

Development Permit

Section 3.5.15 Integrated Planning Act 1997

EPA Permit¹ number: IPDE01358009

This document replaces the document (CM0276) issued on 15 December 2000

EPA Permit¹ number:	IPDE01358009
Assessment Manager reference:	as above
Permit¹ Type:	Development Approval for an ERA (Replacement Document)
Date of Decision:	06-FEB-2009
Decision:	Replacement Documents issued under section 621 of the <i>Environmental Protection Act 1994</i>
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i> and any subordinate legislation

Development Description

Property	Lot/Plan	Aspect of Development
No 1 Bunya Avenue, BUNYA MOUNTAINS QLD 4405	Lot 1 Plan RP164961	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

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

EPA Permit number: IPDE01358009

Additional comments or advice about the application

Nil

Additional information for applicants

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 permit¹.

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*.



Tim Brain
Delegate
Environmental Protection Agency
06-FEB-2009

SCHEDULE A - GENERAL CONDITIONS**Access to Copy of Development Approval**

- (A1) A copy of this development approval must be kept in a location readily accessible to personnel carrying out the activity.

Records

- (A2) Any record or document required to be kept by a condition of this development approval must be kept at the site for a period of at least five years and be available for examination by an authorised person. For daily and weekly records, the record retention requirements of this condition will be satisfied if any daily and weekly records are kept for a period of at least three (3) years and these records are then kept in the form of annual summaries after that period.

Alterations

- (A3) No change, replacement or operation of any plant or equipment is permitted if the change, replacement or operation of the plant or equipment increases, or is likely to substantially increase, the risk of environmental harm above that expressly provided by this development approval.

An example of a substantial increase in the risk of environmental harm is an increase of 10% or more in the quantity of the contaminant to be released into the environment.

Monitoring and Measurements

- (A4) All determinations of the quality of contaminants released to the environment and all measurement and reporting of noise levels that are required by this development approval must be undertaken by a person or body possessing appropriate experience and qualifications to perform the required determinations and the required measurements.
- (A5) 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.

Competency

- (A6) All persons engaged in the operation of the sewage treatment plant, including but not limited to on site managers, employees and contract staff, must be:
- (a) trained in the procedures and practices necessary to:
 - (i) comply with the conditions of this development approval; and
 - (ii) prevent environmental harm during normal operation and emergencies; or
 - (b) under the close supervision of such a trained person.
- (A7) Notwithstanding condition number (A6) of this development approval, the registered operator shall ensure that a current copy of the maintenance contract between themselves and the sewage treatment plant manufacturer, or their agent, is retained on site and be available for examination by an authorised person on request.

1/3
6-7-09

EPA Permit number: IPDE01358009

Responsible Contact Person

- (A8) The registered operator shall ensure that a person resident on site is designated with responsibility for:
- (a) monitoring and recording the operation and performance of the sewage treatment plant and the effluent disposal area in accordance with this development approval;
 - (b) reporting to the administering authority in the event of circumstances indicating that conditions of this development approval may be contravened; and
 - (c) reporting to the service agent of the sewage treatment plant and effluent distribution system in the event of equipment malfunction which may cause conditions of this development approval to be contravened.
- (A9) The registered operator shall provide contact details of the person designated in condition number (A8) of this development approval to the administering authority:
- (a) within 30 days of the effective date of this development approval; and
 - (b) if a new designated contact person is appointed.

Contact details should include full name, residential address and telephone number.

SCHEDULE B - AIR**Noxious or Offensive Odour**

- (B1) The sewage treatment plant must be operated in such a manner to ensure that no odour determined to be noxious or offensive by an authorised person, and caused by the sewage treatment plant, is to cause or be likely to cause an environmental nuisance beyond the boundaries of the site.
- (B2) In the event of a complaint made to the administering authority regarding odour generated from the site that constitutes annoyance and which the administering authority considers to be neither frivolous or vexatious, the registered operator must take measures to comply with condition (B1) of this development approval.

