Permit

Environmental Protection Act 1994

Environmental authority EA0002293

This environmental authority is issued by the administering authority under Chapter 5 of the Environmental Protection Act 1994.

Environmental authority number: EA0002293

Environmental authority takes effect on day the authority is issued.

The anniversary date of this environmental authority is 20 May each year. The payment of the annual fee will be due each year on this day.

Environmental authority holder(s)

Name(s)	Registered address
DEXUS ASSET MANAGEMENT LIMITED	Quay Quarter Tower Level 30, 50 Bridge Street SYDNEY NSW 2000

Environmentally relevant activity and location details

Environmentally relevant activity/activities	Location(s)
ERA 63 - Sewage Treatment - 1(a-i) - Operating sewage treatment works, other than no-release works, with a total daily peak design capacity of 21 to 100EP - if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme	26/SL11115
ERA 63 - Sewage Treatment - 1(a-i) - Operating sewage treatment works, other than no-release works, with a total daily peak design capacity of 21 to 100EP - if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme	5/RP82069

Additional information for applicants

Environmentally relevant activities

The description of any environmentally relevant activity (ERA) for which an environmental authority (EA) is issued is a restatement of the ERA as defined by legislation at the time the EA is issued. Where there is any

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inconsistency between that description of an ERA and the conditions stated by an EA as to the scale, intensity or manner of carrying out an ERA, the conditions prevail to the extent of the inconsistency.

An EA authorises the carrying out of an ERA and does not authorise any environmental harm unless a condition stated by the EA specifically authorises environmental harm.

A person carrying out an ERA must also be a registered suitable operator under the *Environmental Protection Act 1994* (EP Act).

Mobile and temporary activities

If you operate a mobile and temporary environmentally relevant activity (ERA), other than regulated waste transport, you are required to maintain a work diary. You must:

- use the approved form for a work diary (ESR/2015/1696);
- keep the work diary records for 2 years after the last entry;
- inform the administering authority within 7 days of the work diary being lost or stolen;
- record the information required in the work diary for each location within 1 day of leaving the location.

Contaminated land

It is a requirement of the EP Act that an owner or occupier of contaminated land give written notice to the administering authority if they become aware of the following:

- the happening of an event involving a hazardous contaminant on the contaminated land (notice must be given within 24 hours); or
- a change in the condition of the contaminated land (notice must be given within 24 hours); or
- a notifiable activity (as defined in Schedule 3) having been carried out, or is being carried out, on the contaminated land (notice must be given within 20 business days)

that is causing, or is reasonably likely to cause, serious or material environmental harm.

For further information, including the form for giving written notice, refer to the Queensland Government website www.qld.gov.au, using the search term 'duty to notify'.

Take effect

Please note that, in accordance with section 200 of the EP Act, an EA has effect:

a) if the authority is for a prescribed ERA and it states that it takes effect on the day nominated by the holder of the authority in a written notice given to the administering authority - on the nominated day; or

b) if the authority states a day or an event for it to take effect-on the stated day or when the stated event happens; or

c) otherwise - on the day the authority is issued.

However, if the EA is authorising an activity that requires an additional authorisation (a relevant tenure for a resource activity, a development permit under the *Planning Act 2016* or an SDA Approval under the *State Development and Public Works Organisation Act 1971*), this EA will not take effect until the additional authorisation has taken effect.

If this EA takes effect when the additional authorisation takes effect, you must provide the administering authority written notice within 5 business days of receiving notification of the related additional authorisation taking effect.

If you have incorrectly claimed that an additional authorisation is not required, carrying out the ERA without the additional authorisation is not legal and could result in your prosecution for providing false or misleading information or operating without a valid environmental authority.



Signature

7 September 2023

Date

Melanie David
Department of Environment and Science
Delegate of the administering authority
Environmental Protection Act 1994

Enquiries:
Permits and Licensing/Operational Support
Department of Environment and Science
GPO Box 2454, BRISBANE QLD 4001
Phone: 1300 130 372
Email: palm@des.qld.gov.au

Obligations under the *Environmental Protection Act 1994*

In addition to the requirements found in the conditions of this environmental authority, the holder must also meet their obligations under the EP Act, and the regulations made under the EP Act. For example, the holder must comply with the following provisions of the Act:

