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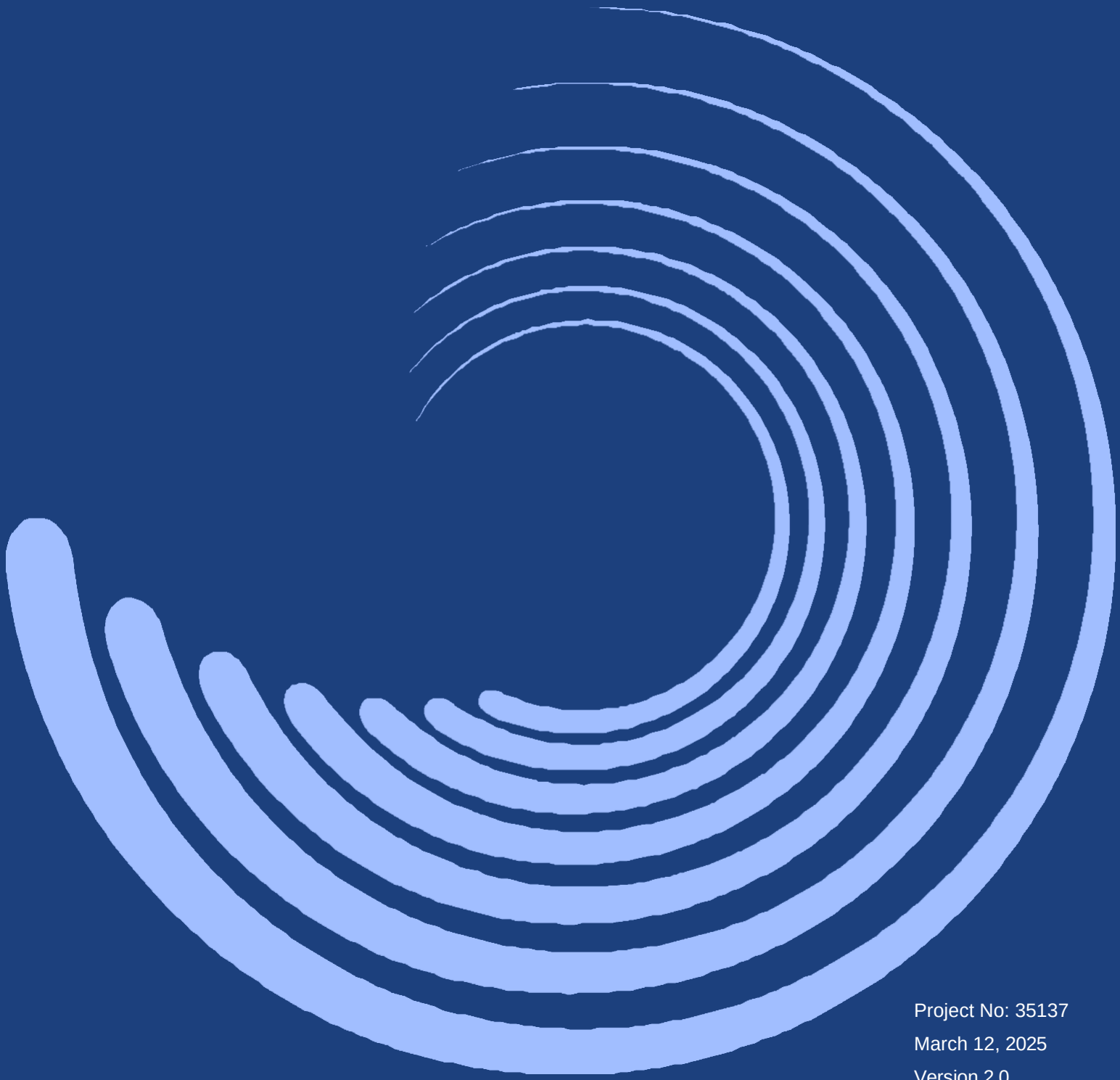
Notice of Intent – Greenham Smithton Facility Upgrades

Prepared for EPA Tasmania



Project No: 35137

March 12, 2025

Version 2.0

Recipient: EPA Tasmania

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Issue History			
Issue No	Date Issued	Document Status	Approved By
1	3/03/2025	Draft for client review	Jo Regel
2	12/03/2025	Notice for EPA Tasmania	Jo Regel
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1. PURPOSE OF NOI

This notice of intent has been completed to initiate engagement with EPA Tasmania (EPA) and the public for the intent of upgrades to the Smithton abattoir operated by Greenham Tasmania Pty Ltd (Greenham).

