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Registration certificate

Environmental Protection Act 1994

Certificate of Registration

No: ENRE00467706

This registration certificate is issued by the administering authority and takes effect from: 01-FEB-2011.

The anniversary day for the purposes of the Annual Return remains: 27 January.

This registration certificate is a requirement of section 73F of the *Environmental Protection Act 1994* and authorises the registered operator to undertake the activity listed below at the following place; subject to the conditions set out in a development approval attached to the premises, or the relevant code of environmental compliance.

Registered Operator:-
The Body Corporate For The Capo Di Monte CTS 34920
27-29 Capo Lane
NORTH TAMBORINE QLD 4272

Place:-
Lot 4 Plan RP868391
Located at:
Yuulong Street and Capo Lane, MT TAMBORINE QLD 4272
Registered Activity: -
ERA 63 Sewage treatment Threshold 2(a) - operating sewage treatment works, other than no-release works, with a total daily peak design capacity of 21 to 100EP (i) if treated effluent is discharged to an infiltration trench or through an irrigation scheme

C.E. Birt

Cathy Birt
Delegate
Administering authority
Environmental Protection Act 1994

01-FEB-2011

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Notice

Change to conditions of an existing development approval

This notice is issued by the Environmental Protection Agency pursuant to Section 3.5.3 3A of the Integrated Planning Act 1997 to advise of a decision or action.

Enquiries: Bob Gallagher
Telephone: 3225 1052
Your reference:
Our reference: STH5313

Capo Di Monte
27-29 Capo Lane
NORTH TAMBORINE QLD 4272

Attn: Bob Densley

Dear Mr Densley

Re: Change to Existing Conditions of Development Approval (Permit Reference Number IPDE00384806B11) Related to Lot 4, RP868391, SP169082, SP169095, located at 27-29 Capo Lane, North Tamborine, Qld. 4272.

The Department of Environment and Resource Management (DERM), acting as a assessment manager, wishes to advise that the conditions of your existing development approval for the Capo Di Monte (Permit Reference IPDE0038486B11) have been changed with your agreement in accordance with Section 73C(3) of the *Environmental Protection Act 1994* and Section 3.5.33A of the *Integrated Planning Act 1997*.

1 **OMIT ALL CONDITIONS OF THE EXISTING DEVELOPMENT PERMIT (IPDE00384806B11); AND**

2 **INSERT NEW SCHEDULE OF CONDITIONS AS PER THE ATTACHED DEVELOPMENT PERMIT:**

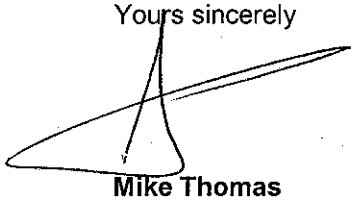
Environmental Protection Agency
www.epa.qld.gov.au ABN 87 221 158 786

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

An attached extract from the *Integrated Planning Act 1997* details your appeal rights regarding this decision. You should seek independent advice to confirm all your available avenues.

Should you require any further information please contact Bob Gallagher the Project Manager, on the telephone number listed below.

Yours sincerely



Mike Thomas
A/Manager
Logan/Scenic Rim
South East Region
Department of Environment and Resource Management
24-JULY-2009

Enquiries:
South East Region (Brisbane)
288 Edward Street
GPO Box 2771
BRISBANE QLD 4002
Phone: (07) 3225 1052
Fax: (07) 3225 8723

APPEAL RIGHTS - Extract from the *Integrated Planning Act 1997*

Division 8—Appeals to court relating to development applications

4.1.27 Appeals by applicants

(1) An applicant for a development application may appeal to the court against any of the following -
  (a) the refusal, or the refusal in part, of a development application;
  (b) a matter stated in a development approval, including any condition applying to the development, and the identification of a code under section 3.1.6;
  (c) the decision to give a preliminary approval when a development permit was applied for;
  (d) the length of a currency period;
  (e) a deemed refusal.

(2) An appeal under subsection (1)(a) to (d) must be started within 20 business days (the **"applicant's appeal period"**) after the day the decision notice or negotiated decision notice is given to the applicant.

(3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

4.1.28 Appeals by submitters

(1) A submitter for a development application may appeal to the court only against -
  (a) the part of the approval relating to the assessment manager's decision under section 3.5.14 or 3.5.14A; or
  (b) for an application processed under section 6.1.28(2) – the part of the approval about the aspects of the development that would have required public notification under the repealed Act.

(2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following-
  (a) the giving of a development approval;
  (b) any provision of the approval including-
    (i) a condition of, or lack of condition for, the approval; or
    (ii) the length of a currency period for the approval.

