Queensland Government

Department of
Environment and Heritage Protection

02-MAR-2016

To: Rainrose Pty Ltd
PO Box 808
PADDINGTON QLD 4064

Our reference: 309736

Application details

I refer to the application that was received by the administering authority on 23-FEB-2016.

Land description: 1544 - 1580 Ipswich Boonah Road, Peak Crossing, Qld, 4306 Lot 10 Plan SP141687.

Decision

Your application has been approved and your environmental authority (reference EPPR03781216) is attached.

Should you have any further enquiries, please contact Kim Christeson on telephone 1300 130 372 (option 4).

Yours sincerely

	02 March 2016
Signature	Date

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

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

Enclosed

Permit - environmental authority (reference EPPR03781216)

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: EPPR03781216

Environmental authority takes effect on 02-MAR-2016.

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 will be due each year on this day.

Environmental authority holder(s)

Name	Registered address
Rainrose Pty Ltd	24 Judge Street PETRIE TERRACE QLD 4000

Environmentally relevant activity and location details

Environmentally relevant activity(ies)	Location(s)
63-(1a)(i) Sewage treatment >21 to 100EP - IT or IR	1544 - 1580 Ipswich Boonah Road, Peak Crossing, Qld 4306 - Lot 10 Plan SP141687

Additional information for applicants

Environmentally relevant activities

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

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

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

Contaminated land

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

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



Signature

02 March 2016

Date

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

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

Obligations under the *Environmental Protection Act 1994*

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

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

Conditions of environmental authority

The conditions of this environmental authority are the conditions of the attached Development Approval for reference SPCE01651711, as they relate to the licenced activities, where any references to the holder of the development approval are taken to refer to the holder of this environmental authority

Attachments

- Development approval permit

END OF PERMIT

Department of Environment and Resource Management

Notice

Concurrence Agency Response

This notice is issued by the Department of Environment and Resource Management pursuant to section 287 (concurrence agency response) of the Sustainable Planning Act 2009 ("the Act").

Att: Megan Stokes
Scenic Rim Regional Council
PO Box 25
BEAUDESERT QLD 4285

Ph: 5540 5111
Fax: 5540 5103

Reference: MC.lp11/0001

cc. Rainrose Pty Ltd
C/- RPS Australia East Pty Ltd
Att: Craig Harte
PO Box 341
IPSWICH QLD 4305

Ph: 3437 2003
Fax: 3437 2099

Our reference: 309736

Re: Concurrence Agency Response

1. Application Details

Assessment Manager Ref: MC.lp11/00001

Date application referred to DERM: 2 March 2011

Development approval applied for: Development Permit

Aspect of development:

Material change of use - Environmentally relevant activities	*Sustainable Planning Regulation 2009* - Schedule 7, table 2, item 1	DERM ref. no. 309736 DERM Permit No. SPCE01651711

Development description: ERA 63(2)(a)(i) Sewage treatment – 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.

Property/Location description: Lot 10 on SP141687, 1544-1580 Ipswich Boonah Road, Peak Crossing, Queensland, Australia

Department of Environment and Resource Management
www.derm.qld.gov.au ABN 46 640 294 485
Queensland Government

2. The Chief Executive, Department of Environment and Resource Management (DERM) concurrence agency response, jurisdiction for the aspect of development involved with the application the subject of this Notice is to tell the assessment manager as follows.

(a) Conditions must attach to any development approval, and those conditions are attached to this Notice.

4. **Approved plans / specifications**

Document No.	Document Name	Date
Figure 2 version A	Appendix A of the Site Based Management Plan	21.09.2011
Figure 2 version A	Appendix A of the On-site Sewage Management Report	10.03.2011

5. **General advice to assessment manager**

Pursuant to sections 334 and 363 of the Act, a copy of a decision notice or negotiated decision notice issued by the assessment manager must be forwarded to DERM as a referral agency for the relevant application at: Department of Environment and Resource Management, Environmental Services South, Redlands, Logan and Scenic Rim, PO Box 2771, Brisbane, QLD, 4001 and an electronic copy to sharon.grimes@derm.qld.gov.au.

The State's Native Title Work Procedures provide that responsibility for assessment of native title issues for an IDAS application rests with the assessment manager. Therefore, DERM as a referral agency for the relevant application has not provided notification to native title parties.

