

# Permit

## Environmental Protection Act 1994

### Environmental authority EPPR02829615

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

#### Environmental authority number: EPPR02829615

##### Environmental authority takes effect on day the authority is issued.

The anniversary date of this environmental authority is the 24 March as the take effect date. The payment of the annual fee will be due each year on this day.

#### Environmental authority holder(s)

Name(s)	Registered address
TUAN BIOMASS PTY LTD	Level 10, 68 Pitt Street SYDNEY NSW 2000

#### Environmentally relevant activity and location details

Environmentally relevant activity/activities	Location(s)
ERA 50 - Mineral and bulk material handling - 2 - Loading or unloading 100t or more of bulk materials in a day, other than loading or unloading mentioned in item 3, or storing bulk materials	1/RP137256
ERA 48 - Timber and laminated product fabrication - 1(b) - Manufacturing, in a year, the following quantity of reconstituted timber products - more than 10,000t	88/SP141910

#### Additional information for applicants

##### Environmentally relevant activities

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

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).

### Mobile and temporary activities

If you operate a mobile and temporary environmentally relevant activity (ERA), other than regulated waste transport, you are required to maintain a work diary. You must:

- use the approved form for a work diary (ESR/2015/1696);
- keep the work diary records for 2 years after the last entry;
- inform the administering authority within 7 days of the work diary being lost or stolen;
- record the information required in the work diary for each location within 1 day of leaving the location.

### 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](http://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.



Signature

8 December 2023

Date

Melanie David  
Department of Environment and Science  
Delegate of the administering authority  
*Environmental Protection Act 1994*

**Enquiries:**  
Permits and Licensing/Operational Support  
Department of Environment and Science  
GPO Box 2454, BRISBANE QLD 4001  
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 Resources (to clear vegetation), and the Department of Agriculture and Fisheries (to clear marine plants or to obtain a quarry material allocation).

**Obligations under the *Mining and Quarrying Safety and Health Act 1999***

If you are operating a quarry, other than a sand and gravel quarry where there is no crushing capability, you will be required to comply with the *Mining and Quarrying Safety and Health Act 1999*. For more information on your obligations under this legislation contact Mine Safety and Health at [www.resources.qld.gov.au](http://www.resources.qld.gov.au), or phone 13 QGOV ( 13 74 68 ) or your local Mines Inspectorate Office.

**Development Approval**

This permit is not a development approval under the *Planning Act 2016*. The conditions of this environmental authority are separate, and in addition to, any conditions that may be on the development approval. If a copy of this environmental authority is attached to a development approval, it is for information only, and may not be current. Please contact the Department of Environment and Science to ensure that you have the most current version of the environmental authority relating to this site.

### Conditions of environmental authority

#### Part 1 – conditions for Lot 1 Plan RP137256

Environmentally relevant activity(ies)	Locations(s)
ERA 50-2: Loading or unloading 100t or more of bulk materials in a day or stockpiling bulk materials	Lot 1/RP137256 46 Wharf Drive, BURNETT HEADS

The environmentally relevant activity(ies) conducted at the locations described above for this part must be conducted in accordance with the following site specific conditions.

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: <ul style="list-style-type: none"> <li>- identify potential risks to the environment from the activity during routine operations and emergencies;</li> <li>- establish and maintain control measures that minimise the potential for environmental harm;</li> <li>- ensure plant, equipment and measures are maintained in a proper and effective condition;</li> <li>- ensure plant, equipment and measures are operated in a proper and effective manner;</li> <li>- ensure that staff are trained and aware of their obligations under the <i>Environmental Protection Act 1994</i>; and</li> <li>- ensure that reviews of environmental performance are undertaken at least annually.</li> </ul>
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	When required by the administering authority, monitoring must be undertaken in the manner prescribed by the administering authority, to investigate a complaint that is not considered by the administering authority to be frivolous or vexatious, of environmental nuisance arising from the activity. The monitoring results must be provided to the administering authority upon request.
G6	An appropriately qualified person(s) must monitor, record and interpret all parameters that are required to be monitored by this environmental authority and in the manner specified by this environmental authority.
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.