(3) However, a submitter may not appeal if the submitter-
  (a) withdraws the submission before the application is decided; or
  (b) has given the assessment manager a notice under section 3.5.19(1)(b)(ii).

(4) The appeal must be started within 20 business days (the **"submitter's appeal period"**) after the decision notice or negotiated decision notice is given to the submitter.

4.1.29 Appeals by advice agency submitters

(1) Subsection (1A) applies if an advice agency, in its response for an application, told the assessment manager to treat the response as a properly made submission.

(1A)The advice agency may, within the limits of its jurisdiction, appeal to the court about any part of the approval relating to the assessment manager's decision under section 3.5.14 or 3.5.14A.

(3) The appeal must be started within 20 business days after the day the decision notice or negotiated notice is given to the advice agency as a submitter.

(4) However, if the advice agency has given the assessment manager a notice under section 3.5.19(1)(b)(ii), the advice agency may not appeal the decision.

4.1.30 Appeals for matters arising after approval given (co-respondents)

(1) For a development approval given for a development application, a person to whom any of the following notices have been given may appeal to the court against the decision in the notice -
  (a) a notice giving a decision on a request for an extension of the currency period for an approval;
  (b) a notice giving a decision on a request to make a minor change to an approval.

(2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.

(3) Subsection (1)(a) does not apply if the approval resulted from a development application (superseded planning scheme) that was assessed as if it were an application made under a superseded planning scheme.

Division 9 - Appeals to court about other matters

4.1.31 Appeals for matters arising after approval given (no co-respondents)

(1) A person to whom any of the following notices have been given may appeal to the court against the decision in the notice -
  (a) a notice giving a decision on a request to change or cancel a condition of a development approval;
  (b) a notice under section 3.5.33A(9)(b) or 6.1.44 giving a decision to change or cancel a condition of a development approval.

(2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.

4.1.32 Appeals against enforcement notices

(1) A person who is given an enforcement notice may appeal to the court against the giving of the notice.

(2) The appeal must be started within 20 business days after the day notice is given to the person.

4.1.33 Stay of operation of enforcement notice

(1) The lodging of a notice of appeal about an enforcement notice stays the operation of the enforcement notice until -
  (a) the court, on the application of the entity issuing the notice, decides otherwise; or
  (b) the appeal is withdrawn; or
  (c) the appeal is dismissed.

(2) However, subsection (1) does not apply if the enforcement notice is about -
  (a) a work, if the enforcement notice states the entity believes the work is a danger to persons or a risk to public health; or
  (b) carrying out development that is the demolition of a work.

4.1.34 Appeals against decisions on compensation claims

(1) A person who is dissatisfied with a decision under section 5.4.8 or 5.5.3 for the payment of compensation may appeal to the court against -
  (a) the decision; or
  (b) a deemed refusal of the claim.

(2) An appeal under subsection (1)(a) must be started with 20 business days after the day notice of the decision is given to the person.

(3) An appeal under subsection (1)(b) may be started at any time after the last day a decision on the matter should have been made.

4.1.35 Appeals against decisions on requests to acquire designated land under hardship

(1) A person who is dissatisfied with a designator's decision to refuse a request made by the person under section 2.6.19, may appeal to the court against -
  (a) the decision; or
  (b) a deemed refusal of the request.

(2) An appeal under subsection (1)(a) must be started within 20 business days after the day notice of the decision is given to the person.

(3) An appeal under subsection (1)(b) may be started at any time after the last day a decision on the matter should have been made.

4.1.37 Appeals from tribunals

(1) A party to a proceeding decided by a tribunal may appeal to the court against the tribunal's decision, but only on the ground -
  (a) of error or mistake in law on the part of the tribunal; or
  (b) that the tribunal had no jurisdiction to make the decision or exceeded its jurisdiction in making the decision.

(2) An appeal against a tribunal's decision must be started within 20 business days after the day notice of the tribunal's decision is given to the party.

4.1.38 Court may remit matter to tribunal

If an appeal includes a matter within the jurisdiction of a tribunal and the court is satisfied the matter should be dealt with by a tribunal, the court must remit the matter to the tribunal for decision.

Division 10 - Making an appeal to court

4.1.39 How appeals to the court are started

(1) An appeal is started by lodging written notice of appeal with the registrar of the court.
(2) The notice of appeal must state the grounds of the appeal.
(3) The person starting the appeal must also comply with the rules of the court applying to the appeal.
(4) However, the court may hear and decide an appeal even if the person has not complied with subsection (3).

