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Registration certificate

Environmental Protection Act 1994

Certificate of Registration

No: ENRE00772308

This amended registration certificate is issued by the administering authority and takes effect from: 25-AUG-2010.

The anniversary day for the purposes of the Annual Return remains: 23rd July.

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:-

Jupiters Ltd

Conrad Jupiters

Broadbeach Island

BROADBEACH QLD 4218

Place:-

Lot 299 Plan WD3639

Located at:-

Broadbeach Island, BROADBEACH WATERS

Certificate of Registration
No: ENRE00772308

Registered Activity/ies: -

ERA 15 Fuel burning - using fuel burning equipment that is capable of burning at least 500kg of fuel in an hour

Brett Glosko
Delegate
Administering authority
Environmental Protection Act 1994

25-AUG-2010

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Development Permit

EPA Permit[1] number:	IPDE00961508
Application (Converted Development Approval) No.	SR0529
Relevant Laws and Policies:	*Environmental Protection Act 1994* and any subordinate legislation

Development Description

Property/Location

Lot 299, Plan WD3639, County of Ward, Parish of Gilston, Title Reference 17034065, Vol 5928, Folio 41.

located at: Broadbeach Island
BROADBEACH QLD 4218

Carrying out of Environmentally Relevant Activity (ERA)

17 - Fuel burning - any process involving the use of fuel burning equipment (including, for example, a standby power generator) that is capable of burning (whether alone or in total) 500 kg or more of fuel per hour.

Additional information for applicants

This approval pursuant to the *Environmental Protection Act 1994* does not remove the need to obtain any further approval for this development which might be required by other State and / or Commonwealth Legislation. Applicants are advised to check with all relevant statutory authorities. Applicants also should comply with all relevant legislation.

It is a requirement of the *Environmental Protection Act 1994* that if the owner or occupier of this site becomes aware a notifiable activity (as defined under schedule 2 of the *Environmental Protection Act 1994*) is being carried out on this land or that the land has been affected by a hazardous contaminant, they must, within thirty (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.

[1] Permit includes development approvals, 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

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*.

Georgina Dark

Delegate of Administering Authority
Environmental Protection Act 1994

Date: 7/7/08

[1] Permit includes development approvals, 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

Conditions of the Development Approval

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

The aforementioned description of the environmentally relevant activity (ERA) for which this development approval is issued is simply a restatement of the activity as prescribed in the legislation at the time of issuing the approval. Where there is any conflict between the above description of the ERA for which this development approval is issued and the conditions as specified in this development approval as to the scale, intensity or manner of carrying out of the ERA, then such conditions prevail to the extent of the inconsistency.

This development approval consists of the following schedules-

Schedule A - General Conditions

Schedule B - Air

Schedule C - Water

Schedule D - Stormwater Management

Schedule F - Noise

Schedule G - Waste Management

Schedule H - Monitoring and Reporting

Schedule I – Definitions

[1] Permit includes development approvals, 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

SCHEDULE A - GENERAL CONDITIONS

Release of Contaminants Not Otherwise Provided For

(A1) The registered operator of this development approval must:

(a) install and operate all works and control equipment, and
(b) take all measures, perform all acts and do all things,

necessary to ensure compliance with the conditions of this development approval.

Display of Development Approval

(A2) A copy of this development approval must be kept in a location readily accessible to personnel carrying out the activity.

Records

(A3) Any record or document required to be kept by a condition of this development approval must be kept at the approved place for a period of at least five (5) years and be available for examination by an authorised person. 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.

(A4) Copies of any record required to be kept by a condition of this development approval must be provided to any authorised person or the administering authority on request.

Alterations

(A5) 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.

Calibration

(A6) 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

(A7) The licensee shall ensure that the operation and maintenance of fuel burning equipment and standby diesel alternators are carried out by or under the supervision of a person competent to operate and maintain the fuel burning equipment and standby diesel alternators.

End of Conditions for Schedule A

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SCHEDULE B - AIR

Release of Contaminants to the Atmosphere

(B1) Contaminants resulting from the operation of the sources described in table 1 of the air schedule must only be released to the atmosphere from those release points specified in table 1 of the air schedule.

(B2) Contaminants released from each release point specified in table 1 of the air schedule must be directed vertically upwards without any impedance or hindrance.

(B3) Contaminants must be released to the atmosphere from a release point at a height not less than the corresponding height stated for that release point in table 1 of the air schedule.

(B4) Contaminants must be released to the atmosphere from a release point at a velocity not less than the corresponding velocity stated for that release point in table 1 of the air schedule.

SCHEDULE B - Table 1

SOURCE DESCRIPTION	RELEASE POINT NUMBER AND STACK DESCRIPTION	MINIMUM RELEASE HEIGHT (metres)	MINIMUM EFFLUX VELOCITY (AV.) (metres/ second)
500 kW gas fired boiler, level 22	**A1**	**approx. 0.5 above high point of roof of building**	**3 at MCR (note 1)**
2 off 800 kW gas fired steam boilers plus 2 off small capacity, gas fired hot oil heaters, NE basement	**A2**	**4.1 above ground level**	**7 at MCR**
3 off 750 kVA diesel alternators, NE basement	**A3**	**2.3 above ground level**	**8 at MCR**

Note 1: MCR means maximum continuous rating.