<b>Agency interest: Air</b>	
<b>Condition number</b>	<b>Condition</b>
A1	Odours or airborne contaminants which are noxious or offensive or otherwise unreasonably disruptive to public amenity or safety must not cause nuisance to any nuisance sensitive place or commercial place.
<b>Agency interest: Water</b>	
<b>Condition number</b>	<b>Condition</b>
WT1	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.
<b>Agency interest: Noise</b>	
<b>Condition number</b>	<b>Condition</b>
N1	Noise from the activity must not cause nuisance at any nuisance sensitive place or commercial place.
<b>Agency interest: Land</b>	
<b>Condition number</b>	<b>Condition</b>
L1	Contaminants must not be released to land.
L2	Before surrendering this environmental authority the site must be rehabilitated to achieve a safe, stable, non-polluting landform.
<b>Agency interest: Waste</b>	
<b>Condition number</b>	<b>Condition</b>
WS1	All waste generated in carrying out the activity must be reused, recycled or removed to a facility that can lawfully accept the waste.

**Part 2 – conditions for Lease A within Lot 88 Plan SP141910**

Environmentally relevant activity(ies)	Locations(s)
ERA 48-1(b): Manufacturing, in a year, more than 10,000t of reconstituted timber products	Lease A within Lot 88/SP141910 Tuan Forest Road, TUAN FOREST (see attached Plan for lease area details)

The environmentally relevant activity(ies) conducted at the locations described above for this part must be conducted in accordance with the following site specific conditions.

Agency interest: General	
Condition number	Condition
G1	In carrying out an ERA to which this environmental authority relates, all reasonable and practicable measures must be taken to prevent and/or to minimise the likelihood of environmental harm being caused.
G2	The operator of an ERA to which this environmental authority relates must: <ul style="list-style-type: none"> <li>(a) install all measures, plant and equipment necessary to ensure compliance with the conditions of this environmental authority; and</li> <li>(b) maintain such measures, plant and equipment in a proper and efficient condition; and</li> <li>(c) operate such measures, plant and equipment in a proper and efficient manner.</li> </ul>
G3	From commencement of an ERA to which this environmental authority relates, a site based management plan (SBMP) must be implemented. The SBMP must identify all sources of environmental harm, including but not limited to the actual and potential release of all contaminants, the potential impact of these sources and what actions will be taken to prevent the likelihood of environmental harm being caused. The SBMP must also provide for the review and 'continual improvement' in the overall environmental performance of all ERAs that are carried out.  The SBMP must address the following matters: <ul style="list-style-type: none"> <li>(a) Environmental commitments - a commitment by senior management to achieve specified and relevant environmental goals.</li> <li>(b) Identification of environmental issues and potential impacts.</li> <li>(c) Control measures for routine operations to minimise likelihood of environmental harm.</li> <li>(d) Contingency plans and emergency procedures for non-routine situations.</li> <li>(e) Organisational structure and responsibility.</li> <li>(f) Effective communication.</li> <li>(g) Monitoring of contaminant releases.</li> <li>(h) Conducting environmental impact assessments.</li> <li>(i) Staff training.</li> <li>(j) Record keeping.</li> <li>(k) Periodic review of environmental performance and continual improvement.</li> </ul>
G4	The site based management plan must not be implemented or amended in a way that contravenes any condition of this environmental authority.

G5	Record, compile and keep all monitoring results required by this environmental authority and present this information to the administering authority when requested.
G6	All records required by this environmental authority must be kept for 5 years.
G7	Telephone the administering authority's Pollution Hotline or local office as soon as practicable after becoming aware of any release of contaminants not in accordance with the conditions of this environmental authority.
G8	A written notice detailing the following information must be provided to the administering authority within 14 days of any advice provided in accordance with condition (G7): <ul style="list-style-type: none"> <li>(a) the name of the operator, including their environmental authority / registration number;</li> <li>(b) the name and telephone number of a designated contact person;</li> <li>(c) quantity and substance released;</li> <li>(d) vehicle and registration details;</li> <li>(e) person/s involved (driver and any others);</li> <li>(f) the location and time of the release;</li> <li>(g) the suspected cause of the release;</li> <li>(h) a description of the effects of the release;</li> <li>(i) the results of any sampling performed in relation to the release;</li> <li>(j) actions taken to mitigate any environmental harm caused by the release; and</li> <li>(k) proposed actions to prevent a recurrence of the release.</li> </ul>
G9	A competent person(s) must conduct any monitoring required by this environmental authority.
G10	Clear access to a water supply for fire-fighting vehicles must be provided at all times.
G11	An effective firebreak must be provided and maintained.
G12	An appropriate spill kit, personal protective equipment and relevant operator instructions/emergency procedure guides for the management of wastes and chemicals associated with the ERA must be kept at the site.
<b>Agency interest: Air</b>	
<b>Condition number</b>	<b>Condition</b>
A1	The release of noxious or offensive odours or any other noxious or offensive airborne contaminants (including blue haze/smoke) resulting from the activity must not cause a nuisance at any nuisance sensitive or commercial place.
A2	The release of dust and/or particulate matter resulting from the ERA must not cause an environmental nuisance at any nuisance sensitive or commercial place.

