Permit

Environmental Protection Act 1994

Environmental authority EPPR00148113

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

Environmental authority number: EPPR00148113

Environmental authority takes effect on 16 October 2017.

Environmental authority holder

Name	Registered address
Village Gardens Pty Ltd	13 Talinga Drive, Park Ridge QLD

Environmentally relevant activity and location details

Environmentally relevant activity	Location
ERA 63-1(a)(i) - Sewage Treatment - 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	Lot 13 Plan RP131003

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 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).

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); or
- 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

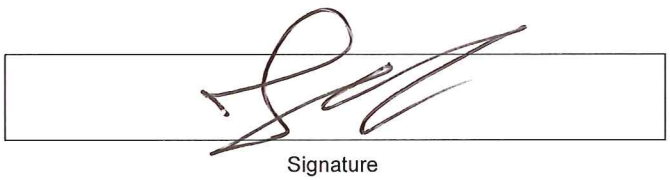
b) if the authority states a day or an event for it to take effect-on the stated day or when the stated event happens; or

c) otherwise- one 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

16/10/2017

Date

Tariq Khan
Department of Environment and Heritage Protection
Delegate of the administering authority
Environmental Protection Act 1994

Enquiries:
Department of Environment and Heritage Protection
GPO Box 2454
BRISBANE QLD 4001
Phone: 1300 130 372
Fax: 07 3330 6037
palm@ehp.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 Natural Resources and Mines (to clear vegetation), and the Department of Agriculture and Fisheries (to clear marine plants or to obtain a quarry material allocation).

Conditions of environmental authority

Agency interest: General	
Condition number	**Condition**
G1	Any **activity** operating under this environmental authority must not be conducted contrary to any of the following limitation: 1. Treated effluent must only be released to **land** through sub-surface trenches to the irrigation areas in *Attachment 1 – Village Gardens Site Plan.*
G2	A copy of this environmental authority must be kept in a place readily accessible to employees carrying out the **activities**.
G3	All information and records that are required by the conditions of this environmental authority must be kept for a period of at least 5 years and provided to the **administrating authority** upon request.
G4	An **appropriately qualified person(s)** must monitor, interpret and record all quality indicators in the manner provided, under *Table 3 - Treated Effluent Quality* and the associated monitoring requirements.
G5	All analysis and tests required under this approval must be carried out by a laboratory that has **NATA** or equivalent certification for such analysis and tests.
G6	**You** must ensure that the operation and maintenance of plant and equipment used to carry out the **activities** is carried out by or under the supervision of an **appropriately qualified person**.

G7	The **activity** must be undertaken in accordance with written procedures that: 1. identify potential risks to the environment from the **activity** during routine operations, closure and an emergency 2. establish and maintain control measures that minimise the potential for **environmental harm** 3. ensure plant, equipment and measures are maintained in a proper and effective condition 4. ensure plant, equipment and measures are operated in a proper and effective manner 5. ensure that staff are trained in and aware of their obligations under the *Environmental Protection Act 1994* 6. ensure that reviews of environmental performance are undertaken at least annually.
G8	For any nuisance complaints received you must: a) keep a record of the complaint and any investigations or actions taken in relation to the complaint; b) have an **appropriately qualified person** investigate the complaint to determine if **environmental nuisance** has been caused; and c) where **environmental nuisance** is or has been caused by the activity, undertake actions necessary to rectify the **nuisance** issue.
G9	Notwithstanding any other requirements of this environmental authority, all reasonable and practicable measures must be taken to prevent and/or to minimise the likelihood of **environmental harm** being caused when carrying out the environmentally relevant **activity**.
G10	Other than permitted by this environmental authority the release of a contaminant into the environment must not occur.
Agency interest: Air	
Condition number	**Condition**
A1	Odours or airborne contaminants which are **noxious** or offensive or otherwise unreasonably disruptive to public amenity or safety must not cause nuisance to any **nuisance sensitive place** or **commercial place**.
Agency interest: Noise	
Condition number	**Condition**
N1	Prevent the emission of noise, which causes or is likely to cause a **nuisance** at any noise affected premises. **Nuisance** includes noise that is or is likely to be annoying, **intrusive** or **offensive** to a person or a **nuisance** in the opinion of an authorised person.

