Permit

Environmental Protection Act 1994

Environmental authority EPPR00917913

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

Environmental authority number: EPPR00917913

Environmental authority takes effect on the day the authority is approved.

The anniversary date of this environmental authority remains 12 June. The payment of the annual fee will be due each year on the anniversary day.

Environmental authority holder

Name	Registered address
DEXUS ASSET MANAGEMENT LIMITED	Quay Quarter Tower Level 30, 50 Bridge Street SYDNEY NSW 2000

Environmentally relevant activity and location details

Environmentally relevant activities	Locations
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 1,500EP if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme	Lot 953 Plan CG6336
ERA 63 - Sewage Treatment - 1(a-i) - Operating sewage treatment works, other than no-release works, with a total daily peak design capacity of 21 to 100EP - if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme	Lot 954 Plan CG6280

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

Queensland Government

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).

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.

	16/04/2025
Signature	Date

Rebecca Griffiths
Department of the Environment, Tourism, Science and Innovation
Delegate of the administering authority
Environmental Protection Act 1994

Enquiries:
Utilities and Government Organisations Assessment
Department of the Environment, Tourism, Science and Innovation
Phone: 1300 130 372
Email: palm@des.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, Manufacturing, and Regional and Rural Development (to clear vegetation), and the Department of Primary Industries (to clear marine plants or to obtain a quarry material allocation).

Conditions of environmental authority

Part 1 – General Conditions for all activities

Environmentally relevant activities	Locations
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 1,500EP if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme	Lot 953 Plan CG6336
ERA 63 - Sewage Treatment - 1(a-i) - Operating sewage treatment works, other than no-release works, with a total daily peak design capacity of 21 to 100EP - if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme	Lot 954 Plan CG6280

The environmentally relevant activities conducted at the locations as described above must be conducted in accordance with the following general conditions of the approval.

Agency interest: General	
Condition number	**Condition**
G1.1	An Annual Monitoring Report must be prepared and submitted to the **administering authority** by 30 November each year, for the preceding financial year.
G1.2	All reasonable and practicable **measures** must be taken to prevent or minimise environmental harm caused, or likely to be caused, by the activities.
G1.3	Unless specifically authorised by a condition of this environmental authority, this environmental authority does not authorise a relevant act which is: (a) an act that causes serious or material environmental harm or an environmental nuisance; or (b) an act that contravenes a noise standard; or (c) a deposit of a contaminant, or release of stormwater run-off, mentioned in section 440ZG of the *Environmental Protection Act 1994.*
G1.4	**Contravention of conditions** Unless specifically authorised by a condition of this environmental authority, details of any contravention of a condition of this environmental authority must: (a) be reported to the **administering authority** within 24 hours of becoming aware of the contravention; and (b) include the nature and circumstances of the contravention and any immediate actions taken.
G1.5	As soon as reasonably practicable but no later than 20 business days of a report made under condition G1.4 (or a longer period agreed to in writing by the **administering authority**), an investigation must be undertaken to determine:

	(a) the potential circumstances and actions that may have contributed to the contravention; and (b) reasonable and practicable **measures** that will be implemented to address the cause of the contravention to prevent future contraventions of this nature.
G1.6	As soon as reasonably practicable but no later than 20 business days of investigating a contravention under condition G1.5 (or a longer period agreed to in writing by the **administering authority**), the reasonable and practicable **measures** identified in the investigation must be implemented.
G1.7	The outcome of the investigation carried out under condition G1.5 and the reasonable and practicable **measures** implemented under condition G1.6 must be recorded.
G1.8	**Complaints** The following details must be recorded for all **complaints** received and provided to the **administering authority** upon request: (a) date and time the **complaint** was received; and (b) if authorised by the **person** making the **complaint**, their name and contact details; and (c) nature and details of the **complaint**.
G1.9	As soon as reasonably practicable but no later than 5 business days of receiving a **complaint** (or a longer period agreed to in writing by the **administering authority**), an investigation must be undertaken to determine: (a) the potential circumstances and actions on site that may have contributed to the basis of the **complaint**; and (b) reasonable and practicable **measures** that will be implemented to address the **complaint**.
G1.10	As soon as reasonably practicable but no later than 5 business days of investigating a **complaint** under condition G1.9 (or a longer period agreed to in writing by the **administering authority**), the reasonable and practicable **measures** identified in the investigation must be implemented.
G1.11	The outcome of the investigation carried out under condition G1.9 and the reasonable and practicable **measures** implemented under condition G1.10 must be recorded.
G1.12	**Environmental risk management procedures** Written procedures must be developed and implemented by an **appropriately qualified person** that ensure: (a) all potential risks to the environment from the carrying out of the **activity** are identified and assessed, including: i. during routine operations; and ii. outside routine operations (e.g., maintenance, start up and shut down); and iii. during preparation, rehabilitation, and closure; and iv. in an emergency (e.g., fire, flood or other natural disaster); and (b) for each potential risk identified, any necessary **measures** to prevent or minimise the potential for environmental harm are implemented; and (c) staff understand their obligations under this environmental authority and the Environmental Protection Act 1994; and (d) environmental risk management procedures are continually reviewed and improved, based on a reasonable risk-management approach.
G1.13	**Plant and equipment**

<table>
<tr><td></td><td>An appropriately qualified person must install, operate, calibrate, and maintain the plant and equipment required to carry out the activity (including monitoring devices) in a proper and effective manner.</td></tr>
<tr><td>G1.14</td><td>Records of installation, calibration and maintenance carried out under condition G7.0 must be kept.</td></tr>
<tr><td>G1.15</td><td>Record keeping
Unless otherwise specified by a condition of this environmental authority, records must be:
(a) kept for the period outlined in Table 1 – Record keeping requirements; and
(b) provided to the administering authority upon request and in the format requested.

