Permit

Environmental Protection Act 1994

Environmental authority EPPR00527313

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

Environmental authority number: EPPR00527313

Environmental authority takes effect on 21-01-2020

Environmental authority holder(s)

Name(s)	Registered address
RADIUS REAL ESTATE PTY LTD	Unit 4072 36 Evelyn St NEWSTEAD QLD 4006 Australia

Environmentally relevant activity and location details

Environmentally relevant activity/activities	Location(s)
ERA 63 - Sewage Treatment 1: Operating sewage treatment works, other than no-release works, with a total daily peak design capacity of (b-i) more than 100 but not more than 1500EP if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme	Lot 2 on RP110194
ERA 63 - Sewage Treatment 1: Operating sewage treatment works, other than no-release works, with a total daily peak design capacity of (b-i) more than 100 but not more than 1500EP if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme	Lot 1 on RP110601

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.

Queensland Government

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).

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'.

Take effect

Please note that, in accordance with section 200 of the EP Act, an EA has effect:

a) if the authority is for a prescribed ERA and it states that it takes effect on the day nominated by the holder of the authority in a written notice given to the administering authority-on the nominated day; or

b) if the authority states a day or an event for it to take effect-on the stated day or when the stated event happens; or

c) otherwise-on the day the authority is issued.

However, if the EA is authorising an activity that requires an additional authorisation (a relevant tenure for a resource activity, a development permit under the *Planning Act 2016* or an SDA Approval under the *State Development and Public Works Organisation Act 1971*), this EA will not take effect until the additional authorisation has taken effect.

If this EA takes effect when the additional authorisation takes effect, you must provide the administering authority written notice within 5 business days of receiving notification of the related additional authorisation taking effect.

If you have incorrectly claimed that an additional authorisation is not required, carrying out the ERA without the additional authorisation is not legal and could result in your prosecution for providing false or misleading information or operating without a valid environmental authority.

Mark Franco
Department of Environment and Science
Delegate of the administering authority
Environmental Protection Act 1994

Date issued: 22 January 2020

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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)

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Conditions of environmental authority

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

This authority incorporates the following schedules of conditions relevant to various issues:

(i)	Schedule A	- Activity
(ii)	Schedule B	- Air
(iii)	Schedule C	- Water
(iv)	Schedule D	- Noise
(v)	Schedule E	- Waste
(vi)	Schedule F	- Land
(vii)	Schedule G	- Community and Reporting
(viii)	Schedule H	- Definitions

Schedule A - Activity

Access to Copy of Environmental Authority

(A1) A copy of this environmental authority 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 environmental authority must be kept at the licensed place for a period of at least five years and be available for examination by an authorised person. For daily and weekly records, the record retention requirements of this condition will be satisfied if any daily and weekly records are kept for a period of at least three (3) years and these records are then kept in the form of annual summaries after that period.

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 environmental authority.

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

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 environmental authority 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 environmental authority must be calibrated, and appropriately operated and maintained.

Competency

(A6) The holder of this environmental authority shall ensure that the operation and maintenance of the sewage treatment plant and associated equipment is carried out by or under the supervision of a person competent to operate and maintain the sewage treatment plant and associated equipment.

Environmental Management Plan

(A7) The holder of this environmental authority must:

(a) develop and implement a Site-Based Management Plan which provides for the following functions:

(i) The treatment of effluent to tertiary standard or disposal of effluent in a way that is acceptable to the Administering Authority; and
(ii) Routine operating procedures to prevent or minimise environmental harm; and
(iii) Maintenance practices and procedures; and
(iv) Contingency plans and emergency procedures to deal with foreseeable risks and hazards; and
(v) Monitoring of the release of contaminants into the environment; and
(vi) Assessment of the environmental impact of any releases of contaminants into the environment; and
(vii) Handling of environmental complaints; and
(viii) Keeping and production of environmental records and reports; and
(ix) Staff training and awareness of environmental issues.

(b) on or before 9 months from the effective date of this environmental authority, have completed and submitted the Site-Based Management Plan to the Administering Authority for approval.

(A8) On or before 15 months from the effective date of this environmental authority, have implemented the Site Based Management Plan.

