



Department of
**Environment and
Heritage Protection**

19-FEB-2016

To: Shopping Centres Australasia Property
Group RE Limited
Level 5, 50 Pitt Street
SYDNEY NSW 2000

Attention: Erica Rees, Legal Counsel

Our reference: 317146

Application details

I refer to the application that was received by the administering authority on 16-FEB-2016.

Land description: 235-255 Teviot Road, Greenbank Lot 5 Plan SP214051, Lot 202 Plan RP184971.

Decision

Your application has been approved and your environmental authority (reference EPPR00487113) is attached.

Should you have any further enquiries, please contact Michael Mullins on telephone 1300 130 372 option 4.

Yours sincerely

A handwritten signature in black ink, appearing to read "Jodie Brackenbury", enclosed within a rectangular box.

Signature

19/02/2016

Date

Jodie Brackenbury
Department of Environment and Heritage Protection
Delegate of the administering authority
Environmental Protection Act 1994

Michael Mullins
Permit and Licence Management
Department of Environment and
Heritage Protection
GPO Box 2454
BRISBANE QLD 4001
Phone: 1300 130 372
Fax: (07) 3330 5875
Email: palm@ehp.qld.gov.au
Website www.ehp.qld.gov.au
ABN 46 640 294 485

Enclosed

Permit - environmental authority (reference EPPR00487113)

Permit¹

Environmental Protection Act 1994

Environmental authority

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

Permit¹ number: EPPR00487113

Environmental authority takes effect on 19-FEB-2016.

The anniversary date of this environmental authority remains 05-JAN. An annual return and the payment of the annual fee will be due each year on this day.

Environmental authority holder(s)

Name	Registered address
Shopping Centres Australasia Property Group RE Limited	Level 5, 50 Pitt Street SYDNEY NSW 2000

Environmentally relevant activity and location details

Environmentally relevant activity(ies)	Location(s)
63-(1b)(i) Sewage treatment >100 to 1500EP - IT or IR	235-255 Teviot Road, Greenbank - Lot 5 Plan SP214051 and Lot 202 Plan RP184971

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.

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

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



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

Jodie Brackenbury
Department of Environment and Heritage Protection
Delegate of the administering authority
Environmental Protection Act 1994

19/02/2016

Date

Enquiries:
Michael Mullins
Permit and Licence Management
Department of Environment and Heritage
Protection
GPO Box 2454
BRISBANE QLD 4001
Phone: 1300 130 372
Fax: (07) 3330 5875
Email: 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)

Conditions of environmental authority

The conditions of this environmental authority are the conditions of the attached Development Approval Reference IPCE00750207 as they related to the licensed activities, where any references to the holder of the development approval are taken to refer to the holder of this environmental authority.

Attachments:

- Development Approval Permit

Notice

Concurrence Agency Response

This notice is issued by the Environmental Protection Agency pursuant to Sections 3.3.16 and 3.3.18 of the Integrated Planning Act 1997 to advise of a decision or action.

The Chief Executive Officer
Beaudesert Shire Council
PO Box 25
BEAUDESERT QLD 4285

CC: Mr Barry Mahony
c/- Kilcor Developments
PO Box 7096
Riverside Centre
BRISBANE QLD 4001

Our reference: 317146
Council Reference: 020-030-002193

Dear Sir/Madam

Re: Referral for Concurrence Agency Response

The Environmental Protection Agency (EPA), wishes to advise that the referral for a concurrence agency response, received on 09-OCT-2007, has been assessed, and on the 29-JAN-2008 it was approved with conditions.

1. Property/Location:

Lot/Plan - Lot 202 Plan RP184971

Lot/Plan - Lot 2000 Plan RP880619, Lot 2001 Plan RP880619, Lot 9994 Plan RP880630

2. Details of the recommendation

Aspect of Development: - Concurrence Response for a MCU involving an ERA
- ERA 15(b) Sewage treatment - operating a standard sewage treatment works having a peak design capacity to treat sewage of 100 or more equivalent persons but less than 1 500 equivalent persons.

EPA Ref Number: - IPCE00750207

AF: 29.1.08

3. Currency period

This approval will lapse unless substantially started within the standard currency periods stated in section 3.5.21 of the *Integrated Planning Act 1997* applying to each aspect of development in this approval.

4. The approved plans

Nil.