A3	<p>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 potentially affected dust sensitive place and at upwind control sites and must include:</p> <p>(a) for a complaint alleging dust nuisance, dust deposition; and</p> <p>(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 (<math>\mu\text{m}</math>) (<math>\text{PM}_{10}</math>) suspended in the atmosphere over a 24hr averaging time.</p>																				
A4	<p>The release of contaminants to the atmosphere from a point source must only occur from those release points identified in Table 1 - Contaminant release limits to air and must be directed vertically upwards without any impedance or hindrance.</p> <p style="text-align: center;"><b>Table 1 - Contaminant release limits to air</b></p> <table border="1" data-bbox="320 801 1461 1406"> <thead> <tr> <th data-bbox="328 813 536 947">Release point number and description</th> <th data-bbox="544 813 695 947">Minimum release height (metres)</th> <th data-bbox="703 813 871 947">Minimum velocity (m/sec)</th> <th data-bbox="879 813 1094 947">Contaminant release</th> <th data-bbox="1102 813 1286 947">Maximum release limit (<math>\text{mg}/\text{Nm}^3</math>)</th> <th data-bbox="1294 813 1453 947">Sampling frequency</th> </tr> </thead> <tbody> <tr> <td data-bbox="328 958 536 1395" rowspan="5">RP1 Dryer Exhaust Stack</td> <td data-bbox="544 958 695 1395" rowspan="5">22</td> <td data-bbox="703 958 871 1395" rowspan="5">16</td> <td data-bbox="879 958 1094 1059">Suspended particulates (total)</td> <td data-bbox="1102 958 1286 1059">200</td> <td data-bbox="1294 958 1453 1395" rowspan="5">Annually</td> </tr> <tr> <td data-bbox="879 1070 1094 1171">Suspended particulates (as <math>\text{PM}_{10}</math>)</td> <td data-bbox="1102 1070 1286 1171">100</td> </tr> <tr> <td data-bbox="879 1182 1094 1283">Volatile Organic Compounds (VOCs)<sup>1</sup></td> <td data-bbox="1102 1182 1286 1283">20</td> </tr> <tr> <td data-bbox="879 1294 1094 1361">Carbon Monoxide</td> <td data-bbox="1102 1294 1286 1361">500</td> </tr> <tr> <td data-bbox="879 1373 1094 1395">NO<sub>x</sub> compounds</td> <td data-bbox="1102 1373 1286 1395">350</td> </tr> </tbody> </table> <p>Note <sup>1</sup> : expressed as propane</p>	Release point number and description	Minimum release height (metres)	Minimum velocity (m/sec)	Contaminant release	Maximum release limit ( $\text{mg}/\text{Nm}^3$ )	Sampling frequency	RP1 Dryer Exhaust Stack	22	16	Suspended particulates (total)	200	Annually	Suspended particulates (as $\text{PM}_{10}$ )	100	Volatile Organic Compounds (VOCs) <sup>1</sup>	20	Carbon Monoxide	500	NO <sub>x</sub> compounds	350
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A5	Contaminants must be released to the atmosphere from a release point at a height and a flow rate not less than the corresponding height and velocity stated for that release point in Table 1 - Contaminant release limits to air.																				
A6	Contaminants must not be released to the atmosphere from a release point at a mass emission rate/concentration, as measured at a monitoring point, in excess of that stated in Table 1 - Contaminant release limits to air.																				
A7	Contaminants must be monitored not less frequently than specified in Table 1 - Contaminant release limits to air.																				
A8	When requested by the administering authority, monitoring must be undertaken to investigate any complaint of environmental nuisance caused by a release to the atmosphere from a release point at the site, and the results thereof notified to the administering authority within 14 days following completion of monitoring.																				