6. **Additional comments or advice about the application**

Nil

7. **Additional information for applicants**

Delegate
Mike Thomas
Delegate, Chief Executive administering the *Environmental Protection Act 1994*,
Department of Environment and Resource Management

16 November 2011

Enquiries:
Sharon Grimes
Department of Environment and Resource Management
Landcentre, Cnr Main and Vulture Streets,
Woolloongabba
PO Box 2771
BRISBANE QLD 4001
Phone: (07) 3896 3051

Fax: (07) 3406 2578
Email: sharon.grimes@derm.qld.gov.au

Attachment

DERM Permit Number SPCE01651711

Department of Environment
and Resource Management

Sustainable Planning Act 2009

DERM Permit [1] number: SPCE01651711

Assessment manager reference:	MC.Ip11/00001
Date application received:	2 March 2011
Permit type:	Concurrence agency response, development permit
Date of decision:	16 November 2011
Decision:	conditions that must attach to any development approval
Relevant laws and policies:	*Environmental Protection Act 1994*
Jurisdiction(s):	Material change of use - Environmentally relevant activities / *Sustainable Planning Regulation 2009* - Schedule 7, table 2, item 1 / DERM ref. no. 309736 DERM Permit No. SPCE01651711

Development Description

Property/Location		Development
1544-1580 Ipswich Boonah Road, Peak Crossing, Qld, 4306	Lot 10 Plan SP141687	ERA 63(2)(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.

Reason for inclusion of conditions

In accordance with section 289 of the *Sustainable Planning Act 2009*, the reason for inclusion of conditions stated in this permit required by the concurrence agency response for the application are as follows.

The conditions are included pursuant to section 73B of the Environmental Protection Act 1994.

[1] Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Department of Environment and Resource Management.

Delegate
Mike Thomas
Delegate, Chief Executive administering the *Environmental Protection Act 1994*,
Department of Environment and Resource Management

16 November 2011

CONDITIONS

This development approval consists of the following schedules:

- Agency Interest: General
- Agency Interest: Air
- Agency Interest: Land
- Agency Interest: Noise
- Agency Interest: Social
- Agency Interest: Water
- Agency Interest: Waste
- Definitions

Agency Interest: General

Prevent and/or minimise likelihood of environmental harm

G1 In carrying out an ERA to which this development approval relates, all reasonable and practicable measures must be taken to prevent and/or to minimise the likelihood of environmental harm being caused.

Alterations

G2 No change, replacement or operation of any plant or equipment is permitted if the change, replacement or operation of the plant or equipment increases, or is likely to substantially increase, the risk of environmental harm above that expressly provided for by this development approval.

Display of Development Approval

G3 A copy of this development approval must be kept in a location readily accessible to personnel carrying out the activity.

Site Based Management Plan

G4 Before commencement of an ERA to which this development approval relates, an updated site based management plan (SBMP) must be implemented and submitted to the administering authority. 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' of overall environmental performance of all ERAs that are carried out on the premises.

G5 The SBMP must address the following matters:

a) Environmental commitments - a commitment by senior management to achieve specified and relevant environmental goals;
b) Identification of environmental issues and potential impacts;
c) Control measures for routine operations to minimise likelihood of environmental harm;
d) Contingency plans and emergency procedures for non-routine situations;
e) Organisational structure and responsibility;

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f) Effective communication;
g) Monitoring of contaminant releases;
h) Conducting environmental impact assessments;
i) Staff training;
j) Record keeping;
k) Periodic review of environmental performance and continual improvement;
l) The waste water treatment plant commissioned;
m) The supplier of the waste water treatment plant;
n) The capacity (as 'peak design capacity') and effectiveness of the treatment and disposal system, including performance data;
o) A description of the method of disposal of grits, scums and sludges;
p) A description of the effluent disinfection method, the contact time, concentration and form of disinfection;
q) A description of the alarm system;
r) A description of the waste water collection and distribution system;
s) A description of the emergency backup power available to the pumps and waste water treatment system; and
t) Information on the chemicals and polymers to be used in the treatment process.

G6 The site based management plan must not be implemented or amended in a way that contravenes any condition of this development approval.

