



Department of
**Environment and
Heritage Protection**

21-MAY-2015

To: Montville Treehouses Pty Ltd T/A Tree
Houses of Montville
PO Box 260
MONTVILLE QLD 4560

Our reference: 332393

Application details

I refer to the application that was received by the administering authority on 21-MAY-2015.

Land description: 68 Kondalilla Falls Road FLAXTON QLD Lot 5 Plan SP187849, Lot 9 Plan RP221218.

Decision

Your application has been approved and your environmental authority (reference EPPR00530213) is attached.

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

Yours sincerely

Signature

21/5/15

Date

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

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

Enclosed

Permit - environmental authority (reference EPPR00530213)

Department of Environment and Heritage Protection

Permit¹

Environmental Protection Act 1994

Environmental authority

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

Permit¹ number: EPPR00530213

Environmental authority takes effect on 21-MAY-2015.

The anniversary date of this environmental authority remains 30 November. An annual return and the payment of the annual fee will be due each year on this day.

Environmental authority holder(s)

Name	Registered address
Montville Treehouses Pty Ltd T/A Tree Houses of Montville	61-69 Kondalilla Falls Road FLAXTON QLD 4560

Environmentally relevant activity and location details

Environmentally relevant activity(ies)	Location(s)
63-(1a)(i) Sewage treatment >21 to 100EP - IT or IR	68 Kondalilla Falls Road FLAXTON QLD - Lot 5 Plan SP187849 and Lot 9 Plan RP221218

Additional information for applicants

Environmentally relevant activities

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

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

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

Contaminated land

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



Permit
Environmental authority

It is a requirement of the EP Act that if an owner or occupier of land becomes aware a notifiable activity (as defined in Schedule 3 and Schedule 4) is being carried out on the land, or that the land has been, or is being, contaminated by a hazardous contaminant, the owner or occupier must, within 22 business days after becoming so aware, give written notice to the chief executive.



Signature

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

21/5/15

Date

Enquiries:
Margaret Jones
Permit and Licence Management
Department of Environment and Heritage
Protection
GPO Box 2454
BRISBANE QLD 4001
Phone: 1300 130 372
Fax: (07) 3330 5875
Email: palm@ehp.qld.gov.au

Obligations under the *Environmental Protection Act 1994*

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

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

Conditions of environmental authority

The conditions of this approval for this environmental authority are attached.

Location: 61-69 Kondalilla Falls Road
FLAXTON QLD 4560

Relevant activity/ies:

63-(1a)(i) Sewage treatment >21 to 100EP - IT or IR

Conditions of environmental authority

Location: 68 Kondalilla Falls Road FLAXTON QLD
Lot 5 Plan SP187849 and Lot 9 Plan RP221218

Relevant activity/ies:

63-(1a)(i) Sewage treatment >21 to 100EP - IT or IR

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.

Agency interest: General	
Condition number	Condition
G1.	All reasonable and practicable measures must be taken to minimise the likelihood of environmental harm being caused.
G2.	Any breach of a condition of this environmental authority must be reported to the administering authority as soon as practicably possible, 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 taken.
G3.	The activity must be undertaken in accordance with written procedures that: a) identify potential risks to the environment from the activity during routine operations and emergencies; and b) establish control measures that minimise the potential for environmental harm; and c) ensure plant and equipment is maintained and operated in proper and effective condition; and d) ensure that staff are trained and aware of their obligations under the <i>Environmental Protection Act 1994</i> ; and e) ensure that reviews of environmental performance are undertaken at least annually.
G4.	No change, replacement or operation of any plant or equipment is permitted if the change, replacement or operation of the plant or equipment increases, or is likely to substantially increase, the risk of environmental harm above that expressly provided for by this approval.
G5.	The activity must not cause environmental nuisance at a nuisance sensitive place or commercial place .
G6.	All information and records that are required by the conditions of this environmental authority must be kept for a period of at least 5 years and provided to the administering authority upon request.
G7.	The holder of the environmental authority must ensure that the operation, monitoring and maintenance of the sewage treatment and effluent disposal system is carried out by, or under the supervision of, a person(s) with appropriate experience and/or qualifications.



