Queensland Government

Department of
Environment and Heritage Protection

28 May 2014

To: **Douglas Construction and Engineering**
c/- urbanplanning, surveying & development
PO Box 361
PADDINGTON QLD 4064

Email: brisbane@dtsqld.com.au

Attn: Scott Entwistle

Cc: Brisbane City Council
Development Assessment Branch
GPO Box 1434
BRISBANE, QLD 4001

Attn: Alex Tonkin

Cc: brisbanesara@dsdip.qld.gov.au
Paul.Beutel@dsdip.qld.gov.au

Your reference: A003811288
Our reference: 414612

Application details

I refer to the application that was received by the administering authority on 25 March 2014.

Land description: 180 Viking Drive, Wacol (Lot 4 SP255899).

Decision

Your application has been approved and your environmental authority (reference EPPR02204214) is attached.

Should you have any further enquiries, please contact Ernst Bruynius on telephone (07) 3330 6224.

Yours sincerely

Signature	Date
	28/5/2014

Kelly Gleeson
Department of Environment and Heritage Protection
Delegate of the administering authority
Environmental Protection Act 1994

Enclosed

Permit - environmental authority (reference EPPR02204214)

Ernst Bruynius
ES-RSD-SER-Brisbane South
LeveL 8 400 George Street
GPO Box 2454
BRISBANE CITY QLD 4000
Phone: (07) 3330 6224
Fax: (07)3330 5754
Email: Ernst.Bruynius@ehp.qld.gov.au
Website **www.ehp.qld.gov.au**
ABN 46 640 294 485

Permit[1]

Environmental Protection Act 1994

Environmental authority

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

Permit[1] number: EPPR02204214

Environmental authority takes effect after your related development application (**A003844911**) is approved and upon commencement of the activity. Prior to the commencement of the activity, the administering authority must be given written notice of the proposed date of commencement.

The first annual fee is payable within 20 business days of the effective date.

The anniversary date of this environmental authority is the same day each year as the effective date. An annual return and the payment of the annual fee which is currently $4,341.50 will be due each year on this day.

Environmental authority holder(s)

Name	Registered address
Mapei Australia Pty Ltd	12 Parkview Drive ARCHERFIELD QLD 4108

Environmentally relevant activity and location details

Environmentally relevant activity(ies)	Location(s)
ERA 7 Chemical manufacturing at threshold(s): 2(b) – Manufacturing more than 1,000 cubic metres to 100,000 cubic metres in a year of coating, food additives, industrial polishing, sealant, synthetic dye, pigment, ink, adhesives or paint (other than water-based paint)	180 Viking Drive, Wacol - Lot 4 Plan SP255899

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.

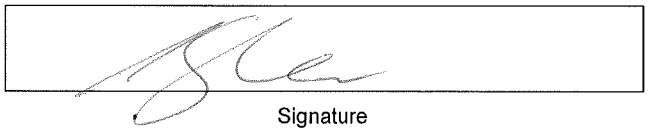
[1] Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation

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

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 of the EP Act) 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

28/5/2014

Date

Kelly Gleeson
Department of Environment and Heritage Protection
Delegate of the administering authority
Environmental Protection Act 1994

Enquiries:
Ernst Bruynius
ES-RSD-SER-Brisbane South
LeveL 8 400 George Street
GPO Box 2454
BRISBANE CITY QLD 4000
Phone: (07) 3330 6224
Fax: (07) 3330 5754
Email: Ernst.Bruynius@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

Location: 180 Viking Drive, Wacol

Lot 4 SP255899

Relevant activity/ies:

ERA 7 Chemical manufacturing at threshold(s): 2(b) – Manufacturing more than 1,000 cubic metres to 100,000 cubic metres in a year of coating, food additives, industrial polishing, sealant, synthetic dye, pigment, ink, adhesives or paint (other than water-based paint)

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	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.
G2	All reasonable and practicable **measures** must be taken to minimise the likelihood of environmental harm being caused.