(B5) (i) The standby diesel alternators are only to be used for emergencies or when requested or directed to be operated by an electricity generator, transmitter, supplier or other electricity authority; during testing in accordance with the manufacturer's specifications; or whenever as a result of a computer system malfunction the alternators are automatically activated.

(ii) Should a computer malfunction automatically activate the standby alternators, the development approval registered operator shall take all reasonable and practicable measures to deactivate the alternators.

Fuel Burning

(B6) The sulphur content of any fuel burned in industrial fuel burning equipment is not to exceed three percent (3%) by weight.

(B7) The only fuels permitted to be burned in the fuel burning equipment are natural gas and diesel.

Noxious or Offensive Odour

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(B8) Notwithstanding any other condition of this development approval no release of contaminants from the environmentally relevant activity carried out at the approved place is to cause a noxious or offensive odour beyond the boundaries of the approved place.

Diesel Alternators

(B9) A catalytic oxidation purifier must be installed in the common exhaust tunnel as close as practicable to all engines and all releases of contaminants to the atmosphere are to be via this purifier.

End of Conditions for Schedule B

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SCHEDULE C - WATER

Release of Contaminants to Waters

(C1) Contaminants must not be directly or indirectly released from the approved place to any waters or the bed and banks of any waters except:

(i) as permitted under the water schedule; or
(ii) as permitted under the stormwater management schedule; or
(iii) to a sewer as permitted or otherwise agreed from time to time by the relevant Local Government.

End of Conditions for Schedule C

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SCHEDULE D - STORMWATER MANAGEMENT

Stormwater and Bunding

(D1) Boiler blowdown waters shall not be discharged to stormwater.

(D2) All above ground chemical tank storages must be bunded so that the capacity of the bund is sufficient to contain at least one hundred and ten percent (110%) of a single tank or one hundred percent (100%) of largest storage tank plus ten percent (10%) of the second largest tank for multiple tanks within the bund.

(D3) All chemical drum storages must be bunded so that the capacity of the bund is sufficient to contain at least twenty-five percent (25%) of the maximum design storage volume within the bund.

(D4) All tanker loading /unloading areas must be bunded so that the capacity of the bund is sufficient to contain one hundred percent (100%) of the largest compartment of any tanker using the area.

(D5) All bunding must be constructed of materials which are impervious to the materials stored.

(D6) All bunding must be roofed where practicable.

(D7) Where it is impractical to completely roof a bunded area the registered operator of this development approval must ensure that any stormwater captured within the bund is free from contaminants or wastes prior to any release.

(D8) A collection sump must be provided in the floor of the bunding to facilitate the removal of liquids. The bund floor must be graded so that the fall is towards the collection sump.

(D9) All required pipework from the bunded areas must be directed over the bund wall and not through it.

Oil and Grease Conditions

(D10) A system must be provided for the washing/degreasing of vehicles/plant/equipment associated with the environmentally relevant activity which must provide for the collection and disposal of all wastes to a suitable holding container from where the wastes are to be picked up by a approved regulated wastes contractor.

(D11) Drains and bunds must be provided to ensure surface stormwater runoff is excluded from the washing area.

(D12) Gravity separation tanks must be provided to effectively remove free oil and settleable solids from the wastewaters.

End of Conditions for Schedule D

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SCHEDULE F - NOISE

Noise

(F1) In the event of a complaint about noise from the carrying out of the environmentally relevant activity that constitutes unreasonable intrusive noise being made to the administering authority, that the administering authority considers is not frivolous or vexatious, then the emission of noise from the carrying out of the environmentally relevant activity must not result in levels of noise greater than those specified in Table 1 of the Noise Schedule.

SCHEDULE F - TABLE 1

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

End of Conditions for Schedule F

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SCHEDULE G - WASTE MANAGEMENT

General: Waste Management Plan (WMP)

(G1) The registered operator of this development approval must:

(a) develop and implement a waste management plan which provides for the following functions:

- prevention of waste; and
- treatment of waste; and
- disposal of waste,

(b) on or before 1 September 1997, have completed and implemented the waste management plan.

(G2) A copy of the Waste Management Plan must be kept at the approved place.

Off Site Movement

(G3) Where regulated waste is removed from the approved place (other than by a release as permitted under another schedule of this development approval), the registered operator of this development approval 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.

(G4) If the registered operator of this development approval becomes aware that a person has removed regulated waste from the approved place and dispose of the regulated waste in a manner which is not authorised by this environment al authority must, as soon as practicable. notify the administering authority of all relevant facts, matters and circumstances known concerning the disposal.

Loading and Unloading Areas

(G5) All spillage's and washdowns from re-drumming of solvents or storage of solvents or other regulated wastes associated with the environmentally relevant activity must be contained and disposed of appropriately.