5. Codes for self-assessable development

Any self-assessable development for an environmentally relevant activity conducted in conjunction with this approval, must comply with the relevant code of environmental compliance.

6. Assessment Manager Responsibilities

Please note that it is a requirement under Sections 3.5.15 and 3.5.17 of the *Integrated Planning Act 1997* that a copy of the final Decision Notice (which includes the EPA's concurrence response) for this application issued by the Beaudesert Shire Council, be forwarded to each referral agency. Therefore could you please send a signed hardcopy to the EPA's Ecoaccess Customer Service Unit, PO Box 15155 CITY EAST 4002 and an electronic copy to eco.access@epa.qld.gov.au.

In addition, the State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. Therefore in this instance, the EPA has not provided a notification to native title parties.

If you require more information, please contact Kimberley Smith, the Project Manager, on the telephone number listed below.



Yours sincerely

Louise Jordan
Delegate
Environmental Protection Agency
29-JAN-2008

Enquiries:
SouthReg Environmental Operations*
Floor 23, 288 Edward Street
BRISBANE QLD 4001
Phone: (07) 3225 1071
Fax: (07) 3225 8723

Section 3.3.16 and 3.3.18 *Integrated Planning Act 1997*EPA Permit¹ number: IPCE00750207

EPA Permit¹ number:	IPCE00750207
Assessment Manager reference:	020-030-002193
Date application received by EPA:	09-OCT-2007
Permit¹ Type:	Concurrence Response for a MCU involving an ERA
Date of Decision:	29-JAN-2008
Decision:	Approved with conditions
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i> and any subordinate legislation
Jurisdiction:	Item 1 in Table 2 of Schedule 2 of the <i>Integrated Planning Regulation 1998</i>

Development Description

Property	Lot/Plan	Aspect of Development
88-142 Pub Lane GREENBANK QLD 4124	Lot 2000 Plan RP880619, Lot 2001 Plan RP880619, Lot 9994 Plan RP880630	ERA 15(b) Sewage treatment - operating a standard sewage treatment works having a peak design capacity to treat sewage of 100 or more equivalent persons but less than 1 500 equivalent persons.
235-255 Teviot Road GREENBANK QLD 4124	Lot 202 Plan RP184971	ERA 15(b) Sewage treatment - operating a standard sewage treatment works having a peak design capacity to treat sewage of 100 or more equivalent persons but less than 1 500 equivalent persons.

Reasons for inclusion of development conditions

In accordance with section 3.3.18(8) of the *Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, the reasons for the inclusion of development conditions are:

- 1) The Environmental Protection Agency is a concurrence agency under the *Integrated Planning Regulation 1998* for the purposes of the *Environmental Protection Act 1994*.
- 2) Any development conditions placed on this permit¹ for an environmentally relevant activity are in accordance with section 73B of the *Environmental Protection Act 1994*.

¹ Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Environmental Protection Agency and the Queensland Parks and Wildlife Service

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Additional comments or advice about the application

This development approval permits the carrying out of ERA 15(b) – Sewage treatment, using plant and equipment with the sewage treatment plant having a "peak design capacity" of 140 equivalent persons (EP) [based on a wastewater generation rate of 250L/EP/day] to treat up to 35 kilolitres of sewage per day, under peak weather flow conditions.

Additional information for applicants

Nil.

Contaminated Land

It is a requirement of the *Environmental Protection Act 1994* that if an owner or occupier of land becomes aware a Notifiable Activity (as defined by Schedule 2 of the *Environmental Protection Act 1994*) is being carried out on the land or that the land has been affected by a hazardous contaminant, they must, within 30 days after becoming so aware, give notice to the Environmental Protection Agency.

Environmentally Relevant Activities

The aforementioned description of any environmentally relevant activity (ERA) for which this permit is issued is simply a restatement of the ERA as prescribed in the legislation at the time of issuing this permit. Where there is any conflict between the abovementioned description of the ERA for which this permit is issued and the conditions specified herein as to the scale, intensity or manner of carrying out of the ERA, then such conditions prevail to the extent of the inconsistency.

This permit authorises the ERA. It does not authorise environmental harm unless a condition within this permit explicitly authorises that harm. Where there is no such condition, or the permit is silent on a matter, the lack of a condition or silence shall not be construed as authorising harm.