4.1.41 Notice of appeal to other parties (div 8)

(1) An appellant under division 8 must give written notice of the appeal to-
(a) if the appellant is an applicant-
(i) the chief executive; and
(ii) the assessment manager; and
(iii) any concurrence agency; and
(iv) any principal submitter whose submission has not been withdrawn; and
(v) any advice agency treated as a submitter whose submission has not been withdrawn; or
(b) if the appellant is a submitter or an advice agency whose response to the development application is treated as a submission for an appeal-
(i) the chief executive; and
(ii) the assessment manager; and
(iii) any referral agency; and
(iv) the applicant; or
(c) if the appellant is a person to whom a notice mentioned in section 4.1.30 has been given-
(i) the chief executive; and
(ii) the deciding entity; and
(iii) any entity that was a concurrence agency or building referral agency for the development application to which the notice relates.
(2) The notice must be given within-
(a) if paragraph (b) does not apply-10 business days after the appeal is started; or
(b) if the appellant is a submitter or advice agency whose response to the development application is treated as a submission for an appeal-2 business days after the appeal is started.
(3) The notice must state-
(a) the grounds of the appeal; and
(b) if the person given the notice is not the respondent or a co-respondent under section 4.1.43 -
(c) that the person may, within 10 business days after the day the notice is given, elect to become a co-respondent to the appeal by filing in the court a notice of election in the approved form.

4.1.42 Notice of appeal to other parties (div 9)

(1) An appellant under division 9 must, within 10 business days after the day the appeal is started give written notice of the appeal to -
(a) if the appellant is a person to whom a notice mentioned in section 4.1.31[73] has been given - the entity that gave the notice; or
(b) if the appellant is a person to whom an enforcement notice is given - the entity that gave the notice and if the entity is not the local government, the local government; or
(c) if the appellant is a person dissatisfied with a decision about compensation - the local government that decided the claim; or
(d) if the appellant is a person dissatisfied with a decision about acquiring designated land - the designator; or
(e) if the appellant is a person who is disqualified as a private certifier - the entity disqualifying the person and if the entity disqualifying the person is not the accrediting body, the accrediting body; or
(f) if the appellant is a party to a proceeding decided by a tribunal - the other party to the proceeding.
(2) The notice must state the grounds of the appeal.

4.1.43 Respondent and co-respondents for appeals under div 8

(1) Subsections (2) to (8) apply for appeals under section 4.1.27 to 4.1.29.
(2) The assessment manager is the respondent for the appeal.
(3) If the appeal is started by a submitter, the applicant is a co-respondent for the appeal.
(4) Any submitter may elect to become a co-respondent to the appeal.
(5) If the appeal is about a concurrence agency response, the concurrence agency is a co-respondent for the appeal.
(6) If the appeal is only about a concurrence agency response, the assessment manager may apply to the court to withdraw from the appeal.
(7) The respondent and any co-respondents for an appeal are entitled to be heard in the appeal as a party to the appeal.
(8) A person to whom a notice of appeal is required to be given under section 4.1.41 and who is not the respondent or a co-respondent for the appeal may elect to be a co-respondent.
(9) For an appeal under section 4.1.30-
  (a) the assessment manager is the respondent; and
  (b) any entity that was a concurrence agency or a building referral agency for the development application to which a notice under section 3.6.3 relates may elect to become a co-respondent.

4.1.44 Respondent and co-respondents for appeals under div 9

(1) This section applies if an entity is required under section 4.1.42 to be given a notice of an appeal.
(2) The entity given written notice is the respondent for the appeal.
(3) However, if under a provision of the section more than 1 entity is required to be given notice, only the first entity mentioned in the provision is the respondent.
(4) The second entity mentioned in the provision may elect to be a co-respondent.

4.1.45 How an entity may elect to be a co-respondent

An entity that is entitled to elect to be a co-respondent to the appeal may do so, within 10 business days after notice of the appeal is given to the entity, by following the rules of court for the election.

4.1.46 Minister entitled to be represented in an appeal involving a State interest

If the Minister is satisfied that an appeal involves a State interest, the Minister is entitled to be represented in the appeal.

4.1.47 Lodging appeal stops certain actions

(1) If an appeal (other than an appeal under section 4.1.30) is started under division 8, the development must not be started until the appeal is decided or withdrawn.
(2) Despite subsection (1), if the court is satisfied the outcome of the appeal would not be affected if the development or part of the development is started before the appeal is decided, the court may allow the development or part of the development to start before the appeal is decided.