Table 1 – Record keeping requirements
<table>
<tr><th>Description of records</th><th>Retention requirement</th></tr>
<tr><td>Monitoring results</td><td>Retain for 15 years</td></tr>
<tr><td>All other records</td><td>Retain for 5 years</td></tr>
</table></td></tr>
<tr><td>G1.16</td><td>Chemical storage
Chemicals and fuels in containers of greater than 15 litres must be stored within a secondary containment system.</td></tr>
<tr><td>G1.17</td><td>Monitoring and sampling
All monitoring and sampling required by the conditions of this environmental authority must be carried out, interpreted, and recorded by an appropriately qualified person.</td></tr>
<tr><td>G1.18</td><td>Unless otherwise authorised in writing by the administering authority, all laboratory analyses required under this environmental authority must be carried out by a laboratory that has National Association of Testing Authorities (NATA) accreditation for such analyses.
The only exception to this condition is for in situ monitoring of pH and electrical conductivity.</td></tr>
<tr><td>G1.19</td><td>Written procedures must be developed and implemented which identify measures to ensure that fluctuations in inflow rates to the sewage treatment plant throughout the year do not adversely impact the ability to the plant to treat sewage in a proper and effective manner.</td></tr>
<tr><td colspan="2">Agency interest: Air</td></tr>
<tr><td>Condition number</td><td>Condition</td></tr>
<tr><td>A1.1</td><td>Odours or airborne contaminants from the activity must not cause environmental nuisance to any sensitive place or commercial place.</td></tr>
<tr><td>A1.2</td><td>All reasonable and practicable measures must be taken to prevent public access to the Effluent Disposal Areas.</td></tr>
<tr><td colspan="2">Agency interest: Noise</td></tr>
<tr><td>Condition number</td><td>Condition</td></tr>
<tr><td>N1.1</td><td>Noise generated by the activity must not cause environmental nuisance to any sensitive place or commercial place.</td></tr>
<tr><td colspan="2">Agency interest: Water</td></tr>
<tr><td>Condition number</td><td>Condition</td></tr>
</table>

WT1.1	Contaminants must not be released to any **waters**.
Agency interest: Waste	
Condition number	**Condition**
W1.1	All waste generated by the **activity** must be lawfully reused or recycled, and/or lawfully removed to a facility that can lawfully accept the waste.
W1.2	The wet weather storage tank must be fitted with ultrasonic level sensors and a remote **monitoring** system, and audible and visual alarms that notify when 75% capacity of the tank is reached.
W1.3	When the wet weather storage tank reaches 75% capacity sewage must be removed, transported and disposed of in accordance with condition W1.1.

Part 2 – Site Specific Conditions (For irrigation systems excluding AES system)

Environmentally relevant activities	**Locations**
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 1,500EP if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme	Lot 953 Plan CG6336
ERA 63 - Sewage Treatment - 1(a-i) - Operating sewage treatment works, other than no-release works, with a total daily peak design capacity of 21 to 100EP - if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme	Lot 954 Plan CG6280

The environmentally relevant activities conducted at the locations as described above must be conducted in accordance with the following general conditions of the approval.

Agency interest: Air	
Condition number	**Condition**
A2.1	Warning signs must be installed and maintained at all **land** application areas within the **Effluent Disposal Areas** with clearly visible wording that states 'Recycled Water – Avoid Contact – Do Not Drink'.
Agency interest: Land	
Condition number	**Condition**
L2.1	Contaminants generated by the **activity** must only be released to the **Effluent Disposal Areas** where the following requirements are complied with: (a) the **release** limits for each quality characteristic are complied with at the **monitoring** locations as specified in *Table 2 – Contaminant limits for releases to land*; and

(b) **releases** are **monitored** at all **monitoring** locations and at the minimum **monitoring** frequency for each quality characteristic specified in *Table 2 – Contaminant limits for releases to land*; and

(c) the associated requirements specified under *Table 2 - Contaminant limits for releases to land* are complied with and **records** that demonstrate that compliance are made.

Table 2 - Contaminant limits for releases to land

Monitoring location	Release location	Quality characteristic (units)	Release limits			Minimum monitoring frequency
			Minimum	Median	Maximum	
Outlet of storage tank prior to discharge to **land**	Lot 953 Plan CG6336	Irrigation volume (kL/**day**)	-	-	12	Daily
		Irrigation rate (mm/**day**)	-	-	8.30	
	Lot 954 Plan CG6280	Irrigation volume (kL/**day**)	-	-	14	
		Irrigation rate (mm/**day**)	-	-	7	
	Lot 953 Plan CG6336 and Lot 954 Plan CG6280	**Total Nitrogen TN** (**mg/L** as N)	-	-	20	Monthly
		Total Phosphorus TP (**mg/L** as P)	-	-	15	Monthly
		pH (pH units)	6	-	8.5	Monthly
		Escherichia coli (E.coli) cfu/100mL)	-	150 organisms per 100 mL	-	Monthly
		Electrical Conductivity (EC) (µS/cm)	-	-	1600	Monthly

Associated requirements

(1) **Monitoring** must be undertaken when **effluent** is being disposed, unless **effluent** disposal has ceased for longer than the relevant parameters specified minimum frequency (e.g. if pH was only required to be **monitored** once a week, then a pH sample would not be required after the first week following cessation of the release); and

(2) The irrigation rate **monitoring** must be calculated based on the total area irrigated on that **day**, and the actual volume of **effluent** irrigated on that same **day**; and

(3) Volume **monitoring** must be undertaken using a flow meter.