G8.	The holder of the environmental authority must monitor and record the condition of all infrastructure and disposal areas associated with the effluent treatment and disposal system to identify any problems, for example, effluent seepage or broken pipes, as specified in Table 1 – Infrastructure and Disposal Area Monitoring Program. Table 1 – Infrastructure and Disposal Area Monitoring Program <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">Infrastructure and disposal areas to be monitored</th><th style="width: 30%;">Monitoring Frequency</th><th style="width: 30%;">Monitoring Type</th></tr> </thead> <tbody> <tr> <td>All visible pipelines and fittings</td><td>Monthly</td><td>Visual</td></tr> <tr> <td>All septic tanks and grease traps</td><td>Monthly</td><td>Visual</td></tr> <tr> <td>Vegetation and soil within the disposal areas</td><td>Monthly</td><td>Visual</td></tr> </tbody> </table>	Infrastructure and disposal areas to be monitored	Monitoring Frequency	Monitoring Type	All visible pipelines and fittings	Monthly	Visual	All septic tanks and grease traps	Monthly	Visual	Vegetation and soil within the disposal areas	Monthly	Visual
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All visible pipelines and fittings	Monthly	Visual											
All septic tanks and grease traps	Monthly	Visual											
Vegetation and soil within the disposal areas	Monthly	Visual											
G9.	All septic tanks are to be inspected at least every 12 months by a person(s) with appropriate experience and/or qualifications and a report prepared showing: 1. Depth of sludge; and 2. Thickness of crust; and 3. General condition of the system; and 4. Details of any required maintenance, repairs or actions. Tanks should be pumped out if sludge depth exceeds 60% of the total tank capacity.												
G10.	The holder of the environmental authority must record the following details for all complaints received and provide this information to the administering authority on request: a) Time, date and nature of complaint; and b) Type of communication (telephone, letter, personal, etc.); and 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); and d) Response and investigation undertaken as a result of the complaint; and e) Name of person responsible for investigating the complaint; and f) Action taken as a result of the complaint investigation and signature of responsible person.												
Agency interest: Water													
Condition number	Condition												
WT1.	Stormwater contaminated by the activity must be managed to minimise or prevent any adverse effect on the environmental values of the receiving environment.												
WT2.	Other than as permitted within this authority, contaminants must not be released from the site to any waters or the bed and banks of any waters .												
WT3.	All structures used for the storage or treatment of contaminants or wastes, including any												