<table>
<tr><td>N2</td><td>Noise is NOT considered to be a nuisance under condition (N1) if monitoring shows that noise does NOT exceed the following levels in the time periods specified in Tables 1 and 2.
Table 1 – Noise limits (Noise Sensitive Place)
<table>
<tr><th rowspan="3">Noise Level dB(A) measured as</th><th colspan="6">Noise measured at a Noise Sensitive Place</th></tr>
<tr><th colspan="3">Monday to Saturday</th><th colspan="3">Sundays and public holidays</th></tr>
<tr><th>7am - 6pm</th><th>6pm - 10pm</th><th>10pm – 7am</th><th>9am - 6pm</th><th>6pm – 10pm</th><th>10pm – 9am</th></tr>
<tr><td>$L_{A\ 10,\ adj,10mins}$</td><td>55</td><td>50</td><td>40</td><td>55</td><td>50</td><td>40</td></tr>
<tr><td>$L_{A\ 1,\ adj,\ 10mins}$</td><td>60</td><td>55</td><td>45</td><td>60</td><td>55</td><td>45</td></tr>
</table>
Table 2 – Noise limits (Commercial Place)
<table>
<tr><th rowspan="3">Noise Level dB(A) measured as</th><th colspan="6">Noise measured at a Noise Sensitive Place</th></tr>
<tr><th colspan="3">Monday to Saturday</th><th colspan="3">Sundays and public holidays</th></tr>
<tr><th>7am - 6pm</th><th>6pm - 10pm</th><th>10pm – 7am</th><th>9am - 6pm</th><th>6pm – 10pm</th><th>10pm – 9am</th></tr>
<tr><td>$L_{A\ 10,\ adj,10mins}$</td><td>60</td><td>55</td><td>45</td><td>60</td><td>55</td><td>45</td></tr>
<tr><td>$L_{A\ 1,\ adj,\ 10mins}$</td><td>65</td><td>60</td><td>55</td><td>65</td><td>60</td><td>50</td></tr>
</table></td></tr>
<tr><td>N3</td><td>Noise is NOT considered to be a nuisance under condition (N1) if noise is caused by the carrying out of emergency response works.</td></tr>
<tr><td>N4</td><td>When requested by the administering authority noise monitoring must be undertaken to investigate any complaint of noise annoyance. Monitoring must include:
(a) $L_{A\ 10,\ adj,\ 10\ mins}$;
(b) $L_{A\ 1,\ adj,\ 10\ mins}$;
(c) the level and frequency occurrence of impulsive or tonal noise;
(d) atmospheric conditions including wind speed and direction;
(e) effects due to extraneous factors such as traffic noise; and
(f) location, date and time of recording.</td></tr>
<tr><td>N5</td><td>The method of measurement and reporting of noise levels must comply with the Department of Environment and Heritage Noise Measurement Manual, second edition, March 1995, or more recent additions or supplements to that document as become available.</td></tr>
</table>