It is also the intent of Greenham to submit a Development Application to Circular Head Council for this project and for assessments of the permissions required to run concurrently with EPA's assessment process.

2. SECTION 27B(2) EMPC ACT STIPULATIONS

The following **Table 2-1** outlines the responses the stipulations as established in Section 27B(2) of the EMPC Act.

Table 2-1 Section 27B(2) Responses

Stipulation	Response
The name and contact details of the person lodging the application.	Lodging persons details: Company: Dartmouth Consulting Pty Ltd Name: Jo Regel Email: jo.regel@dartmouthconsulting.com.au Telephone: +61 (0) 409 477 745 Company contact details: Name: Travis Turnbull, Plant Operations Manager Email: TTurnbull@greenham.com.au Telephone: 03 6452 2701
The name of the proposed project and its location.	Project: Greenham Smithton Facility Upgrades Location: 4 Bacon Factory Road, Smithton Lot 8 Bass Highway, Smithton
Background of the project proponent, including details of the proponent's experience and financial capacity to undertake the project and his, her or its contact details.	Proponent: Greenham Tasmania Pty Ltd Registered address: 222 Lorimer Street, Port Melbourne VIC 3207 Postal address: PO Box 452, Smithton TAS 7330 ABN: 61 099 121 301 ACN: 099 121 301 The Greenham family has been associated with red meat processing in Australia since the 1860s. From a sole trader business in the mid-1860s, HW Greenham & Sons Pty Ltd has grown into a significant regional business with export processing facilities in Smithton in north-western Tasmania, Tongala (north-eastern Victoria) and Moe (Gippsland Victoria). Greenham Tasmania Pty Ltd was established in 2002 to acquire and upgrade the Blue-Ribbon Meat Works in Smithton to international export standards. Today, it sources cattle from 3,000 Tasmanian producers, employs 250 full-time staff, and supplies premium beef to domestic and international markets. Greenham continues to invest in regional growth, recently expanding with a new processing facility at Tongala in 2023. Greenham is deeply committed to the communities in which it operates, supporting local sporting clubs, charities, and events that strengthen regional areas. The company proudly sponsors football, netball, and cricket clubs across Tasmania and Victoria, as well as community

Stipulation	Response
	initiatives such as the Circular Head Tourism Association, Smithton Food Bank, and local golf days. Greenham also partners with the Circular Head Aboriginal Corporation to support positive outcomes for the local Aboriginal community. Beyond community support, Greenham is dedicated to fostering the future of agriculture and strengthening the local supply chain. The company sponsors key industry events, including the Flinders Island and King Island Shows, the Tas Junior Beef Expo, and the Red Meat Updates conference, providing valuable opportunities for local producers. As a foundation partner of Smithton's AgriTas training college, Greenham also offers an annual scholarship to support students pursuing careers in the beef and dairy industries. Through industry partnerships, community engagement, and local investment, Greenham remains a cornerstone of rural Tasmania, driving sustainable growth and opportunity for future generations.
A description of the proposed project, including its key physical components.	The proposed project includes infrastructure developments relating to a new kill floor construction for the Greenham Smithton site. The main building, which includes the kill floor, was structurally surveyed in 2023 and it was determined that the integrity of the building was failing and would require facilities to relocate in 2026. The existing hide salt curing process will be replaced with cold curing without the need for any chemical additions and a new building will be constructed to accommodate this. Ultimately, the proposed new buildings and infrastructure replaces the older buildings, with no changes in the industrial process. Significant improvements in energy efficiency, removal of the use of salt for the hide curing, better coverage to manage stormwater run-off, and better transport access. The proposed project will include 3 stages: **Stage 1:** • Construction of the new kill floor and links to existing facilities • Construction of new hides treatment building • Construction of new covered holding yard • Construction of new access road and 2 livestock delivery loading ramps • Demolish existing offices/lab • Modifying existing race for cattle transport **Stage 2:** • Demolish existing covered kill floor, stock yard, hides building, engine room and Australian Quarantine and Inspection Service (AQIS) building **Stage 3:** • Construction of new plate freezers & active carton chilling • Construction of new load out building & roof • Construction of boning room extension • Construction of new roof over woodchip bins • Construction of new engine room See **Appendix A** for site plans showing proposed stages of development.

