

Department of Environment and Heritage Protection

## Notice

*Environmental Protection Act 1994*

### Decision about an application for an environmental authority

*This notice is issued by the administering authority<sup>1</sup>, pursuant to sections 195, 196 and 198 of the Environmental Protection Act 1994.*

To: Jim Noort  
96-198 Guanaba Road  
TAMBORINE MOUNTAIN QLD 4272

Email: jimnoort@gmail.com

Cc: Precise Environmental Pty Ltd  
PO Box 4424  
ROBINA TOWN CENTRE QLD 4230

Attention: Chris Butler  
Email: chris@preciseenvironmental.com.au

Our reference: 412407

### **Decision about an application for an environmental authority**

**1. Application details**

The application for an environmental authority, made by Jim Noort was received by the administering authority on 10-FEB-2014.

The application reference number is: EPPR01940114.

Land description: 96-198 Guanaba Road, Tamborine Mountain, described as Lot 3 Plan RP181081.

**2. Decision**

The administering authority has decided to approve the application subject to the standard conditions for the environmentally relevant activity or activities and conditions that the applicant has agreed to in writing.



Signature

03/04/2014

Date

Brett Glosko  
Department of Environment and Heritage Protection  
Delegate of the administering authority  
*Environmental Protection Act 1994*

**Enquiries:**  
William Inonda  
ES-RSD-SER-Gold Coast  
PO Box 4244  
Level 1, APVC Building, 14 Edgewater Court  
ROBINA TOWN CENTRE QLD 4230  
Phone: (07) 5583 2131  
Fax: (07) 5583 2136  
Email: william.inonda@ehp.qld.gov.au

**Attachment:** Environmental authority (reference EPPR01940114)

<sup>1</sup> The Department of Environment and Heritage Protection is the administering authority under the *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<sup>1</sup> number: EPPR01940114

Environmental authority takes effect on the 01 JANUARY 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 which is currently \$1,598.80 will be due each year on this day.

Environmental authority holder(s)

Name	Registered address
Jim Noort	96-198 Guanaba Road TAMBORINE MOUNTAIN QLD 4272

Environmentally relevant activity and location details

Environmentally relevant activity	Location(s)
63-(1a)(i) Sewage treatment >21 to 100EP	96-198 Guanaba Road Tamborine Mountain QLD 4272 Lot 3 Plan RP181081

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.

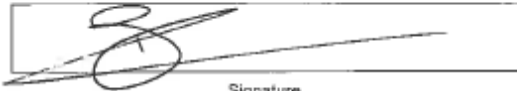
An environmental authority authorises the carrying out of an ERA and does not authorise any environmental harm unless a condition stated by the authority specifically authorises environmental harm.

<sup>1</sup> Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation

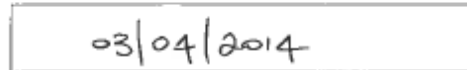
A person carrying out an ERA must also be a registered suitable operator under the *Environmental Protection Act 1994* (EP Act).

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) 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



Date

Brett Glosko  
Department of Environment and Heritage Protection  
Delegate of the administering authority  
*Environmental Protection Act 1994*

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William Inonda  
ES-RSD-SER-Gold Coast  
PO Box 4244  
Level 1, APVC Building, 14 Edgewater Court  
ROBINA TOWN CENTRE QLD 4230  
Phone: (07) 5583 2130  
Fax: (07) 5583 2136  
Email: [william.inonda@ehp.qld.gov.au](mailto:william.inonda@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:** 96-198 GuanabaTamborine Mountain, Lot 3 Plan RP181081.

**Relevant activity**

63-(1a)(i) Sewage treatment >21 to 100EP treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme. The environmentally relevant activity 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.	All reasonable steps must be taken to ensure the activity complies with the eligibility criteria.
G2	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 control measures that minimise the potential for environmental harm</li> <li>• ensure plant and equipment is maintained and operated in proper and effective condition</li> <li>• ensure that staff are trained and aware of their obligations under the <i>Environmental Protection Act 1994</i></li> <li>• ensure that reviews of environmental performance are undertaken at least annually.</li> </ul>
G3	The activity must not cause environmental nuisance at a nuisance sensitive place.
G4	All documents and records of monitoring required by conditions of this authority must be kept for at least five years.
G5	Storage of chemicals and fuels in bulk or in containers of greater than 15 litres must be within a secondary containment system and releases controlled in a manner that prevents environmental harm.
G6	Any breach of a condition of this environmental authority must be reported to the <b>administering authority</b> 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.