A9	<p>Monitoring of any releases to the atmosphere required by a condition of this environmental authority must be carried out in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>(a) Monitoring provisions for the release points listed in Table 1 - Contaminant release limits to air must comply with the Australian Standard AS 4323.1 - 1995 'Stationary source emissions Method 1: Selection of sampling positions' (or more recent editions).</li> <li>(b) The following tests must be performed for each required determination specified in Table 1 - Contaminant release limits to air: <ul style="list-style-type: none"> <li>i. gas velocity and volume flow rate;</li> <li>ii. temperature;</li> <li>iii. water vapour concentration (moisture content).</li> </ul> </li> <li>(c) All determinations of the quality of atmospheric emissions must be made in accordance with methods prescribed in the latest edition of the administering authority's Air Quality Sampling Manual.</li> <li>(d) Where practicable, samples must be taken when emissions are expected to be at maximum rates.</li> <li>(e) During the sampling period the following additional information must be gathered: <ul style="list-style-type: none"> <li>i. production rate at the time of sampling;</li> <li>ii. raw materials used;</li> <li>iii. number of equipment and mixing vessels operating;</li> <li>iv. operating or mixing temperature;</li> <li>v. product made; and</li> <li>vi. reference to the actual test methods and accuracy of the methods.</li> </ul> </li> </ul>
A10	All release points referred to in Table 1 - Contaminant release limits to air must be conspicuously marked with the corresponding release point number.
A11	The rotary dryer inlet temperature must not exceed 450°C at any time and the rotary dryer burner operating temperature must be greater than 650°C at all times to minimise the emission of Volatile Organic Compounds (VOCs).
A12	Continuous monitoring of the dryer inlet temperature and the burner operating temperature must be conducted and records of this monitoring kept.
A13	All discharges from the rotary dryer must be directed through the multicone cyclone prior to being discharged from the Dryer Exhaust Stack (release point RP1).
<b>Agency interest: Land</b>	
<b>Condition number</b>	<b>Condition</b>
L1	Contaminants must not be released to land.
L2	<p>Spillage of all chemicals and fuels must be contained within an on-site containment system and controlled in a manner that prevents environmental harm.</p> <p>NOTE: All petroleum product storage's must be designed, constructed and maintained in accordance with AS 1940 - Storage and Handling of Flammable and Combustible Liquids.</p>

Agency interest: Noise																																																																								
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N1	Noise from the ERA must not cause an environmental nuisance at any nuisance sensitive place or commercial place.																																																																							
N2	<p>Noise from the ERA must not exceed the levels specified in Table 2 - Noise limits at any nuisance sensitive place or in Table 3 - Noise limits at any commercial place.</p> <p style="text-align: center;"><b>Table 2 - Noise limits at any nuisance sensitive place</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="3">Noise level dB(A) measured as</th> <th colspan="6">Noise limits as measured at a nuisance sensitive place</th> </tr> <tr> <th colspan="3">Monday to Saturday</th> <th colspan="3">Sundays and public holidays</th> </tr> <tr> <th>7am - 6pm</th> <th>6pm -10pm</th> <th>10pm - 7am</th> <th>9am - 6pm</th> <th>6pm -10pm</th> <th>10pm - 9am</th> </tr> </thead> <tbody> <tr> <td>LA10, adj, 10 mins</td> <td style="text-align: center;">45</td> <td style="text-align: center;">40</td> <td style="text-align: center;">30</td> <td style="text-align: center;">45</td> <td style="text-align: center;">40</td> <td style="text-align: center;">30</td> </tr> <tr> <td>LA1, adj, 10 mins</td> <td style="text-align: center;">50</td> <td style="text-align: center;">45</td> <td style="text-align: center;">35</td> <td style="text-align: center;">50</td> <td style="text-align: center;">45</td> <td style="text-align: center;">35</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Table 3 - Noise limits at any commercial place</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="3">Noise level dB(A) measured as</th> <th colspan="6">Noise limits as measured at a commercial place</th> </tr> <tr> <th colspan="3">Monday to Friday</th> <th colspan="3">Sundays and public holidays</th> </tr> <tr> <th>7am - 6pm</th> <th>6pm -10pm</th> <th>10pm - 7am</th> <th>9am - 6pm</th> <th>6pm -10pm</th> <th>10pm - 9am</th> </tr> </thead> <tbody> <tr> <td>LA10, adj, 10 mins</td> <td style="text-align: center;">50</td> <td style="text-align: center;">45</td> <td style="text-align: center;">35</td> <td style="text-align: center;">50</td> <td style="text-align: center;">45</td> <td style="text-align: center;">35</td> </tr> <tr> <td>LA1, adj, 10 mins</td> <td style="text-align: center;">55</td> <td style="text-align: center;">50</td> <td style="text-align: center;">40</td> <td style="text-align: center;">55</td> <td style="text-align: center;">50</td> <td style="text-align: center;">40</td> </tr> </tbody> </table>						Noise level dB(A) measured as	Noise limits as measured at a nuisance sensitive place						Monday to Saturday			Sundays and public holidays			7am - 6pm	6pm -10pm	10pm - 7am	9am - 6pm	6pm -10pm	10pm - 9am	LA10, adj, 10 mins	45	40	30	45	40	30	LA1, adj, 10 mins	50	45	35	50	45	35	Noise level dB(A) measured as	Noise limits as measured at a commercial place						Monday to Friday			Sundays and public holidays			7am - 6pm	6pm -10pm	10pm - 7am	9am - 6pm	6pm -10pm	10pm - 9am	LA10, adj, 10 mins	50	45	35	50	45	35	LA1, adj, 10 mins	55	50	40	55	50	40
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N3	<p>When requested by the administering authority, noise monitoring must be undertaken to investigate any complaint of noise nuisance, and the results notified within 14 days to the administering authority.</p> <p>Monitoring must include:</p> <ul style="list-style-type: none"> <li>- LA10, adj, 10 mins;</li> <li>- LA1, adj, 10 mins;</li> <li>- the level and frequency of occurrence of impulsive or tonal noise;</li> <li>- atmospheric conditions including wind speed and direction;</li> <li>- effects due to extraneous factors such as traffic noise; and</li> <li>- location, date and time of recording.</li> </ul>																																																																							
N4	The method of measurement and reporting of noise levels must comply with the latest edition of the administering authority's Noise Measurement Manual.																																																																							
N5	In the event of a complaint about noise, and at the request of the administering authority, the person responsible for ensuring compliance with this environmental authority must, within one (1) month, develop a noise management plan.																																																																							