In addition to this permit, the person to carry out the ERA must be a registered operator under the *Environmental Protection Act 1994*. For the person to become a registered operator, they must apply for a registration certificate under section 73F of the *Environmental Protection Act 1994*.



Louise Jordan
Delegate
Environmental Protection Agency
29-JAN-2008

CONDITIONS OF APPROVAL

Condition for: ERA 15(b) Sewage treatment - operating a standard sewage treatment works having a peak design capacity to treat sewage of 100 or more equivalent persons but less than 1 500 equivalent persons.

Agency Interest: General

Prevent and/or Minimise Likelihood of Environmental Harm.

General 1 In carrying out the environmentally relevant activity (ERA) to which this approval relates, all reasonable and practicable measures must be taken to prevent and / or minimise the likelihood of environmental harm being caused.

Maintenance of Measures, Plant and Equipment.

General 2 The operator of an ERA to which this approval relates must:

- (a) install all measures, plant and equipment necessary to ensure compliance with the conditions of this approval;
- (b) maintain such measures, plant and equipment in a proper and efficient condition; and
- (c) operate such measures, plant and equipment in a proper and efficient manner.

Alterations.

General 3 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 for by this approval.

Site Based Management Plan.

General 4 From commencement of an ERA to which this approval relates, a Site Based Management Plan (SBMP) must be implemented. The SBMP must identify all sources of environmental harm, including but not limited to the actual and potential release of all contaminants, the potential impact of these sources and what actions will be taken to prevent the likelihood of environmental harm being caused. The SBMP must also provide for the review and 'continual improvement' in the overall environmental performance of all ERAs that are carried out.

The SBMP must address the following matters:

- (a) environmental commitments - a commitment by senior management to achieve specified and relevant environmental goals;
- (b) identification of environmental issues and potential impacts;
- (c) control measures for routine operations to minimise likelihood of environmental harm;
- (d) contingency plans and emergency procedures for non-routine situations;
- (e) organisational structure and responsibility;
- (f) effective communication;
- (g) monitoring of contaminant releases;
- (h) conducting environmental impact assessments;
- (i) staff training;
- (j) record keeping; and
- (k) periodic review of environmental performance and continual improvement.

General 5 The SBMP must not be implemented or amended in a way that contravenes any condition of this approval.

General 6 A copy of the SBMP must be kept at the approved place to which the plan relates and be available for examination by an authorised person upon request.

Annual Monitoring and Reporting.

General 7 All monitoring, assessments and reports required by this approval must be conducted by a person(s) with appropriate experience and/or qualifications.

General 8 An annual monitoring report must be prepared each year and submitted with the annual return. The report must 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 approval and in graphical form showing relevant limits, a comparison of the previous twelve (12) months monitoring results to both this approval limits and to relevant prior results;
- (b) an assessment and explanation of the results from any monitoring program(s) and whether the releases authorised under this approval are being carried out in an environmentally sustainable manner;
- (c) a summary of any record of quantities of releases required to be kept under this approval;
- (d) a summary of the record of equipment failures or events recorded for any site under this approval; and
- (e) an outline of actions taken or proposed to minimise the environmental risk from any deficiency identified by the monitoring or recording programs.

Trained / Experienced Operator(s).

General 9 The operation of the wastewater treatment system and pollution control equipment must be carried out by a person(s) with appropriate experience and/or qualifications to ensure the effective operation of that treatment system and control equipment.

Equipment Calibration.

General 10 All instruments, equipment and measuring devices used for measuring or monitoring in accordance with any condition of this approval must be calibrated, and appropriately operated and maintained.

Records.

General 11 Record, compile and keep all monitoring results required by this approval and present this information to the administering authority when requested.

General 12 All records required by this approval must be kept for 5 years.

Notification.

General 13 Telephone the EPA's Pollution Hotline or local office as soon as practicable after becoming aware of any release of contaminants not in accordance with the conditions of this approval.

General 14 A written notice detailing the following information must be provided to the EPA within 14 days of any advice provided in accordance with condition General 13:

- (a) the name of the operator, including their approval / registration number;
- (b) the name and telephone number of a designated contact person;
- (c) quantity and substance released;
- (d) vehicle and registration details;
- (e) person/s involved (driver and any others);
- (f) the location and time of the release;
- (g) the suspected cause of the release;
- (h) a description of the effects of the release;
- (i) the results of any sampling performed in relation to the release;
- (j) actions taken to mitigate any environmental harm caused by the release; and
- (k) proposed actions to prevent a recurrence of the release.