SCHEDULE C - WATER**Quality Characteristics**

- (C1) The release of contaminants must comply, at the sampling and in situ monitoring points specified in Schedule H, with each of the limits specified in Schedule C -Table 1 for each quality characteristic.

Schedule C - Table 1
Release Quality Characteristic Limits

QUALITY CHARACTERISTICS	SAMPLING POINT	MONITORING LIMIT & LIMIT TYPE
Total Coliforms	W2*	10 organisms/100 mL
Faecal Coliforms	W2*	Nil organisms/100 mL

* Monitoring point W2 - as marked on site plan in Schedule J.

- (C2) Notwithstanding the quality characteristic limits specified in Schedule C Table 1 the effluent released must not have any properties nor contain any organisms or contaminants in concentrations that are capable of causing environmental harm.

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SCHEDULE E - LAND APPLICATION**Release of Contaminants to Land**

- (E1) The defined contaminant release area is described as the south south-western boundary (subsurface dripper irrigation), as marked on the plan in Schedule J, and the trench disposal area described as the south-eastern corner of the property.
- (E2) All effluent water pipes, valves and storages should be clearly labelled and the system not connected in any way to other pipelines. Lockable valves and/or removable handles shall be used where there is public access to the system.
- (E3) The effluent shall not be applied at rates which create surface ponding or pooling.
- (E4) Sewage, including treated effluent and any solid wastes and sludges from the sewage treatment process, must not be directly released to any stormwater drain or waters nor be placed in any position in which such a release is likely except as permitted by this environmental authority.
- (E5) The effluent distribution system and the contaminant release area must be maintained in a proper and efficient condition so as to provide adequate assimilation, percolation, evaporation and transpiration of the released contaminants.

SCHEDULE G - WASTE MANAGEMENT**Off Site Movement**

- (G1) All waste sewage sludge disposed of off site must be disposed of at an appropriately licensed waste disposal facility, by a licensed regulated waste transporter.
- (G2) Where regulated waste is removed from the site (other than by a release as permitted under another schedule of this development approval), the registered operator must monitor and record the following:
 - (a) the date, quantity and type of waste removed; and
 - (b) name of the waste transporter and/or disposal operator that removed the waste; and
 - (c) the intended treatment/disposal destination of the waste.
- (G3) If the registered operator becomes aware that a person has removed regulated waste from the site and disposed of the regulated waste in a manner which is not authorised by this development approval or improper or unlawful, then the registered operator must, as soon as practicable, notify the administering authority of all relevant facts, matters and circumstances known concerning the disposal.

SCHEDULE H - MONITORING AND REPORTING**Complaint Recording**

- (H1) All complaints received by the registered operator relating to releases of contaminants from operations at the site must be recorded and kept with the following details:
- (a) time, date and nature of complaint;
 - (b) type of communication (telephone, letter, personal etc.);
 - (c) name, contact address and contact telephone number of complainant (*Note: if the complainant does not wish to be identified then "Not identified" is to be recorded*);
 - (d) response and investigation undertaken as a result of the complaint;
 - (e) name of person responsible for investigating complaint; and
 - (f) action taken as a result of the complaint investigation and signature of responsible person.

Monitoring of Contaminant Releases to Waters

- (H2) The registered operator is responsible for the making of determinations and keeping of records of the quality of the contaminants released for the release points, quality characteristics, and at the frequency specified in Schedule H Table 1.

Schedule H - Table 1
Required Release Point Determinations

QUALITY CHARACTERISTIC DETERMINATION	MONITORING POINTS	FREQUENCY
Total Coliform	W1, W2	Six monthly
Faecal Coliforms	W1, W2	Six monthly

Sampling and Monitoring Point Details

- (H3) Determinations of the quality of contaminants released to waters to check conformity with the release quality characteristics specified in the Water Schedule of this development approval must be undertaken at the sampling and in situ monitoring point(s) described as:
- (a) W1 - Exit from the aerobic sand filtration system.
 - (b) W2 - Water bore as marked on the site plan in Schedule J;
- (H4) All determinations of the quality of contaminants released to waters must be made in accordance with methods prescribed in the Environmental Protection Agency, 3rd Edition, 1999, or more recent additions or supplements to that document as such become available.