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	associated pumps and control equipment, must not be located in any area below the one in 100 year flood level.																				
WT4.	All structures used for the storage or treatment of contaminants or wastes, including any associated pumps and control equipment, must not be located within 50 metres of any watercourse or other naturally occurring surface waters.																				
Agency interest: Land																					
Condition number	Condition																				
L1.	Other than as permitted within this authority, contaminants must not be released from the site to land.																				
Agency interest: Disposal of treated effluent to land																					
Condition number	Condition																				
D1.	Treated effluent is only permitted to be released to land via adsorption trenches at locations defined in Schedule 1 – Site Plan .																				
D2.	Treated effluent is only permitted to be released to land via adsorption trenches in accordance with design specifications provided in Schedule 2 – Absorption Trench Summary .																				
D3.	The holder of this environmental authority must monitor and record all of the quality characteristics specified in Table 2 – Monitoring Program. Table 2 – Monitoring Program <table><tr><th>Monitoring point</th><th>Quality characteristics</th><th>Units</th><th>Monitoring Frequency</th></tr><tr><td>GW and DMB</td><td>Total Nitrogen</td><td>mg/L</td><td>Annually[#]</td></tr><tr><td>GW and DMB</td><td>Total Phosphorus</td><td>mg/L</td><td>Annually[#]</td></tr><tr><td>GW</td><td>E.coli</td><td>cfu/100ml</td><td>Annually[#]</td></tr><tr><td>DMB and within each trench</td><td>Standing Water Level</td><td>mm</td><td>Monthly</td></tr></table> Monitoring point GW = All water supply bores onsite. Monitoring point DMB = Downslope monitoring bore located downslope from each of the absorption trenches. [#] = Monitoring must be completed between 1 January and 31 March each year.	Monitoring point	Quality characteristics	Units	Monitoring Frequency	GW and DMB	Total Nitrogen	mg/L	Annually [#]	GW and DMB	Total Phosphorus	mg/L	Annually [#]	GW	E.coli	cfu/100ml	Annually [#]	DMB and within each trench	Standing Water Level	mm	Monthly
Monitoring point	Quality characteristics	Units	Monitoring Frequency																		
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DMB and within each trench	Standing Water Level	mm	Monthly																		
D4.	If standing water levels in the downslope monitoring bores (located downslope from each of the adsorption trenches) rise to within 20cm below the ground surface, disposal of treated sewage wastes to that trench must cease.																				
D5.	Treated effluent is permitted to be released to land provided that it is done in accordance with a written procedure that ensure:																				

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	a) infiltration to groundwater and subsurface flows of contaminants to surface waters are prevented; and b) surface pondage and run-off of effluent is prevented; and c) degradation of soil structure is minimised; and d) soil sodicity and the build-up of nutrients and heavy metals in the soil and subsoil are minimised; and e) effluent disposal areas are maintained with an appropriate crop in a viable state for transpiration and nutrient uptake; and f) the crop on the disposal area is harvested and removed from the disposal area.
D6.	When standing water levels, weather conditions or soil conditions preclude to the release of effluent to land, effluent must be directed to wet weather storage or be lawfully removed from the site.
Agency interest: Waste	
Condition number	Condition
W1.	Other than effluent released to land in accordance with conditions (D1), (D2), (D3), (D4), (D5) and (D6), all waste generated in carrying out the activity must be reused, recycled or lawfully disposed of offsite.

Definitions

Key terms and/or phrases used in this document are defined in this section and **bolded** throughout this document. Applicants should note that 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 successor or predecessors.

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.

Environmental harm as defined in Section 14 of the *Environmental Protection Act 1994*.

Environmental nuisance as defined in Section 15 of the *Environmental Protection Act 1994*.

Environmental value as defined under Chapter 1 of the *Environmental Protection Act 1994*. $L_{Aeq\ adj, T}$ means the adjusted A weighted equivalent continuous sound pressure level **measures** on fast response, adjusted for tonality and impulsiveness, during the time period T, where T is measured for a period no less than 15 minutes when the **activity** is causing a steady state noise, and no shorter than 1 hour when the approved **activity** is causing an intermittent noise.

General waste means waste other than regulated waste.

Liquid means any substance that:

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.

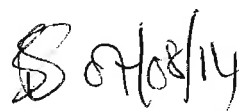
Measures has the broadest interpretation and includes plant, equipment, physical objects, monitoring, procedures, actions, directions and competency.

Minimise by taking all reasonable and practical measures to minimise the adverse effect having regard to the following matters:

- a) the nature of the harm or potential harm
- b) the sensitivity of the receiving environment
- c) the current state of technical knowledge for the activity
- d) the likelihood of successful application of different measures that might be taken to minimise the adverse effects
- e) the financial implications of the different measures as they would relate to the type of activity
- f) if the adverse effect is caused by the location of the activity being carrying out, whether it is feasible to carry out the activity at another location.

Nuisance sensitive place nuisance sensitive place includes:

- within or outside of a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises
- within or outside of a motel, hotel or hostel
- within or outside of a kindergarten, school, university or other educational institution
- within or outside of a medical centre or hospital



- within a protected area under the *Nature Conservation Act 1992*, within a marine park under the *Marine Parks Act 1992* or a world heritage area
- within a public thoroughfare, park or gardens
- within or outside of 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.