(4) The median is the value at which a minimum of 5 samples is taken at not less than half-

	hourly intervals in any one **day**, with 4 out of the 5 samples containing less than 600 organisms per 100 mL.
L2.2	When soil in the **Effluent Disposal Areas** is **saturated**, **effluent** must not be released to **land**.
L2.3	All organic material removed from vegetation growing in the **Effluent Disposal Areas** must be transported and disposed of in an area other than in the **Effluent Disposal Areas**.
L2.4	The build-up of nutrients, salinity, sodicity and heavy metals in the soil and subsoil must be minimised.
L2.5	Ponding of **effluent** within the **Effluent Disposal Areas** must not occur after irrigation has ceased.
L2.6	Contaminants must not run off to areas beyond the **Effluent Disposal Areas**.
L2.7	The **Effluent Disposal Areas** must be maintained with Kikuyu in a **viable state**.
Agency interest: Water	
Condition number	**Condition**
WT2.1	A Groundwater Monitoring Program (GWMP) must be: (a) designed by an **appropriately qualified person**(s) with experience and qualifications in **groundwater monitoring**, to **monitor** the effects of the **activity** on **groundwaters**; and (b) reviewed annually by an **appropriately qualified person**(s) and certified as being appropriate to meet the requirements in condition WT2.2(a)(i).
WT2.2	The GWMP required by condition WT2.1 must include: (a) clearly stated aims and objectives; and (b) a **monitoring** program that is developed using the latest version of the **administering authority's** guideline *Using monitoring data to assess groundwater quality and potential environmental impacts*, and that specifies: (i) **groundwater** flow characteristics for the groundwater that could be impacted by the **activity** (potentially impacted **groundwater**), including hydraulic gradient, groundwater flow rates; and (ii) **surface waters** that could interact with potentially impacted **groundwater** (potentially impacted SW); and (iii) the environmental values of the potentially impacted **groundwater** and the potentially impacted SW; and (iv) cumulative impacts on the potentially impacted **groundwater**; and (v) the spatial extent of the **monitoring** program, including the location of **monitoring** bores required under condition WT2.4(c); and (vi) the temporal context of the **monitoring** program, including timing and frequency of sampling.
WT2.3	An **appropriately qualified person**(s) must install **groundwater monitoring** bores that enable **monitoring** from: (a) the uppermost aquifer; and (b) control location(s) that are suitable for establishing a background or other referable environmental value for the potentially impacted **groundwater**; and (c) test location(s) that are suitable for determining the extent to which the potentially impacted **groundwater** are, or are potentially, being impacted by the **activity**; and

<table>
<tr><td></td><td>(d) for potentially impacted groundwater, hydraulically up-gradient bore(s) and hydraulically down-gradient bore(s) of the activity.</td></tr>
<tr><td>WT2.4</td><td>Monitoring under the GWMP, must include:
(a) monitoring of the receiving environment at the monitoring location(s), and at the minimum monitoring frequency, and for the quality characteristics specified in Table 3 – Groundwater Monitoring Program.

Table 3 – Groundwater Monitoring Program
<table><tr><th>Monitoring locations</th><th>Quality characteristic (units)</th><th>Minimum monitoring frequency</th></tr><tr><td rowspan="5">Refer to Table 4 – Groundwater Monitoring locations below</td><td>pH</td><td rowspan="5">Quarterly</td></tr><tr><td>Electrical Conductivity (µS/cm)</td></tr><tr><td>Total Nitrogen TN (mg/L)</td></tr><tr><td>Total Phosphorus TP (mg/L)</td></tr><tr><td>Standing groundwater level (m)</td></tr></table>
Table 4 – Groundwater Monitoring locations
<table><tr><th>Monitoring Location</th><th>X (GDA2020)</th><th>Y (GDA2020)</th></tr><tr><td colspan="3">Control / Upgradient Monitoring Locations</td></tr><tr><td>GW001</td><td>-26.92074</td><td>152.99382</td></tr><tr><td>GW002</td><td>-26.91658</td><td>152.99685</td></tr><tr><td colspan="3">Down Gradient Monitoring Locations</td></tr><tr><td>GW003</td><td>-26.92101</td><td>152.99347</td></tr><tr><td>GW004</td><td>-26.91667</td><td>152.99734</td></tr></table></td></tr>
<tr><td>WT2.5</td><td>The GWMP required by condition WT2.1 must include:
(a) the development of trigger values for the potentially impacted groundwater; and
(b) procedures to determine when trigger values are reached; and
(c) the development of management actions to mitigate any adverse impacts caused, or likely to be caused, by the activity; and
(d) the implementation of the management actions if an GWMP trigger value is reached.</td></tr>
<tr><td>WT2.6</td><td>The GWMP required by condition WT2.1 must be submitted to the administering authority upon request and within a timeframe (which must be at least 1 business day) specified by the administering authority.</td></tr>
<tr><td>WT2.7</td><td>Any comments made by the administering authority on the GWMP must be addressed to the reasonable satisfaction and within a timeframe (which must be at least 5 business days) specified by the administering authority.</td></tr>
<tr><td>WT2.8</td><td>A report summarising the results of the GWMP (GWMP Report) must be prepared by an appropriately qualified person(s) and submitted to the administering authority with the Annual Monitoring Report as required under condition G1.1.</td></tr>
</table>