Report Submission

- (H5) The registered operator must ensure that the results of all monitoring performed in accordance with this development approval for the period covered by the return are submitted with the Annual Return.

1/13
6-2-09

EPA Permit number: IPDE01358009

Incident Recording

- (H6) A record must be maintained of at least the following events:
- (a) the time, date and duration of equipment malfunctions where the failure of the equipment resulted in the release of contaminants reasonably likely to cause environmental harm;
 - (b) any uncontrolled release of contaminants reasonably likely to cause environmental harm and
 - (c) any emergency involving the release of contaminants reasonably likely to cause material or serious environmental harm requiring the use of fire fighting equipment.

Notification of Emergencies and Incidents

- (H7) Where the registered operator has not given notification to the administering authority under section 320 of the *Environmental Protection Act 1994*, as soon as practicable after becoming aware of any emergency or incident which results in the release of contaminants not in accordance, or reasonably expected to be not in accordance with the conditions of this development approval, the registered operator must notify the administering authority of the release by telephone or facsimile.
- (H8) Where the registered operator has not given notification to the administering authority under section 320 of the *Environmental Protection Act 1994*, the notification of emergencies or incidents as required by condition H7 must include but not be limited to the following:
- (a) The registered operator;
 - (b) the location of the emergency or incident;
 - (c) the number of the development approval;
 - (d) the name and telephone number of the designated contact person;
 - (e) the time of the release;
 - (f) the time the registered operator became aware of the release;
 - (g) the suspected cause of the release;
 - (h) the environmental harm and or environmental nuisance caused, threatened, or to be caused by the release; and
 - (i) actions taken to prevent further any release and mitigate any environmental harm and or environmental nuisance caused by the release.
- (H9) Where the registered operator has not given notification to the administering authority under section 320 of the *Environmental Protection Act 1994*, not more than 14 days following the initial notification of an emergency or incident, the registered operator must provide written advice of the information supplied in accordance with condition number H8 in addition to:
- (a) proposed actions to prevent a recurrence of the emergency or incident; and
 - (b) outcomes of actions taken at the time to prevent or minimise environmental harm and or environmental nuisance.
- (H10) The registered operator shall not be required to comply with conditions H7, H8 and H9 if notification has been given under section 320 of the *Environmental Protection Act 1994* in respect of the emergency or incident.

