Notice of decision - Permit[1] transfer or amendment

This notice is issued by the administering authority to advise of a statutory decision.

GKI Bar and Resort Pty Ltd
PO Box 1005
YEPPOON QLD 4703

Our reference: 222537

Dear Sir/Madam

Re: Decision made in relation to your application

The department has assessed your application received on 23-SEP-2013 and wishes to advise you of the following decision:

Permit Applied For	Permit Number	Decision
Environmental Authority (Transfer) under *Environmental Protection Act 1994*	EPPR00478013	Granted

Where the application has been granted, the permit has been re-issued and is attached. Where the application has been refused a Statement of Reasons is attached. Please note that for each approval, this Notice of Decision and the relevant attachments constitute the new permit documentation. Please retain this approval documentation for your records.

If you require more information please contact Phil Steer on the telephone number listed below.

Yours sincerely

Mick Allen
Department of Environment and Heritage Protection
18-OCT-2013

Enquiries:
Phil Steer
Level 2, 209 Bolsover Street
PO Box 413
ROCKHAMPTON QLD 4700
Phone: (07) 4837 3507

Attachment: Environmental Authority EPPR00478013

[1] Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation

Department of Environment and Heritage Protection
www.ehp.qld.gov.au ABN 46 640 294 485
Queensland Government

Permit[1]

Environmental Protection Act 1994

Environmental authority

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

Permit[1] number: EPPR00478013

Environmental authority holder(s)

Name	Registered address
GKI Bar and Resort Pty Ltd	PO Box 1005 YEPPOON QLD 4703

Environmentally relevant activity and location details

Environmentally relevant activity(ies)	Location(s)
ERA 63 1(b)(i) Sewage Treatment – operating sewage treatment works, other than no-release works, with a total daily peak design capacity of more than 100 but not more than 1500EP – if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme.	Keppel Haven Resort Lot 1 on Plan CP900493 Great Keppel Island YEPPOON QLD 4703

Additional information for applicants

Environmentally relevant activities

The description of any environmentally relevant activity (ERA) for which an environmental authority is issued is a restatement of the ERA as defined by legislation at the time the approval is issued. Where there is any inconsistency between that description of an ERA and the conditions stated by an environmental authority as to the scale, intensity or manner of carrying out an ERA, then the conditions prevail to the extent of the inconsistency.

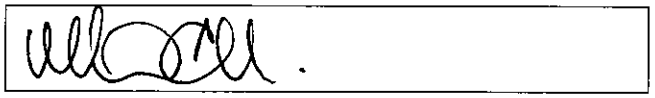
An environmental authority authorises the carrying out of an ERA and does not authorise any environmental harm unless a condition stated by the authority specifically authorises environmental harm.

[1] Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation

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 if an owner or occupier of land becomes aware a notifiable activity (as defined in Schedule 3 and Schedule 4) is being carried out on the land, or that the land has been, or is being, contaminated by a hazardous contaminant, the owner or occupier must, within 22 business days after becoming so aware, give written notice to the chief executive.



Signature

18th October 2013

Date

Michael Allen
Department of Environment and Heritage Protection
Delegate of the administering authority
Environmental Protection Act 1994

Enquiries:
Philip Steer
Level 2, 209 Bolsover Street
PO Box 413
ROCKHAMPTON QLD 4700
Phone: (07) 4837 3507
Email: philip.steer@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)

Conditions of environmental authority

Location: Keppel Haven Resort
Lot 1 on Plan CP900493
Great Keppel Island
YEPPOON QLD 4703

Relevant activity/ies:

ERA 63 1(b)(i) Sewage Treatment – operating sewage treatment works, other than no-release works, with a total daily peak design capacity of more than 100 but not more than 1500EP – if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme.

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

Agency interest: General	
Condition number	**Condition**
G1	A copy of this environmental authority must be kept in a location readily accessible to personnel carrying out the activity.
G2	Any record or document required to be kept by a condition of this environmental authority must be kept at the licensed place for a period of at least five years and be available for examination by an authorised person. For daily and weekly records, the record retention requirements of this condition will be satisfied if any daily and weekly records are kept for a period of at least three (3) years and these records are then kept in the form of annual summaries after that period.