N6	<p>The noise management plan must address at least, but not be limited to, the following matters:</p> <ul style="list-style-type: none"> <li>- identification of component noise sources and activities at the place(s) which impact on noise sensitive areas;</li> <li>- the measured and/or predicted level of these noise sources and activities at noise sensitive places;</li> <li>- the control or abatement measures that can be undertaken to reduce identified intrusive noise sources;</li> <li>- the level of noise at noise sensitive places that would be achieved from implementing these measures;</li> <li>- the handling of future noise complaints;</li> <li>- community liaison and consultation; and</li> <li>- training staff in noise management practices.</li> </ul>
N7	<p>After the administering authority has provided comment on the noise management plan, the person responsible for this environmental authority must implement the plan as soon as practicable.</p>
<b>Agency interest: Social</b>	
<b>Condition number</b>	<b>Condition</b>
S1	<p>The operator of the ERA must record the following details for all complaints received and provide this information to the administering authority on request:</p> <ul style="list-style-type: none"> <li>(a) time, date, name and contact details of the complainant;</li> <li>(b) reasons for the complaint;</li> <li>(c) any investigations undertaken;</li> <li>(d) conclusions formed; and</li> <li>(e) any actions taken.</li> </ul>
<b>Agency interest: Water</b>	
<b>Condition number</b>	<b>Condition</b>
W1	<p>All stormwater flowing from hard surface pavements or disturbed/trafficked areas must report to gross pollutant traps prior to discharge.</p>