Stipulation	Response
	The Site is located at 4 Bacon Factory Road, Smithton and is more particularly described in Certificate of Title reference number 178708/1. The land to the west of the Site, Lot 8 Bass Highway, PID 9425507, Title Ref 39289/8 was obtained to further facilitate the site updates by way of access road construction. All new buildings/processes will operate within the 4 Bacon Factory Road boundary. Greenham operates the Smithton abattoir and rendering plant under EPN No. 683/2, Permit Part B No. 10240 for the operation of a wood fired boiler and EPN No. 11486/1 for the operation of a 10MW oil-fuelled boiler. The current permit under Circular Head Council is DA 2008/00081, granted 19 January 2009.
An outline of the proposed location of the project and a general site location map.	The Site operates on the southern edge of the town of Smithton in the Circular Head Council region, laying on the north-western tip of Tasmania, 231 km west of Launceston. See **Appendix B** for location of the project and general site location maps, including nearby residential zones and sensitive receptors.
An outline of the stakeholder consultation process undertaken or proposed to be undertaken, including the consultation method, stakeholders consulted or to be consulted and the issues raised or to be raised.	Greenham has procedures in place for consultation with stakeholders following the receipt of any formal complaints. The intention of Greenham is to continue its existing activities on the Site into the foreseeable future. The continued and successful operation of the plant is recognised and supported by the local community because of the contribution to the local economy. The Development Application (to be lodged to Council in mid-March) and assessment process requires the application to be advertised in local newspaper, with notices published every Wednesday and Saturday. The relevant plans will be available for public viewing at the Circular Head Council office and on the Council website.
A general description of the physical environment that may be affected by the project.	Coventry Creek is located approximately 250 m to the west of the proposed new kill floor. Surface water testing is conducted quarterly by Greenham both upstream and downstream of the Site. No new waste streams are anticipated in relation to the operational phase of the activity. The existing are as follows: • To TasWater: wastewater and stormwater • To composting: paunch grass, screenings, DAF float/sludge, lagoon sludge and lairage waste – compost transported and spread at Westmore, a farm owned and operated by Greenham • To Council/kerbside: general waste, recycling Decommissioning of the old buildings will require its own consideration including the opportunity to recycle as much of the materials available that require removal. Whilst the removal of soil is not anticipated there is a low probability of occurrence of acid sulphate soils. Potential acid sulphate soils will be classified if disposal is required.
The key environmental, health, economic and social issues identified for the project to date.	The key environmental and health issues identified include: • Noise amenity during the construction phase. The new facilities have been designed and detailed in accordance with all relevant Australian standards and the current building code of Australia, which minimises noise and the external acoustic environment will

Stipulation	Response
	improve due to the new design. There are no proposed changes to times of Site operations. • Dust impact during the construction phase. Dust is not anticipated to be an issue once the site is operational as the access roads will be sealed. • Odour management with the new kill floor. The new facilities have been designed and detailed in accordance with all relevant Australian standards and the current building code of Australia. including to meet odour requirements. • Potential asbestos in existing buildings planned for demolition – the existing kill floor/main buildings were constructed in 1970s/80s The key social and economic issues identified include: • Greenham is a vital part of the Smithton economy and social fabric. Without the proposed upgrades there will likely be inadvertent shut downs of Site processes as the existing building becomes inherently less safe, leading to loss of economic opportunity for the local community. • The Site and surrounds are characterised by established industrial uses which have been operating for many years. Nearby industrial operations/stores include local mechanics, the Ta Ann plywood manufacturing plant, Mitre 10 and Serve-Ag.
The surveys and studies proposed or underway in relation to the key issues for the project.	For construction of the proposed upgrades the contracted company will be required to follow current guidelines for minimising environmental impacts, include noise, dust and odour. Greenham will continually monitor the Site for any issues that may lead to environmental harm/ nuisance in the construction phase. Waste management for asbestos will be investigated to determine transport ability and a lawful facility capable of receiving asbestos if it is determined that asbestos is present. There are 2 locations in the Circular Head Council region capable of receiving asbestos: White Hills Transfer Station and Port Latta Landfill. New stormwater connections to the council system will allow the new facilities separate collection and a reduction in the volumes entering the current wastewater treatment system on site. This may reduce the volume of effluent output to TasWater and potentially concentrate contaminants in the wastewater. This is to be further investigated and managed via the current DAF plant and wastewater process, as per current Tradewaste Agreement with TasWater. Department of Natural Resources and Environment Tasmania's LISTmap indicates the Site does not contain any notable vegetation communities, see **Appendix B**. The proposed access via Lot 8 intersects with Non eucalypt forest and woodland (NAR) – Acacia melanoxylon forest on rises; it may be required to remove one of these trees. This will be determined at a later stage. The attached plan, **Appendix A**, outlines the proposed removal of trees required for construction work. These removals are necessary to ensure adequate sight distance, facilitate construction activities, and provide safe entry and exit space. All trees removed as part of this project will be replaced on-site with an equivalent number of suitable species. Efforts will be made to minimise the environmental impact of tree removal, and all work will be carried out in accordance with relevant environmental and planning regulations.

