Permit

Environmental Protection Act 1994

Environmental authority – EPPR00506113

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

Environmental authority number: EPPR00506113

Environmental authority takes effect on 19 September 2017

The anniversary date of this environmental authority remains 29th June. An annual return and the payment of the annual fee will be due each year on this day.

Environmental authority holder(s)

Name(s)	Registered address
Alroe Property Investments Pty Ltd	800 Zillmere Road ASPLEY QLD 4034

Environmentally relevant activity and location details

Environmentally relevant activity/activities	Location(s)
ERA 63 Sewage Treatment -(1)(b)(i) operating sewage treatment works, other than no-release works, with a total daily peak design capacity of more than 100 but not more than 1,500EP - if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme.	205 Burys Road BEERWAH - Lot 28 Plan SP156246

Additional information for applicants

Environmentally relevant activities

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

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

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

ABN 46 640 294 485

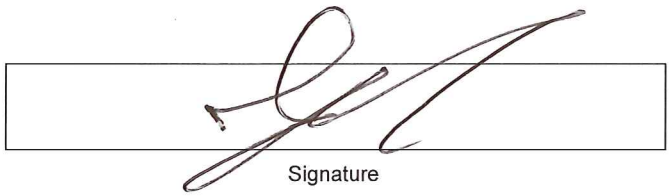
Contaminated land

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

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

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

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



Signature

19/9/2017

Date

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

Enquiries:
Department of Environment and Heritage Protection
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BRISBANE QLD 4001
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palm@ehp.qld.gov.au

Obligations under the *Environmental Protection Act 1994*

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

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

Other permits required

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

Conditions of environmental authority

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

Agency interest: General	
Condition number	**Condition**
G1	**Activities** conducted under this environmental authority must not be conducted contrary to any of the following limitation: • Inflows to the sewage treatment works must not exceed the peak design capacity of 35,000L on any **day**.
G2	All reasonable and practicable **measures** must be taken to prevent the likelihood of environmental harm being caused.
G3	Any breach of a condition of this environmental authority must be reported to the **administering authority** as soon as practicable, or at most, within 24 hours of becoming aware of the breach. Records must be kept including full details of the breach and any subsequent actions undertaken.
G4	Other than as permitted by this environmental authority, the **release of a contaminant into the environment** must not occur.

G5	All information and records required by the conditions of this environmental authority must be kept for a minimum of five years with the exception of environmental monitoring results which must be kept until surrender of this environmental authority. All information and records required by the conditions of this environmental authority must be provided to the **administering authority** upon request and in the format requested.
G6	An **appropriately qualified person(s)** must monitor, record and interpret all parameters that are required to be monitored by this environmental authority and in the manner specified by this environmental authority.
G7	All analyses required under this environmental authority must be carried out by a laboratory that has National Association of Testing Authorities (**NATA)** certification, or an equivalent certification, for such analyses. The only exception to this condition is for *in situ* monitoring of pH and electrical conductivity.
G8	**You** must record the following details for all environmental complaints received: a) date and time complaint was received b) name and contact details of the complainant c) nature of the complaint d) investigations undertaken e) conclusions formed f) actions taken.
G9	When required by the **administering authority**, monitoring must be undertaken in the manner prescribed by the **administering authority**, to investigate a complaint not considered by the **administering authority** to be frivolous or vexatious, of **environmental nuisance** arising from the **activity**. The monitoring results must be provided to the **administering authority** upon request.
G10	The **activity** must be undertaken in accordance with written procedures that: a) identify potential risks to the environment from the **activity** during routine operations, closure and an emergency b) establish and maintain control **measures** that minimise the potential for environmental harm c) ensure plant, equipment and **measures** are maintained in a proper and effective condition d) ensure plant, equipment and **measures** are operated in a proper and effective manner e) ensure that staff are trained in and aware of their obligations under the *Environmental Protection Act 1994* f) ensure that reviews of environmental performance are undertaken at least annually.
G11	Chemicals and fuels in containers of greater than 15 litres must be stored within a **secondary containment system.**

Agency interest: Air	
Condition number	**Condition**
A1	Odours or airborne contaminants must not cause **environmental nuisance** at a **sensitive place** or **commercial place**.
Agency interest: Land	
Condition number	**Condition**
L1	The only contaminant to be released to **land** is treated sewage effluent via subsurface irrigation, to the area shown in Appendix 1 "Proposed Irrigation Area – Gowinta Strawberry Farm 205 Burys Rd, Beerwah, Queensland", in accordance with the Table 1 – Contaminant release limits to **land** and the associated requirements

Table 1 – Contaminant release limits to **land**

Quality Characteristics	Release Limit	Limit Type	Monitoring Frequency
Volume (L/ha/**day**)	23,333	Maximum	Daily
Total Nitrogen (mg/L as N)	50	Maximum	Quarterly
Total Phosphorous (mg/L as P)	15	Maximum	Quarterly
pH (ph Units)	6.5 – 8.5	Range	Quarterly
E. Coli	200 cfu / 100ml as a median value from 5 samples taken at not less than half hourly intervals in any one day		Quarterly

Associated requirements

1. Monitoring must be in accordance with the **administering authority**'s Water Quality Sampling Manual and all monitoring devices must be effectively calibrated and maintained.
2. Releases of treated effluent must not be outside of the irrigationa area indicated on Attachement 1 "Proposed Irrigation Area – Gowinta Strawberry Farm 205 Burys Rd, Beerwah, Queensland".
3. Monitoring must be undertaken when treated sewage effluent is being irrigated, unless irrigation has ceased for longer than the relevant parameters specified minimum frequency (e.g. if TSS was only required to be monitored once a week, then a TSS sample would not be required after the first week following cessation of the release).
4. Volume of release must be calculated based on the **total irrigation area** when irrigating the maximum volume or the worked out for the area of application based on the actual volume irrigated.
5. Indicators for TN and TP are recommended to be done as grab samples.