W2	<p>Stormwater released from the site must comply with the release limits listed, and be monitored at the frequency specified in Table 4 - Treated Stormwater release limits</p> <p style="text-align: center;"><b>Table 4 - Treated Stormwater release limits</b></p> <table border="1" data-bbox="320 434 1455 936"> <thead> <tr> <th rowspan="2">Quality characteristics</th> <th colspan="2">Release limit</th> <th rowspan="2">Monitoring frequency</th> </tr> <tr> <th>Minimum</th> <th>Maximum</th> </tr> </thead> <tbody> <tr> <td>Suspended Solids</td> <td>-</td> <td>50 mg/L</td> <td>Every three (3) months in the event of a release</td> </tr> <tr> <td>Total Organic Carbon</td> <td>-</td> <td>20 mg/L</td> <td>Every three (3) months in the event of a release</td> </tr> <tr> <td>Dissolved Oxygen</td> <td>60% Saturation</td> <td>-</td> <td>Every three (3) months in the event of a release</td> </tr> <tr> <td>Electrical Conductivity</td> <td>-</td> <td>1500 µS/cm</td> <td>Every three (3) months in the event of a release</td> </tr> <tr> <td>pH</td> <td>6.5</td> <td>8.0</td> <td>Every three (3) months in the event of a release</td> </tr> </tbody> </table>	Quality characteristics	Release limit		Monitoring frequency	Minimum	Maximum	Suspended Solids	-	50 mg/L	Every three (3) months in the event of a release	Total Organic Carbon	-	20 mg/L	Every three (3) months in the event of a release	Dissolved Oxygen	60% Saturation	-	Every three (3) months in the event of a release	Electrical Conductivity	-	1500 µS/cm	Every three (3) months in the event of a release	pH	6.5	8.0	Every three (3) months in the event of a release
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W3	Erosion protection measures and sediment control measures must be implemented and maintained to minimise erosion and the release of sediment.																										
W4	Contaminants other than settled/treated stormwater runoff that are released in compliance with condition (W2) must not be released from the site to surface waters or the bed or banks of surface waters.																										
<b>Agency interest: Waste</b>																											
<b>Condition number</b>	<b>Condition</b>																										
WA1	Procedures must be implemented to ensure that wastes are minimised, recycled, stored, handled and transferred in a proper and efficient manner and that any disposal of waste (except any release of waste provided for by a condition of this environmental authority) is to a facility authorised to accept such waste.																										
WA2	<p>A record of all waste (excluding trackable wastes) must be kept detailing the following information:</p> <ul style="list-style-type: none"> <li>(a) date of pickup of waste;</li> <li>(b) description of waste;</li> <li>(c) quantity of waste;</li> <li>(d) origin of the waste; and</li> <li>(e) destination of the waste.</li> </ul> <p>NOTE: Trackable wastes as listed in Schedule 1 of the Environmental Protection (Waste Management) Regulation 2000 are not covered by this condition. Trackable wastes have similar recording requirements to this condition in accordance with a waste tracking system established under the above Regulation.</p>																										
WA3	All regulated waste must be removed from the site by a person who holds a current environmental authority to transport such waste under the provisions of the <i>Environmental Protection Act 1994</i> .																										

WA4	Records regarding all regulated waste transportation must be kept for a period of at least 5 years and must be provided to the administering authority upon request.
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**Definitions**

Key terms and/or phrases used in this document are defined in this section. 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.

'annual return' means the return required by the annual notice (under section 308 of the *Environment Protection Act 1994*).

'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.

'approved plans' means the plans and documents listed in the approved plans section in the notice attached to this environmental authority.

'authorised place' means the places authorised under this environmental authority for the carrying out of the specified environmentally relevant activities.

'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.

'dwelling' means any of the following structures or vehicles that is principally used as a residence -

- a house, unit, motel, nursing home or other building or part of a building;
- a caravan, mobile home or other vehicle or structure on land;
- a water craft in a marina.

'intrusive noise' means noise that, because of its frequency, duration, level, tonal characteristics, impulsiveness or vibration -

- is clearly audible to, or can be felt by, an individual; and
- annoys the individual.

In determining whether a noise annoys an individual and is unreasonably intrusive, regard must be given to Australian Standard 1055.2 - 1997 Acoustics - Description and Measurement of Environmental Noise Part 2 - Application to Specific Situations.

'LA 10, adj, 10 mins' means the A-weighted sound pressure level, (adjusted for tonal character and impulsiveness of the sound) exceeded for 10% of any 10 minute measurement period, using Fast response.

'LA 1, adj, 10 mins' means the A-weighted sound pressure level, (adjusted for tonal character and impulsiveness of the sound) exceeded for 1% of any 10 minute measurement period, using Fast response.

'land' in the 'land schedule' of this document means land excluding waters and the atmosphere.

'mg/L' means milligrams per litre.

'noxious' means harmful or injurious to health or physical well-being.

'nuisance sensitive place' or 'sensitive place' includes -

- a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
- a motel, hotel or hostel; or
- a kindergarten, school, university or other educational institution; or
- a medical centre or hospital; or
- a protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 1992* or a World Heritage Area; or
- a public thoroughfare, park or gardens; or

- 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.

'offensive' means causing offence or displeasure; is disagreeable to the sense; disgusting, nauseous or repulsive.