G7 An up-to-date copy of the SBMP must be kept at the approved place to which that plan relates and be available to the administering authority on request.

Maintenance of Measures, Plant and Equipment

G8 The registered operator must:

(a) install all measures, plant and equipment necessary to ensure compliance with the conditions of this development approval;
(b) maintain such measures, plant and equipment in a proper and efficient condition; and
(c) Operate such measures, plant and equipment in a proper and efficient manner.

Trained/Experienced Operators

G9 The daily operation of the wastewater treatment system must be carried out by a person(s) with appropriate experience or qualifications to ensure the effective operation of the treatment system and control equipment.

G10 All monitoring assessments and reports required by this development approval must be conducted by persons with appropriate experience or qualifications.

Equipment Calibration

G11 All instruments, equipment and measuring devices used for measuring or monitoring in accordance with any condition of this development approval must be calibrated, recorded and appropriately operated and maintained.

Records

G12 The registered operator must record, compile and keep all monitoring results required by this development approval and present this information to the administering authority when requested.

G13 All records required by this approval must be kept for 5 years.

Annual Monitoring Report

G14 An annual monitoring report must be provided to the administering authority with the annual return upon request. This report shall include but not be limited to:

a) A summary of the previous twelve (12) months monitoring results obtained under any monitoring programs required under this authority and, in graphical form showing relevant limits, a comparison of the previous twelve (12) months monitoring results to both this authority limits and to relevant prior results;
b) An evaluation/explanation of the data from any monitoring programs; and
c) A summary of any record of quantities of releases required to be kept under this authority; and
d) A summary of the record of equipment failures or events recorded for any site under this authority; and
e) An outline of actions taken or proposed to minimise the environmental risk from any deficiency identified by the monitoring or recording programs.

G15 The annual monitoring report must address all matters set out in this development approval relevant to sampling and monitoring.

Notification of Emergencies and Incidents

G16 As soon as practicable after becoming aware of any emergency or incident that results in the release of contaminants not in accordance with the conditions of this development approval, the registered operator must notify the administering authority of the incident by telephone on the Pollution Hotline 1300 130 372.

G17 The notification of emergencies or incidents as required by condition G16 must include but not be limited to the following:

(a) the registered operator;
(b) the location of the emergency or incident;
(c) the number of the development approval;
(d) the name and telephone number of the designated contact person;
(e) the time of the incident;
(f) the time the registered operator became aware of the release;
(g) the suspected cause of the incident;

(h) the environmental harm caused, threatened or suspected to be caused by the incident; and

(i) actions taken to prevent any further incidents and mitigate any environmental harm caused by the incident.

G18 Not more than 14 days following the initial notification of an emergency or incident, the registered operator must provide written advice of the information supplied in accordance with condition G17 in addition to:

(a) Proposed actions to prevent a recurrence of the emergency or incident; and

(b) Outcomes of actions taken at the time to prevent or minimise environmental harm.

END OF CONDITIONS FOR SCHEDULE G

Agency Interest: Air

Nuisance

A1 The release of noxious or offensive odours or any other noxious or offensive airborne contaminants resulting from the activity must not cause, or be likely to cause, a nuisance at or beyond the boundary of the approved place.

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.

A3 Monitoring required by condition A2 must be carried out at a place(s) relevant to the potentially affected sensitive place and simultaneously 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.

END OF CONDITIONS FOR SCHEDULE A

Agency Interest: Land

Land Disposal

L1 The only contaminants permitted to be released to land are treated effluent to the area shown in Figure 2, Appendix A of the SBMP in compliance with the limits stated in 'Schedule L - Table 1 - Contaminant release limits to land' and the conditions of this development approval.

L2 Contaminants are only permitted to be released to land by subsurface irrigation.

L3 Prior to irrigation of treated effluent or reuse on the site, a "commissioning" phase must be undertaken. This will consist of the taking of at least 1 sample per business day for four (4) consecutive weeks. Sub-surface irrigation is not to occur until five (5) consecutive samples (taken at not less than 30 minutes apart) are taken that meet both the median and maximum criteria in Schedule L, Table 1 Contaminant release limits to land. Following this 'commissioning' phase, testing for E.coli is required on a weekly basis as a single sample.