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Section 3.5.33A *Integrated Planning Act 1997*

Amended EPA Permit[1] number: IPDE00384806B11

This document replaces the document issued on 28 May 2008.

EPA Permit[1] number:	IPDE00384806B11
Assessment Manager reference:	as above
Date application received by EPA:	amended by agreement
Permit[1] Type:	Development Approval for a MCU involving an ERA
Date of Decision:	24-JULY-2009
Decision:	Granted
Relevant Laws and Policies:	*Environmental Protection Act 1994* and any subordinate legislation

Development Description

Property	Lot/Plan	Aspect of Development
27-29 Capo Lane, North Tamborine Qld 4272	Lot 4 RP868391 SP169082, SP169095	ERA 63 (2)(a) Sewage treatment - operating sewage treatment works, other than no release works with a total daily peak design capacity of 21 to 100EP

Additional comments or advice about the application

The EPA advises that this approval relates to the management of potential environmental impacts only, with respect to the supply and use of recycled water. This approval is not intended to regulate the public health impacts associated with the supply and use of recycled water. For public health requirements associated with the internal supply and use of recycled water, the registered operator is directed to consult with Queensland Health.

Additional information for applicants

[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

4 July 2009

The standard currency periods stated in section 3.5.21 of the Integrated Planning Act 1997 or the nominated currency period, apply to each aspect of development in this permit[1]. For information on when this permit[1] takes effect and the relevant currency periods, please see point 3 in the Notice of Decision.

Contaminated Land

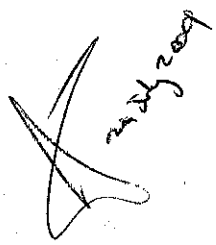
It is a requirement of the *Environmental Protection Act 1994* that if an owner or occupier of land becomes aware a Notifiable Activity (as defined by Schedule 2 of the *Environmental Protection Act 1994*) is being carried out on the land or that the land has been affected by a hazardous contaminant, 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*.



Conditions of the development approval

This development approval consists of the following schedules of conditions relevant to various issues:

This development approval consists of the following schedules.

Schedule A	-	Activity
Schedule B	-	Air
Schedule C	-	Water
Schedule D	-	Noise
Schedule E	-	Waste
Schedule F	-	Land
Schedule G	-	Community
Schedule H	-	Definitions
Schedule I	-	Maps / Plans

Schedule A - Activity

Prevent and /or minimise likelihood of environmental harm

(A1-1) In carrying out the environmentally relevant activities, you must take all reasonable and practicable measures to prevent and / or to minimise the likelihood of environmental harm being caused. Any environmentally relevant activity, that, if carried out incompetently, or negligently, may cause environmental harm, in a manner that could have been prevented, shall be carried out in a proper manner in accordance with the conditions of this approval.

Maintenance of measures, plant and equipment

(A2-1) The registered operator of this development approval must:

i) install all measures, plant and equipment necessary to ensure compliance with the conditions of this development approval; and

ii) maintain such measures, plant and equipment in a proper and efficient condition; and

iii) operate such measures, plant and equipment in a proper and efficient manner.

24 July 2009

Site based management plan

(A3-1) From commencement of the activity, 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 Environmentally Relevant Activities that are carried out.

The SBMP must address the following matters:

i) Environmental commitments - a commitment by senior management to achieve environmental goals.
ii) Identification of environmental issues and potential impacts.
iii) Control measures for routine operations to minimise likelihood of environmental harm.
iv) Contingency plans and emergency procedures for non-routine situations.
v) Organisational structure and responsibility.
vi) Effective communication.
vii) Monitoring of the contaminant releases.
viii) Conducting environmental impact assessments.
ix) Staff training.
x) Record keeping.
xi) Periodic review of environmental performance and continual improvement.

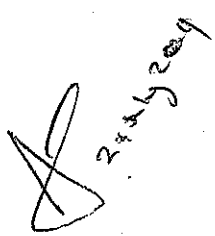
Records

(A4-1) Record, compile and keep all monitoring results required by this document and present this information to the administering authority when requested, in a specified format.

Annual monitoring report (Sewage treatment)

(A5-1) An annual monitoring report must be provided to the administering authority with the annual return. This report shall include but not be limited to:

i) 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) month's monitoring results to both this authority limits and to relevant prior results;
ii) an evaluation/explanation of the data from any monitoring programs; and
iii) a summary of any record of quantities of releases required to be kept under this authority; and
iv) a summary of the record of equipment failures or events recorded for any site under this authority; and
v) an outline of actions taken or proposed to minimise the environmental risk from any deficiency identified by the monitoring or recording programs; and
vi) the number of domestic tenements newly connected to the sewage treatment works during the previous twelve (12) months; and
vii) the progressive total number of connections; and
viii) a summary of any trade waste agreements entered into or amended during the year, including the nature of the industry.