'regulated waste' means non-domestic waste mentioned in Schedule 7 of the Environmental Protection Regulation 2008 (whether or not it has been treated or immobilised), and includes -

- for an element - any chemical compound containing the element; and
- anything that has contained the waste.

'site' means land or tidal waters on or in which it is proposed to carry out the development approved under this environmental authority.

'watercourse' means a river, creek or stream in which water flows permanently or intermittently-

- in a natural channel, whether artificially improved or not; or
- in an artificial channel that has changed the course of the watercourse.

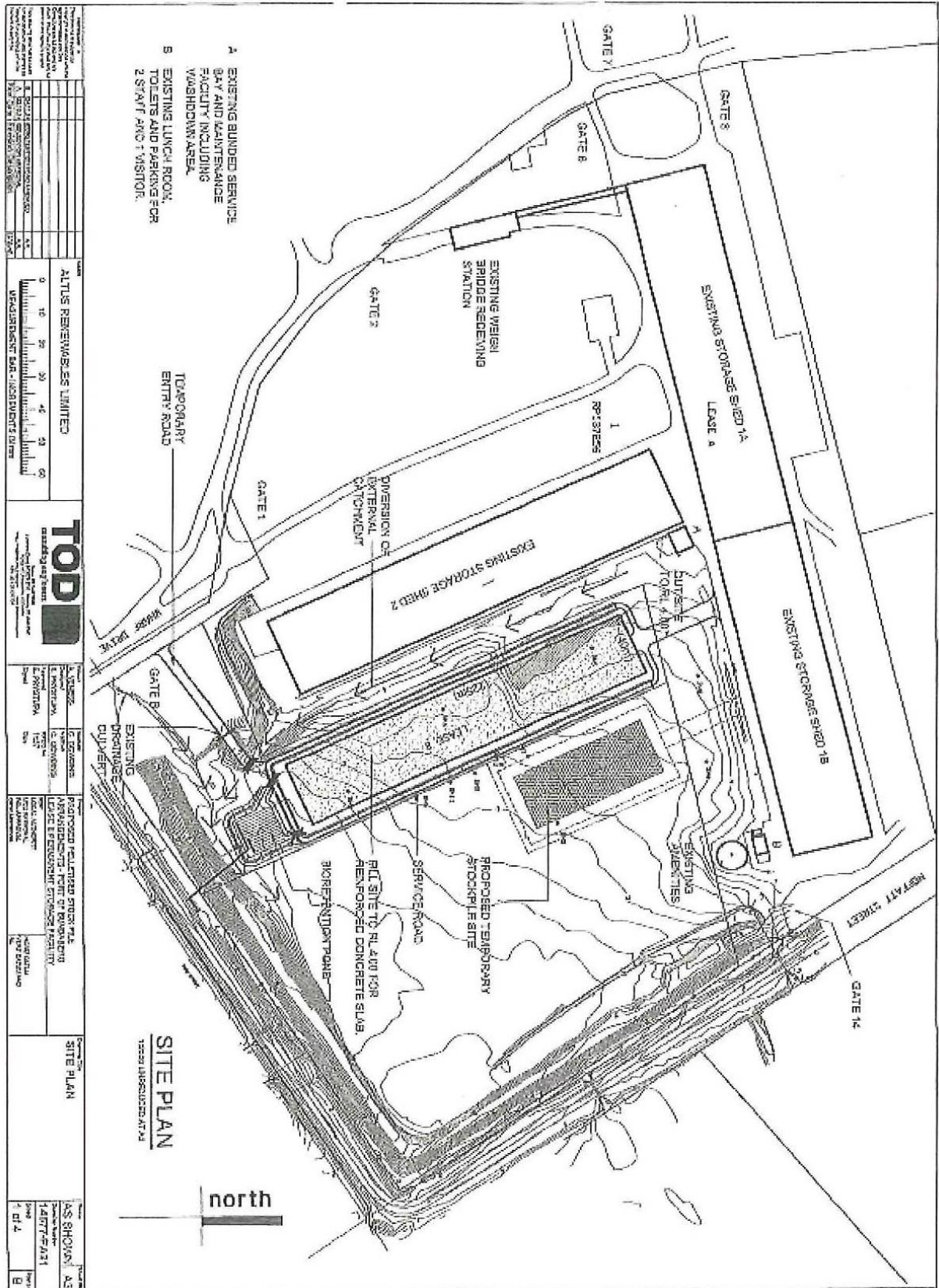
'waters' includes river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water natural or artificial watercourse, bed and bank of any waters, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off,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

'works' or 'operation' means the development approved under this environmental authority.