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L4 For the initial "commissioning" phase when the system is first installed, the sampling regime will include 5 samples on day 1 followed by 1 sample per day thereafter for the duration of the "commissioning" phase.

L5 During any sampling for E.coli, should a single sample return a result greater than the maximum value in Schedule L - Table 1 Contaminants release limits to land, a follow up sample must be taken immediately. Should this follow up sample return a value greater than the median criteria value in Schedule L - Table 1 Contaminants release limits to land, the 'commissioning' phase referred to in condition L3 will begin again and irrigation will not commence until five (5) consecutive samples meet the criteria from Schedule L - Table 1 Contaminants release limits to land.

Monitoring and Effluent Quality

L6 Monitoring must be undertaken and records kept of a monitoring program for the parameters specified in Schedule L, Table 1 – Contaminant release limits to land.

L7 When continuous turbidity (prior to disinfection) monitoring detects levels in turbidity greater than two (2) nephelometric turbidity units (NTU), a visual and audible alarm must be activated.

L8 When continuous turbidity (prior to disinfection) monitoring detects levels in turbidity greater than five (5) NTU, an automatic shut-off of treated effluent supply from the treatment plant to the irrigation area or treated effluent storage tanks must occur.

L9 Monitoring must be undertaken at the frequency specified in Schedule L Table 1 – Contaminant release limits to land.

L10 All sampling and the determinations of the quality of effluent releases must be:

(a) made in accordance with methods prescribed in the latest edition of the administering authority's *Monitoring and Sampling Manual* (latest version as at 16 November 2011 is 'version 2 published September 2010'); and

(b) Carried out on samples that are representative of the discharge, except for turbidity which is to be monitored continuously prior to disinfection.

L11 All analyses and tests of effluent required to be conducted under this development approval must be carried out by a laboratory that has National Association of Testing Authorities' (NATA) certification for such analyses and tests, except as otherwise authorised by the administering authority.

Schedule L - Table1 – Contaminant release limits to land

Release limits*							
Quality characteristics	**Units**	**Minimum**	**Median ****	**50th percentile**	**95th percentile**	**Maximum**	**Monitoring frequency**
Turbidity[1]	NTU				2.0	5.0	Continuous
5-day Biological Oxygen Demand (inhibited)	mg/L		< 20				Monthly
pH	Scale	6.0				8.5	Weekly
Free Chlorine	mg/L						Continuous
Total chlorine	mg/l						Monthly
Total Nitrogen	mg/L as Nitrogen					<60	Monthly
Total Phosphorus	mg/L as Phosphorus					<22.5	Monthly
Total Suspended Solids	mg/L		<30			<45	Monthly
Electrical Conductivity	µS/cm		<1600				Monthly
*E. coli**	Colony forming units per 100mL		<100			<150	Weekly
DO	mg/L		>2.0				Weekly
Flow	kilolitres						Daily

* All parameters to be sampled ex the disinfection unit
** Median value means of five (5) consecutive samples taken over 24 hours at no less than 30 minute intervals
[1] indicates prior to disinfection
< indicates less than
> indicates greater than

Sampling and *In Situ* Monitoring Point Details

L12 Determinations of the quality of contaminants released to check conformity with the release quality characteristics specified in Schedule L – Table 1 of this development approval must be undertaken at the sampling and *in-situ* measurement points described as:

a) the outlet of the treated effluent storage tank for all parameters except for turbidity and *E. coli*; and

b) for *E. coli*, at the furthest point practical after the final disinfection point within the treated effluent distribution system; and

c) For continuous turbidity monitoring, treated wastewater stream prior to disinfection.

Quantity of Contaminants Released from the Sewage Treatment Plant

L13 The daily volume of contaminants released to land must be determined or estimated by an appropriate method, for example a flow meter and records kept of such determinations and estimates.

L14 The hydraulic flow rate of contaminants released to land must be recorded daily.

Treated Effluent Irrigation

L15 A minimum area of 1.5 hectares of land, excluding any necessary buffer zones, must be utilised for the irrigation of treated effluent.

L16 Soil moisture metres must be used to detect the soil water deficit trigger for treated effluent irrigation within the contaminant release areas.

L17 All grass/vegetation clippings must be removed from the contaminant release area upon harvesting.

L18 Sludge produced by sewage treatment must be disposed of by a registered regulated waste disposal operator.