Calibration

(A6-1) All instruments and devices used for the measurement or monitoring of any parameter under any condition of this development approval must be calibrated, and appropriately operated and maintained.

END OF CONDITIONS FOR SCHEDULE A

Schedule B - Air

Nuisance

(B1-1) 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 odour sensitive place.

END OF CONDITIONS FOR SCHEDULE B

Schedule C - Water

Release to waters

(C1-1) Contaminants must not be released from the site to any waters or the bed and banks of any waters.

Stormwater management

(C2-1) 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.

(C2-2) Suitable banks and/or diversion drains must be installed and maintained to exclude stormwater runoff from entering any structures used for the storage or treatment of contaminants or wastes.

Contaminant and sewage pump station

(C3-1) Contaminant pumping stations 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.

Contaminant Releases Caused by Rainfall

(C4-1) Erosion and sediment controls that minimise off-site removal of sediments and divert other stormwater from entering the site, must be provided and maintained during site clearing and construction works. Such measures must include, but not be limited to, diversion drainage works, siltation fences and temporary sediment traps.

Recycled Water

(C5-1) Scouring, cleaning or flushing of the recycled water pipeline(s) is to be undertaken in a manner that will not result in environmental harm.

(C5-2) Notices warning persons not to use or drink or have contact with the recycled water must be prominently displayed and must be maintained in a clearly visible and legible condition. The signs must:

24 July 2009

i) be displayed at places where persons can gain access to, or have contact with the recycled water (eg. at taps, cocks, valves and contaminant release area(s); and
ii) be distinctively colour coded (deep purple) and marked with the words: WARNING RECYCLED WATER DO NOT DRINK and are to include an appropriate warning symbol as well as text; and
iii) be in compliance with AS1319 – Safety Signs for the occupational environment;

(C5-3) Lockable valves or removable handles must be fitted to recycled water pipelines where there is public access to the pipelines and any part of the recycled water distribution system.

(C5-4) Recycled water distribution systems other than for domestic and residual buildings should be clearly identified in accordance with AZ/NZS 1345 – Identification of the contents of pipes, conduits and ducts.

END OF CONDITIONS FOR SCHEDULE C

Schedule D - Noise and vibration

Noise nuisance

(D1-1) Noise from activities must not cause an environmental nuisance at any noise affected premises.

(D1-2) All noise from activities must not exceed the levels specified in Schedule D – Table 1 at any noise affected premises.

Schedule D – Table 1 (Noise limits)

Time period	Noise level at a 'Noise sensitive place' measured as the Adjusted Maximum Sound Pressure Level $L_{A\ 10,\ adj,\ 10\ mins}$
7am - 6pm	Background noise level plus 5 dB(A)
6pm - 10pm	Background noise level plus 5 dB(A)
10pm - 7am	Background noise level plus 3 dB(A)
Time period	**Noise level at a 'Commercial place' measured as the Adjusted Maximum Sound Pressure Level $L_{A\ 10,\ adj,\ 10\ mins}$**
7am - 6pm	Background noise level plus 10 dB(A)
6pm - 10pm	Background noise level plus 10 dB(A)
10pm - 7am	Background noise level plus 8 dB(A)

Noise monitoring

(D2-1) 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:

i) background noise level;
ii) $L_{A,\ max\ adj,\ T}$
iii) $L_{A\ 10,\ adj,\ 10\ mins}$
iv) $L_{A\ 1,\ adj,\ 10\ mins}$
v) the level and frequency of occurrence of impulsive or tonal noise;
vi) atmospheric conditions including wind speed and direction;
vii) effects due to extraneous factors such as traffic noise; and
viii) location, date and time of recording.

(D2-2) The method of measurement and reporting of noise levels must comply with the latest edition of the Environmental Protection Agency's Noise Measurement Manual.

END OF CONDITIONS FOR SCHEDULE D

Schedule E - Waste

Waste handling

(E1-1) All regulated waste removed from the site must be removed by a person who holds a current approval to transport such waste under the provisions of the *Environmental Protection Act 1994*.

END OF CONDITIONS FOR SCHEDULE E

Schedule F - Land

Land disposal

(F1-1) The only contaminants permitted to be released to land are treated sewage effluent to the areas defined in Schedule I of this development approval, drawing titled "Figure 2 Irrigation Areas" in compliance with the limits stated in Schedule F - Table 1.