- general environmental duty (section 319)
- duty to notify environmental harm (section 320-320G)
- offence of causing serious or material environmental harm (sections 437-439)
- offence of causing environmental nuisance (section 440)
- offence of depositing prescribed water contaminants in waters and related matters (section 440ZG)
- offence to place contaminant where environmental harm or nuisance may be caused (section 443)

Other permits required

This permit only provides an approval under the *Environmental Protection Act 1994*. In order to lawfully operate you may also require permits / approvals from your local government authority, other business units within the department and other State Government agencies prior to commencing any activity at the site. For example, this may include permits / approvals with your local Council (for planning approval), the Department of Transport and Main Roads (to access State controlled roads), the Department of Resources (to clear vegetation), and the Department of Agriculture and Fisheries (to clear marine plants or to obtain a quarry material allocation).

Obligations under the *Mining and Quarrying Safety and Health Act 1999*

If you are operating a quarry, other than a sand and gravel quarry where there is no crushing capability, you will be required to comply with the *Mining and Quarrying Safety and Health Act 1999*. For more information on your obligations under this legislation contact Mine Safety and Health at www.resources.qld.gov.au, or phone 13 QGOV (13 74 68) or your local Mines Inspectorate Office.

Development Approval

This permit is not a development approval under the *Planning Act 2016*. The conditions of this environmental authority are separate, and in addition to, any conditions that may be on the development approval. If a copy of this environmental authority is attached to a development approval, it is for information only, and may not be current. Please contact the Department of Environment and Science to ensure that you have the most current version of the environmental authority relating to this site.

Obligations under the *Environmental Protection Act 1994*

In addition to the requirements found in the conditions of this environmental authority, the holder must also meet their obligations under the EP Act, and the regulations made under the EP Act. For example, the holder must comply with the following provisions of the Act:

- general environmental duty (section 319)
- duty to notify environmental harm (section 320-320G)
- offence of causing serious or material environmental harm (sections 437-439)
- offence of causing environmental nuisance (section 440)
- offence of depositing prescribed water contaminants in waters and related matters (section 440ZG)
- offence to place contaminant where environmental harm or nuisance may be caused (section 443)

Conditions of environmental authority

Environmentally Relevant Activity	Location
Prescribed ERA, ERA 63 - Sewage Treatment, 1: Operating sewage treatment works, other than no release works, with a total daily peak design capacity of, (a-i) 21 to 100EP if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme.	3201 Old Cleveland Road Chandler QLD, 4155 - Lot 5 on RP82067 and Lot 26 on SL11115

The environmentally relevant activity conducted at the location(s) as described above must be conducted in accordance with the following site specific conditions of the approval.

Agency interest: General	
Condition number	**Condition**
G1	All reasonable and practicable **measures** must be taken to prevent or minimise environmental harm caused by the **activity**.

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G2	The **activity** under this environmental authority must be conducted in accordance with the following limitations: (a) The total daily inflow to the sub surface Advanced Enviro-Septic System **(AES)** infiltration beds must not exceed 5,000 L/**day**; (b) A minimum **land application area** of 500m^2, consisting of the **AES** infiltration beds, must be utilised; and (c) The **land application area** must be located within area outlined in green, and shown in Attachment 1 - *Site Plan*.
G3	Any breach of a condition of this environmental authority must be reported to the **administering authority** as soon as practicable within 24 hours of becoming aware of the breach. **Records** must be kept including full details of the breach and any subsequent actions taken.
G4	Other than as permitted by this environmental authority, the **release of a contaminant into the environment** must not occur.
G5	All information and **records** required by the conditions of this environmental authority must be kept for a minimum of five years with the exception of environmental monitoring results which must be kept until surrender of this environmental authority. All information and **records** required by the conditions of this environmental authority must be provided to the **administering authority** upon request and in the format requested.
G6	An **appropriately qualified person(s)** must monitor, record and interpret all parameters that are required to be monitored by this environmental authority and in the manner specified by this environmental authority.
G7	A **receiving environment monitoring program** must be designed and implemented by an **appropriately qualified person(s)** to monitor the effects of the **activity** on land.
G8	The **receiving environment monitoring program** required by condition G7 must comply: (a) Be undertaken annually; (b) Monitor the capacity of the **land application area** to sustainably assimilate nutrient loads from the daily inflow to the **AES** infiltration beds; (c) Include soil samples taken within one (1) metre of the **AES** infiltration beds, and at the depth of the base of the **AES** infiltration beds; (d) Include comparative soil and sub-soil analysis of soils from a reference site and representative locations within the **land application area**, including monitoring for: - soil type, soil structure, pH, phosphorus adsorption level and capacity, nutrient status, salinity and sodicity, and cation exchange capacity; (e) Be able to detect whether the water balance of the soil within, and in the immediate vicinity of **the land application area**, is adversely affected by the disposal of treated effluent; (f) Ensure that no migration of effluent beyond the **land application area** designated for the release of effluent occurs; and (g) Have monitoring results analysed and interpreted by an **appropriately qualified person** annually, and this information must be provided to the **administering authority** in the annual monitoring report.
G9	The holder of this environmental authority must notify the **administering authority** in writing within 14 days of becoming aware of potential impacts from the activity on the **land application area**.