G3	No change, replacement or operation of any plant or equipment is permitted if the change, replacement or operation of the plant or equipment increases, or is likely to substantially increase, the risk of environmental harm above that expressly provided by this environmental authority. An example of a substantial increase in the risk of environmental harm is an increase of 10% or more in the quantity of the contaminant to be released into the environment.
G4	All determinations of the quality of contaminants released to the environment and all measurement and reporting of noise levels that are required by this environmental authority must be undertaken by a person or body possessing appropriate experience and qualifications to perform the required determinations and the required measurements.
G5	All instruments and devices used for the measurement or monitoring of any parameter under any condition of this environmental authority must be calibrated, and appropriately operated and maintained.
G6	The holder of this environmental authority shall ensure that the operation and maintenance of the licensed place is carried out by or under the supervision of a person competent to operate and maintain the sewage treatment plant.
G7	The holder of this environmental authority must: a) develop and implement a Site-Based Management Plan which provides for the following functions: i) Stormwater Management and ii) Routine operating procedures to prevent or minimise environmental harm; and iii) Maintenance practices and procedures; and iv) Contingency plans and emergency procedures to deal with foreseeable risks and hazards; and v) Monitoring of the release of contaminants into the environment; and vi) Assessment of the environmental impact of any releases of contaminants into the environment; and vii) Handling of environmental complaints; and viii) Keeping and production of environmental records and reports; and ix) Staff training and awareness of environmental issues. b) on or before 31 July 2001 lodge a copy of the Site Based Management Plan System with the administering authority for its review and comment; and have due regard to that comment in the finalisation of the Site Based Management Plan. c) on or before 30 October 2001, have completed and implemented the Site-Based Management Plan.
G8	A copy of the Site-Based Management Plan must be kept in a location readily accessible to personnel carrying out the activity and be available for examination by an authorised person on request.

G9	Any alterations to the Site-Based Management Plan must be submitted to the Administering Authority with the Annual Return that directly follows the date of such alteration and due regard given to any comments by the Administering Authority regarding such alterations.
G10	All complaints received by the holder of this environmental authority relating to releases of contaminants from operations at the licensed 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.
G11	The holder of this environmental authority is responsible for the making of determinations and keeping of records of the quality of the contaminants released for the quality characteristics, and at the frequency specified in Schedule 2 Table 1.
G12	Determinations of the quality of released contaminants to check conformity with the release quality characteristics specified in Schedule 2 Table 1 of this environmental authority must be undertaken at the sampling and in situ monitoring point described as: Monitoring Point 1 (MP1): treatment plant overflow weir Monitoring Point 2 (MP2): tap on the backwash water return line.
G13	The daily quantity of contaminants released must be determined by taking measurements from the flow meter on the delivery pump.
G14	Records must be kept of the results of all determinations of the daily quantity of contaminants released to land.
G15	The holder of this environmental authority must ensure that the results of all monitoring performed in accordance with this environmental authority for the period covered by the return are submitted with the Annual Return.
G16	A record must be maintained 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.
G17	Where the holder of this environmental authority has not given notification to the administering authority under section 320 of the Environmental Protection Act, as soon as practicable after becoming aware of any emergency or incident which results in the release of contaminants not in accordance, or reasonably expected to be not in accordance with the conditions of this environmental authority, the holder of this environmental authority must notify the administering authority of the release by telephone or facsimile.

G18	Where the holder of this environmental authority has not given notification to the administering authority under section 320 of the Environmental Protection Act, the notification of emergencies or incidents as required by condition number G17 must include but not be limited to the following: a) The holder of the environmental authority; b) the location of the emergency or incident; c) the number of the environmental authority; d) the name and telephone number of the designated contact person; e) the time of the release; f) the time the holder of the environmental authority became aware of the release; g) the suspected cause of the release; h) the environmental harm and or environmental nuisance caused, threatened, or to be caused by the release; and i) actions taken to prevent further any release and mitigate any environmental harm and or environmental nuisance caused by the release.
G19	Where the holder of this environmental authority has not given notification to the administering authority under section 320 of the Environmental Protection Act, not more than 14 days following the initial notification of an emergency or incident, the holder of the environmental authority must provide written advice of the information supplied in accordance with condition number G18 in addition to: a) proposed actions to prevent a recurrence of the emergency or incident; b) outcomes of actions taken at the time to prevent or minimise environmental harm and or environmental nuisance.
G20	The holder of this environmental authority must notify the administering authority in writing within 28 days of completion of analysis of any result of a monitoring program required by a condition of this environmental authority which indicates an exceedance of any limit specified in this environmental authority.
G21	The written notification required by condition number (G20) above must include: a) The full analysis results, and b) Details of investigation or corrective actions taken, and c) Any subsequent analysis.
Agency interest: Air	
Condition number	**Condition**
A1	Notwithstanding any other condition of this environmental authority, no release of contaminants from the licensed place is to cause a noxious or offensive odour beyond the boundaries of the licensed place.