G3	The **activity** must be undertaken in accordance with written procedures that: 1. identify potential risks to the environment from the **activity** during routine operations and emergencies; and 2. establish and maintain control **measures** that minimise the potential for environmental harm; and 3. ensure plant, equipment and **measures** are maintained in a proper and effective condition; and 4. ensure plant, equipment and **measures** are operated in a proper and effective manner 5. ensure that staff are trained and aware of their obligations under the *Environmental Protection Act 1994*; and 6. ensure that reviews of environmental performance are undertaken at least annually.
G4	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.
G5	An **appropriately qualified person(s)** must monitor, interpret and record all parameters that are required to be monitored by this environmental authority, in the manner specified by this environmental authority.
G6	All analyses and tests required under this approval must be carried out by a laboratory that has **N.A.T.A.** certification, or an equivalent certification, for such analyses and tests.
G7	Storage of chemicals and fuels in bulk or in containers of greater than 15 litres must be within a secondary containment system and releases from the containment system controlled in a manner that prevents environmental harm.
G8	**You** must record the following details of all environmental complaints received: 1. date and time of complaint; 2. name and contact details of the complainant; 3. nature of the complaint; 4. investigation undertaken; 5. conclusions formed; and 6. actions taken.
Agency interest: Air	
Condition number	**Condition**
A1	Odours or airborne contaminants must not cause **environmental nuisance** beyond the boundary of the site.
A2	When requested by the administering authority, dust and particulate monitoring must be undertaken to investigate any complaint of environmental nuisance caused by dust and / or particulate matter, and the results notified within 14 days to the administering authority following completion of monitoring. Monitoring must be carried out at a place(s) relevant to the potential affected dust sensitive place and at upwind control sites and must include: a) for a complaint alleging dust nuisance, dust deposition; and b) for a complaint alleging adverse health effects caused by dust, the concentration per cubic metre of particulate matter with an aerodynamic diameter of less than 10 micrometre (µm) (PM10) suspended in the atmosphere over a 24hr averaging time.

A3	**The release of contaminants to the atmosphere** The only contaminants to be released to air are stack emissions in accordance with ***Table 1 – Air Release Limits*** and the associated requirements.
A4	Contaminants must not be released to the atmosphere from a release point at a height and a velocity not less than the corresponding height and velocity stated for that release point in Table 1 – Air Release Limits and as identified in Appendix One.
A5	Contaminants must not be released to the atmosphere from a release point at a concentration, as measured at a monitoring point, in excess of that stated in ***Table 1 – Air Release Limits*** and monitored not less frequently than ***Table 1 – Air Release Limits***.

Agency interest: Water	
Condition number	**Condition**
WT1	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.**
WT2	Contaminants must not be released to groundwater.
WT3	Contaminants must not be released to surface waters.

Agency interest: Noise	
Condition number	**Condition**
N1	Noise from the **activity** must not occur from **blasting** or include **substantial low frequency noise** components and must not exceed the levels identified in *Table 2 – Noise limits* and the associated requirements at any nuisance **sensitive place** or **commercial place**.
N2	When required by the **administering authority**, noise monitoring must be undertaken, in accordance with the associated monitoring requirements of *Table 1 – Noise limits,* and the results notified within 14 days to the **administering authority**. Monitoring must include: 1. $L_{Aeq, adj, T}$, 2. **Background** noise (**Background**) as $L_{A\ 90, adj, T}$, 3. **Max**$L_{pA,T}$, 4. the level and frequency of occurrence of any impulsive or tonal noise, 5. atmospheric conditions including wind speed and direction, 6. effects due to extraneous factors such as traffic noise, and 7. the location, date and time of recording.

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: Waste	
Condition number	**Condition**
WS1	Waste must only be removed from the site by a transporter lawfully able to transport it to a place lawfully able to receive it.

Table 1—Air Release limits

Release Point (RP)[1]	Source description	Minimum release height (m)	Minimum efflux velocity (m/sec)	Maximum release limit of "Total Solid Particulates" (mg/Nm^3)[2]	Monitoring Frequency[3]
RP1	Powder plant	36	10	30	Annually
RP2	Liquid and paste plant	14	16	30	Annually
RP3	Liquid and paste plant	14	16	30	Annually

[1] Release points must comply with Australian Standard AS4323.1-1995 "Stationary source emissions Method 1: Selection of Sampling Positions" (or most recent edition).

[2] "Normal cubic metre (Nm^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.

[3] Monitoring must be in accordance with the administering authority's Air Quality Sampling Manual or in accordance with a method as approved by New South Wales EPA, Victorian EPA or United States EPA.