G10	Where the interpretation of the results of the **receiving environment monitoring program** by the **appropriately qualified person** is that the **land application area** may be adversely impacted by the activity, appropriate action must be taken to remediate the impacts and prevent future impacts within three (3) months of the holder of this environmental authority becoming aware of potential adverse impacts on the **land application area**.
G11	All analyses required under this environmental authority must be carried out by a laboratory that has National Association of Testing Authorities (**NATA**) certification, or an equivalent certification, for such analyses. The only exception to this condition is for *in situ* monitoring of electrical conductivity, pH and chlorine.
G12	An annual monitoring report must be prepared and submitted to the **administering authority** by 30 November each year, for the preceding financial year.
G13	**You** must record the following details for all environmental complaints received: (a) date and time complaint was received; (b) name and contact details of the complainant when provided and authorised by the complainant; (c) nature of the complaint; (d) investigations undertaken; (e) conclusions formed; and (f) actions taken.
G14	When required by the **administering authority**, monitoring must be undertaken in the manner prescribed by the **administering authority** to investigate a complaint of **environmental nuisance** arising from the **activity**. The monitoring results must be provided within 10 business days to the **administering authority** upon its request.
G15	The **activity** must be undertaken in accordance with written procedures that: (a) identify potential risks to the environment from the **activity** during routine operations, closure and an emergency; (b) establish and maintain control **measures** that minimise the potential for environmental harm; (c) ensure plant, equipment and **measures** are maintained in a proper and effective condition; (d) ensure plant, equipment and **measures** are operated in a proper and effective manner; (e) ensure that staff are trained in and aware of their obligations under the *Environmental Protection Act 1994;* and (f) ensure that reviews of environmental performance are undertaken at least annually.
G16	Chemicals and fuels in containers of greater than 15 litres must be stored within a **secondary containment system.**

Agency interest: Air	
Condition number	**Condition**
A1	Other than as permitted within this environmental authority, odours or airborne contaminants, must not cause **environmental nuisance** at a **sensitive place** or **commercial place**.

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Agency interest: Land

Condition number	Condition
L1	The only contaminants to be released to land are treated effluent in accordance with *Table – 1 Treated effluent release limits* and the associated requirements.

Table 1 - Treated effluent release limits

Release Point Name	Quality Characteristic	Release Limit [units]	Limit Type	Frequency
Flow meter	Volume	5000 L	maximum	daily
		1825 KL	maximum	annually
Monitoring location**	**BOD5**	20 mg/L	maximum	3 monthly*
	Total Suspended Solids	30 mg/L	maximum	3 monthly*
	Total Nitrogen (as N)	30 mg/L	maximum	3 monthly*
	Total Phosphorus (as P)	10 mg/L	maximum	3 monthly*
	pH	6.0-8.5 pH units	range	3 monthly*
	E.coli	<1000 CFU/100ml	maximum	3 monthly*
	Electrical Conductivity	1600 µS/cm	maximum	3 monthly*

Associated requirements

1) Monitoring must be in accordance with the **administering authority's** Monitoring and Sampling Manual and all monitoring devices must be effectively calibrated and maintained.
2) Releases of treated effluent must not be outside of the **land application area**.
3) Monitoring must be undertaken when treated sewage effluent is being applied, unless effluent application has ceased for longer than the relevant parameters specified minimum frequency (e.g. if TSS was only required to be monitored once a week, then a TSS sample would not be required after the first week following cessation of the release).
4) Samples must be representative of the release.
5) Indicators for TN and TP are recommended to be done as grab samples.