Agency interest: Water	
Condition number	**Condition**
WT1	Contaminants must not be directly or indirectly released from the licensed place to any waters or the bed and banks of any waters except as permitted under this schedule or the Stormwater Management Schedule.
WT2	Except as provided by the conditions of the Stormwater Management Schedule and the Water Schedule of this environmental authority, the environmentally relevant activities must be carried out by such practicable means necessary to prevent or minimise the contact of incident rainfall and stormwater runoff with wastes or other contaminants, and prevent or minimise the release or likelihood of release of any such contaminated runoff from the licensed place.
WT3	The holder of this environmental authority must develop and implement an effective and appropriate Stormwater Management Plan as part of the Site Based Management Plan which details how the holder of this environmental authority will manage the actual and potential environmental impacts resulting from the contamination of stormwater at the licensed places.
WT4	The Stormwater Management Plan must address at least the following matters: a) prevention of incident stormwater and stormwater runoff from contacting wastes or contaminants; b) diversion of upstream runoff away from areas containing wastes or contaminants; c) minimisation of the size of contaminated areas; d) cleaning of contaminated areas without water; e) paving and roofing of contaminated areas.
WT5	All chemicals used in the sewage treatment process must be stored in weather proof lockable enclosures.
WT6	Any spillage of wastes, oils, contaminants, detergents or other materials shall be cleaned up as quickly as practicable using dry absorbent cleaning methods. Such spillage must not be cleaned by hosing, sweeping or otherwise releasing such wastes, oils, contaminants, detergents or other materials to any waters, roadside gutter or stormwater drainage system.
WT7	Dry absorbent material shall be kept on site to clean up spilt oil, and to prevent such spills entering the stormwater system.
WT8	All chemical and petroleum product storage tanks and drums must be bunded in accordance with the AS 1940 - 1993.
WT9	All bunding must be constructed of materials which are impervious to the materials stored.
WT10	A collection sump must be provided in the floor of the bunding to facilitate the removal of liquids. The bund floor must be graded so that the fall is towards the collection sump.

WT11	Where it is impractical to completely roof a bunded area the holder of this environmental authority must ensure that any stormwater captured within the bund is free from contaminants or wastes prior to any release.
WT12	A collection sump must be provided in the floor of the bunding to facilitate the removal of liquids. The bund floor must be graded so that the fall is towards the collection sump.
WT13	All required pipework from the bunded areas must be directed over the bund wall and not through it.
WT14	All empty drums must be stored on a concrete hardstand area with their closures in place.
Agency interest: Noise	
Condition number	**Condition**
N1	The emission of noise from the licensed activity shall conform to the Environmental Protection (Noise) Policy 1997 and Environmental Protection Regulation 1998.
Agency interest: Land	
Condition number	**Condition**
L1	The only contaminant to be released to land is tertiary treated sewage effluent.
L2	The defined contaminant release area is described as landscaped areas and gardens of resort, excluding tent villages where tents are not on raised platforms or structures, as marked on Keppel Home Design drawing submitted to the Agency on 11 April 2001 (Schedule 1 – Approved Plan 1).
L3	A minimum of 3.8 hectares of land must be provided for the contaminant release area.
L4	Prior to any extension of the contaminant release area, the holder of this environmental authority must provide the administering authority with plans of the extension and site assessment information in accordance with the Interim Guidelines for Reuse or Disposal of Reclaimed water, 1996, Department of Natural Resources.
L5	The contaminant disposal area must be maintained in a proper and efficient condition so as to provide adequate assimilation, percolation, evaporation and transpiration of the released contaminants.
L6	Spray from any release of contaminants to land must not drift beyond the boundaries of the licensed place.
L7	Notices warning the public not to use or drink the effluent water used for irrigation must be prominently displayed and must be maintained in a visible and legible condition.