Agency Interest: Air

Nuisance.

Air 1 The release of noxious or offensive odours or any other noxious or offensive airborne contaminants resulting from the activity must not cause a nuisance at any nuisance sensitive or commercial place.

Agency Interest: Noise

Noise Nuisance.

Noise 1 Noise from the ERA must not cause an environmental nuisance at any nuisance sensitive place or commercial place.

Noise Monitoring.

Noise 2 When requested by the administering authority, noise monitoring must be undertaken to investigate any complaint of noise nuisance, and the results notified within 14 days to the administering authority. Monitoring must include:

- (a) $L_{A, max, adj, T}$;
- (b) $L_{A 10, adj, 10 mins}$;
- (c) $L_{A 1, adj, 10 mins}$;
- (d) the level and frequency of occurrence of impulsive or tonal noise;
- (e) atmospheric conditions including wind speed and direction;
- (f) effects due to extraneous factors such as traffic noise; and
- (g) location, date and time of recording.

Noise 3 The method of measurement and reporting of noise levels must comply with the latest edition of the Environmental Protection Agency's Noise Measurement Manual.

Agency Interest: Social

Complaint Response.

Social 1 The operator of the ERA must record the following details for all complaints received and provide this information to the administering authority on request:

- (a) time, date, name and contact details of the complainant;
- (b) reasons for the complaint;

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- (c) any investigations undertaken;
- (d) conclusions formed; and
- (e) any actions taken.

Agency Interest: Waste

Waste 1 All waste load out areas for solid wastes generated from the sewage treatment plant must be bunded to contain any spillage of waste material.

Waste Handling.

Waste 2 All regulated waste removal from the site must be removed by a person who holds current approval to transport such waste under the provisions of the *Environmental Protection Act 1994*.

Waste Records.

Waste 3 Where regulated waste is removed from site (other than by release as permitted under another condition of this development approval), the registered operator must monitor and keep records of the following:

- (a) date of pickup of waste;
- (b) description of waste;
- (c) quantity of waste;
- (d) origin of the waste; and
- (e) destination of the waste.

Note: Trackable wastes as listed in Schedule 1 of the *Environmental Protection (Waste Management) Regulation 2000* are not covered by this condition. Trackable wastes have similar recording requirements to this condition in accordance with a waste tracking system established under the above Regulation.

Agency Interest: Land

Land Disposal.

Land 1 The only contaminants permitted to be released to land are treated sewage effluent to the areas shown as irrigation area/s in Attachment A in compliance with the release limits stated in Table 1 - Contaminant Release Limits to Land and the conditions of this approval.

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Table 1 - Contaminant Release Limits to Land

Quality characteristics	Release Limit				Monitoring Frequency	Monitoring Location
	Minimum	Median	50 th Percentile	Maximum		
pH	6	-	-	8.5	Monthly	Outlet point of recycled water storage tank.
5-day Biochemical Oxygen Demand (inhibited)	-	20mg/L	-	40mg/L	Monthly	Outlet point of recycled water storage tank.
Suspended Solids	-	30mg/L	-	60mg/L	Monthly	Outlet point of recycled water storage tank.
Total Nitrogen as N	-	-	15mg/L	30mg/L	Monthly	Outlet point of recycled water storage tank.
Total Phosphorous as P	-	-	5mg/L	10mg/L	Monthly	Outlet point of recycled water storage tank.
<i>Escherichia coli</i> *	-	100cfu/100mL	-	-	Weekly	Outlet point of recycled water storage tank.
Free Chlorine Residual	-	-	-	0.05	Daily	Outlet point of recycled water storage tank.
Electrical Conductivity (μ S/cm)*	-	-	-	-	Monthly	Outlet point of recycled water storage tank.

*Median value means of five consecutive samples taken over 24 hours at no less than 30 minute intervals

*Parameter required to be monitored only.

Land 2 Notwithstanding the quality characteristic release limits specified in Table 1 – Contaminant Release Limits to Land, releases of effluent must not have any properties nor contain any organisms or other contaminants in concentrations that are capable of causing environmental harm.