* Monitoring frequency may be undertaken annually where the previous four (4) consecutive samples comply with all limits in Table 1. If annual monitoring indicates exceedance of limits in Table 1, monitoring must be undertaken quarterly (3 monthly).

** Monitoring location is a 300mm check port, which drains to the second holding/pump-out tank shown in Attachment 2 – *Wastewater Treatment and Effluent Disposal Plan*, dated 03/03/2020.

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L2	Treated effluent released to land must be done in accordance with documentation that ensures: (a) drainage to **groundwater** and subsurface flows of contaminants to surface **waters** are prevented; (b) surface pondage and run-off of effluent is prevented; (c) degradation of soil structure is minimised; (d) soil sodicity and the build-up of nutrients and heavy metals in the soil and subsoil are minimised; and (e) sufficient buffer zones are maintained between **land application area** and sensitive **environmental** receptors.
L3	Enclosed holding tanks of at least 40kL capacity must be provided to ensure the maximum volume of effluent held by the **AES** infiltration beds at any time does not exceed 5,000 L.
Agency interest: Water	
Condition number	**Condition**
WT1	Stormwater contaminated by the **activity** must be managed to minimise or prevent any adverse effect on the **environmental values** of the receiving environment.
WT2	Contaminants must not be released to **groundwater** or at a location where they are likely to release to **groundwater**.
WT3	Contaminants must not be released to **waters**.
Agency interest: Noise	
Condition number	**Condition**
N1	Other than as permitted within this environmental authority, noise generated by the **activity** must not cause **environmental nuisance** to any **sensitive place** or **commercial place**.
Agency interest: Waste	
Condition number	**Condition**
W1	Other than effluent release to land in accordance with conditions L1 and L2 of this environmental authority, all waste generated in carrying out the **activity** must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.

Definitions

Key terms and/or phrases used in this document are defined in this section and **bolded** throughout this document. Applicants should note that where a term is not defined, the definition in the *Environmental Protection Act 1994*, its regulations or environmental protection policies must be used. If a word remains undefined it has its ordinary meaning.

Activity means the environmentally relevant activities, whether resource activities or prescribed activities, to which the environmental authority relates.

Administering authority means the Department of Environment and Science or its successor or predecessors.

AES means the Advanced Enviro-Septic System.

Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to the EA requirements and can give authoritative assessment, advice and analysis in relation to the EA requirements using the relevant protocols, standards, methods or literature.

BOD5 means the 5 **day** biochemical oxygen demand determined using standard tests (e.g. those used by **NATA** laboratories). This test is not inhibited for nitrification, otherwise would be referred to as “carbonaceous” BOD.

Commercial place means a place used as a workplace, an office or for business or commercial purposes and includes a place within the curtilage of such a place reasonably used by persons at that place.

Day means any 24 hour period.

Environmental nuisance as defined under Chapter 1 of the *Environmental Protection Act 1994.*

Environmental value as defined under Chapter 1 of the *Environmental Protection Act 1994.*

Groundwater means water that occurs naturally in, or is introduced artificially into, an aquifer.

Land application area means the AES infiltration beds located within area outlined in green, shown in *Attachment 1: Site Plan*

Measures has the broadest interpretation and includes plant, equipment, physical objects, monitoring, procedures, actions, directions and competency.

NATA means National Association of Testing Authorities.

Receiving environment monitoring program means a monitoring program designed to monitor and assess the potential impacts of controlled and/or uncontrolled releases of contaminants to the environment from the **activity**.

Records include breach notifications, written procedures, analysis results, monitoring reports and monitoring programs required under a condition of this authority.

Release of a contaminant into the environment means to:

(a) deposit, discharge, emit or disturb the contaminant
(b) cause or allow the contaminant to be deposited, discharged, emitted or disturbed
(c) fail to prevent the contaminant from being deposited, discharged emitted or disturbed
(d) allow the contaminant to escape
(e) fail to prevent the contaminant from escaping.

Secondary containment system means a system designed, installed and operated to prevent any release of contaminants from the system, or containers within the system, to land, groundwater, or surface waters.

Sensitive place includes the following and includes a place within the curtilage of such a place reasonably used by persons at that place:

1. a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
2. a motel, hotel or hostel; or
3. a kindergarten, school, university or other educational institution; or
4. a medical centre or hospital; or
5. a protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 2004* or a World Heritage Area; or a public park or garden; or
6. for noise, a place defined as a sensitive receptor for the purposes of the Environmental Protection (Noise) Policy 2019.

