LEGEND**

- PTA LEASE AREA
- 37.20 EXISTING 0.1m GROUND CONTOURS
- + EXISTING RAILWAY
- EXISTING FENCE
- OHE EXISTING OVERHEAD POWERLINE
- EXISTING BOLLARD
- CADASTRAL BOUNDARY
- ▭ CATCHMENT BOUNDARY
- OVERLAND FLOW PATH



PLAN A  
SCALE 1:150

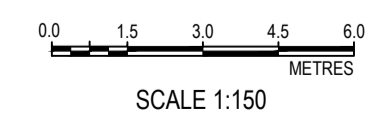
JOINS PLAN B

PLAN B  
SCALE 1:150

**DRAFT**

PLOT DATE 29-Nov-2023 1:35:42 PM

REVISIONS	DATE	DESCRIPTION	APPROVED
A	29/11/2023	ISSUED FOR DA SUBMISSION	AvN



DRAWN: JG	DATE: 29/11/2023
DESIGN: ZM	DATE: 29/11/2023
DWG. CHECK: ZM	DATE: 29/11/2023
DES. CHECK: AvN	DATE: 29/11/2023
RESPONSIBLE PRINCIPAL SIGNATURE:	DATE:

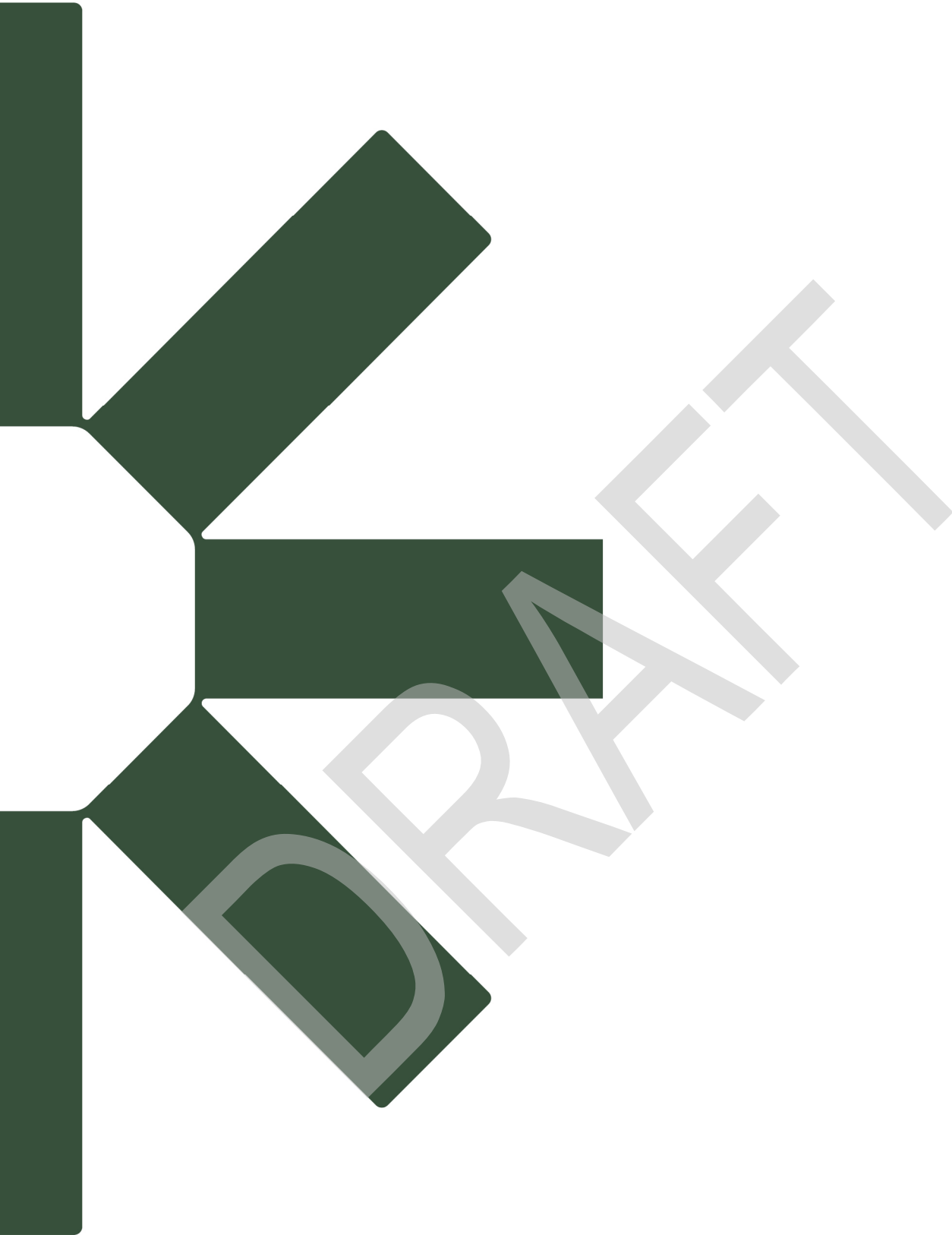


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CLIENT: WALSA	DRAWING TITLE: STORMWATER CATCHMENT PLAN	SIZE: A1
PROJECT: BOYANUP CATTLE SALE YARDS STAGE DA1 INTERIM WASTEWATER	DRAWING NUMBER: 675.64443-CI-1110	REVISION: A
STATUS: NOT FOR CONSTRUCTION	SCALE: 1:150 DATUM: GDA2020 Z50	

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