L2	Treated effluent released to **land** must be done in accordance with documentation that ensures: a) drainage to groundwater and subsurface flows of contaminants to surface **waters** are prevented b) surface pondage and run-off of effluent is prevented c) degradation of soil structure is minimised d) soil sodicity and the build-up of nutrients and heavy metals in the soil and subsoil are minimised e) effluent disposal areas are maintained with an appropriate crop in a viable state for transpiration and nutrient uptake a) sufficient buffer zones are maintained between irrigation sites and sensitive environmental receptors.
L3	A minimum irrigation area of 1.5ha, excluding any necessary buffer zones, must be utilised for the irrigation of treated effluent.
L4	All grass clippings must be removed from the irrigation area after harvesting.
L5	Implement and maintain an Irrigation Monitoring Program (IMP) for the release of contaminants to **land**(s). As a minimum, the IMP must include: (a) soil and sub-soil analysis, including assessment of the soils including types, structure, phosphorus adsorption capacity, nutrient status, salinity and sodicity, cation exchange capacity and sodium absorption ratio (SAR) of the contaminant release area(s), to be carried out at no less than six representative sites on an annual basis; (b) ground water monitoring that determines the existence and rate of infiltration of effluent that has been irrigated to **land**, and the potential or actual impacts on ground water from such infiltration, to be carried out on an annual basis; (c) plant analysis to assess nutrient export to be carried out on a bi-annual basis; (d) determination of the quantity and quality of contaminants applied; (e) periodic re-assessment, including modelling of the water, nutrient and salt balances and irrigation rate and return period should be undertaken, if necessary, to ensure sustainable use of the contaminant release area is being achieved; and (f) reporting of monitoring results, and an assessment of the impact of the releases on the contaminant release areas.
L6	When weather conditions or soil conditions preclude the release of treated sewage effluent to **land**, effluent must not be irrigated to **land**.
L7	Treated sewage effluent may be removed from the site and used for an alternate purpose, with the written consent of any third party involved.
Agency interest: Noise	
Condition number	**Condition**
N1	Noise generated by the **activity** must not cause **environmental nuisance** to any **sensitive place** or **commercial place.**

Agency interest: Waste	
Condition number	**Condition**
W1	All waste generated in carrying out the **activity** must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.
Agency interest: Water	
Condition number	**Condition**
WT1	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.

Definitions

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

Activity means the environmentally relevant activities, whether resource activities or prescribed activities, to which the environmental authority relates.
Administering authority means the Department of Environment and Heritage Protection or its successors or predecessors.
Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to the EA requirement and can give authoritative assessment, advice and analysis in relation to the EA requirement using the relevant protocols, standards, methods or literature.
Commercial place means a place used as a workplace, an office or for business or commercial purposes and includes a place within the curtilage of such a place reasonably used by persons at that place.
Day means any 24 hour period.
Environmental nuisance as defined in Chapter 1 of the *Environmental Protection Act 1994*.
Land does not include **waters**.

1. has an angle of repose of less than five degrees; or
2. becomes free flowing at or below 60 degrees Celsius or when it is transported; or
3. is not generally capable of being picked up by a spade or shovel.

Measures have the broadest interpretation and includes plant, equipment, physical objects, monitoring, procedures, actions, directions and competency.
NATA means National Association of Testing Authorities.
Noxious means harmful or injurious to health or physical well-being.
Offensive means causing offence or displeasure, is unreasonably disagreeable to the sense, disgusting, nauseous or repulsive.
Records include breach notifications, written procedures, analysis results, monitoring reports and monitoring programs required under a condition of this authority.
Release of a contaminant into the environment means to:

- deposit, discharge, emit or disturb the contaminant
- cause or allow the contaminant to be deposited, discharged, emitted or disturbed
- fail to prevent the contaminant from being deposited, discharged emitted or disturbed
- allow the contaminant to escape
- fail to prevent the contaminant from escaping.

Secondary containment system means a system designed, installed and operated to prevent any release of contaminants from the system, or containers within the system, to land, groundwater, or surface waters.
Sensitive place includes the following and includes a place within the curtilage of such a place reasonably used by persons at that place:

1. a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
2. a motel, hotel or hostel; or
3. a kindergarten, school, university or other educational institution; or
4. a medical centre or hospital; or
5. a protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 2004* or a World Heritage Area; or
6. a public park or garden; or
7. for noise, a place defined as a sensitive receptor for the purposes of the Environmental Protection (Noise) Policy 2008.

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

Appendix 1 - Proposed Irrigation Area – Gowinta Strawberry Farm 205 Burys Rd, Beerwah, Queensland



Proposed Irrigation Area- Gowinta Strawberry Farm 205 Burys Rd, Beerwah, Queensland

END OF ENVIRONMENTAL AUTHORITY