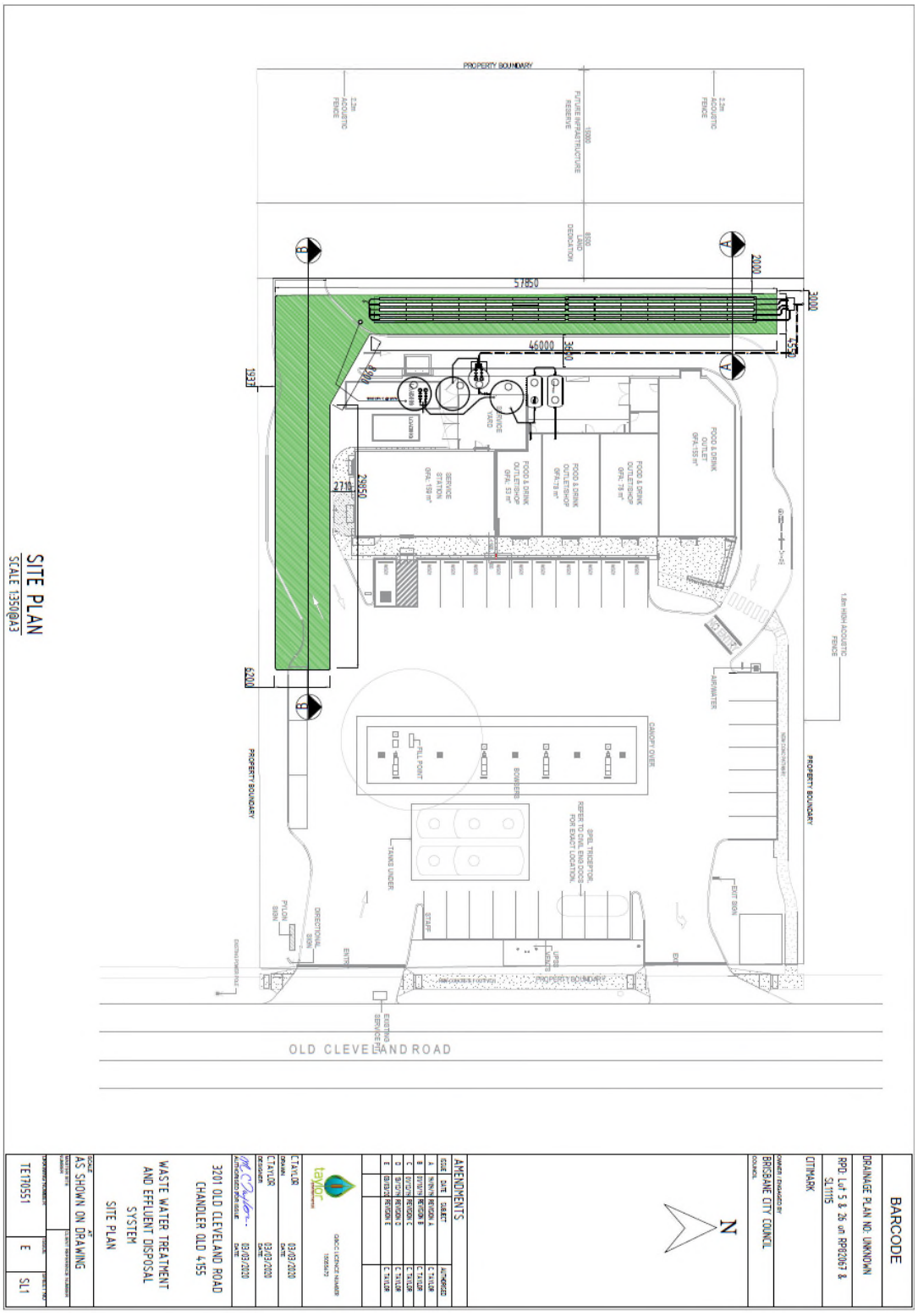
Total Nitrogen (TN) means the sum of Organic Nitrogen, Ammonia Nitrogen, Nitrite plus Nitrate Nitrogen, expressed as mg/L as Nitrogen. This includes both the inorganic and organic fraction of nitrogen.