WT2.9	The GWMP Report required by condition WT2.8 must include: (a) a summary of the **monitoring** data obtained under the GWMP in the relevant financial year; and (b) an evaluation of all relevant data obtained under the GWMP, including graphical representations showing all relevant historical data and a comparison of data trends against the GWMP trigger values; and (c) description of all actions taken to minimise the environmental risk in response to data or other information obtained during the GWMP, including actions taken where GMPW trigger values were reached; and (d) the results of those management actions.
WT2.10	The GWMP Report required by condition WT2.8 must include analysis and interpretation of **monitoring** results by an **appropriately qualified person** that determines: (a) whether any deep drainage of contaminants from the **activity** into **groundwater** has occurred; and (b) how the **groundwater** has been impacted by the **activity**.
WT2.11	The GWMP Report required by condition WT2.8 must include recommended action(s) to mitigate any adverse impacts caused, or likely to be caused, by the **activity** in respect of potentially impacted **groundwater**.
WT2.12	Any action(s) recommended by the GWMP Report must be undertaken: : (a) as soon as practicable, and no more than 14 **days** after receiving the GWMP **monitoring** report; or (b) another period agreed to in writing by the **administering authority**.

Part 3 – Site Specific Conditions (Irrigation system only)

Environmentally relevant activity	**Location**
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 1,500EP if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme	Lot 953 Plan CG6336

The environmentally relevant activities conducted at the locations as described above must be conducted in accordance with the following general conditions of the approval.

Agency interest: General	
Condition number	**Condition**
G3.1	Inflows into the sewage treatment plant must not exceed the **daily peak design capacity** of 12kL/**day** on any **day**.
Agency interest: Land	
Condition number	**Condition**

L3.1	**Releases** to **land** authorised under condition L2.1 must comply with the following: (a) the **Effluent Disposal Areas** as shown in *Appendix 1 – Site plan and effluent disposal areas* of this environmental authority, must have a minimum surface area of 1,440m^2; and (b) **releases** to **land** must only occur in the **Effluent Disposal Areas** as shown in *Appendix 1 – Site plan and effluent disposal areas* of this environmental authority; and (c) **releases** must only occur between the hours of 6pm and 7am; and (d) the **release** of treated **effluent** must be spread out evenly across a minimum surface area of 1,440m^2.; and (e) **effluent** must only be disposed to the **Effluent Disposal Areas** via spray irrigation.
L3.2	Wet weather storage, with a minimum volume of 120kL must be installed and maintained on **the site** for the storage of **effluent.**

Part 4 – Site Specific Conditions

Environmentally relevant activity	**Location**
ERA 63 - Sewage Treatment - 1(a-i) - Operating sewage treatment works, other than no-release works, with a total daily peak design capacity of 21 to 100EP - if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme	Lot 954 Plan CG6280

The environmentally relevant activities conducted at the locations as described above must be conducted in accordance with the following general conditions of the approval.

Agency interest: General	
Condition number	**Condition**
G4.1	Inflows into the sewage treatment plant must not exceed the **daily peak design capacity** of 14kL/**day** on any **day**.
Agency interest: Land	
Condition number	**Condition**

L4.1	**Releases** to **land** authorised under condition L2.1 must comply with the following: (a) the **Effluent Disposal Areas** as shown in *Appendix 2 – Site plan and effluent disposal areas* of this environmental authority, must have a minimum surface area of 2,000m^2; and (b) **releases** to **land** must only occur in the E**ffluent Disposal Areas** as shown in *Appendix 2 – Site plan and effluent disposal areas* of this environmental authority; and (c) **releases** must only occur between the hours of 6pm and 7am; and (d) the **release** of treated **effluent** must be spread out evenly across a minimum surface area of 2,000m^2.; and (e) effluent must only be disposed to the **Effluent Disposal Areas** via spray irrigation.
L4.2	Wet weather storage, with a minimum volume of 140kL must be installed and maintained on **the site** for the storage of **effluent.**
L4.3	A minimum buffer of 2m surrounding the perimeter of the **Effluent Disposal Areas** must be maintained with a crop of over 2m root depth.

Part 5 – Site Specific Conditions (ERA with AES system only)

Environmentally relevant activity	**Location**
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 1,500EP if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme	Lot 953 Plan CG6336

The environmentally relevant activities conducted at the locations as described above must be conducted in accordance with the following general conditions of the approval.

Agency interest: General	
Condition number	**Condition**
G5.1	The **activity** under this environmental authority must be conducted in accordance with the following limitations: (a) The total daily treatment design capacity of the three sewage treatment plants must not exceed 18,900L/**day**; and (b) Treated **effluent** disposed of to **land** must be disposed of via the sub surface Advanced Enviro-Septic (AES) system infiltration beds as shown in *Appendix 4 – AES Beds System Arrangement Plan*; and (c) A minimum **land** application area of 2,000m^2, consisting of the AES system with an area of 324m^2, and an extension area 1,676m^2, excluding any necessary buffer zones, must be utilised for the irrigation of treated **effluent**; and (d) Contaminants must only be released to **land** in the area labelled “new design” shown in *Appendix 3 – Land application area*.
G5.2	A receiving environment monitoring program must be designed and implemented by an **appropriately qualified person**(s) to **monitor** the effects of the **activity** on **land**.