L8	Pipelines and fittings for the release of contaminants to land must be clearly identified. Standard water taps, hoses and cocks must not be fitted to contaminant release pipelines, and the contaminant release system must not be connected to other service pipelines. Lockable valves or removable handles must be fitted to the contaminant disposal areas.
L9	The contaminant release must comply, at the sampling and in-situ measurement point/s with each of the release limits specified in Schedule 3 Table 1 for each quality characteristic.
L10	When weather conditions or soil conditions preclude the release of contaminants, the contaminants must not be released.
Agency interest: Waste	
Condition number	**Condition**
WS1	The holder of this environmental authority must not: a) allow waste to burn or be burned at or on the licensed place; nor b) remove waste from the licensed place and burn such waste elsewhere.
WS2	Records of trade waste agreements must be made available for inspection on request.
WS3	Where regulated waste is removed from the licensed place (other than by a release as permitted under another schedule of this environmental authority), the holder of this environmental authority must monitor and keep records of the following: a) the date, quantity and type of waste removed; and b) name of the waste transporter and/or disposal operator that removed the waste; and c) the intended treatment/disposal destination of the waste.
WS4	Sludge must be air dried in the designated bunded drying beds for a sufficient period to allow the solids content to increase to a point such that the sludge can be conveniently removed by front end loaders or by similar means.
WS5	Once removed from the designated drying beds the sludge must be stockpiled for a period of time such that the minimum time between placement on drying beds and ultimate disposal is 12 months.
WS6	Ultimate disposal of sludge must be by incorporation into compost.
WS7	All empty drums must be stored with their closures in place.
WS8	Wastes such as waste oil, coolant, oil filters, batteries, tyres and other regulated waste must be properly collected and stored in a manner reflecting best practice and disposed of via a licensed transporter.
WS9	Waste containers must be clearly labelled and located in convenient areas.

Definitions

For the purposes of this environmental authority the following definitions apply:

(I1) "median" means the middle value, where half the data are smaller, and half the data are larger. If the number of samples is even, the median is the arithmetic average of the two middle values.

(I2) "maximum" means that the measured value of the quality characteristic or contaminant must not be greater than the release limit stated.

(I3) "minimum" means that the measured value of the quality characteristic or contaminant must not be less than the release limit stated.

(I4) "range" means that the measured value of the quality characteristic or contaminant must not be greater than the higher release limit stated nor lower than the lower release limit stated.

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.

Schedules

Schedule 1—Approved plans

Approved Plan 1 - Keppel Home Design drawing submitted to the Agency on 11 April 2001.

KEPPEL HAVEN IRRIGATION PLAN

ZONE 1 - 7 SOLENOID COMPUTER SYSTEM
2 SHRUB HEAD SPRINKLERS
12 SHRUB HEAD SPRINKLERS
16 SHRUB HEAD SPRINKLERS
8 SHRUB HEAD SPRINKLERS
1 NANN POP-UP IMPACT SPRINKLERS
1 NANN POP-UP IMPACT SPRINKLERS
SPARE

ZONE 2 - 11 SOLENOID COMPUTER SYSTEM
8 SHRUB HEAD SPRINKLERS
4 NANN POP-UP IMPACT SPRINKLERS
2 NANN POP-UP IMPACT SPRINKLERS
3 NANN POP-UP IMPACT SPRINKLERS
4 RISER MOUNT IMPACT SPRINKLERS
2 SHRUB HEAD SPRINKLERS
4 NANN POP-UP IMPACT SPRINKLERS
2 NANN POP-UP IMPACT SPRINKLERS
3 NANN POP-UP IMPACT SPRINKLERS
4 NANN POP-UP IMPACT SPRINKLERS
3 NANN POP-UP IMPACT SPRINKLERS
SPARE

ZONE 3 - 5 SOLENOID COMPUTER SYSTEM
8 SHRUB HEAD POP-UP SPRINKLERS
2 SHRUB HEAD AND 3 MICRO-SPRAY SPRINKLERS
16 SHRUB HEAD POP-UP SPRINKLERS
16 SHRUB HEAD SPRINKLERS
16 SHRUB HEAD SPRINKLERS
SPARE