<table>
<tr><th colspan="2">Agency interest: Land</th></tr>
<tr><th>Condition number</th><th>Condition</th></tr>
<tr><td>L1</td><td>The only contaminants permitted to be released through sub-surface trenches to the irrigation areas are treated effluents in compliance with the levels stated in Table 3.
Table 3 – Treated Effluent Quality
<table>
<tr><th>Quality characteristics</th><th>Treated effluent</th><th>Monitoring requirements</th></tr>
<tr><td>pH</td><td>6.5 - 8.5</td><td>Continuous</td></tr>
<tr><td>BOD5 mg/L(Median)</td><td>20</td><td>Monthly</td></tr>
<tr><td>Total Suspended Solids (TSS) mg/L (Median)</td><td>5</td><td>Monthly</td></tr>
<tr><td>Total Nitrogen (TN) mg/ as Nitrogen (Median)</td><td>20</td><td>Monthly</td></tr>
<tr><td>Total Phosphorus (TP mg/L as Phosphorus (Median)</td><td>15</td><td>Monthly</td></tr>
<tr><td>EC µS/cm (Maximum)</td><td>1600</td><td>Monthly</td></tr>
<tr><td>Turbidity (NTU)</td><td>2 NTU as 95%ile (5 NTU as maximum)</td><td>Continuous</td></tr>
</table></td></tr>
<tr><td>L2</td><td>The person undertaking the activity to which this permit relates must ensure that a minimum of one point two seven (1.27) hectares of land must be provided for the irrigation of treated effluent to land. The only place to which the irrigation of treated effluent is authorised are defined as:
(a) already existing landscaped areas of the approved place shown in Attachment 1 – Village Gardens Site Plan.</td></tr>
<tr><td>L3</td><td>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
(e) effluent disposal areas are maintained with an appropriate crop in a viable state for transpiration and nutrient uptake
(f) sufficient buffer zones are maintained between irrigation sites and sensitive environmental receptors.</td></tr>
<tr><td>L4</td><td>Taps, hoses and standard cocks shall not be fitted to the treated effluent irrigation lines and the irrigation system shall not be connected to any other water lines accessible to the general public.</td></tr>
<tr><td>L5</td><td>Notices must be prominently displayed on areas undergoing effluent irrigation, warning the public the area is irrigated with effluent and not to use or drink the effluent. These notices must be maintained in a visible and legible condition.</td></tr>
<tr><td>L6</td><td>Lockable valves or removable handles must be fitted to treated effluent pipelines where there is public access to the pipelines and any part of the treated effluent distribution system.</td></tr>
<tr><td>L7</td><td>Unless authorised under 'Water', irrigation of treated effluent must not result in runoff beyond the boundary of the licensed place or into a waterway.</td></tr>
</table>

<table>
<tr><td>L8</td><td>
You are responsible for ensuring a groundwater monitoring program is performed which complies with the following requirements:

(a) all determinations of the quality of contaminants released to waters must be made in accordance with methods prescribed in the *Department of Environment and Heritage Protection's Monitoring and Sampling Manual 2009* or more recent additions or supplements to that document as such become available;

(b) all on-site or in-situ measurements or analysis must be made for a contaminant or characteristic if so recommended in the document referred to in paragraph (a) of this condition;

(c) all determinations of the quality of contaminants released must be performed by a person or body possessing appropriate experience and qualifications to perform the required measurements;

(d) standing water levels in meters must be measured and recorded on each occasion that samples are obtained. Such measurement must be undertaken prior to any disturbance by sampling and must be reported as the depth in metres from the top edge of the casing collar to the water surface within the bore;

(e) a plan of the approved place showing the bore locations for the groundwater monitoring program must be supplied to the administering authority by 31 March 2014;

(f) samples of groundwater must be taken from each of the bores quarterly; and

(g) the samples obtained in accordance with paragraph (e) of this condition must be analysed for:

Table 4 - Groundwater impact monitoring
<table>
<tr><th>Parameter</th><th>Frequency of testing</th></tr>
<tr><td>Water level (m)</td><td rowspan="8">Quarterly</td></tr>
<tr><td>Reactive phosphorous (mg/L as Phosphorus)</td></tr>
<tr><td>Total Phosphorous (mg/L as Phosphorus)</td></tr>
<tr><td>Nitrogen (Nitrate) (mg/L as Nitrogen)</td></tr>
<tr><td>Total Nitrogen (mg/L as Nitrogen)</td></tr>
<tr><td>pH</td></tr>
<tr><td>Electrical Conductivity (dS/m)</td></tr>
</table>
</td></tr>
<tr><td>L9</td><td>**You** must ensure that the groundwater monitoring data gathered in accordance with this environmental authority is analysed and interpreted to assess the nature and extent of any environmental impact of the environmentally relevant activity. The data, analysis and assessment must be submitted to the **administrating authority** with each Annual Return.</td></tr>
<tr><td>L10</td><td>**You** must notify the **administrating authority** in writing of any monitoring results which indicates an exceedance of any environmental authority limit within twenty-eight (28) days of completion of analysis.</td></tr>
<tr><td>L11</td><td>The written notification required by the condition above must include:

(a) the full analysis results; and

(b) details of investigation or corrective actions taken; and

(c) any subsequent analysis.</td></tr>
</table>

L12	The following monitoring systems and alarms are to be incorporated in to the wastewater treatment plant: (a) all tanks will be fitted with Low, Low-Low, High and High-High level indicators; (b) uninterrupted power supply (UPS) for the wastewater treatment plant control panel; and (c) current sensing on all pumps.
L13	Except as otherwise provided by the conditions of this environmental authority, the environmentally relevant activities must be carried out by such reasonable and practicable means necessary to prevent the contact of incident rainfall and stormwater runoff with waste or other contaminants.
L14	Where it is not practicable to prevent contact as required by condition (L13), the environmentally relevant **activities** must be carried out by such reasonable and practicable means necessary to minimise such contact.
Agency interest: Social	
Condition number	**Condition**
S1	All complaints relating to releases of contaminants from operations at the approved place must be recorded and kept with the following details: (a) time, date and nature of complaint; (b) type of communication (telephone, letter, personal etc.); (c) name, contact address and contact telephone number of complainant (Note: if the complainant does not wish to be identified then not identified is to be recorded); (d) response and investigation undertaken as a result of the complaint; (e) name of person responsible for investigating complaint; and (f) action taken as a result of the complaint investigation and signature of responsible person.
S2	The complaint record required by condition (S1) must be maintained to include a record of all complaints received for the previous five (5) years.
S3	The registered suitable operator of this environmental authority must maintain a record of at least the following events: (a) the time, date and duration of equipment malfunctions where the failure of the equipment resulted in the release of contaminants reasonably likely to cause **environmental harm**; (b) any uncontrolled release of contaminants reasonably likely to cause **environmental harm**; and (c) any emergency involving the release of contaminants reasonably likely to cause material or serious **environmental harm** requiring the use of fire fighting equipment.
S4	The incident record required by condition (S3) must be maintained to include a record of all incidents occurring in the previous 5 years.
S5	Notify the **administering authority** as soon as practicable when the release of contaminants is not in accordance with the conditions of this document or any event where **environmental harm** may be threatened.

S6	An annual monitoring report must be provided to the **administering authority** with the annual return. Record, compile and keep all monitoring results required by this document and present this information to the administering authority, in the specified format. This report shall include but not be limited to: (a) a summary of the previous twelve (12) months monitoring results obtained under any monitoring programs required under this authority and, in graphical form showing relevant limits, a comparison of the previous twelve (12) months monitoring results to both this authority limits and to relevant prior results; (b) an evaluation/explanation of the data from any monitoring program; and (c) a summary of the record of any equipment failures or events recorded for any site under this authority.
Agency interest: Waste	
Condition number	**Condition**
WA1	Waste must only be removed from the site by a transporter lawfully able to transport it to a place lawfully able to receive it.
WA2	Sludge generated by the sewage treatment process must not be: (a) disposed of on-site; or (b) stored on site for any period of time longer than that necessary to dewater the sludge and prepare it for transport to and disposal at a proper and appropriate approved waste disposal/incineration/treatment facility that can lawfully accept such waste or to a facility that can lawfully and appropriately reuse, recycle or reprocess such waste.
Agency interest: Water	
W1	Other than as permitted within this authority, contaminants must not be released from the site to any **waters** or the bed and banks of any **waters**.

Definitions

Key terms and/or phrases used in this document are defined in this section. 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.

administering authority means the Department of Environment and Heritage Protection or its successor.

annual return means the return required by the annual notice (under section 316 of the Environment Protection Act 1994) for the section 73F registration certificate that applies to the environmental authority.