(A9) A copy of the Site-Based Management Plan must be kept in a location readily accessible to personnel carrying out the activity.

END OF CONDITIONS FOR SCHEDULE A

Schedule B - Air

Non-specified Releases of Contaminants to the Atmosphere

(B1) Except as otherwise provided by the conditions of the air schedule of this environmental authority, the environmentally relevant activity must be carried out by such reasonable and practicable means necessary to prevent the release or likelihood of release of contaminants to the atmosphere.

(B2) Where it is not practicable to prevent a release of contaminants to the atmosphere as required by condition B1, the environmentally relevant activity must be carried out by such practicable means necessary to minimise the release or likelihood of any such release of contaminants to the atmosphere.

Odour

(B3) The environmentally relevant activities which are the subject of this licence must be carried out in such a manner to ensure that no odour deemed offensive by an authorised person and caused by the activities can be detected beyond the boundaries of the licensed place.

END OF CONDITIONS FOR SCHEDULE B

Schedule C - Water

Release of Contaminants to Waters

(C1) The only contaminants permitted to be released from the licensed place at the release point for the sewage treatment plant are sewage treatment effluent from the sewage treatment process.

Release Points

(C2) Contaminants that may cause environmental harm must not be directly or indirectly released from any source on the licensed place to any waters at any location other than treated effluent from the sewage treatment plant to waters described as "gully which flows into McCoys Creek" .

Quantity of Contaminants Released

(C3) The total quantity of contaminants released from release point described in condition C2 must not exceed the limits specified in Schedule C Table 2.

Quality Characteristics of Release to Waters

(C4) The release of contaminants to waters must comply, at the sampling point/s 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	RELEASE POINT	RELEASE LIMIT	LIMIT TYPE
5-day Biochemical Oxygen Demand. (mg/l)	Release point identified in condition C2	20	Maximum
Suspended Solids. (mg/l)	Release point identified in condition C2	30	Maximum
pH (pH Units)	Release point identified in condition C2	6.5 to 8.5	Range
Total Nitrogen (mg/l)	Release point identified in condition C2	20	Maximum
Total Phosphorous (mg/l)	Release point identified in condition C2	20	Maximum
Dissolved Oxygen (mg/l)	Release point identified in condition C2	2	Minimum
Free Chlorine (mg/l)	Release point identified in condition C2	0.9 to 1.5	Range
Faecal Coliforms (Organisms/100ml)	Release point identified in condition C2	10	Median
Faecal Coliforms (Organisms/100ml)	Release point identified in condition C2	20	80th Percentile

SCHEDULE C TABLE 2 - RELEASE VOLUME LIMITS

RELEASE POINT	RELEASE VOLUME LIMIT	LIMIT TYPE
Release point identified in condition C2	35 cubic metres	annual average daily release volume
Release point identified in condition C2	50 cubic metres	maximum daily release volume

Contamination of Rainfall and Stormwater Run-off

(C5) The environmentally relevant activity must be carried out by such reasonable and practicable means necessary to prevent the contact of incident rainfall and stormwater run-off with wastes or other contaminants.

(C6) Where it is not practicable to prevent contact as required by condition C5, the environmentally relevant activity must be carried out by such means necessary to minimise any such contact.

Contaminant Releases to Waters

(C7) Except as otherwise provided by the conditions of this environmental authority, sewage, including treated effluent, 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.

Maintenance and Clean-up

(C8) Any spillage of wastes, contaminants or other materials must be cleaned up as quickly as practicable. Such spillage must not be cleaned up by hosing, sweeping or otherwise releasing such wastes, contaminants or material to any stormwater drainage system, roadside gutter or waters.

END OF CONDITIONS FOR SCHEDULE C

Schedule D - Noise

Emission of Noise

(D1) In the event of a complaint about noise that the administering authority considers is reasonable, then the emission of noise from the activity must not result in levels greater than those specified in Table 1 of the Noise Schedule until the circumstances which gave rise to the complaint are resolved.