Monitoring and Effluent Quality

(F2-1) Monitoring must be undertaken and records kept of contaminant releases to land for the parameters and not less frequently than specified in Schedule F - Table 1. All determinations of the quality of contaminants released must be:

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

24 July 2009

Schedule F - Table 1 (Effluent quality limits)

		Release limit					
Quality characteristics	Units	Minimum	Median[1]	50th Percentile	80th Percentile	Maximum	Monitoring frequency
5-day Biochemical Oxygen Demand (inhibited)	mg/L	-	-	-	10	20	Monthly
Dissolved Oxygen	mg/L	2.0	-	-	-	-	Monthly
Turbidity	NTU	-	-	-	-	2	Continuous
pH	scale	6.0	-	-	-	8.5	Monthly
Total Nitrogen	mg/L	-	-	10	20	50	Monthly
Total Phosphorus	mg/L	-	-	7.0	10	15	Monthly
Free Chlorine Residual	mg/L	1.0	-	-	-	-	Continuous
E. coli	colony forming units/100mL	-	<10	-	-	-	Weekly

[1] means median of five consecutive samples taken over 24 hours at no less than 30 minute intervals.

Sampling and *In Situ* Monitoring Point Details

(F3-1) Determinations of the quality of contaminants released to check conformity with the release quality characteristics specified in Schedule F – Table 1 of this development approval must be undertaken at the sampling and *in-situ* measurement points described as:

i) the outlet of the recycled water storage lagoon for all parameters except for turbidity, *E. coli* and residual chlorine; and

ii) for *E. coli* and residual chlorine, at the furthest point practical after the final disinfection point within the recycled water distribution system; and

iii) for continuous turbidity monitoring, treated wastewater stream prior to disinfection.

Quantity of Contaminants Released from the Sewage Treatment Plant

(F4-1) The hydraulic flow rate of contaminants released to land must be recorded daily.

Effluent Irrigation

(F5-1) A minimum of 7150 m^2 of land must be provided for the irrigation of treated effluent to land.

(F5-2) 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.

(F5-3) All grass/vegetation clippings must be removed from the contaminant release area upon harvesting.

(F5-4) The irrigation of effluent must be carried out in a manner such that:

i) vegetation is not damaged; and
ii) soil erosion and soil structure damage is avoided; and
iii) there is no surface ponding of effluent; and
iv) percolation of effluent beyond the plant root zone is minimised; and
v) the capacity of the land to assimilate nitrogen, phosphorus, salts, organic matter as measured by biochemical oxygen demand and water is not exceeded; and
vi) the quality of ground water is not adversely affected.

(F5-5) Conduct and keep records of any monitoring programs of contaminant releases from the treatment plant at the monitoring points, frequency, and for the parameters specified in Schedule F - Table 2 and condition (F3-1).

(F5-6) When conditions prevent the irrigation of recycled water to land (such as during or following rain events), the contaminants must be directed to wet weather storage or alternative measures must be taken to store/lawfully dispose of the recycled water (such as tanking off site to another treatment plant or sewer). A record must be kept of any removal or discharge off site, including destination, transporter, dates and volumes.

Preventing contaminant release to land

(F6-1) Spillage of all chemicals and fuels must be contained within an on-site containment system and controlled in a manner that prevents environmental harm.

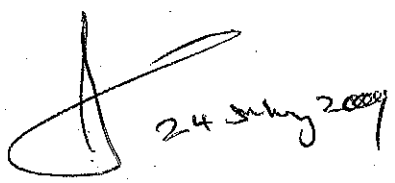
NOTE: All petroleum product storages must be designed, constructed and maintained in accordance with AS 1940 - Storage and Handling of Flammable and Combustible Liquids.

Effluent Irrigation Management Plan

(F7-1) Within three (3) months of the date of issue of this development approval, the registered operator of this development approval must develop and implement an Irrigation Management Plan (IMP) which details how the registered operator of this development approval will effectively and appropriately manage the effluent irrigation process so as to ensure that the release of effluent to land is carried out in an environmentally sustainable manner.

(F7-2) The IMP should detail how irrigation will be managed and monitored so that the following occur:

(a) vegetation is not damaged; and
(b) soil erosion and soil structure damage is avoided; and
(c) there is no surface ponding or runoff of effluent; and
(d) effluent is evenly distributed on the irrigation area; and
(e) infiltration of effluent beyond the plant root zone is minimised; and
(f) the capacity of the land to assimilate nitrogen, phosphorous, salts and organic matter is not exceeded; and
(g) the quality of groundwater is not adversely affected; and
(h) 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.* use of soil moisture meters); and
(i) how irrigation of land will not result in adverse public health issues (*i.e.* plumbing controls, signage); and
(j) procedures for educating and training staff about public health issues associated with using recycled water onsite are developed.