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

approval means notice of development application decision' or 'notice of concurrence agency response' under the Sustainable Planning Act 2009.

approved plans means the plans and documents listed in the approved plans section in the notice attached to this environmental authority.

authorised place means the place authorised under this environmental authority for the carrying out of the specified environmentally relevant activities.

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.

dwelling means any of the following structures or vehicles that is principally used as a residence —

(a) a house, unit, motel, nursing home or other building or part of a building;
(b) a caravan, mobile home or other vehicle or structure on land;
(c) a water craft in a marina.

Department of Environment and Heritage Protection means the department or agency (whatever called) administering the Coastal Protection and Management Act 1995 or the Environmental Protection Act 1994.

environmental harm is any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value, and includes environmental nuisance. Environmental harm may be caused by an activity—

(a) whether the harm is a direct or indirect result of the activity; or
(b) whether the harm results from the activity alone or from the combined effects of the activity and other activities or factors.

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

intrusive noise means noise that, because of its frequency, duration, level, tonal characteristics, impulsiveness or vibration —

(a) is clearly audible to, or can be felt by, an individual; and
(b) annoys the individual.

In determining whether a noise annoys an individual and is unreasonably intrusive, regard must be given to Australian Standard 1055.2 — 1997 Acoustics — Description and Measurement of Environmental Noise Part 2 — Application to Specific Situations.

$L_{A\ 10,\ adj,\ 10\ mins}$ means the A-weighted sound pressure level, (adjusted for tonal character and impulsiveness of the sound) exceeded for 10% of any 10 minute measurement period, using Fast response.

$L_{A\ 1,\ adj,\ 10\ mins}$ means the A-weighted sound pressure level, (adjusted for tonal character and impulsiveness of the sound) exceeded for 1% of any 10 minute measurement period, using Fast response.

$L_{A,\ max\ adj}$, means the average maximum A-weighted sound pressure level, adjusted for noise character and measured over any 10 minute period, using Fast response.

land in the land schedule of this document means land excluding waters and the atmosphere.

mg/L means milligrams per litre.

NATA means National Association of Testing Authorities.

noxious means harmful or injurious to health or physical well-being.

NTU means nephelometric turbidity units.

nuisance sensitive place includes —
(a) a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
(b) a motel, hotel or hostel; or
(c) a kindergarten, school, university or other educational institution; or
(d) a medical centre or hospital; or
(e) a protected area under the Nature Conservation Act 1992, the Marine Parks Act 1992 or a World Heritage Area; or
(f) a public thoroughfare, park or gardens; or
(g) 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.

offensive means causing offence or displeasure; is disagreeable to the sense; disgusting, nauseous or repulsive.

regulated waste means waste that -
(a) is commercial or industrial waste, whether or not it has been immobilised or treated; and
(b) is of a type, or contains a constituent of a type, mentioned in Schedule 7 of the
(c) Environmental
(d) Protection Regulation 2008
(e) Regulated waste includes -
(f) for an element - any chemical compound containing the element; and
(g) anything that contains residues of the waste.

site means land or tidal waters on or in which it is proposed to carry out the development approved under this development approval.

Total Nitrogen means the sum of Organic Nitrogen, Ammonia, Nitrate plus Nitrate, as mg/L of Nitrogen.

Total Phosphorus 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.

watercourse means a river, creek or stream in which water flows permanently or intermittently-
(a) in a natural channel, whether artificially improved or not; or
(b) in an artificial channel that has changed the course of the watercourse.