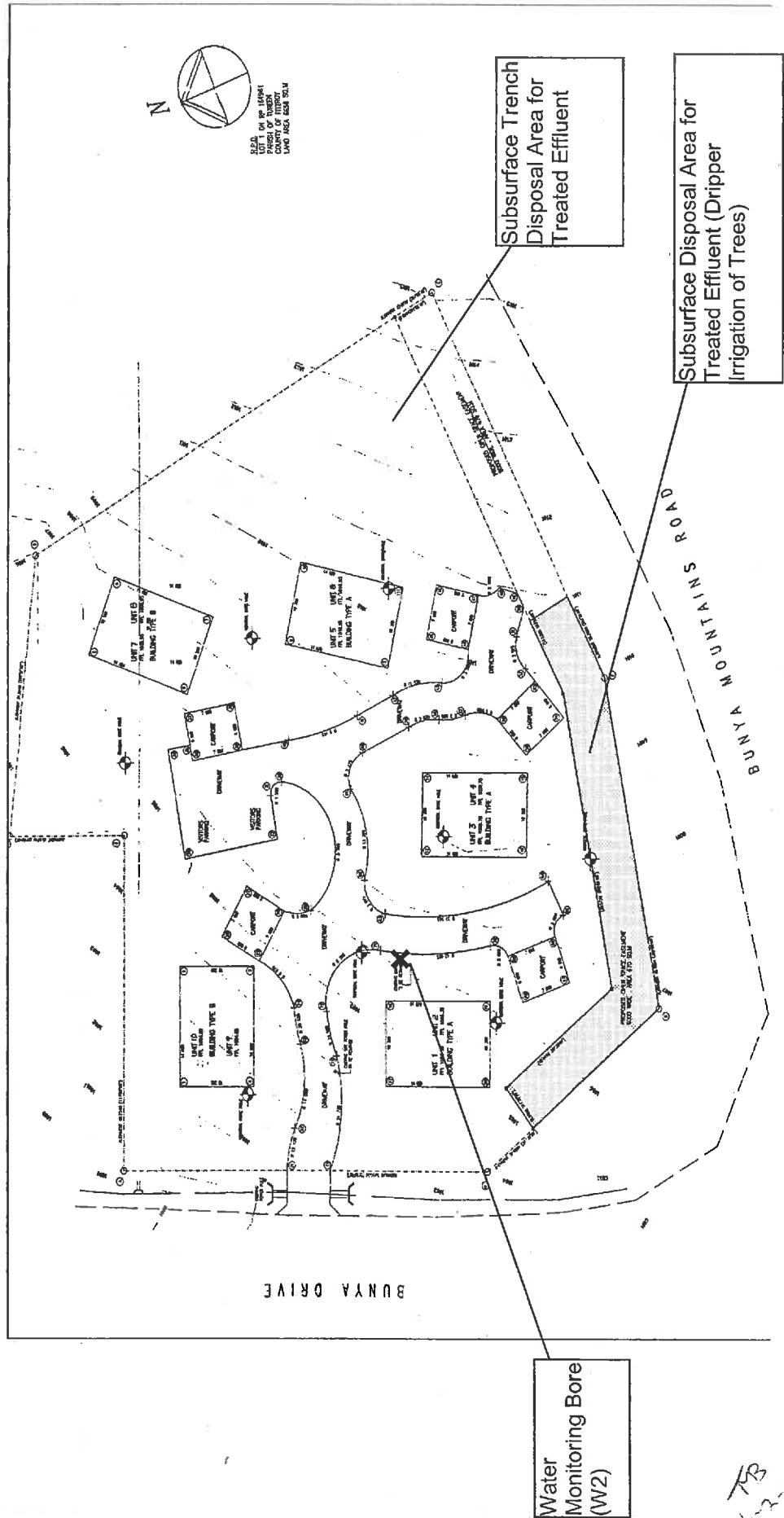
Exception Reporting

- (H11) The registered operator must notify the administering authority in writing within 28 days of completion of analysis of any result of a monitoring program required by a condition of this development approval which indicates an exceedance of any limit specified in this development approval.
- (H12) The written notification required by condition number H11 above must include:
- (a) The full analysis results, and
 - (b) Details of investigation or corrective actions taken, and
 - (c) Any subsequent analysis

1/13
6-2-09

Schedule J

Site Plan Showing Effluent Irrigation Areas and Water Monitoring Bore (W2)



TB
6-2-09

EPA Permit number: IPDE01358009

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*.

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

"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.

"registered operator" means the holder of a registration certificate for the activity to which this Development Approval relates, issued under Section 73F of the *Environmental Protection Act 1994* and in force.

"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.

END OF CONDITIONSKB
6-2-09

Registration certificate

Environmental Protection Act 1994

Certificate of Registration

No: ENRE00837208

This registration certificate is issued by the administering authority and takes effect from: 18 March 2011.

The anniversary day for the purposes of the Annual Return remains: 8 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 of No. 1 Bunya Avenue,
Bunya Mountains CTS 23898
LEVEL 3, 88 JEPHSON STREET
TOOWONG QLD 4066

Development Approval Number: IPDE01358009

Place:-

Lot 1 Plan RP164961.

Located at:-

No 1 Bunya Avenue, BUNYA MOUNTAINS QLD 4405

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

18 March-2011