Land 3 Monitoring must be undertaken and records kept of a monitoring program of contaminant releases to the contaminant release areas at the frequency, and for the parameters specified in Table 1 – Contaminant Release Limits to Land. All determinations of the quality of contaminants released must be:

- made in accordance with methods prescribed in the latest edition of the Environmental Protection Agency's Water Quality Sampling Manual; and
- carried out on samples that are representative of the discharge.

Effluent Irrigation.

Land 4 The daily volume of contaminants released to land must be determined or estimated by an appropriate method, for example a flow meter and records kept of such determinations and estimates.

Land 5 A minimum area of 2.5 hectares of land, excluding any necessary buffer zones, must be utilised for the irrigation of treated effluent.

Land 6 The average daily irrigation rate (measured over a calendar month on a daily basis) must not exceed 30 000 litres (equivalent to 1.2mm over the 2.5ha) with a maximum release in any one day of 140 000 litres (equivalent to 5.6mm over the 2.5ha).

Land 7 Soil moisture metres must be used to detect the soil water deficit trigger for treated effluent irrigation within the contaminant release areas.

Land 8 All grass/vegetation clippings must be removed from the contaminant release area upon harvesting.

- Land 9** The irrigation of effluent must be carried out in a manner such that:
- (a) vegetation is not damaged;
 - (b) soil erosion and soil structure damage is avoided;
 - (c) there is no surface ponding and/or runoff of effluent;
 - (d) percolation of effluent beyond the plant root zone is minimised;
 - (e) the capacity of the land to assimilate nitrogen, phosphorus, salts, organic matter as measured by biochemical oxygen demand and water is not exceeded;
 - (f) the quality of groundwater is not adversely affected;
 - (g) there is no spray drift, overspray or contaminated runoff outside the designated irrigation area; and
 - (h) the risk of exposure of public to the treated effluent is minimised.
- Land 10** Notices must be prominently displayed on areas undergoing effluent irrigation, warning the public that 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.
- Land 11** Pipelines and fittings associated with the effluent irrigation system must be clearly identified. Lockable valves or removable handles must be fitted to all release pipes situated in public access areas.

Wet Weather Storage.

- Land 12** When conditions prevent the irrigation of treated effluent to land (such as during or following rain events), the contaminants must be directed to a wet weather storage.
- Land 13** A minimum wet weather storage capacity of 600 000 litres must be provided.

Provision of Treated Effluent to Other Persons.

- Land 14** Excess effluent beyond the wet weather storage capacity and the daily discharge allowance prescribed in condition Land 6, must be removed by a third party in accordance with condition Land 15.
- Land 15** If the responsibility of the treated effluent is given or transferred to another person:
- (a) the responsibility of such effluent must only be given or transferred in accordance with a written agreement (the third party agreement);
 - (b) include in the third party agreement a commitment from the person utilising the effluent to use effluent in such a way as to prevent environmental harm or public health incidences and specifically make the persons aware of the General Environmental Duty (GED) under section 319 of the *Environmental Protection Act 1994*, environmental sustainability of any effluent disposal and protection of environmental values of waters; and
 - (c) upon being notified or otherwise becoming aware that the person's use of effluent is causing or threatens to cause environmental harm or is posing a human health risk, and if the person does not rectify the situation upon written request, the giving and transferring responsibility for such effluent must cease.

Effluent Irrigation Management Plan

Land 16 Within three (3) months of the date of issue of this development approval, the operator of the ERA must develop and implement an Irrigation Management Plan (IMP) which details how the effluent irrigation process will be effectively and appropriately managed so as to ensure that the release of effluent to land is carried out in an environmentally sustainable manner.

The IMP must detail how irrigation will be managed and monitored so that the following occur:

- (a) vegetation is not damaged;
- (b) soil erosion and/or soil structure damage are avoided;
- (c) there is no surface ponding of effluent;
- (d) effluent is evenly distributed on the contaminant release area;
- (e) infiltration of effluent beyond the plant root zone is minimised;
- (e) the capacity of land to assimilate nitrogen, phosphorous, salts and organic matter is not exceeded;
- (f) the quality of groundwater is not adversely affected;
- (g) how irrigation using effluent to land will be carried out if soil moisture conditions are such that surface runoff, ponding or pooling beyond the property boundary is likely to occur and how this will be managed (e.g. soil moisture metres);
- (i) how irrigation of land will not result in adverse public health issues (i.e. plumbing controls, signage, fencing); and
- (j) procedures for educating and training staff about public health issues associated with using recycled water onsite.