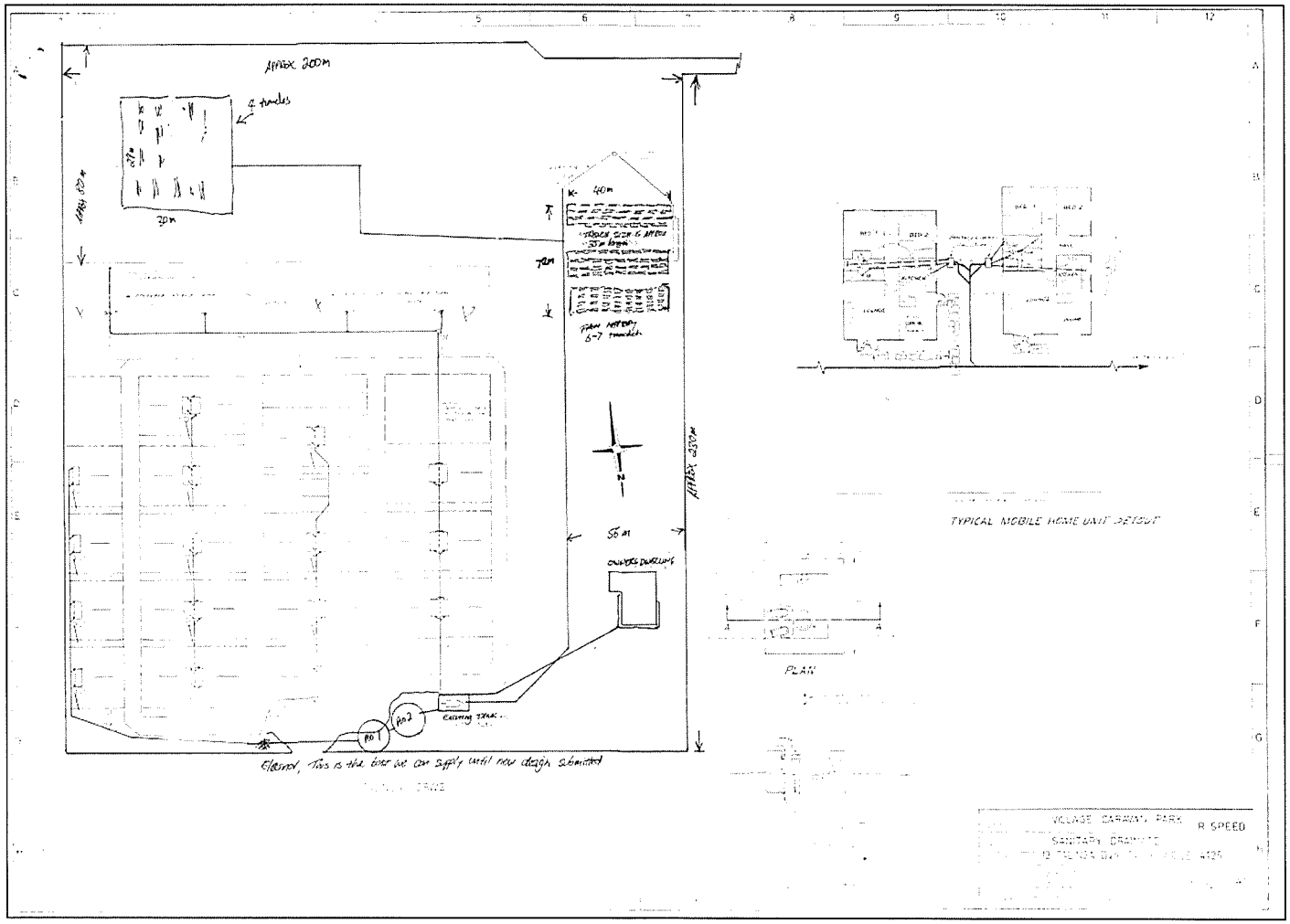
waters includes river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water natural or artificial watercourse, bed and bank of any waters, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off,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

works or operation means the environmental authority under this environmental authority.

you means the holder of this environmental authority or owner/occupier of the land which is the subject of this environmental authority.

50th percentile means not more than three (3) of the measured values of the quality characteristic are to exceed the stated release limit for any six (6) consecutive samples for a release/monitoring point at any time during the environmental activity(ies) works. 80th percentile means not more than one (1) of the measured values of the quality characteristic is to exceed the stated release limit for any five (5) consecutive samples for a sampling point at any time during the environmental activity(ies) works.

Attachment 1 – Village Gardens Site Plan



END OF ENVIRONMENTAL AUTHORITY