SCHEDULE D TABLE 1
Noise Criteria

Noise Level at a Noise Sensitive Place Measured as the Adjusted Maximum Sound Pressure Level $L_{Amax\ adj,T}$	Period
Background plus 5 dB(A)	7 am - 6 pm
Background plus 5 dB(A)	6 pm - 10 pm
Background plus 3 dB(A)	10 pm - 7 am
Noise Limits at a Commercial Place Measured as the Adjusted Maximum Sound Pressure Level $L_{Amax\ adj,T}$	Period
Background plus 10 dB(A)	7 am - 6 pm
Background plus 10 dB(A)	6 pm - 10 pm
Background plus 8 dB(A)	10 pm - 7 am

END OF CONDITIONS FOR SCHEDULE D

Schedule E - Waste

General

(E1) The holder of this environmental authority must not:

(a) allow waste to burn at or on the licensed place; nor

(b) remove waste from the licensed place and burn such waste elsewhere.

Off Site Movement

(E2) Where regulated waste is removed from the licensed place (other than by a release as permitted under another schedule of this environmental authority), the holder of this environmental authority must monitor and keep records of the following:

(a) the date, quantity and type of waste removed; and

(b) name of the waste transporter and/or disposal operator that removed the waste; and

(c) the intended treatment/disposal destination of the waste.

Notification of Improper Disposal Of Regulated Waste

(E3) If the holder of this environmental authority becomes aware that a person has removed regulated waste from the licensed place and disposed of the regulated waste in a manner which is not authorised by this environmental authority or improper or unlawful, then the holder of this environmental authority must, as soon as practicable, notify the administering authority of all relevant facts, matters and circumstances known concerning the disposal.

END OF CONDITIONS FOR SCHEDULE E

Schedule F - Land

Non-specified Releases of Contaminants to Land

(F1) Except as otherwise provided by the conditions of this environmental authority, the environmentally relevant activity must be carried out by such reasonable and practicable means necessary to prevent the release or likelihood of release of contaminants to land.

(F2) Where it is not practicable to prevent a release of contaminants to land as required by condition F1, the environmentally relevant activity must be carried out by such practicable means necessary to minimise the release or likelihood of any such release of contaminants to land.

END OF CONDITIONS FOR SCHEDULE F

Schedule G – Community and Reporting

Complaint Recording

(G1) All complaints received by the holder of this environmental authority relating to releases of contaminants from operations at the licensed place must be recorded and kept with the following details:

(a) time, date and nature of complaint;
(b) type of communication (telephone, letter, personal etc.);
(c) name, contact address and contact telephone number of complainant (Note: if the complainant does not wish to be identified then "Not identified" is to be recorded);
(d) response and investigation undertaken as a result of the complaint;
(e) name of person responsible for investigating complaint; and

(f) action taken as a result of the complaint investigation and signature of responsible person.

Monitoring of Contaminant Releases to Waters

(G2) The holder of this environmental authority is responsible for the making of determinations and keeping of records of the quality of the contaminants released for the release points, quality characteristics, and at the frequency specified in Schedule H Table 1.

Sampling and Monitoring Point Details

(G3) Determinations of the quality of contaminants released to waters to check conformity with the release quality characteristics specified in the Water Schedule of this environmental authority must be undertaken at the sampling point described as:

The release point identified in condition C2.

(G4) All determinations of the quality of contaminants released to waters must be made in accordance with methods prescribed in the Department of Environment and Heritage Water Quality Sampling Manual, 2nd Edition, February 1995, or more recent additions or supplements to that document as such become available.

Monitoring of Volume of Release

(G5) The daily quantity of contaminants released must be determined by flowmeter.

(G6) Records must be kept of the results of all determinations of the daily quantity of contaminants released to waters.

Report Submission

(G7) The holder of this environmental authority must ensure that the results of all monitoring performed in accordance with this environmental authority for the period covered by the return are submitted with the Annual Return.

Incident Recording

(G8) 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

(G9) Where the holder of this environmental authority has not given notification to the administering authority under section 37 of the Environmental Protection Act, as soon as practicable after becoming aware of any emergency or incident which results in the release of contaminants not in accordance, or reasonably expected to be not in accordance with the conditions of this environmental authority, the holder of this environmental authority must notify the administering authority of the release by telephone or facsimile.