L19 The irrigation of treated effluent must be carried out in a manner such that:

a) vegetation is not damaged;
b) soil erosion and soil structure damage is avoided;
c) there is no surface ponding on-site;
d) infiltration of treated effluent beyond the plant root zone is minimised;
e) the capacity of the land to assimilate nitrogen, phosphorus, salts, organic matter as measured by biochemical oxygen demand and water is not exceeded;
f) the quality of groundwater is not adversely affected;
g) there is no contaminated runoff outside the designated irrigation area; and
h) the risk of exposure of public to the treated effluent is minimised.

L20 Notices must be prominently displayed on areas undergoing effluent irrigation, warning the public that the area is irrigated with treated effluent and not to use or drink the treated effluent. These notices must be maintained in a visible and legible condition.

L21 Pipelines and fittings associated with the effluent irrigation system must be clearly identified. Lockable valves or removable handles must be fitted to all release pipes situated in public access areas.

L22 When conditions prevent the irrigation of treated effluent to land (such as during or following rainfall), the contaminants must be directed to a treated effluent wet weather storage or alternative measures must be taken to store/lawfully dispose of the treated effluent (such as tankering off site to another treatment plant or sewer). A record must be kept of any removal or discharge off site, including destination, transporter, dates and volumes.

L23 The maximum volume of irrigation must not exceed 3.9ML per year.

L24 The capacity provided for storage of treated effluent to cover periods when irrigation becomes impracticable must be not less than 90 kilolitres.

Preventing Contaminant Release to Land

L25 Spillage of all chemicals and fuels must be contained within an on-site containment system and controlled in a manner that prevents environmental harm.

NOTE: All petroleum product storages must be designed, constructed and maintained in accordance with AS 1940 - Storage and Handling of Flammable and Combustible Liquids.

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Bunding

L26 All chemical and waste tank storages must be bunded such that the capacity of the bund is sufficient to contain at least 100% of the largest storage tank plus 10% of the second largest storage tank within the bund.

L27 All chemical and waste drum storages must be bunded so that the capacity of the bund is sufficient to contain at least 25% of the maximum design storage volume within the bund.

L28 All bunding must be roofed (where practical) and constructed of materials which are impervious to the materials stored therein.

L29 Where it is impracticable to completely roof a bunded area, ensure that any stormwater captured within the bund is free from contaminants or wastes prior to release.

Effluent Irrigation Management Plan

L30 Before commencement of an ERA to which this development approval relates, an Irrigation Management Plan (IMP) must be developed and implemented. The IMP must detail how the registered operator will effectively and appropriately manage the effluent irrigation process so as to ensure that the release of treated effluent to land is carried out in an environmentally sustainable manner and include (but not be limited to) condition L19.

L31 A copy of the IMP must be kept at the premises to which this development approval relates and be available to an officer authorised under the *Environmental Protection Act 1994* upon request.

Contaminant Release Area Monitoring Program

L32 Before commencement of an ERA to which this development approval relates, the registered operator must develop and implement a Contaminant Release Area Monitoring Program to effectively monitor the condition of the land to which contaminants are released.

L33 Monitoring required by condition L32 must include the taking of topsoil and sub-soil samples from representative sites for the quality characteristics and at the frequency specified in Schedule L - Table 2 Soil impact monitoring.

L34 The Contaminant Release Area Monitoring Program must include but not be limited to the following:

a) the locations of monitoring stations including soil moisture and soil types, and depths; and

b) the proposed vegetation characteristics to be monitored; and

c) harvesting practice to ensure the proper maintenance of the irrigation area.

L35 The registered operator of this development approval must prepare a report on the Contaminant Release Area Monitoring Program within two months of each sampling event including an assessment of the impact and sustainability of the application of treated effluent to the contaminant release area. This report must include an interpretation of the results and conclusions by an expert in the field of treated effluent land disposal.

L36 A copy of the Contaminant Release Area Monitoring Program must be kept at the premises to which this development approval relates and, along with a copy of the report mentioned in condition L35, be available to an officer authorised under the *Environmental Protection Act 1994* upon request.