Agency interest: Water	
Condition number	Condition
W1	Stormwater contaminated by the activity must be managed to minimise or prevent any adverse effect on the environmental values of the receiving environment.
W2	Ponds used for the storage or treatment of effluent or wastes must be constructed, installed and maintained to: <ul style="list-style-type: none"> <li>• prevent any release of effluent or wastes from the ponds</li> <li>• ensure the stability of the pond structure.</li> </ul>
W3	<b>Monitoring of groundwater</b> The registered operator of this environmental authority must conduct an ongoing Groundwater Monitoring Program undertaken yearly, to confirm that groundwater contamination does not occur as a result of the approved recycled wastewater irrigation program. The monitoring program must be submitted to the administering authority prior to the commencement of the activity.
Agency interest: Land	
Condition number	Condition
L1	Contaminants from the activity must not be released to land except as authorised by under conditions (D1), (D3) and (D4).
Agency interest: Disposal of effluent to land	
Condition number	Condition
D1	Treated effluent is permitted to be released to land provided that it is done in accordance with a written procedure that ensures: <ul style="list-style-type: none"> <li>• infiltration to groundwater and subsurface flows of contaminants to surface waters are prevented</li> <li>• surface pondage and run-off of effluent is prevented</li> <li>• degradation of soil structure is minimised</li> <li>• soil sodicity and the build-up of nutrients and heavy metals in the soil and subsoil are minimised</li> <li>• spray drift or overspray do not carry beyond effluent disposal areas</li> <li>• effluent disposal areas are maintained with an appropriate crop in a viable state for transpiration and nutrient uptake</li> <li>• the crop on the disposal area is harvested and removed from the disposal area.</li> </ul>
D2	When weather conditions or soil conditions preclude the release of effluent to land, effluent must be directed to wet weather storage or be lawfully removed from the site.

D3	<p>In addition to the requirements of D1, the treated effluent must be evenly distributed over an area stated in Table 1 or a greater area.</p> <p><b>Table 1 – Irrigation area requirements</b></p> <table border="1" data-bbox="375 470 1252 627"> <thead> <tr> <th>Rainfall</th> <th>Maximum irrigation rate</th> <th>Minimum land required (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>&gt;600 millimetres per year (mm/year)</td> <td>3 millimetres per day (mm/day)</td> <td>335m<sup>2</sup> per m<sup>3</sup> of treated effluent irrigated</td> </tr> <tr> <td>&gt;600mm/year to 1000mm/year</td> <td>2mm/day</td> <td>500m<sup>2</sup> per m<sup>3</sup> of treated effluent irrigated</td> </tr> <tr> <td>&gt;1000mm/year</td> <td>1mm/day</td> <td>1000m<sup>2</sup> per m<sup>3</sup> of treated effluent irrigated</td> </tr> </tbody> </table>	Rainfall	Maximum irrigation rate	Minimum land required (m <sup>2</sup> )	>600 millimetres per year (mm/year)	3 millimetres per day (mm/day)	335m <sup>2</sup> per m <sup>3</sup> of treated effluent irrigated	>600mm/year to 1000mm/year	2mm/day	500m <sup>2</sup> per m <sup>3</sup> of treated effluent irrigated	>1000mm/year	1mm/day	1000m <sup>2</sup> per m <sup>3</sup> of treated effluent irrigated									
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D4	<p>Treated effluent released to land must comply with the limits in Table 2.</p> <p><b>Table 2 – contaminant release limits to land</b></p> <table border="1" data-bbox="335 705 1252 918"> <thead> <tr> <th>Quality characteristics</th> <th>Release limit</th> <th>Limit type</th> </tr> </thead> <tbody> <tr> <td>Total nitrogen*</td> <td>60mg/L</td> <td>maximum</td> </tr> <tr> <td>Total phosphorus*</td> <td>20mg/l</td> <td>maximum</td> </tr> <tr> <td>Electricity conductivity</td> <td>1600µs/cm</td> <td>maximum</td> </tr> <tr> <td>pH</td> <td>5.0 -8.5</td> <td>range</td> </tr> <tr> <td>Total residual chlorine 9lf used for disinfection</td> <td>1mg/L</td> <td>maximum</td> </tr> <tr> <td><i>E. coli</i></td> <td>&lt;1000cfu/100ml</td> <td>maximum</td> </tr> </tbody> </table> <p>*note that these limits would typically correspond to long term total nitrogen and total phosphorous concentrations of 30 mg/L and 10 mg/L respectively.</p>	Quality characteristics	Release limit	Limit type	Total nitrogen*	60mg/L	maximum	Total phosphorus*	20mg/l	maximum	Electricity conductivity	1600µs/cm	maximum	pH	5.0 -8.5	range	Total residual chlorine 9lf used for disinfection	1mg/L	maximum	<i>E. coli</i>	<1000cfu/100ml	maximum
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D5	<p>Quarterly monitoring of treated effluent must be carried out in accordance with the Monitoring and Sampling Manual 2009 (EHP) to assess compliance with condition (D4) and records of the results maintained.</p>																					
<p><b>Agency interest: Waste</b></p>																						
Condition number	Condition																					
R1	<p>Other than effluent released to land in accordance with conditions (D1), (D3) and D4), all waste generated in carrying out the activity must be reused, recycled or lawfully disposed of offsite.</p>																					
<p><b>Agency interest: Air</b></p>																						
Condition number	Condition																					
A1	<p>Odours or airborne contaminants which are noxious or offensive or otherwise unreasonably disruptive to public amenity or safety must not cause nuisance beyond the boundary of the site.</p>																					