Land 17 A copy of the IMP must be kept at the premises to which this development approval relates and be available to an authorised officer under the *Environmental Protection Act 1994* upon request.

Contaminant Release Area Monitoring.

Land 18 The operator of the ERA must develop and implement a Contaminant Release Area Monitoring Program (CRAMP) to effectively monitor the land to which contaminants are released and must include:

- (a) the taking of top soil and sub-soil samples from at least six (6) representative sites for the quality characteristics and at the frequency specified in Table 2 – Contaminant Release Area Monitoring;
- (b) the location of monitoring stations including soil types and depths;
- (c) plant analysis to assess nutrient export; and
- (d) qualifications and experience of the persons performing all determination of the quality of contaminants.

Land 19 The operator of the ERA must submit to the administering authority a report on the Contaminant Release Area Monitoring that will include an assessment of the impacts of effluent application, and whether the release is being carried out in an environmentally sustainable manner. The report must include an interpretation of results and conclusions by an expert in the field of effluent land disposal, including any recommendations to achieve sustainability should monitoring indicate non-sustainability.

Table 2 – Contaminant Release Area Monitoring

Quality Characteristic	Units	Monitoring Frequency
pH (1:5)	pH scale	On commencement and biennially thereafter
Specific Conductance or Electrical Conductivity (1:5)	$\mu\text{S}/\text{cm}$	On commencement and biennially thereafter
Calcium	mg/kg	On commencement and biennially thereafter
Magnesium	mg/kg	On commencement and biennially thereafter
Potassium	mg/kg	On commencement and biennially thereafter
Cation Exchange Capacity	meq/100g	On commencement and biennially thereafter
Exchangeable calcium	meq/100g	On commencement and biennially thereafter
Exchangeable magnesium	meq/100g	On commencement and biennially thereafter
Exchangeable sodium	meq/100g	On commencement and biennially thereafter
Exchangeable potassium	meq/100g	On commencement and biennially thereafter
Exchangeable aluminium	meq/100g	On commencement and biennially thereafter
Exchangeable sodium percentage	%	On commencement and biennially thereafter
Total Nitrogen as TN	mg/kg	On commencement and biennially thereafter
Nitrate as N	mg/kg	On commencement and biennially thereafter
Phosphorous (Colwell)	mg/kg	On commencement and biennially thereafter
Boron	mg/kg	On commencement and biennially thereafter
Chloride	mg/kg	On commencement and biennially thereafter

Agency Interest: Water

Release to Waters.

Water 1 Contaminants must not be released from the site to any waters or the bed and banks of any waters.

Stormwater Management.

Water 2 There must be no release of stormwater runoff that has been in contact with any contaminants at the site to any waters, roadside gutter or stormwater drain.

Water 3 Spillage of all chemicals and fuels must be contained within an on-site containment system and controlled in a manner that prevents environmental harm.

NOTE: All petroleum product storage's must be designed, constructed and maintained in accordance with AS1940 – *Storage and Handling of Flammable and Combustible Liquids*.

Water 4 Suitable banks and/or diversion drains must be installed and maintained to exclude stormwater runoff from entering any ponds or other structures used for the storage or treatment of contaminants or wastes.

Sewage Pump Station.

Water 5 Sewage pump station(s) must be fitted with stand-by pumps and pump failure alarms as well as high level alarms to warn of imminent pump station overflow. All alarms must be able to operate without mains power.

Groundwater Monitoring Program.

Water 6 Within three (3) months of the date of issue of this development approval, the operator of the ERA must develop and implement an ongoing Groundwater Monitoring Program (GMP) to monitor the quality of groundwater affected, or likely to be affected, by the indirect discharge of effluent to groundwater via the contaminant release area. The GMP must include, but is not limited to:

- (a) monitoring of the groundwater characteristics and at the frequency listed in Table 3 – Groundwater Impact Monitoring;
- (b) sampling point locations;
- (c) security of sampling sites; and
- (d) qualifications and experience of the person performing all determination of quality contaminants.

Water 7 The operator of the ERA must monitor and keep records of the groundwater characteristics and at the frequency specified in Table 3 – Groundwater Impact Monitoring.