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Schedule L - Table 2 Soil impact monitoring

Quality Characteristics	Units	Monitoring Frequency
pH	pH scale	On commencement and biennially thereafter
Specific Conductance or electrical conductivity (1:5)	µS/cm	On commencement and biennially thereafter
Calcium	mg/kg	On commencement and biennially thereafter
Magnesium	mg/kg	On commencement and biennially thereafter
Potassium	mg/kg	On commencement and biennially thereafter
Cation Exchange capacity	meq/100g	On commencement and biennially thereafter
Exchangeable calcium	meq/100g	On commencement and biennially thereafter
Exchangeable magnesium	meq/100g	On commencement and biennially thereafter
Exchangeable sodium	meq/100g	On commencement and biennially thereafter
Exchangeable potassium	meq/100g	On commencement and biennially thereafter
Exchangeable aluminium	meq/100g	On commencement and biennially thereafter
Sodium Adsorption Ratio		On commencement and biennially thereafter
Total Nitrogen as N	mg/kg	On commencement and biennially thereafter
Extractable Phosphorus	mg/kg	On commencement and biennially thereafter
Boron	mg/kg	On commencement and biennially thereafter

END OF CONDITIONS FOR SCHEDULE L

Agency Interest: Noise

Noise Nuisance

N1 Noise from the ERA must not cause an environmental nuisance at any nuisance sensitive place or commercial place.

N2 All noise from activities must not exceed the levels specified in Schedule N – Table 3 at any noise affected premises.

Schedule N – Table 3 Noise limits

Time period	Noise level at a 'Noise sensitive place' measured as the Adjusted Maximum Sound Pressure Level $L_{A\ 10,\ adj,\ 10\ mins}$
7am - 6pm	Background noise level plus 5 dB(A)
6pm - 10pm	Background noise level plus 5 dB(A)
10pm - 7am	Background noise level plus 3 dB(A)
Time period	**Noise level at a 'Commercial place' measured as the Adjusted Maximum Sound Pressure Level $L_{A\ 10,\ adj,\ 10\ mins}$**
7am - 6pm	Background noise level plus 10 dB(A)
6pm - 10pm	Background noise level plus 10 dB(A)
10pm - 7am	Background noise level plus 8 dB(A)

Noise Monitoring

N3 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. Monitoring must include:

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a) background noise level;
b) LA, max adj, T
c) LA 10, adj, 10 mins
d) LA 1, adj, 10 mins
e) the level and frequency of occurrence of impulsive or tonal noise;
f) atmospheric conditions including wind speed and direction;
g) effects due to extraneous factors such as traffic noise; and
h) location, date and time of recording.

N4 The method of measurement and reporting of noise levels must comply with the latest edition of the administering agency's *Noise Measurement Manual*.

END OF CONDITIONS FOR SCHEDULE N

Agency Interest: Social

Complaint Response

S1 All complaints received must be recorded including investigations undertaken, conclusions formed and action taken. This information must be made available to the administering authority on request.

END OF CONDITIONS FOR SCHEDULE S

Agency Interest: Water

Release to Waters

W1 Contaminants must not be released from the site to any waters or the bed and banks of any waters.

Stormwater Management

W2 There must be no release of stormwater runoff that has been in contact with any contaminants at the site to any waters, roadside gutter or stormwater drain.

W3 Suitable banks or diversion drains must be installed and maintained to exclude stormwater runoff from entering any structures used for the storage or treatment of contaminants or wastes and disposal areas.

Contaminant and sewage pump station

W4 Contaminant pumping stations must be fitted with stand-by pumps and pump-failure alarms as well as high-level alarms to warn of imminent pump station overflow. All alarms must be able to operate without mains power.

Contaminant Releases Caused by Rainfall

W5 Erosion and sediment controls that minimise off-site removal of sediments and divert other stormwater from entering the site, must be provided and maintained during site clearing and construction works. Such measures must include, but not be limited to, diversion drainage works, siltation fences and temporary sediment traps.

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END OF CONDITIONS FOR SCHEDULE W

Agency Interest: Waste

Waste handling

WA1 The registered operator must not:

(a) allow waste to burn or be burnt at or on the approved place; nor

(b) remove waste from the approved place and burn such waste elsewhere.

WA2 All regulated waste removed from the site must be removed by a person who holds a current approval to transport such waste under the provisions of the *Environmental Protection Act 1994*.