Table 2 – Noise limits

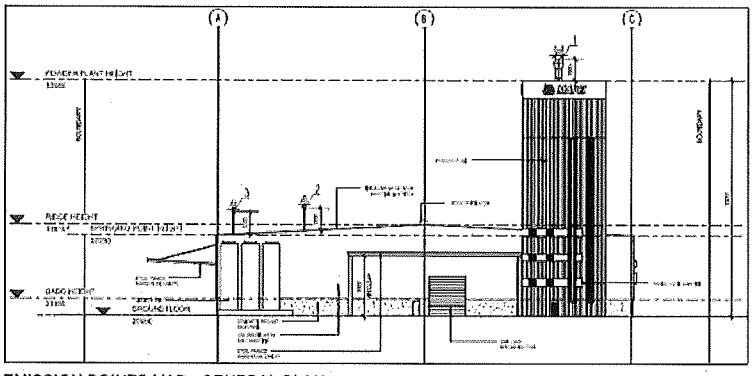
Noise level measured in dB(A)	Monday to Saturday			Sunday and Public Holidays		
	7am-6pm	6pm-10pm	10pm-7am	9am-6pm	6pm-10pm	10pm-9am
	Noise measured at a nuisance **sensitive place**					
$L_{Aeq\ adj,T}$	**Background** +5	**Background** +3	**Background** +0	**Background** +5	**Background** + 3	**Background** + 0
$MaxL_{pA,T}$	**Background** +10	**Background** +8	**Background** +5	**Background** +10	**Background** +8	**Background** +5
	Noise measured at a **commercial place**					
$L_{Aeq\ adj,T}$	**Background** +10	**Background** +8	**Background** +5	**Background** +10	**Background** +8	**Background** +5
$MaxL_{pA,T}$	**Background** +15	**Background** +13	**Background** +10	**Background** +15	**Background** +13	**Background** +10

Associated monitoring requirements

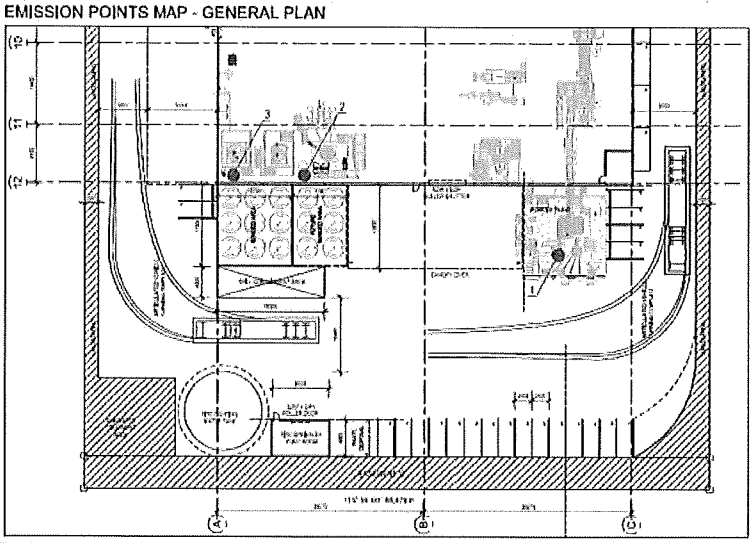
1. All monitoring devices must be correctly calibrated and maintained.
2. Any monitoring must be in accordance with the most recent version of the administering authority's *Noise Measurement Manual.*
3. Any monitoring of noise emissions from the activity must be undertaken when the activity is in operation.
4. The measurement duration, T, must be determined by a suitably experienced or qualified person, so as to adequately represent and validate the data. The minimum value for T must be 15 minutes for steady noises, or 1 hour for intermittent noises.

APPENDIX ONE

EMISSION POINTS - ELEVATION VIEW



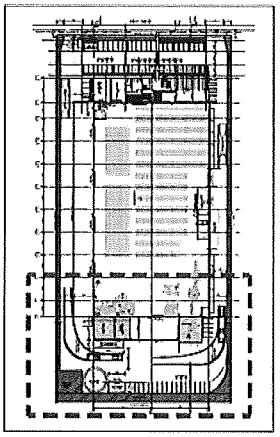
EMISSION POINTS MAP - GENERAL PLAN

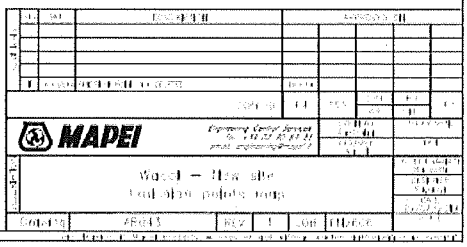


● EMISSION POINTS

Chimney	Production Area	Diameter (mm)	Flow rate (m³/h)	Emission type and quantity (mg/m³)	
1	Powder	1000	33.000	Generic Powder	10
2	Liquid / Paste	200	2.000	Generic Powder	10
3	Liquid / Paste	200	2.000	Generic Powder	10

KEYPLAN





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.

Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills or experience relevant to the nominated subject matter and can give authoritative assessment, advice and analysis to performance relative to the subject matter using the relevant protocols, standards, methods or literature.

Background means noise, measured in the absence of the noise under investigation, as $L_{A90,T}$ being the A-weighted sound pressure level exceeded for 90 per cent of the time period of not less than 15 minutes, using Fast response.

Blasting is the use of explosives to fracture:

- rock, coal and other minerals for later recovery; or
- structural components or other items to facilitate removal from a site or for reuse.

Boundary means within 1m of the cadastral **boundary** of the approved place.

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 nuisance as defined under Chapter 1 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.

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

Measures has a very broad interpretation and includes plant, equipment, physical objects, monitoring, procedures, actions, directions and competency.

N.A.T.A. means National Association of Testing Authorities.

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.

Prescribed contaminants means contaminants listed within Schedule 9 of the Environmental Protection Regulation 2008.

Release of a contaminant into the environment means to:

1. to deposit, discharge, emit or disturb the contaminant; or
2. to cause or allow the contaminant to be deposited, discharged, emitted or disturbed; or
3. to fail to prevent the contaminant from being deposited, discharged emitted or disturbed; or
4. to allow the contaminant to escape; or
5. to 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 1992* 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.

Site means the approved place, the location(s) to which this environmental authority applies.

Stormwater drainage means a drain, channel, pipe, chamber, structure, outfall or other work used to receive, store, transport or treat stormwater.

Substantial low frequency noise means a noise emission that has an unbalanced frequency spectrum shown in a one-third octave band measurements, with a predominant component within the frequency range 10 to 200 Hz. It includes any noise emission likely to cause an overall sound pressure level at a noise sensitive place exceeding 55 dB(Z).

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.

END OF PERMIT

Our reference: SDA-0314-008596/SPCE06423314/EPPR02204214
Your reference: A003811288

Date: 28 May 2014

Brisbane City Council
Development Assessment Branch
GPO Box1434
BRISBANE QLD 4001

Dear Alex Tonkin,

Concurrence agency response—no requirements
180 Viking Drive Wacol, QLD 4076
(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Environment and Heritage Protection under section 272 of the *Sustainable Planning Act 2009* on 25 March 2014.

Applicant details

Applicant name:	Douglas Construction and Engineering Pty Ltd
Applicant contact details:	C/- DTS Group Qld PO Box 361 PADDINGTON, QLD, 4064 Attn: Mr Scott Entwistle

Site details

Street address:	180 Viking Drive, Wacol 4076
Real property description:	Lot 4 SP255899
Site area:	16,290 square metres
Local government area:	Brisbane City Council

Application details

Proposed development:	ERA 7 Chemical manufacturing at threshold(s): 2(b) – Manufacturing more than 1,000 cubic metres to 100,000 cubic metres in a year of coating, food additives, industrial polishing, sealant, synthetic dye, pigment, ink, adhesives or paint (other than water-based paint).

Aspects of development and type of approval being sought

Aspect 1:	Material change of use for an environmentally relevant activity

Referral triggers

The development application was referred to the department under the following provisions of the Sustainable Planning Regulation 2009:

Referral trigger	Schedule 7, Table 2, Item 1—Environmentally relevant activities

No requirements

The department advises the assessment manager, under section 287(2)(a) of the *Sustainable Planning Act 2009*, that it has no requirements relating to the application.

Further advice

Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers the following advice about the application to the assessment manager:

General advice	
1.	To carry out an environmentally relevant activity (ERA) an environmental authority (EA) is required under the *Environmental Protection Act 1994* (EP Act).
2.	A person carrying out an ERA must also be a registered suitable operator under the EP Act.
3.	Contaminated land 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.

A copy of this response has been sent to the applicant for their information.

If you require any further information, please contact Ernst Bruynius, Principal Environmental Officer on (07) 3330 6224 who will be pleased to assist.

Yours sincerely

Delegate
Kelly Gleeson
Department of Environment and Heritage Protection
Delegate of the Chief Executive administering the *Sustainable Planning Act 2009*