Table 3 – Groundwater Impact Monitoring

Groundwater Characteristics	Units	Monitoring Frequency
Water level	mBTC	On commencement and biennially thereafter
pH	Scale	On commencement and biennially thereafter
Electrical Conductivity	$\mu\text{S}/\text{cm}$	On commencement and biennially thereafter
Nitrate as N	mg/L	On commencement and biennially thereafter
Total Nitrogen as TN	mg/L	On commencement and biennially thereafter
Total Phosphorous as P	mg/L	On commencement and biennially thereafter
<i>Escherichia coli</i>	Colony forming units/100ml	On commencement and biennially thereafter
5-day Biochemical Oxygen Demand	mg/L	On commencement and biennially thereafter

Water 8 Each groundwater monitoring bore must be fitted with a locked cap at all times other than at the time of sampling.

DEFINITIONS

Words and phrases used throughout this permit¹ are defined below. Where a definition for a term used in this permit¹ is sought and the term is not defined within this permit¹ the definitions provided in the relevant legislation shall be used.

"administering authority" means the Environmental Protection Agency 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 development approval.

"approval" means 'notice of development application decision' or 'notice of concurrence agency response' under the *Integrated Planning Act 1997*.

"approved plans" means the plans and documents listed in the approved plans section in the notice attached to this development approval.

"artificial waterway" means an artificial channel, lake or other body of water. Artificial waterway includes –

- an artificial channel that is formed because the land has been reclaimed from tidal water and is intended to allow boating access to allotments on subdivided land;
- other artificial channels subject to the ebb and flow of the tide; and
- any additions or alterations to an artificial waterway.

"authorised place" means the place authorised under this development approval for the carrying out of the specified environmentally relevant activities.

"canal" means an artificial waterway surrendered to the State. A canal is an artificial waterway connected, or intended to be connected, to tidal water; and from which boating access to the tidal water is not hindered by a lock, weir or similar structure.

"clinical waste" means waste that has the potential to cause disease including, for example, the following:

- animal waste;
- discarded sharps;
- human tissue waste;
- laboratory waste.

"coastal dune" means a ridge or hillock of sand or other material on the coast and built up by the wind.

"commercial place" means a place used as an office or for business or commercial purposes.

"dredge spoil" means material taken from the bed or banks of waters by using dredging equipment or other equipment designed for use in extraction of earthen material.

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

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

"Environmental Protection Agency" means the department or agency (whatever called) administering the *Coastal Protection and Management Act 1995* or the *Environmental Protection Act 1994*.

"erosion prone area" means an area declared to be an erosion prone area under section 70(1) of the *Coastal Protection and Management Act 1995*.

"high water mark" means the ordinary high water mark at spring tides.

"infectious waste" means waste containing viable micro-organisms or their toxins which are known or suspected to cause disease in animals or humans.

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

- is clearly audible to, or can be felt by, an individual; and
- annoys the individual.

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- 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, T}**" 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.

"**noxious**" means harmful or injurious to health or physical well being.

"**NTU**" means nephelometric turbidity units.

"**nuisance sensitive place**" includes –

- a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
- a motel, hotel or hostel; or
- a kindergarten, school, university or other educational institution; or
- a medical centre or hospital; or
- a protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 1992* or a World Heritage Area; or
- a public thoroughfare, park or gardens; or
- 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.

"**ponded pasture**" means a permanent or periodic pondage of water in which the dominant plant species are pasture species used for grazing or harvesting.

"**protected area**" means –

- a protected area under the *Nature Conservation Act 1992*; or
- a marine park under the *Marine Parks Act 1992*; or
- a World Heritage Area.

"**quarry material**" means material on State coastal land, other than a mineral within the meaning of any Act relating to mining. Material includes for example stone, gravel, sand, rock, clay, mud, silt and soil, unless it is removed from a culvert, stormwater drain or other drainage infrastructure as waste material.

"**regulated waste**" means non-domestic waste mentioned in Schedule 7 of the *Environmental Protection Regulation 1998* (whether or not it has been treated or immobilised), and includes –

- for an element – any chemical compound containing the element; and
- anything that has contained 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.

"**tidal water**" means the sea and any part of a harbour or watercourse ordinarily within the ebb and flow of the tide at spring tides.