WA3 Where regulated waste is removed from the waste water treatment plant site, the registered operator must monitor and keep records of the following:

(c) date of waste pickup;

(d) waste description;

(e) waste quantity;

(f) waste origin;

(g) name of the waste remover; and

(h) the destination of the waste.

Note: Regulated waste tracking documents must meet the requirements of the *Environmental Protection Act 1994* and subordinate legislation *(Environmental Protection (Waste Management) Regulation 2000)*.

Notification of Improper Disposal of Regulated Waste

WA4 If a person removes regulated waste associated with activities at the licensed place and disposes of such waste in a manner which is not authorised or is improper or unlawful then, within 24 hours of becoming aware of the improper or unlawful disposal, notify the administering authority if all relevant facts, matters and circumstances known concerning the disposal.

END OF CONDITIONS FOR SCHEDULE WA

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DEFINITIONS

Words and phrases used throughout this permit are defined below. Where a definition for a term used in this permit is sought and the term is not defined within this permit[1] the definitions provided in the relevant legislation shall be used

Administering authority
Means the Department of Environment and Resource Management or its successor

Annual return
Means the return required by the annual notice (under section 316 of the *Environmental Protection Act 1994*) for the section 73F registration certificate that applies to the development approval

Approval
Means 'notice of development application decision' or 'notice of concurrence agency response' under the *Sustainable Planning Act 1997*

Approved plans
Means the plans and documents listed in the approved plans section in the notice attached to this development approval

Authorised place
Means the place authorised under this development approval for the carrying out of the specified environmentally relevant activities

Commercial place
Means a place used as an office or for business or commercial purposes

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

Department of Environment and Resource Management means the department administering the *Environmental Protection Act 1994*.

Effluent Irrigation Management Plan
For the relevant area, means a plan that achieves the following outcomes for the area—
(a) the efficient application of water or waste using best practice methods;
(b) control of sodicity in the soil;
(c) minimal degradation of soil structure;
(d) control of the build-up, from water, waste or other sources, of nutrients and contaminants in the soil and subsoil;
(e) prevention of subterranean flows of contaminants to waters;
(f) prevention of impact of infiltration on groundwater resources;
(g) prevention of run-off by controlling the rate of application of water or waste, and by using structures, including, for example, tailwater dams;
(h) prevention of surface ponding;
(i) prevention of spraydrift or overspray from the relevant area;
(j) prevention of damage to native vegetation and introduced vegetation used for transpiration of the effluent;
(k) reporting the results of monitoring, and an assessment of the impact on the groundwater in the relevant area of the release of the water or waste

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

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- 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.

$L_{A\ 10,\ adj,\ 10\ mins}$
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.

$L_{A\ 1,\ adj,\ 10\ mins}$
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.

$L_{A,\ max\ adj,\ T}$
Means the average maximum A-weighted sound pressure level, adjusted for noise character and measured over any 10 minute 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

NTU
Means nephelometric turbidity units

Nuisance 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 2004* 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

Protected area
Means –

- a protected area under the *Nature Conservation Act 1992*; or
- a marine park under the *Marine Parks Act 2004*; or
- a World Heritage Area

Regulated waste
Means waste that -

- is commercial or industrial waste, whether or not it has been immobilised or treated; and
- is of a type, or contains a constituent of a type, mentioned in Schedule 7 of the *Environmental Protection Regulation 2008*

Regulated waste includes -

- for an element - any chemical compound containing the element; and

- anything that contains residues of the waste.

Site
Means land or tidal waters on or in which it is proposed to carry out the development approved under this development approval

Total nitrogen
Means the sum of Organic Nitrogen, Ammonia, Nitrate plus Nitrate as mg/L of Nitrogen

Total phosphorus
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

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 development approval

You
means the registered operator and holder of this development approval or owner / occupier of the land which is the subject of this development approval

50th percentile
Means not more than three (3) of the measured values of the quality characteristic are to exceed the stated release limit for any six (6) consecutive samples for a release/monitoring point at any time during the environmental activity(ies) works

80th percentile
Means not more than one (1) of the measured values of the quality characteristic is to exceed the stated release limit for any five (5) consecutive samples for a sampling point at any time during the environmental activity(ies) works

END OF CONDITIONS

END OF CONDITIONS