Material Storage and Handling

(G6) There must be no visible leakage of the contents from any waste container.

(G7) Each container of regulated waste stored awaiting movement off-site must be marked to identify the waste contained therein.

(G8) The registered operator of this development approval must ensure that only a transporter possessing a current development approval granted by the administering authority for the transport of regulated waste shall be used for the removal of the approved waste from the facility.

(G9) Before the loading of the regulated waste for removal, the licensee must advise the transporter of the nature of the waste, hazards associated with the waste and any precautions which need to be taken during the collection, transportation or disposal of the said listed waste.

(G10) The registered operator of this development approval must co-operate with the transporter to ensure that loading operations are carried out in such a way as to prevent spillage of the regulated waste.

(G11) The registered operator of this development approval must not cause or permit the mixing of regulated wastes or any other materials.

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(G12) The registered operator of this development approval must not permit the mixing of incompatible regulated wastes.

End of Conditions for Schedule G

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SCHEDULE H - MONITORING AND REPORTING

Complaint Recording

(H1) All complaints received by the registered operator of this development approval relating to releases of contaminants from the carrying out of the environmentally relevant activity must be recorded and kept in a log book with the following details:

(i) time, date and nature of complaint;
(ii) type of communication (telephone, letter, personal etc.);
(iii) 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);
(iv) response and investigation undertaken as a result of the complaint;
(v) name of person responsible for investigating complaint; and
(vi) action taken as a result of the complaint investigation and signature of responsible person.

Monitoring of Contaminant Releases to the Atmosphere

(H2) The registered operator of this development approval must conduct and keep records of a monitoring program of contaminant releases to the atmosphere at the release points, frequency, and for the parameters specified in schedule H - table 1 and which complies with the following:

(a) all determinations of the quality of contaminants released must be performed by a person or body possessing appropriate experience and qualifications to perform the required measurements;

(b) monitoring provisions for the release points listed in schedule H - table 1 must comply with the Australian Standard AS 4323.1 - 1995 "Stationary source emissions Method 1: Selection of sampling provisions";

(c) the following tests must be performed for each required determination specified in table 1:

(i) gas velocity and volume flow rate;
(ii) temperature; and
(iii) water vapour concentration,

(d) where practicable, samples taken must be representative of the contaminants discharged at MCR.

Schedule H - Table 1
Required Release Point Determinations

DETERMINATION REQUIRED	RELEASE POINT NUMBERS	FREQUENCY
Oxides of nitrogen	A3	annually

Report Submission

(H3) The registered operator of this development approval 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.

Notification of Emergencies and Incidents

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(H4) Where the registered operator of this development approval 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 development approval, the registered operator of this development approval must notify the administering authority of the release by telephone or facsimile.

(H5) Where the registered operator of this development approval 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 H4 must include but not be limited to the following:

(i) the registered operator of the development approval;
(ii) the location of the emergency or incident;
(iii) the number of the development approval;
(iv) the name and telephone number of the designated contact person;
(v) the time of the release;
(vi) the time the registered operator of the development approval became aware of the release;
(vii) the suspected cause of the release;
(viii) the environmental harm caused, threatened, or suspected to be caused by the release; and
(ix) actions taken to prevent further any release and mitigate any environmental harm caused by the release.

(H6) Where the registered operator of this development approval has not given notification to the administering authority under section 37 of the *Environmental Protection Act*, not more than fourteen (14) days following the initial notification of an emergency or incident, the registered operator of the development approval must provide written advice of the information supplied in accordance with condition H5 in addition to:

(i) proposed actions to prevent a recurrence of the emergency or incident; and
(ii) outcomes of actions taken at the time to prevent or minimise environmental harm and or environmental nuisance.

Exception Reporting

(H7) The registered operator of this development approval must notify the administering authority within twenty-eight (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.

(H8) The written notification required by condition H7 above must include:

(i) the full analysis results;
(ii) details of investigation or corrective actions taken; and
(iii) any subsequent analysis.

End of Conditions for Schedule H

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SCHEDULE I - DEFINITIONS

For the purposes of this development approval the following definitions apply:

(I1) "Act" means the *Environmental Protection Act 1994*.

(I2) "administering authority" means the Department of Environment or its successor.

(I3) "cubic metre" ("m^3") means the volume of dry gaseous contaminant which occupies 1 cubic metre at a temperature of zero degrees Celsius and at an absolute pressure of 101.3 kilopascals.

Noise Definitions

(I4) "$L_{Amax\ adj,\ T}$" 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.

(I5) "background noise level" means either:

$L_{A90,\ T}$ being the A-weighted sound pressure level exceeded for ninety percent (90%) 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.

(I6) "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.

(I7) "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 park or gardens.

(I8) "commercial place" means a place used as an office or for business or commercial purposes.

(I9) "approved place" means Lot 299, Plan WD3639, County of Ward, Parish of Gilston, Title Reference 17034065, Vol 5928, Folio 41.

End of Conditions for Schedule I

END OF CONDITIONS

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