(F7-3) A copy of the Irrigation Management Plan must be kept at the premises to which this development approval relates and be available to an officer authorised under the *Environmental Protection Act 1994* upon request.

Contaminant Release Area Monitoring Program

(F8-1) The registered operator of this development approval must develop and implement a Contaminant Release Area Monitoring Program to effectively monitor the condition of the land to which contaminants are released.

(F8-2) Monitoring required by condition (F8-1) must include the taking of topsoil and sub-soil samples from at least three (3) representative sites for the quality characteristics and at the frequency specified in Schedule F - Table 2.

(F8-3) Not more than six (6) calendar months after the date of issue of this development approval, the registered operator of this development approval must submit a proposal for the Contaminant Release Area Monitoring Program to the administering authority.

(F8-4) The proposal for the Contaminant Release Area Monitoring Program must include but not be limited to the following:

(i) the locations of monitoring stations including soil moisture and soil types, and depths;
(ii) the proposed vegetation characteristics to be monitored; and
(iii) harvesting practice to ensure the proper maintenance of the irrigation area.

(F8-5) The registered operator of this development approval must prepare a report on the Contaminant Release Area Monitoring Program within two months of each sampling event including an assessment of the impact and sustainability of the application of treated sewage effluents to the contaminant release area. This report must include an interpretation of the results and conclusions by an expert in the field of effluent land disposal.

Schedule F - Table 2 (Soil impact monitoring)

Quality Characteristics	Units	Monitoring Frequency
pH	pH scale	On commencement and biennially thereafter
Specific Conductance or electrical conductivity (1:5)	µS/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
Sodium Adsorption Ratio		On commencement and biennially thereafter
Total Nitrogen as N	mg/kg	On commencement and biennially thereafter
Extractable Phosphorus	mg/kg	On commencement and biennially thereafter
Boron	mg/kg	On commencement and biennially thereafter

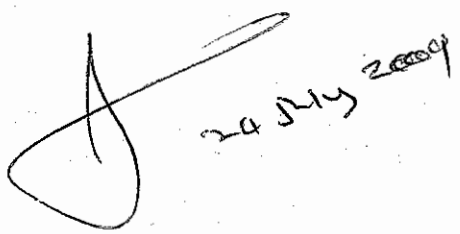
END OF CONDITIONS FOR SCHEDULE F

Schedule G - Community

Complaint response

(G1-1) All complaints received must be recorded including investigations undertaken, conclusions formed and action taken. This information must be made available to the administering authority on request.

END OF CONDITIONS FOR SCHEDULE G



Schedule H - Definitions

Words and phrases used throughout this licence or development approval are defined below:
Where a definition for a term used in this approval is sought and the term is not defined within this approval the definitions provided in the *Environmental Protection Act 1994*, its regulations, and Environmental Protection Policies shall be used.

Word Definitions

"administering authority" means the Environmental Protection Agency or its successor.

"you" means the holder of this Environmental Authority or owner / occupier of the land which is the subject of this Development Approval.

"site" means the place to which this environmental authority relates or the premises to which this development approval relates.

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

"this authority" means this environmental authority/development approval.

"authority" means level 1 licence (without development approval), or level 1 approval (without development approval), or level 2 approval (without development approval) under the *Environmental Protection Act 1994*.

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

"dust sensitive place" means -

- a dwelling, mobile home or caravan park, residential marina or other residential place;
- a motel, hotel or hostel;
- a kindergarten, school, university or other educational institution;
- a medical centre or hospital;
- a protected area;
- a park or gardens; or
- a place used as an office or for business or commercial purposes.

  and includes the curtilage of any such place.

"odour sensitive place" has the same meaning as a "dust sensitive place"

"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.

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

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

"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.

"background noise level" means either:

$L_{A90,\,T}$ being the A-weighted sound pressure level exceeded for 90 percent of the time period not less than 15 minutes, using Fast response, or

$L_{abg,\,T}$ being the arithmetic average of the minimum readings measured in the absence of the noise under investigation during a representative time period of not less than 15 minutes, using Fast response.

"$L_{A\ 10,\ adj,\ 10\ mins}$" 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.

"noise affected premises" means a "noise sensitive place" or a "commercial place"

"noise sensitive place" means -

- a dwelling, 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; or
- a park or gardens.

and includes the curtilage of such place.