## Definitions

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

**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** (the Act) is unreasonable interference or likely interference with an **environmental value** caused by—

- a) aerosols, fumes, light, noise, odour, particles or smoke; or
- b) an unhealthy, **offensive** or unsightly condition **because of** contamination; or
- c) another way prescribed by regulation.

**Environmental value** (the Act) is—

- d) a quality or physical characteristic of the environment that is conducive to ecological health or public amenity or safety; or
- e) another quality of the environment identified and declared to be an **environmental value** under an environmental protection policy or regulation.

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

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

**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.

**Sensitive place** includes the following and includes a place within the curtilage of such a place reasonably used by persons at that place:

- f) a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
- g) a motel, hotel or hostel; or
- h) a kindergarten, school, university or other educational institution; or
- i) a medical centre or hospital; or
- j) a protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 1992* or a World Heritage Area; or
- k) a public thoroughfare, park or gardens; or
- l) for noise, a place defined as a sensitive receptor for the purposes of the Environmental Protection (Noise) Policy 2008.

**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.

**You** means the holder of the environmental authority.

#### Schedule 1—Approved plans

Figure 2 Drawing Version E, Titled Site layout and Stage 1 Wastewater Detail, dated 14/03/2014

### END OF PERMIT

Attachment 1:

#### General obligations for environmental authority holders

This appendix is not intended to provide a comprehensive assessment of all obligations under Queensland law. It provides some general information and holders are encouraged to familiarise themselves with all requirements related to their specific operation.

#### Responsibilities under the *Environmental Protection Act 1994*

Separate to the requirements of the standard conditions, the holder of the environmental authority must also meet their obligations under the *Environmental Protection Act 1994*, and the regulations made under that Act. For example, the holder must be aware of the following provisions of the *Environmental Protection Act 1994* which may apply unless the environmental harm is authorised by the conditions of the environmental authority.

#### General environmental duty

Section 319 of the *Environmental Protection Act 1994* states that we all have a general environmental duty. This means that we are all responsible for the actions we take that affect the environment. We must not carry out any activity that causes or is likely to cause environmental harm unless we take all reasonable and practicable measures to prevent or minimise the harm. To decide what meets your general environmental duty, you need to consider:

- the nature of the harm or potential harm
- the sensitivity of the receiving environment
- the current state of technical knowledge for the activity
- the likelihood of successful application of the different measures to prevent or minimise environmental harm that might be taken
- the financial implications of the different measures as they would relate to the type of activity.

It is not an offence not to comply with the general environmental duty. However, maintaining your general environmental duty is a defence against the following acts:

(a) an act that causes serious or material environmental harm or an environmental nuisance

(b) an act that contravenes a noise standard

(c) a deposit of a contaminant, or release of stormwater run-off, mentioned in section 440ZG.

More information is available on the Department of Environment and Heritage Protection (EHP) website [www.ehp.qld.gov.au](http://www.ehp.qld.gov.au).

#### Duty to notify

Section 320 of the *Environmental Protection Act 1994* explains the duty to notify. The duty to notify applies to all persons and requires a person or company to give notice where serious or material environmental harm is caused or threatened. Notice must be given of the event, its nature and the circumstances in which the event



happened. Notification can be verbal, written or by public notice depending on who is notifying and being notified.