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.

Release of a contaminant into the environment means to:

1. deposit, discharge, emit or disturb the contaminant; and
2. cause or allow the contaminant to be deposited, discharged, emitted or disturbed; and
3. fail to prevent the contaminant from being deposited, discharged emitted or disturbed; and
4. allow the contaminant to escape; and
5. fail to prevent the contaminant from escaping.

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 thoroughfare, park or gardens; or
7. for noise, a place defined as a sensitive receptor for the purposes of the Environmental Protection (Noise) Policy 2008.

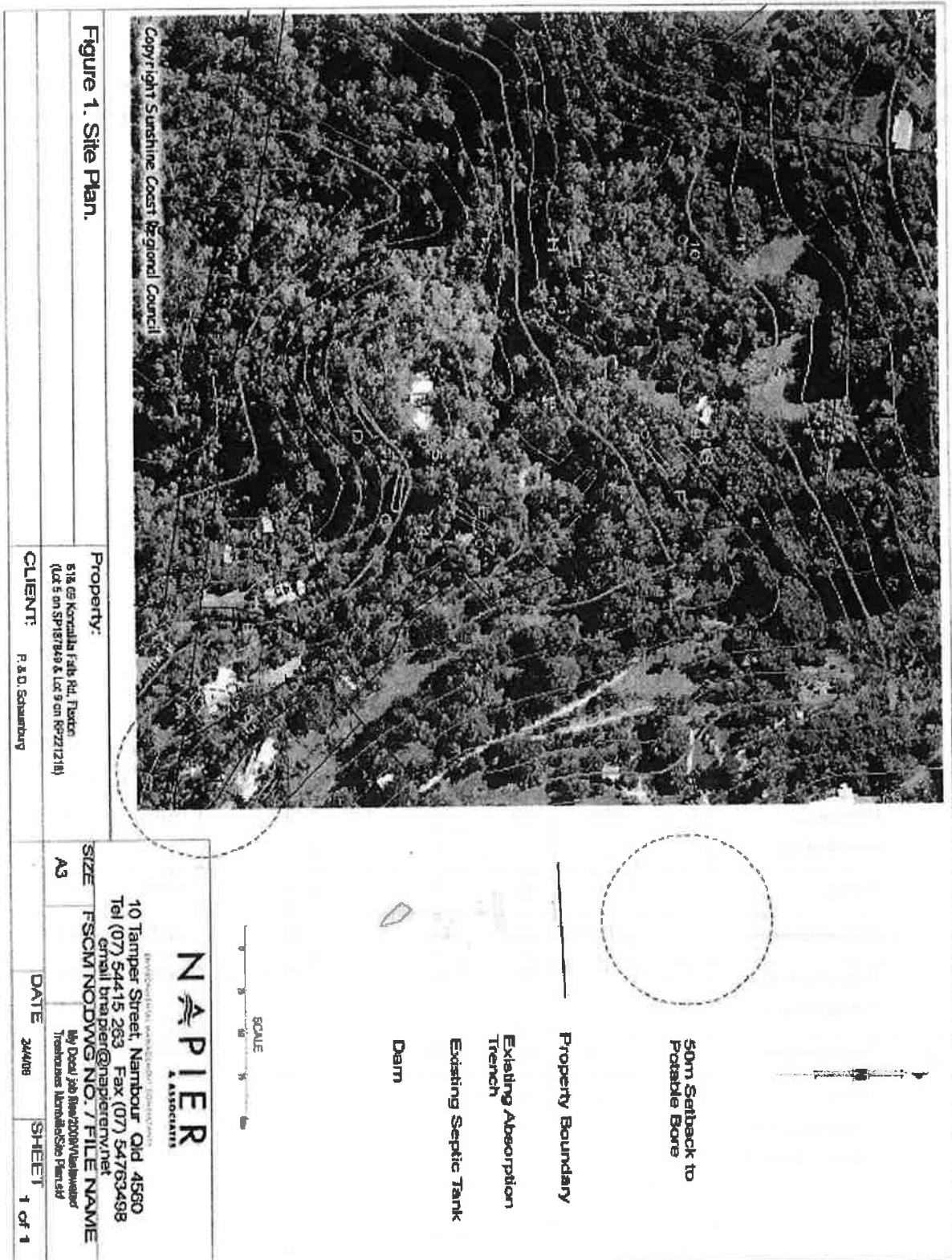
Waters includes river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water, natural or artificial watercourse, bed and bank of any waters, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off,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