(G10) Where the holder of this environmental authority has not given notification to the administering authority under section 37 of the Environmental Protection Act, the notification of emergencies or incidents as required by condition number H9 must include but not be limited to the following:

(a) the holder of the environmental authority;
(b) the location of the emergency or incident;
(c) the number of the environmental authority;
(d) the name and telephone number of the designated contact person;
(e) the time of the release;
(f) the time the holder of the environmental authority became aware of the release;
(g) the suspected cause of the release;

(h) the environmental harm and or environmental nuisance caused, threatened, or to be caused by the release; and

(i) actions taken to prevent further any release and mitigate any environmental harm and or environmental nuisance caused by the release.

(G11) Where the holder of this environmental authority has not given notification to the administering authority under section 37 of the Environmental Protection Act, not more than 14 days following the initial notification of an emergency or incident, the holder of the environmental authority must provide written advice of the information supplied in accordance with condition number G10 in addition to:

(a) proposed actions to prevent a recurrence of the emergency or incident;

(b) outcomes of actions taken at the time to prevent or minimise environmental harm and or environmental nuisance.

Exception Reporting

(G12) The holder of this environmental authority must notify the administering authority in writing within 28 days of completion of analysis of any result of a monitoring program required by a condition of this environmental authority which indicates an exceedance of any limit specified in this environmental authority.

(G13) The written notification required by condition number G12 above must include:

(a) The full analysis results, and

(b) Details of investigation or corrective actions taken, and

(c) Any subsequent analysis.

Schedule G Table 1
Required Release Point Determinations

QUALITY CHARACTERISTIC DETERMINATION	RELEASE POINT	FREQUENCY
5-day Biochemical Oxygen Demand.	Release point identified in condition C2	Every three months
Suspended Solids.	Release point identified in condition C2	Every three months
pH	Release point identified in condition C2	Every three months
Total Nitrogen	Release point identified in condition C2	Every three months
Total Phosphorous	Release point identified in condition C2	Every three months
Dissolved Oxygen	Release point identified in condition C2	Every three months
Free Chlorine	Release point identified in condition C2	Every three months
Faecal Coliforms	Release point identified in condition C2	Every three months
Volume Released	Release point identified in condition C2	Daily

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 authority is sought and the term is not defined within this authority the definitions provided in the *Environmental Protection Act 1994*, its regulations, and Environmental Protection Policies shall be used.

Word Definitions

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

(H1) "Total Nitrogen" means the sum of Organic Nitrogen, Ammonia Nitrogen, Nitrite plus Nitrate Nitrogen.

(H2) "BOD_5" means the 5 - day Biochemical Oxygen Demand.

(H3) "mg/l" means milligrams per litre.

(H4) "80th percentile" means that the measured values of the quality characteristic must not be greater than the release limit for any more than one out of five consecutive samples where the time interval between the taking of each consecutive sample is not less than three days.

(H5) "maximum" means that the measured value of the quality characteristic or contaminant must not be greater than the release limit stated.

(H6) "minimum" means that the measured value of the quality characteristic or contaminant must not be less than the release limit stated.

(H7) "range" means that the measured value of the quality characteristic or contaminant must not be greater than the higher release limit stated nor lower than the lower release limit stated.

(H8) "$L_{Amax\ adj,T}$" means the average maximum A-weighted sound pressure level, adjusted for noise character and measured over a time period of not less than 15 minutes, using Fast response.

(H9) "Background noise level" means either:

$L_{A90,T}$ being the A-weighted sound pressure level exceeded for 90 percent of the time period of 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.

(H10) "Max$L_{pA,T}$" means the maximum A-weighted sound pressure level measured over a time period of not less than 15 minutes, using Fast response.

(H11) "noise sensitive place" means -

(a) a dwelling, mobile home or caravan park, residential marina or other residential premises; or
(b) a motel, hotel or hostel; or
(c) a kindergarten, school, university or other educational institution; or
(d) a medical centre or hospital; or
(e) a protected area; or
(f) a public park or gardens.

(H12) "commercial place" means a place used as an office or for business or commercial purposes.

(H13) "Authorised Person" means an authorised person under the *Environmental Protection Act, 1994.*

(H14) "Administering Authority" means the Environmental Protection Agency or its successor at law.

END OF CONDITIONS FOR SCHEDULE H

END OF PERMIT