The duty to notify arises where:

- a person carries out activities or becomes aware of an act of another person arising from or connected to those activities which causes or threatens serious or material environmental harm
- while carrying out activities a person becomes aware of the happening of one or both of the following events:
- the activity negatively affects (or is reasonably likely to negatively affect) the water quality of an aquifer
- the activity has caused the unauthorised connection of two or more aquifers.

For more information on the duty to notify requirements refer to the guideline 'Duty to notify of environmental harm' (EM467).

**Some relevant offences under the *Environmental Protection Act 1994***

**Non-compliance with a condition of an environmental authority (section 430)**

Section 430 of the *Environmental Protection Act 1994* requires that a person who is the holder of, or is acting under, an environmental authority must not wilfully contravene, or contravene a condition of the authority.

**Environmental authority holder responsible for ensuring conditions complied with (section 431)**

Section 431 of the *Environmental Protection Act 1994* requires that the holder of an environmental authority must ensure everyone acting under the authority complies with the conditions of the authority. If another person acting under the authority commits an offence against section 430, the holder also commits an offence, namely, the offence of failing to ensure the other person complies with the conditions.

**Causing serious or material environmental harm (sections 437–39)**

Material environmental harm is when the harm is not trivial or negligible in nature. Serious environmental harm is harm that is irreversible, of a high impact or widespread, or that is caused to an area of high conservation value or special significance. Damages, or costs required to rehabilitate the environment, of more than \$5000 also constitute serious environmental harm.

Serious or material environmental harm excludes environmental nuisance.

**Causing environmental nuisance (section 440)**

Environmental nuisance is unreasonable interference with an environmental value caused by aerosols, fumes, light, noise, odour, particles or smoke. It may also include an unhealthy, offensive or unsightly condition because of contamination.

**Depositing a prescribed water contaminant in waters (section 440ZG)**

Prescribed contaminants include a wide variety of contaminants listed in Schedule 9 of the *Environmental Protection Act 1994*.

It is your responsibility to ensure that prescribed contaminants are not left in a place where they may or do enter a waterway, the ocean or a stormwater drain. This includes making sure that stormwater falling on or running across your site does not leave the site contaminated. Where stormwater contamination occurs you must ensure that it is treated to remove contaminants. You should also consider where and how you store material used in your processes onsite to reduce the chance of water contamination.

**Placing a contaminant where environmental harm or nuisance may be caused (section 443)**

A person must not cause or allow a contaminant to be placed in a position where it could reasonably be expected to cause serious or material environmental harm or environmental nuisance.

**Some of the relevant offences under the *Waste Reduction and Recycling Act 2011***

**Littering (section 103)**

Litter is any domestic or commercial waste and any material a person might reasonably believe is refuse, debris or rubbish. Litter can be almost any material that is disposed of incorrectly. Litter includes cigarette butts and drink bottles dropped on the ground, fast food wrappers thrown out of the car window, poorly secured material from a trailer or grass clippings swept into the gutter. However, litter does not include any gas, dust, smoke or material emitted or produced during, or because of, the normal operations of a building, manufacturing, mining or primary industry.

**Illegal dumping of waste (section 104)**

Illegal dumping is the dumping of large volumes of litter (200 litres or more) at a place. Illegal dumping can also include abandoned vehicles.

**Relevant offence under the Environment Protection (Waste Management) Regulation 2000  
Trackable waste to be given only to licensed transporter (section 41)**

A generator of trackable waste must not give the waste to another person to transport it commercially, or in a load of more than 250 kilograms, in a vehicle unless the other person holds, or is acting under, the required authority for transporting the waste in the vehicle.