You means the holder of the environmental authority.

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Schedules

Schedule 1—Site Plan



Schedule 2—Absorption Trench Summary

Sourced from the Site Based Management Plan, Revision 1.0, 15 October 2009, page 24 prepared by Napier and Associates (Job Number W09/002).

Table 1: Absorption Trench Summary

Trench No.	Septic Tanks	Cabins	Total EP	Av. Flow Rate (L/day)	Peak Flow Rates (L/day)	Approximate Trench Length (m)	Design Loading Rate (mm/day)	Storage Capacity (L)	Storage Capacity (days peak flow)
A	1	Restaurant/Reception Staff	1	126	180	12	19	972	5.4
B	2	Restaurant/Guest Toilets	5	330	900	30	19	2430	2.7
C/D*	3	Managers Residence	5	810	900	*	*	*	*
	4	"Picnic Creek", "Waterview", "Kondallila", "Creekview"	8	432	1440	*	*	*	*
	5,6	"Possum", "Goanna", "Bottle Brush", "Bunya", "Golden Wattle", "Platypus", "Waterfall", "Bluegum", "Ironbark"	18	972	3240	*	*	*	*
		Total	31	2214	5580	80	19	6480	1.2
E*	7	"Treefrog", "Greenfrog"	4	216	720	20	19	1620	2.3
F	8	"Rosella"	2	108	360	20	18	1620	4.5
G	9	"The Bungalow"	2	108	360	20	18	1620	4.5
H	10	"Mountain View", "The Hideaway"	4	216	720	20	37	1620	2.3
I	11	"The Loveshack"	2	108	360	20	37	1620	4.5
J	12	"Lilly Pilly", "Rosewood", "The Nest", "Blackbutt"	8	432	1440	17	37	1377	1.0

Flow per EP	180	L/day
Flows per diner	30	L/meal

Av meals/day	11	
Peak meals/day	30	
Trench width	0.6	metres
Trench porosity	0.3	
Trench depth	0.45	metres

Notes:

1. Values for Design Loading Rates and effluent flow are estimates only
2. Where trench capacity exceeds average flow, adequate capacity is indicated.
3. Measurement of water levels in trenches indicates all trenches are working satisfactorily and sufficient capacity is provided, despite calculations indicating to the contrary in some instances (e.g. C/D)
4. Trenches provide significant storage capacity for peak flows.