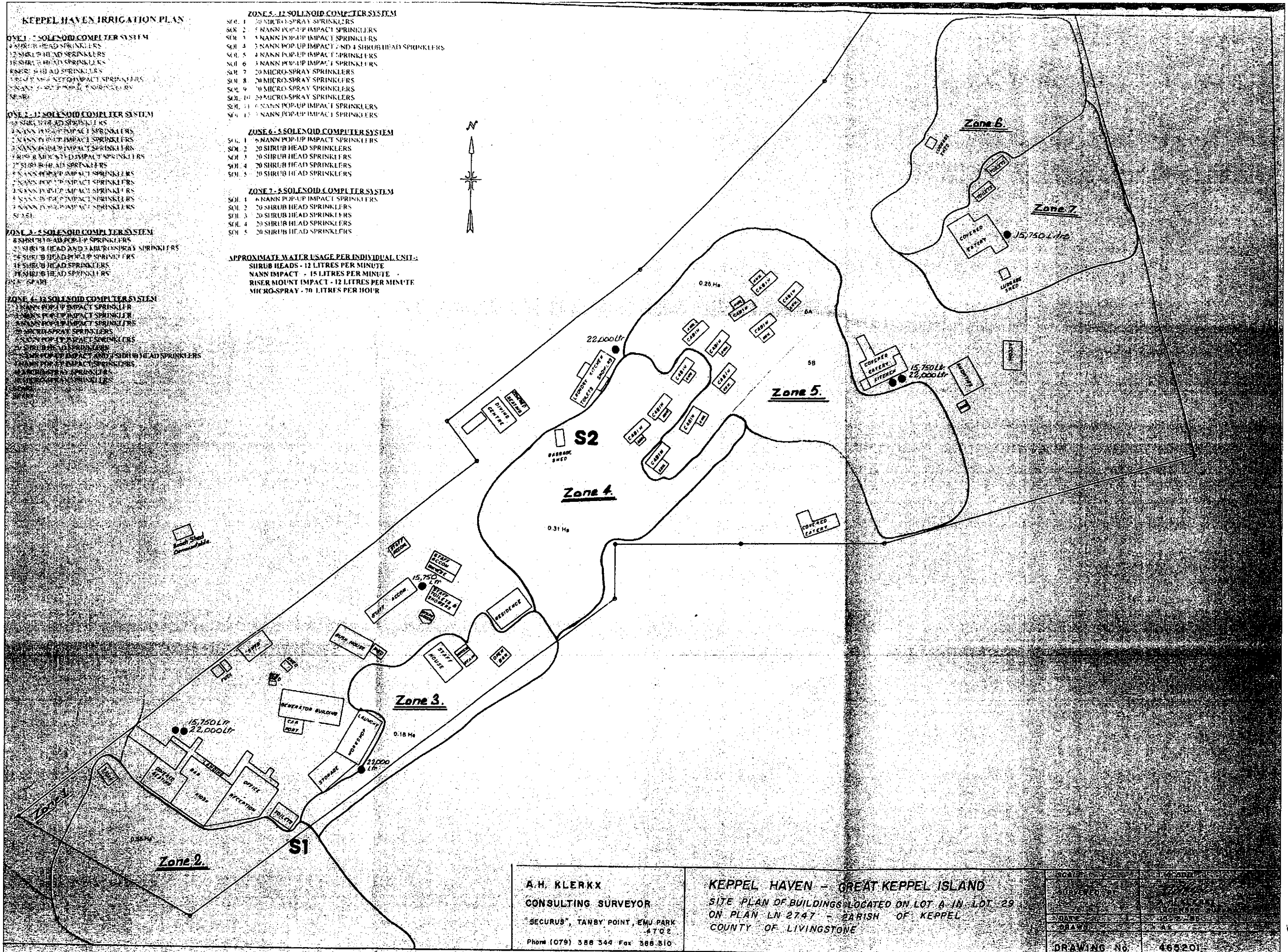
ZONE 4 - 13 SOLENOID COMPUTER SYSTEM
2 NANN POP-UP IMPACT SPRINKLER
2 NANN POP-UP IMPACT SPRINKLER
4 NANN POP-UP IMPACT SPRINKLERS
20 MICRO-SPRAY SPRINKLERS
2 NANN POP-UP IMPACT SPRINKLERS
20 SHRUB HEAD SPRINKLERS
2 NANN POP-UP IMPACT AND 3 SHRUB HEAD SPRINKLERS
3 NANN POP-UP IMPACT SPRINKLERS
20 MICRO-SPRAY SPRINKLERS
20 SHRUB HEAD SPRINKLERS
SPARE
SPARE