"**watercourse**" means a river, creek or stream in which water flows permanently or intermittently–

- in a natural channel, whether artificially improved or not; or
- 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.

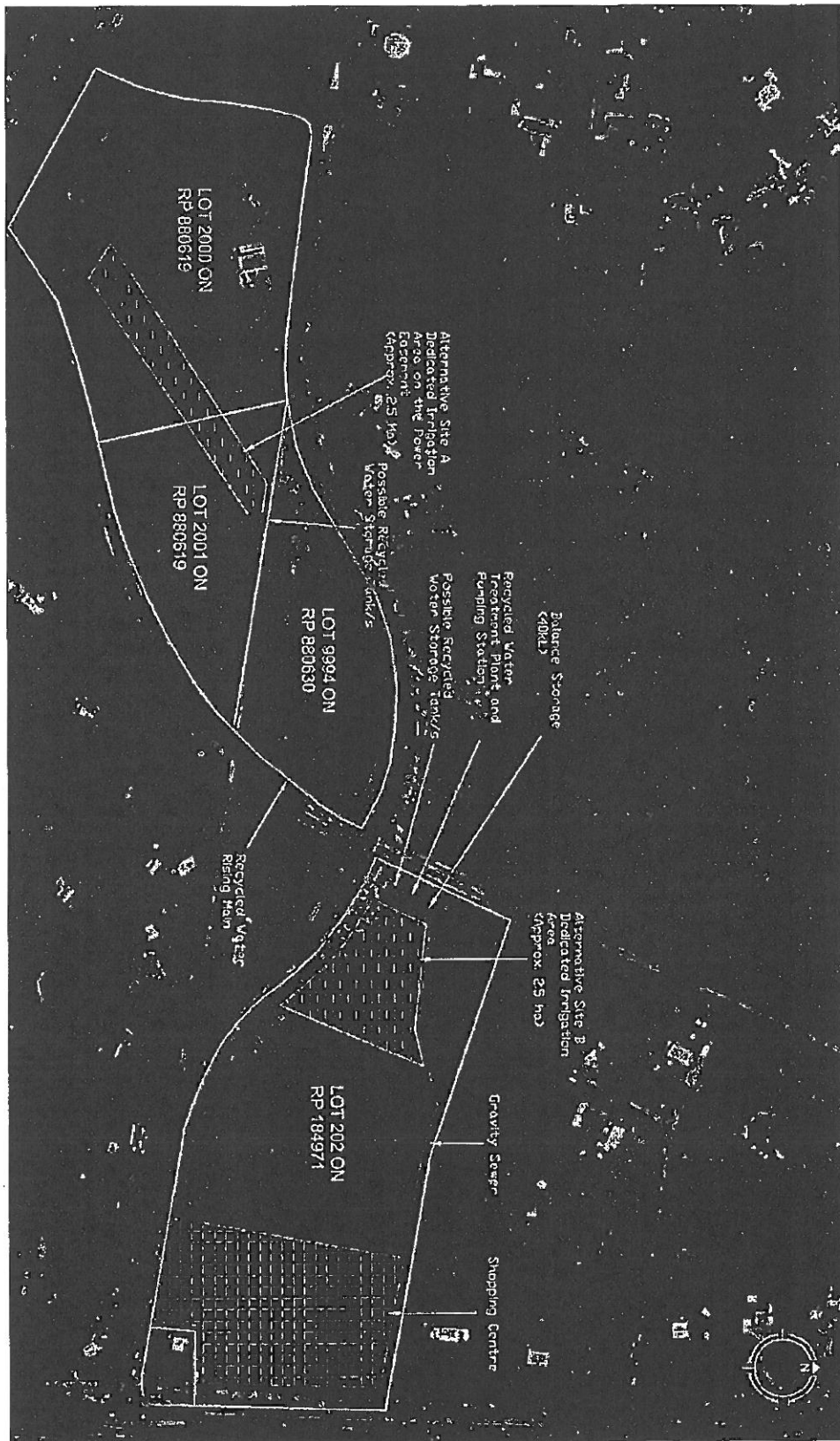
"works" or "operation" means the development approved under this development approval.

"you" means the holder of this development approval or owner / occupier of the land which is the subject of this development approval.

"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

END OF CONDITIONS



Attachment A