G5.3	The receiving environment **monitoring** program required by condition G5.2, must include at least the following: (a) be undertaken annually; (b) **monitor** the capacity of the **effluent** disposal area to sustainably assimilate nutrient loads arising from the release of treated **effluent** from the sewage treatment works; (c) include soil samples taken within 1 metre of the AES beds and at the depth of the base of the AES bed; (d) soil and sub-soil analysis, including assessment of the soils from a reference and representative locations, including type, structure, pH, phosphorus adsorption level and capacity, nutrient status, salinity and sodicity, and cation exchange capacity of the infiltration areas; (e) ensure the water balance of the soil within, and in the immediate vicinity of the infiltration area, is not adversely affected by the disposal of treated **effluent**; (f) ensure vegetation is not damaged by the disposal of **effluent**; (g) establish an inspection regime to ensure no surface ponding of **effluent** occurs from the disposal of **effluent**; (h) ensure no migration of **effluent** beyond the infiltration areas designated for the release of **effluent**; and (i) report the **monitoring** results and an assessment of the impact of the **effluent** releases to **land** in an annual monitoring report; and (j) **monitoring** results must be analysed and interpreted by an **appropriately qualified person** annually. (k) Where the interpretation of the **appropriately qualified person** is that the **effluent** disposal area is becoming adversely impacted by the disposal of **effluent**, appropriate action must be taken to remediate the **effluent disposal area**.
G5.4	Treated sewage **effluent** may be removed from **the site** and used for an alternate purpose, with the written consent of any third party involved.
G5.5	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 minimised. (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. (f) sufficient buffer zones are maintained between irrigation sites and sensitive environmental receptors.
Agency interest: Land	
Condition number	**Condition**
L5.1	When weather conditions or soil conditions preclude the release of **effluent** to **land**, **effluent** must be directed to wet weather storage or be lawfully removed from **the site**.

Definitions

Key terms and/or phrases used in this document are defined in this section. Where a term is not defined, the definition and meaning given must be in accordance with the following (in order of priority):

1. in the *Environmental Protection Act 1994*, its regulations or environmental protection policies;
2. the *Acts Interpretation Act 1954*;
3. the Macquarie Dictionary (taking account of the context in which the word or phrase is used in this document).

For example, **environmental value**, **environmental harm**, **environmental nuisance**, and **material environmental harm** are defined in the EP Act and **groundwater** is defined in the *Environmental Protection Regulation 2019*. Additionally, **person** is described by the *Acts Interpretation Act 1954*.

Activity means the environmentally relevant activity to which the environmental authority relates. An activity may be undertaken on the whole or a part of a **site**.

Administering authority means the Chief Executive administering the *Environmental Protection Act 1994*.

Appropriately qualified person means a person or persons who has professional qualifications, training, skills and experience relevant to the environmental authority (EA) requirements and can give authoritative assessment, advice and analysis in relation to the EA requirements using the relevant protocols, standards, methods and/or literature.

Commercial place means a place, or part 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.

Complaints means an expression of dissatisfaction, concern or report, whether written or verbal, about the **activity** and/or its impact on the environment.

Daily peak design capacity means the volume, in litres, of the average dry weather flow of sewage that can be treated at the works in a day.

Day means any 24-hour period of a calendar day.

Effluent means the liquid fraction of treated sewage.

Effluent Disposal Area means the area identified in Appendices 1, 2 and 3 respectively.

Land means land excluding **waters** and the atmosphere.

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

Monitor, **monitored** and **monitoring** means monitoring the impact of an **activity** on the receiving environment and includes analysing, assessing, examining, inspecting, measuring, modelling or reporting any of the following matters—

(a) the quantity, quality, characteristics, timing and variability of the release of any contaminant; and
(b) the effectiveness of any control measure; and
(c) the characteristics of, and impact on, the receiving environment.

Person means an individual or a corporation, as per section 32D of the *Acts Interpretation Act 1954*.

Records include breach notifications, written procedures, analysis results, **monitoring** reports and **monitoring** programs required under a condition of this authority.

Saturated means the soil moisture level is greater than the soil field capacity. **Field capacity** means the amount of water retained in soil when the soil has been allowed to drain for 24hrs under normal gravity conditions.

Sensitive place includes any of the following places:

(a) a dwelling, residential allotment, 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 under the *Nature Conservation Act 1992*, the *Marine Parks Act 2004* or a World Heritage Area; or
(f) a public park or garden; or
(g) for noise, a place defined as a sensitive receptor for the purposes of the *Environmental Protection (Noise) Policy 2019*; or
(h) the area within the curtilage of any of the above places.

The site means the area of **land** identified as being approved for the carrying out of the **activity** as per *Appendix 1, Figure 1 – Site Plan* of this environmental authority.

Total Nitrogen (TN) means the sum of Organic Nitrogen, Ammonia Nitrogen, Nitrite plus Nitrate Nitrogen, expressed as mg/L as Nitrogen. This includes both the inorganic and organic fraction of nitrogen.