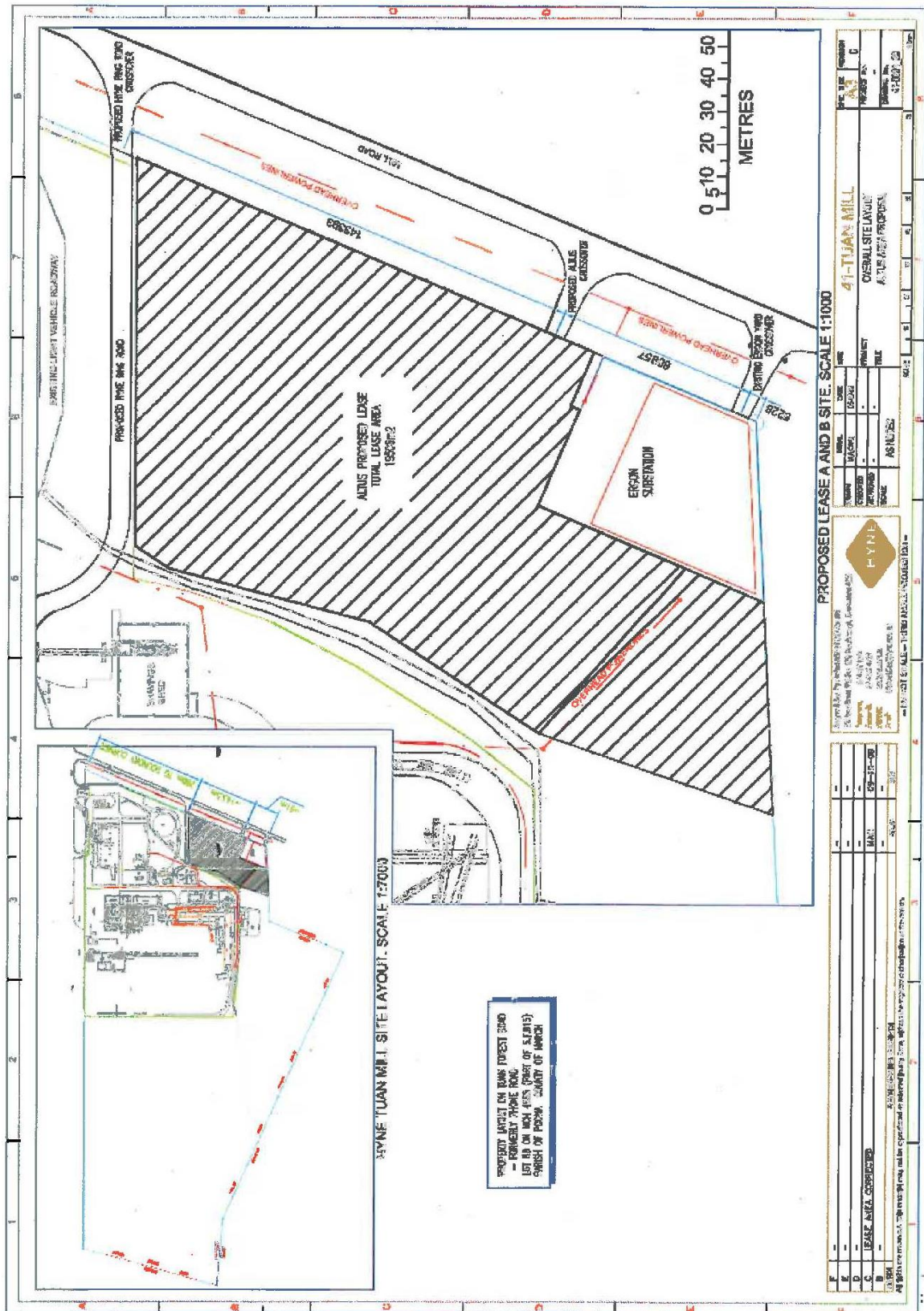
'you' means the holder of this environmental authority or owner / occupier of the land which is the subject of this environmental authority.

Appendices

Part 1 - Site Plan – Drawing Number 14557-PA21 dated 22 November 2014



Part 2 - Figure 1 – Site Plan showing details of Lease Area A to which this environmental authority applies



END OF ENVIRONMENTAL AUTHORITY