ZONE 5 - 12 SOLENOID COMPUTER SYSTEM
SOL 1 20 MICRO-SPRAY SPRINKLERS
SOL 2 5 NANN POP-UP IMPACT SPRINKLERS
SOL 3 5 NANN POP-UP IMPACT SPRINKLERS
SOL 4 5 NANN POP-UP IMPACT AND 4 SHRUB HEAD SPRINKLERS
SOL 5 4 NANN POP-UP IMPACT SPRINKLERS
SOL 6 5 NANN POP-UP IMPACT SPRINKLERS
SOL 7 20 MICRO-SPRAY SPRINKLERS
SOL 8 20 MICRO-SPRAY SPRINKLERS
SOL 9 20 MICRO-SPRAY SPRINKLERS
SOL 10 20 MICRO-SPRAY SPRINKLERS
SOL 11 6 NANN POP-UP IMPACT SPRINKLERS
SOL 12 5 NANN POP-UP IMPACT SPRINKLERS

ZONE 6 - 5 SOLENOID COMPUTER SYSTEM
SOL 1 6 NANN POP-UP IMPACT SPRINKLERS
SOL 2 20 SHRUB HEAD SPRINKLERS
SOL 3 20 SHRUB HEAD SPRINKLERS
SOL 4 20 SHRUB HEAD SPRINKLERS
SOL 5 20 SHRUB HEAD SPRINKLERS

ZONE 7 - 5 SOLENOID COMPUTER SYSTEM
SOL 1 6 NANN POP-UP IMPACT SPRINKLERS
SOL 2 20 SHRUB HEAD SPRINKLERS
SOL 3 20 SHRUB HEAD SPRINKLERS
SOL 4 20 SHRUB HEAD SPRINKLERS
SOL 5 20 SHRUB HEAD SPRINKLERS

APPROXIMATE WATER USAGE PER INDIVIDUAL UNIT -
SHRUB HEADS - 12 LITRES PER MINUTE
NANN IMPACT - 15 LITRES PER MINUTE
RISER MOUNT IMPACT - 12 LITRES PER MINUTE
MICRO-SPRAY - 70 LITRES PER HOUR



A.H. KLERKX CONSULTING SURVEYOR "SECURUS", TANBY POINT, EMU PARK 4702 Phone (079) 368 344 Fax 368 310	KEPPEL HAVEN - GREAT KEPPEL ISLAND SITE PLAN OF BUILDINGS LOCATED ON LOT A IN LOT 29 ON PLAN LN 2747 - PARISH OF KEPPEL COUNTY OF LIVINGSTONE
	SCALE: 1:1000 @ A1 / 1:2000 @ A3 SURVEYED BY: A.H. KLERKX DATE: 4.10.95 DRAWN: A.H.K. DRAWING No. 469201

MBK

Schedule 2—Monitoring

Table 1 – Monitoring requirements

QUALITY CHARACTERISTIC DETERMINATION	RELEASE POINTS	FREQUENCY
5-day Biochemical Oxygen Demand.	MP1	Weekly for the first 3 months, and then monthly
Suspended Solids.	MP1	Weekly for the first 3 months, and then monthly
pH.	MP1	Weekly
Turbidity	MP1	Weekly
Total Nitrogen	MP1	Monthly
Total Phosphorus	MP1	Monthly
Ammonia	MP1	Monthly
Total Residual Chlorine	MP2	Daily
Faecal Coliforms. (Organisms/100 ml)	MP2	Weekly for the first 3 months, and then monthly

Schedule 3—Release limits

Table 1 – Release limits

QUALITY CHARACTERISTICS	RELEASE LIMIT	LIMIT TYPE
5-day Biochemical Oxygen Demand. (mg/L)	10	maximum
Suspended Solids. (mg/L)	15	maximum
pH.	6.5 - 9.0	range
Turbidity (NTU)	2	maximum
Total Phosphorus (mg/L)	2	maximum
Total Nitrogen (mg/L)	10	maximum
Ammonia (mg/L)	2	maximum
Total Residual Chlorine (mg/L)	1	maximum
Faecal Coliforms.(Organisms/100 ml)	10	median value with 4 out of 5 samples <20 org/100mL

END OF PERMIT