Total Phosphorus (TP) means the sum of the reactive phosphorus, acid-hydrolysable phosphorus and organic phosphorus, as mg/L of Phosphorus. This includes both the inorganic and organic fraction of phosphorus.

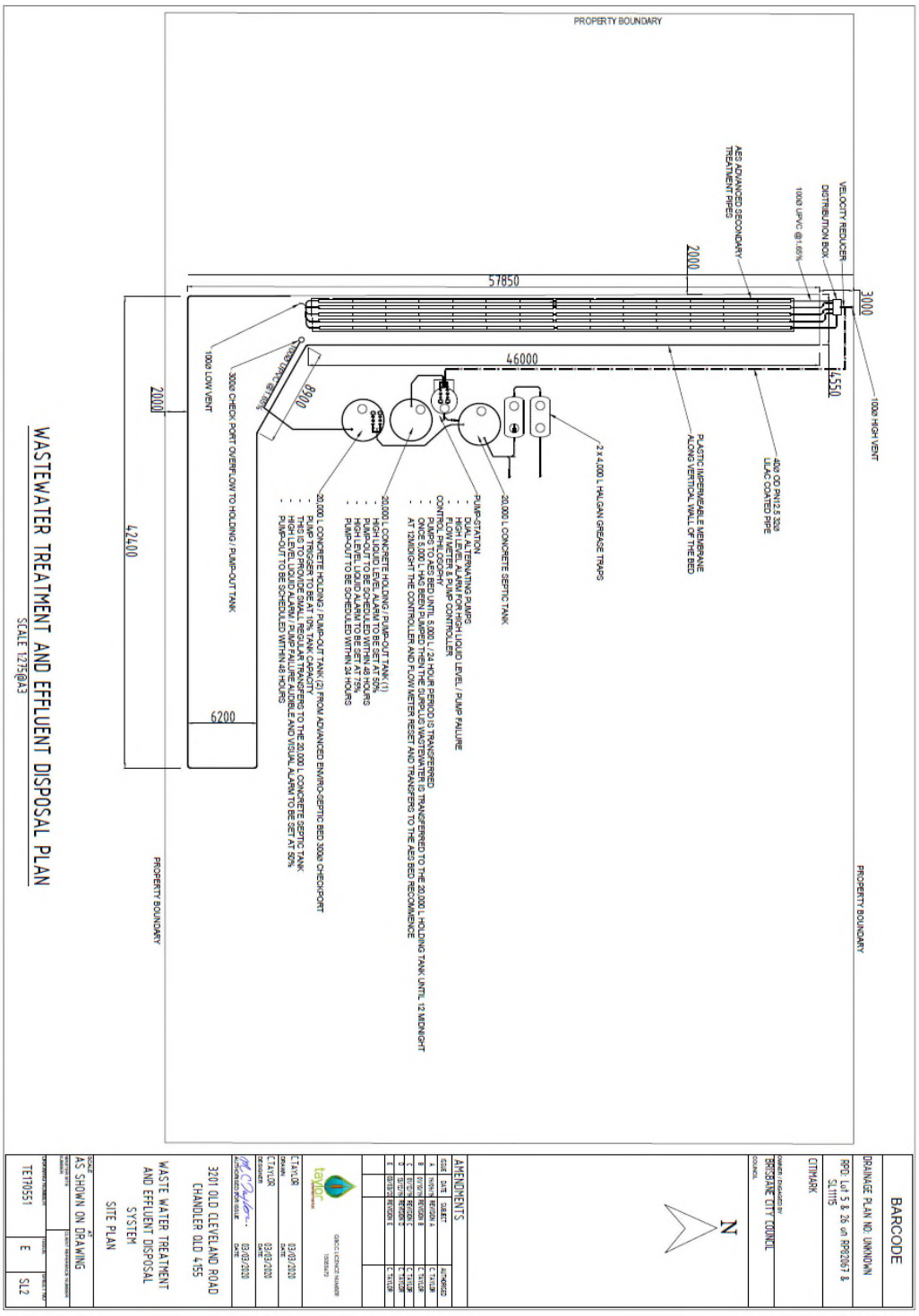
Waters includes river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water, natural or artificial watercourse, bed and bank of any waters, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and **groundwater** and any part thereof.

You means the holder of the environmental authority.

Attachment 1 - Site Plan



Attachment 2 – Wastewater Treatment and Effluent Disposal Plan



END OF PERMIT

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