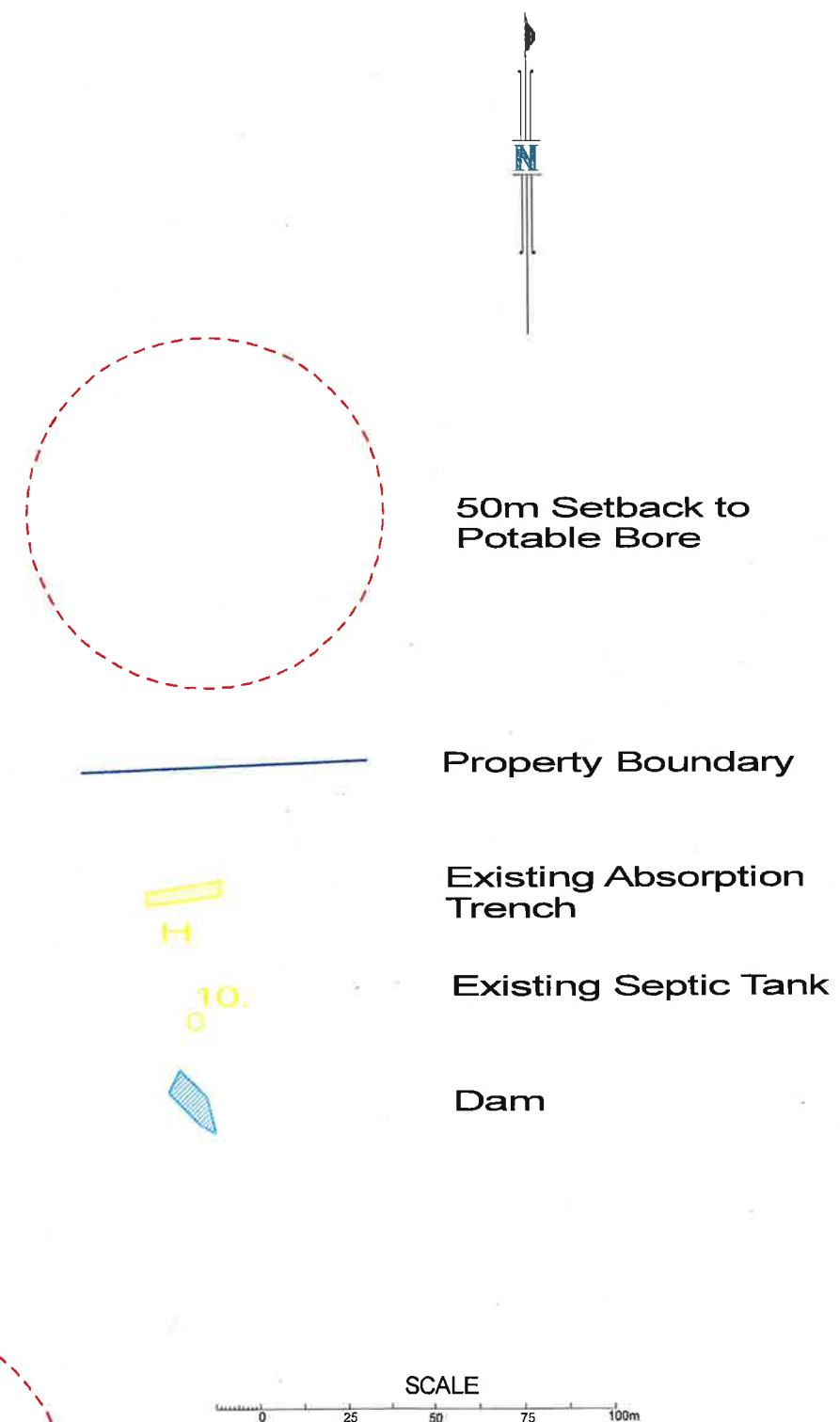
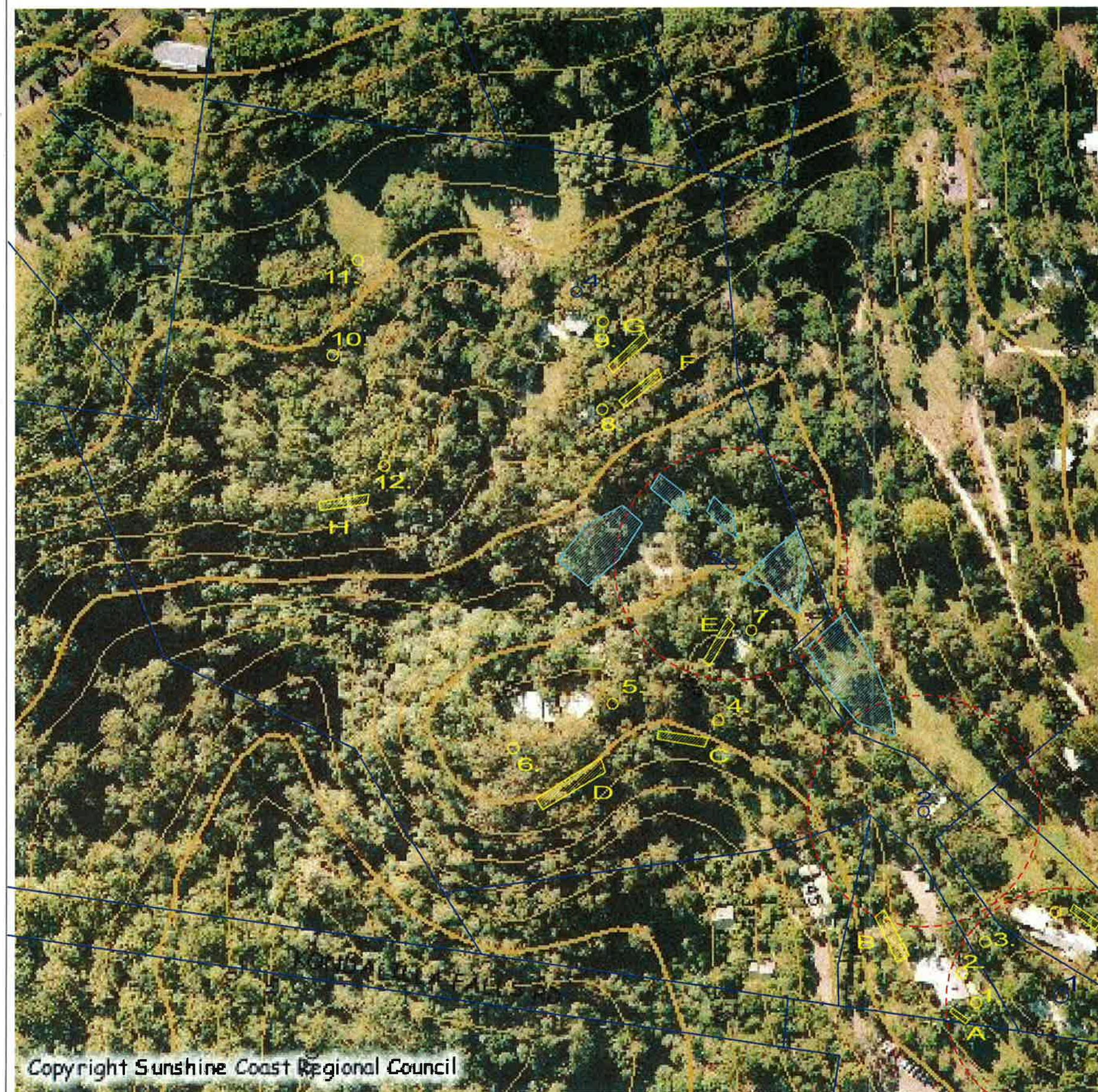
* Full trench capacity is unknown at these sites as all of the trench system could not be located.

EP = Equivalent Persons

Av. = Average

END OF PERMIT

 07/08/14



NAPIER
& ASSOCIATES

ENVIRONMENTAL MANAGEMENT CONSULTANTS

10 Tamper Street, Nambour Qld 4560
Tel (07) 54415 263 Fax (07) 54763498
email bnapier@napierenv.net

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My Docs/ job files/2009/Wastewater/
Treehouses Montville/Site Plan.skf

DATE
24/4/09

SHEET
1 of 1

Figure 1. Site Plan.

Property:

61& 69 Kondalilla Falls Rd, Flaxton
(Lot 5 on SP187849 & Lot 9 on RP221218)

CLIENT: P. & D. Schaumburg