Total Phosphorus (TP) means the sum of the reactive phosphorus, acid-hydrolysable phosphorus and organic phosphorus, as mg/L of Phosphorus. This includes both the inorganic and organic fraction of phosphorus**.**

Viable state or viability means able to live and grow.

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.

Appendix 1 - Site plan and effluent disposal areas

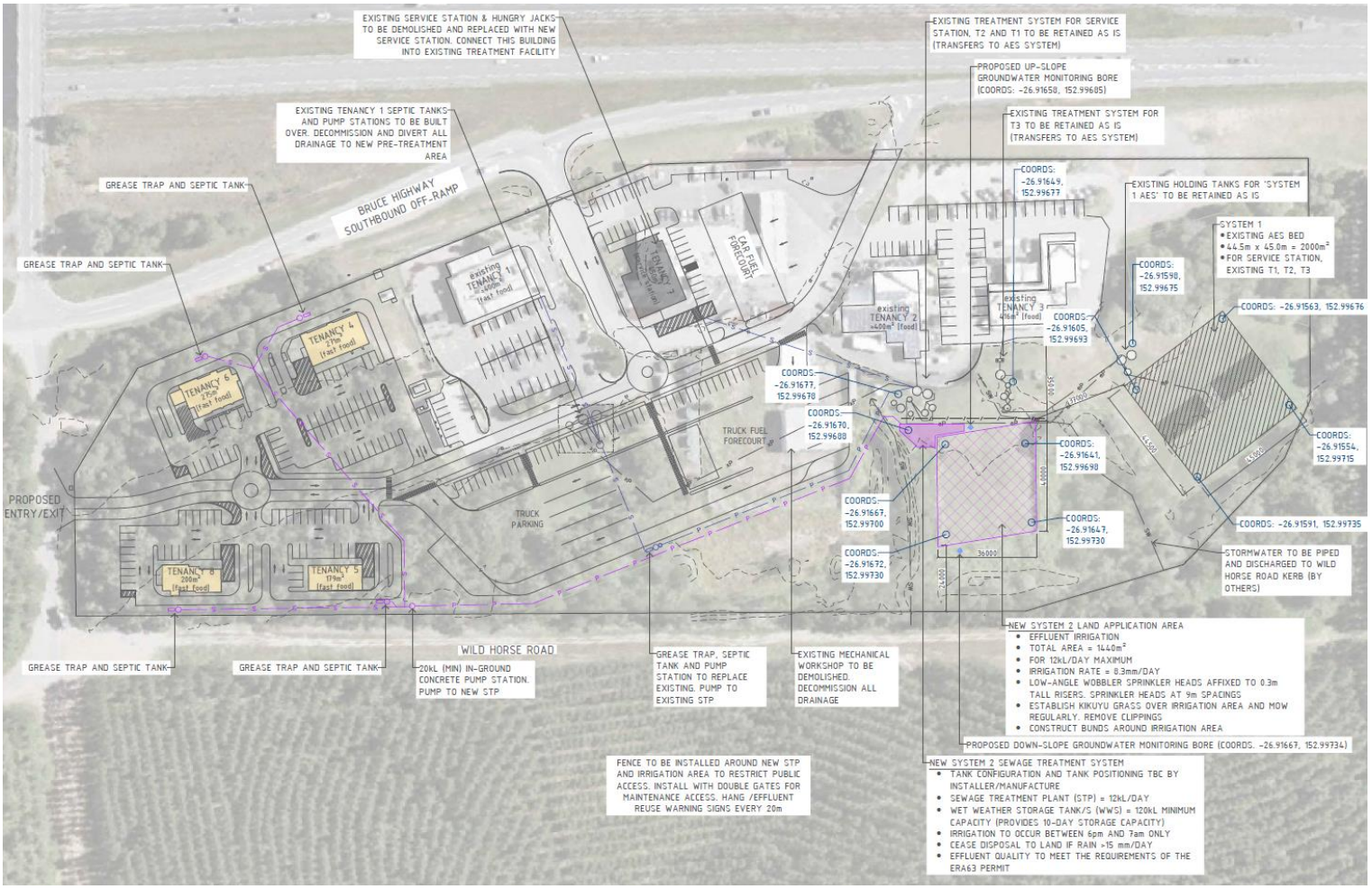


Figure 1: Lot 953 Plan CG6336

Appendix 2 - Site plan and effluent disposal areas

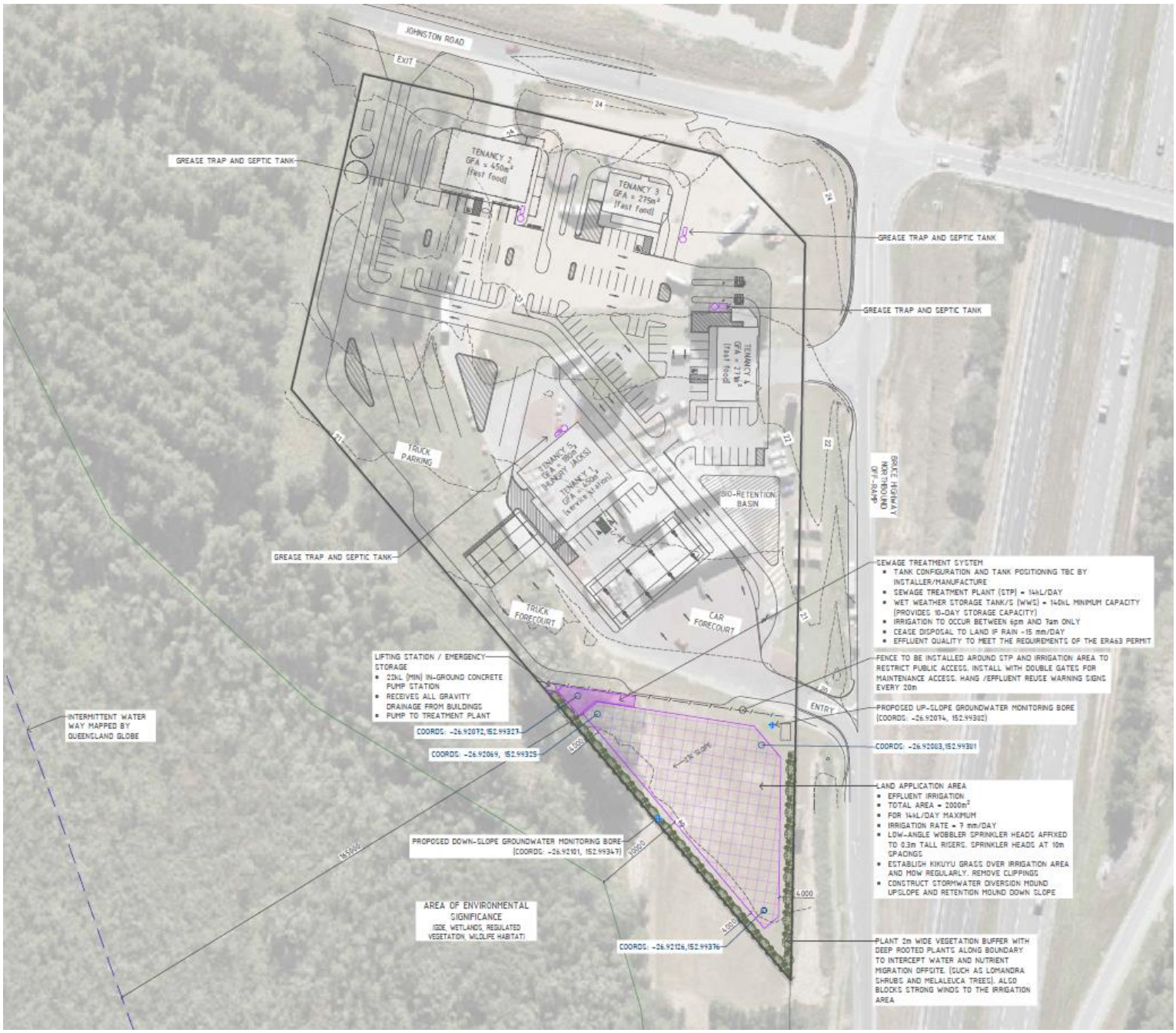
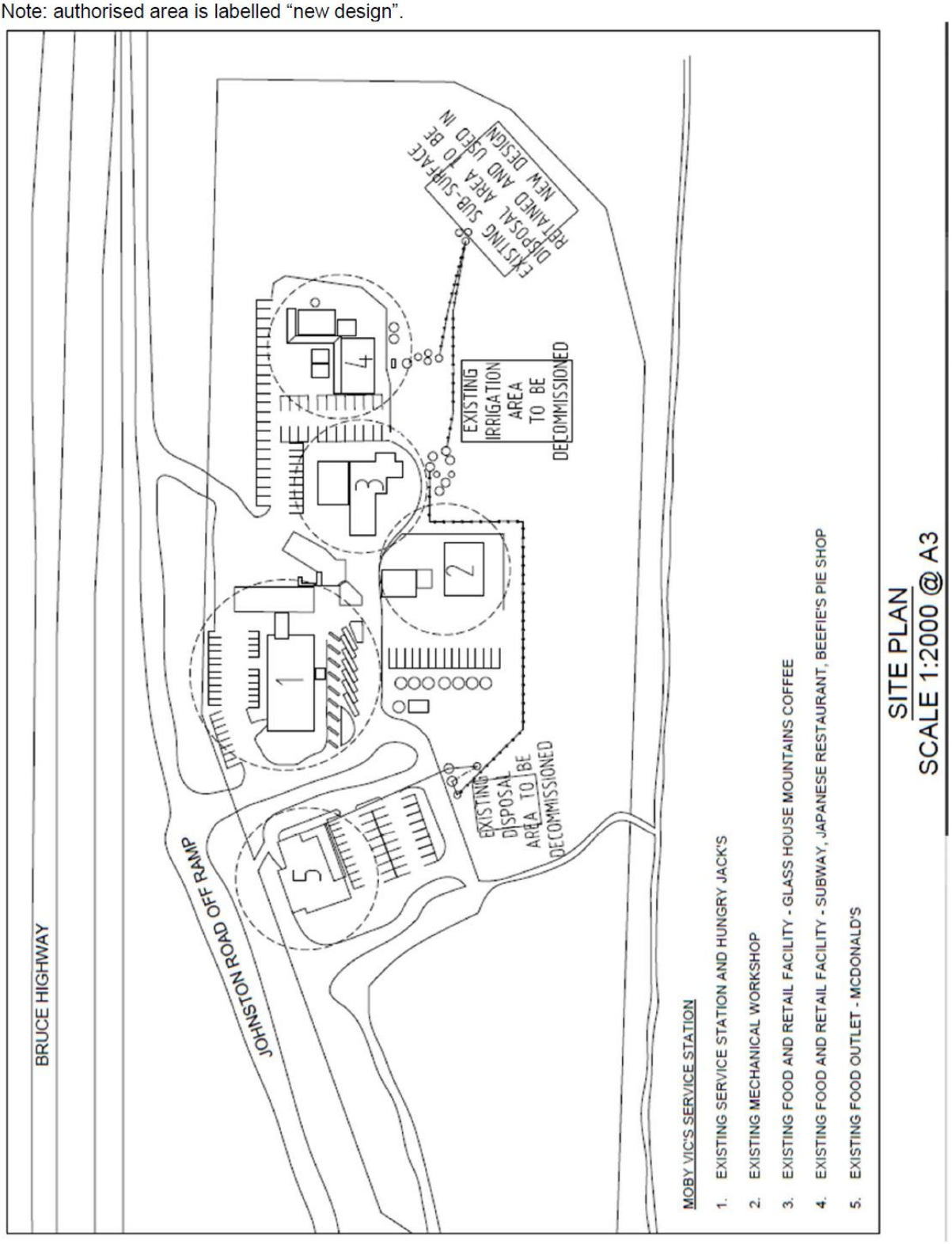