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

"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.

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.

"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.

"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.

24 May 2004

"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

"total Nitrogen" means the sum of Organic Nitrogen, Ammonia, Nitrite 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.

"*E. coli*" means *Escherichia coli.*

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

"mg/L" means milligrams per litre.

"NTU" means nephelometric turbidity units

"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.

"annual return" means the return required by the annual notice (under section 316 of the Environment Protection Act, 1994) for the section 86(2) licence that applies to the development approval.

END OF DEFINITIONS FOR SCHEDULE H

Schedule I - Maps / Plans

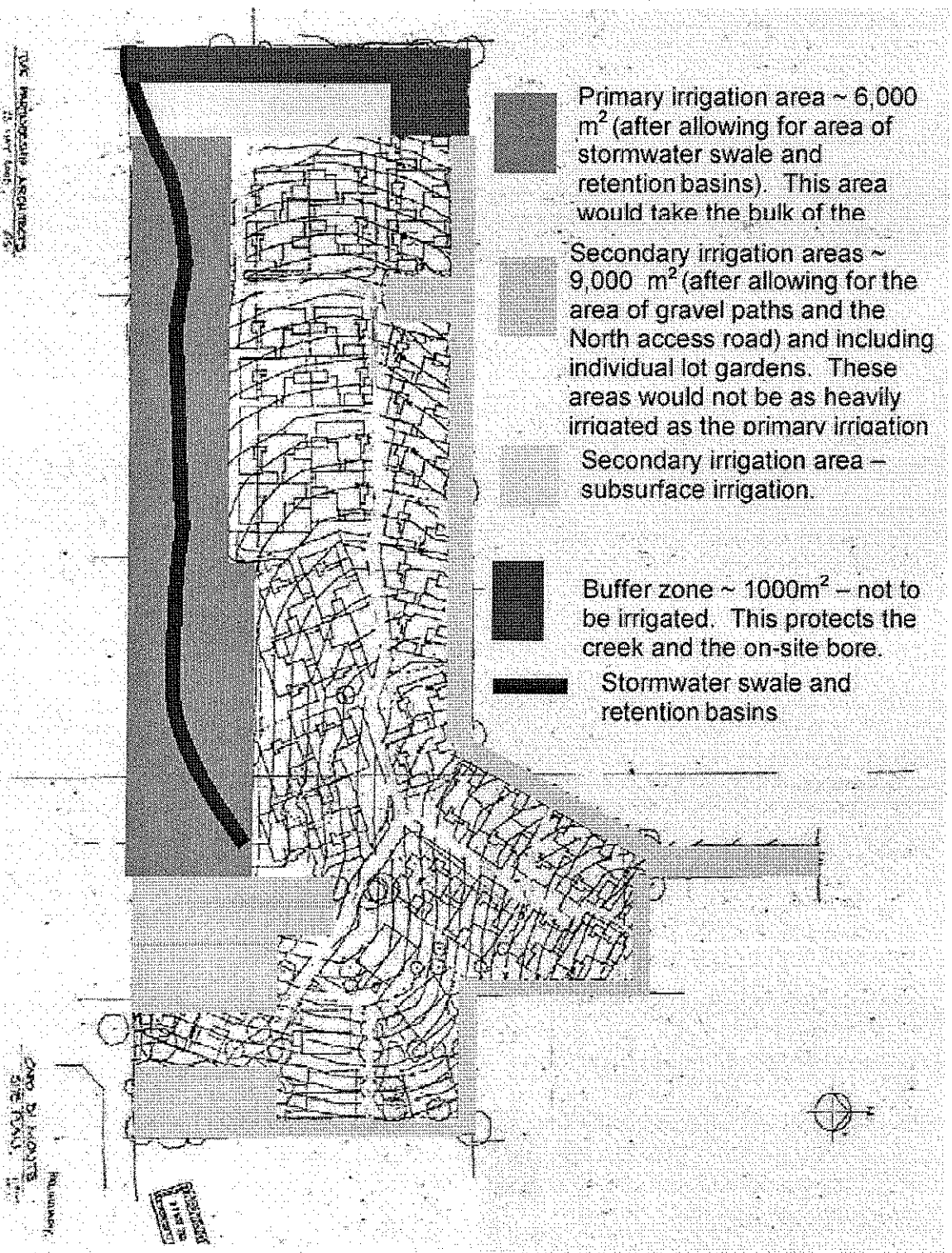


Figure 2 Irrigation areas

END OF CONDITIONS FOR SCHEDULE I

END OF DEVELOPMENT APPROVAL

24 July 2009