Stipulation	Response
	LISTmap indicates there are no flora or fauna of conservation significance located within the Site or Lot 8. There is indication of platypus activity, a conserved species, within Coventry Creek, see **Appendix B**. This reiterates the importance of surface water testing that continues to be conducted by Greenham.
The proposed timetable for the project.	Proposed timeline: • Stage 1 – early 2026 • Stage 2 – late 2026/ early 2027 • Stage 3 – mid 2027/ late 2027

3. SECTION 27B(2)(K) EMPC ACT STIPULATIONS

The following **Table 3-1** outlines the responses the stipulations as established in Section 27B(2)(K) of the EMPC Act.

Table 3-1 Section 27B(2)(K) Responses

Stipulation	Response
Whether the project requires or is likely to require approval under the Environment Protection and Biodiversity Conservation Act 1999 (the EPBC Act). This will be determined by the project's potential to impact upon Matters of National Environmental Significance or Commonwealth land.	No – the existing permissions have not triggered this requirement
Whether the proponent has or intends to refer the project to the Australian Government for a determination on whether approval is required under the EPBC Act.	No – there is no intent for referral to the Australian Government as existing permissions have not triggered this requirement
If the proposal has a reasonable likelihood of requiring approval from the Australian Government under the EPBC Act, a statement should be provided as to whether the proponent elects for the proposal to be assessed pursuant to the Bilateral Agreement made under section 45 of the EPBC Act between Tasmania and the Australian Government (dated 22 October 2014).	No – the existing permissions have not triggered this requirement
The status of the proposal under the Land Use Planning and Approvals Act 1993 (the LUPA Act). This must include: a) whether the relevant Council will require a LUPA Act permit application; b) whether a single permit application or multiple applications will be required; c) the division of the LUPA Act under which the application will be made; d) zoning of the proposal site(s), and whether rezoning will be required; e) if the proposal is for intensification or alteration of an existing activity, the status of the existing activity under the LUPA Act; and f) if the proposal is for intensification or alteration of an existing activity, whether the council regards the proposal	It is intended that a single Development Application is lodged with Circular Head council to run concurrently with EPA permission/s. The application will be lodged in accordance with Division 2, section 51(1A) of the LUPA Act. The zoning of the Site is General Industrial, with the planned access road within the Rural zone – no rezoning is required. The proposal is for an alteration to the existing activity under EPN 683/2. The use of the existing activity is 'Resource Processing', which has permitted status under the scheme provisions.

Stipulation	Response
as a substantial intensification for the purposes of subsection 12(7) of the LUPA Act.	
Where the NOI relates to an activity that requires an Environmental Licence under the EMPC Act: a) Whether the person (which includes any body of persons, corporate or unincorporated) who intends to submit the development application has contravened the EMPC Act. This includes failure to comply with environmental conditions or restrictions imposed under the Act or subordinate regulations, including those contained in permits issued under the LUPA Act and Environment Protection Notices issued under the EMPC Act. If so, provide details of these contraventions, including the date and relevant provision of the EMPC Act. b) Whether the person (which includes any body of persons, corporate or unincorporated) or an associate of the person has within the last 5 years been convicted of an offence against: • the EMPC Act; • any other Tasmanian Act that relates to the protection of the environment; or • a law of another State, a Territory, or the Commonwealth, that relates to the protection of the environment. c) Where a natural person is intending to submit the development application (as opposed to a company or corporation), the person is over the age of 18.	Greenham Tasmania Pty Ltd has not contravened the EMPC Act. Greenham Tasmania Pty Ltd has not been convicted of an offence against the EMPC Act or any other Tasmania Act that relates to the protection of the environment or a law of another State, Territory or the Commonwealth that relates to the protection of the environment.

Appendix A Site Plans

Appendix B Site Maps

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