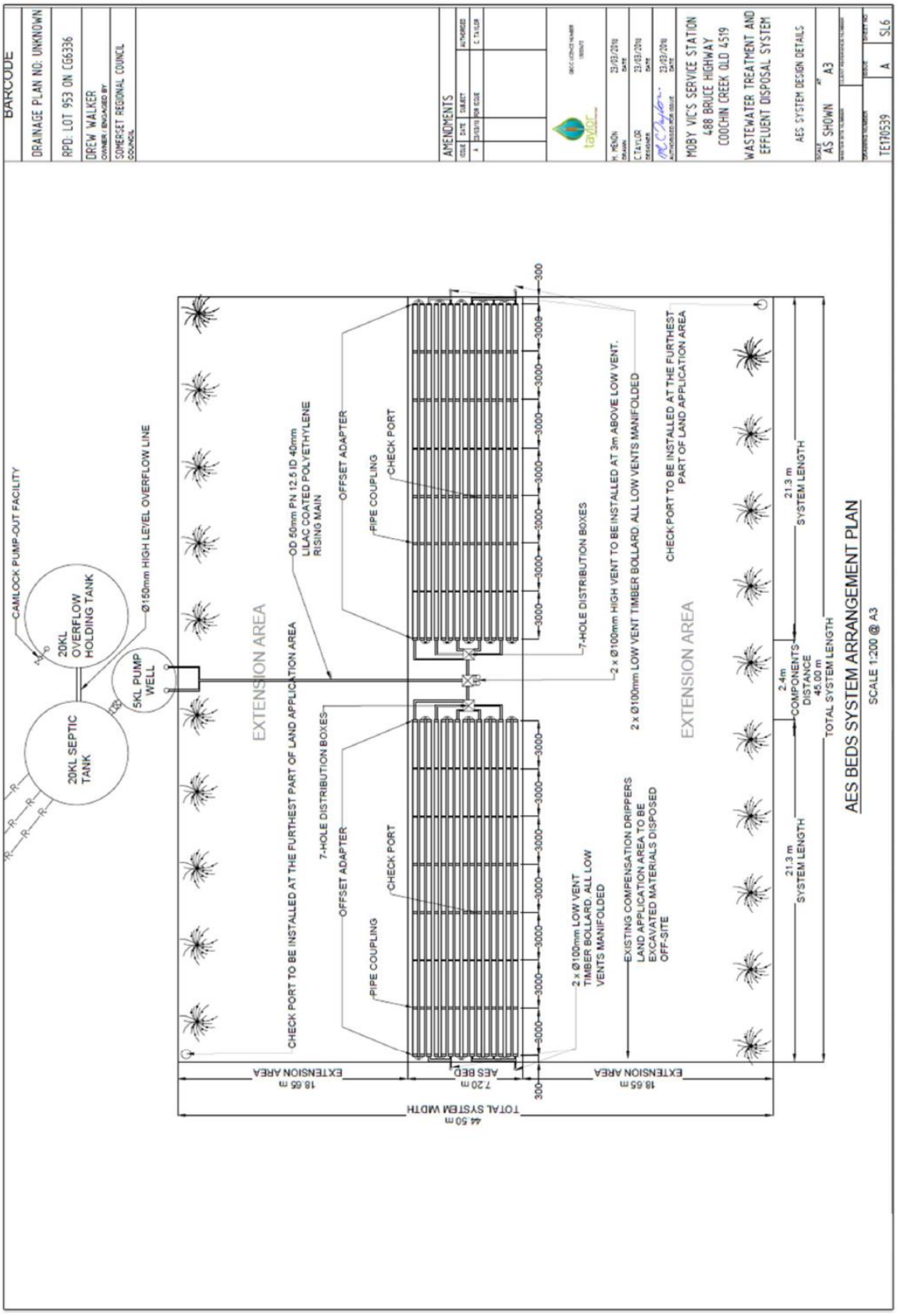
Figure 2: Lot 954 Plan CG6280

Appendix 3 – Land application area

Note: authorised area is labelled “new design”.



Appendix 4 – AES Beds Arrangement Plan



END OF ENVIRONMENTAL AUTHORITY