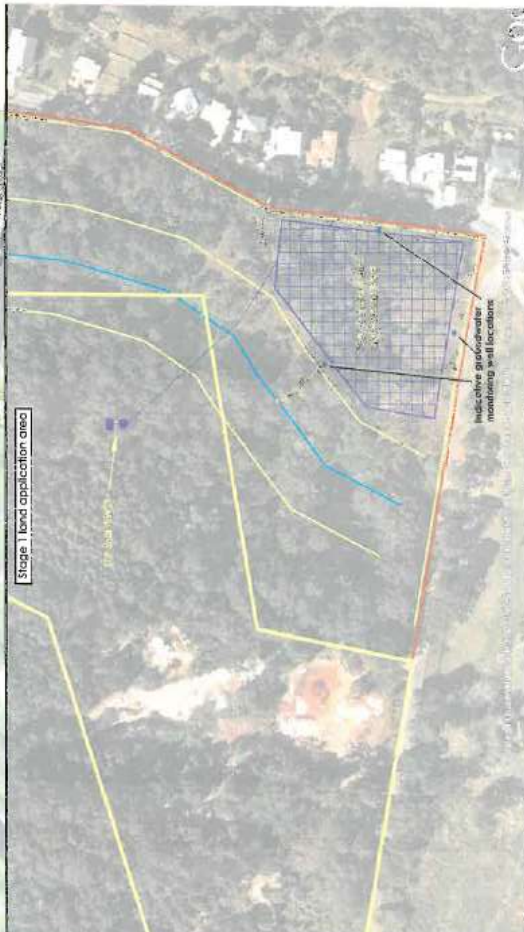
**Responsibilities under other legislation**

An environmental authority pursuant to the *Environmental Protection Act 1994* does not remove the need to obtain any additional approval for the activity that might be required by other state and/or Commonwealth legislation. Other legislation for which a permit may be required includes but is not limited to the:

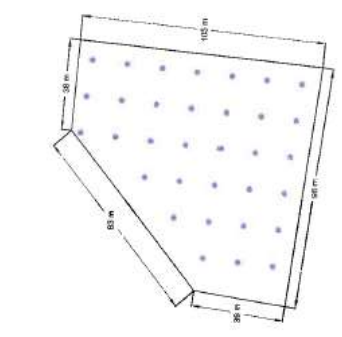
- *Aboriginal Cultural Heritage Act 2003*
  - contaminated land provisions of the *Environmental Protection Act 1994*
  - *Fisheries Act 1994*
  - *Forestry Act 1959*
  - *Nature Conservation Act 1992*
  - *Petroleum and Gas (Production and Safety) Act 2004 / Petroleum Act 1923*
  - *Queensland Heritage Act 1992*
  - *Sustainable Planning Act 2009*
  - *Water Supply (Safety and Reliability) Act 2008*
  - *Water Act 2000.*

Applicants are advised to check with all relevant statutory authorities and comply with all relevant legislation.

**At-risk asset**  
Alignment, water courses, plumbed site facilities and irrigation areas



INDICATIVE LAYOUT FOR FIXED POINT SPRINKLERS



TYPICAL RECYCLED WATER DISTRIBUTION



**INSTALLATION NOTES**

1. All works to be undertaken in accordance with the relevant Australian Standards (AS) and Queensland Standards (QS).
2. All works to be undertaken in accordance with the relevant Queensland Environmental Protection Act (EPA) and Queensland Environmental Protection Regulation (EPR).
3. All works to be undertaken in accordance with the relevant Queensland Environmental Protection Act (EPA) and Queensland Environmental Protection Regulation (EPR).
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9. All works to be undertaken in accordance with the relevant Queensland Environmental Protection Act (EPA) and Queensland Environmental Protection Regulation (EPR).
10. All works to be undertaken in accordance with the relevant Queensland Environmental Protection Act (EPA) and Queensland Environmental Protection Regulation (EPR).

**LEGEND**

Alignment boundary	Alignment boundary
Alignment	Alignment
Potential future use (shaded in blue)	Potential future use (shaded in blue)
Class A recycled water	Class A recycled water
Land application area (line 3 sprinklers)	Land application area (line 3 sprinklers)
Check	Check
Operational class / 0.4/1	Operational class / 0.4/1
100m buffer zone	100m buffer zone

Client: JIM NOORT	Site location: 108 GUANABA ROAD, TAMBORINE MOUNTAIN, QUEENSLAND	Project: ON-SITE SEWAGE MANAGEMENT PLAN - PROPOSED CAMPING AND OUTDOOR RECREATIONAL FACILITY
Drawn by: JIM NOORT	Reviewed by: JIM NOORT	Project: ON-SITE SEWAGE MANAGEMENT PLAN - PROPOSED CAMPING AND OUTDOOR RECREATIONAL FACILITY
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**PRECISE ENVIRONMENTAL**  
100% COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION ACT 1997

Drawn by: JIM NOORT  
Reviewed by: JIM NOORT  
Project: ON-SITE SEWAGE MANAGEMENT PLAN - PROPOSED CAMPING AND OUTDOOR RECREATIONAL FACILITY

Drawn by: JIM NOORT  
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