

NOTICE OF DECISION APPROVAL TO APPLICANT

28 November 2012

ULDA Ref. No: DEV2012/348

Paul Ferguson
Development Manager
The MAC Services Group Pty Ltd
GPO Box 2381
BRISBANE QLD 4000

Dear Paul

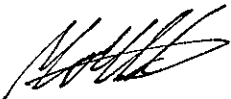
RE: SECTION 59(1)(a) UDA DEVELOPMENT APPROVAL FOR AN UDA DEVELOPMENT APPLICATION FOR A UDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR ERA 8(3) CHEMICAL STORAGE AND ERA 63(2)(B)(I) SEWERAGE TREATMENT PLANT AT MORANBAH RAILWAY STATION ROAD, MORANBAH DESCRIBED AS LOT 27 ON SP255600

On 26 November 2012 the ULDA approved the UDA development application pursuant to s. 55(4)(b) of the *Urban Land Development Authority Act 2007*. The Urban Land Development Authority (ULDA) has decided to grant all of the UDA development approval applied for subject to UDA development conditions set out in the attached UDA Development Approval Package.

The UDA development application and the decision notice can also be viewed in the ULDA Development Approvals Register via the ULDA website www.ulda.qld.gov.au.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Matt Toon on 3024 4166.

Yours sincerely



for Beatriz Gomes
MANAGER – DEVELOPMENT ASSESSMENT

UDA Decision Notice – Approval

Site information		
Name of urban development area (UDA)	Moranbah	
Site address	Moranbah Railway Station Rd, Moranbah	
Lot on plan description	Lot number	Lot description
	Lot 27	SP255600
UDA development application details		
ULDA reference number	DEV2012/348	
Lodgement date	7 September 2012	
Type of application	☒ New development involving:- ☒ Material change of use ☒ Development permit	
Description of proposal applied for	Development Permit for a Material Change of Use for ERA 8(3) Chemical Storage and ERA 63(2)(B)(I) Sewerage Treatment Plant	
UDA development approval details		
Decision of the ULDA	The ULDA has decided to grant all of the UDA development approval applied for, subject to UDA development conditions forming part of this decision notice	
Decision date	26 November 2012	
Currency period	4 Years from Decision Date	
UDA Development Conditions		
Department of Environment and Heritage Protection (EHP) is the nominated assessing authority for all the conditions of this UDA development permit.		
ERA 8 Chemical Storage Threshold 3 storing the following quantity of chemicals of class C1 or C2 combustible liquids under AS 1940 or dangerous goods class 3 under subsection (1)(c)- (a) 10m ³ to 500m ³		
GENERAL		
1.	Scope This development permit authorises the construction of facilities for storing no more than 500m ³ of chemicals of class C1 or C2 combustible liquids under AS 1940 or dangerous goods class 3.	At all times

[illegible]

7.	Records Any prepared record or document relating to this permit must: a) be kept on site; b) be kept in a place that is accessible by all persons engaged in the activity; c) be produced for inspection by an authorised person for inspection if requested or upon request from the nominated assessing authority, supply the record or document in the form and by means requested by the nominated assessing authority within fourteen (14) days; d) in response to a monitoring requirement, reporting requirement, investigation or incident — keep the record for a minimum of five (5) years from the date the document is made or created; and e) if the record of document is sent (in any form) to the nominated assessing authority — keep a copy of the document in a way that is accessible to any person engaged in the activity on site.	At all times
8.	Monitoring A suitably qualified and competent person(s) must conduct all monitoring required by this permit.	At all times
9.	Sample Analysis All analyses and tests required to be conducted in relation to this development permit 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 in writing by the nominated assessing authority.	At all times
10.	Equipment Calibration All instruments, equipment and measuring devices used for measuring or monitoring in accordance with any condition of this permit must be appropriately calibrated, operated and maintained.	At all times
11.	Appropriate Signage Signage in accordance with <i>Australian Standard AS 1319-1994 Safety signs for the occupational environment</i> must be prominently displayed on areas associated with this ERA.	At all times
12.	Alarms An alarm system(s) must be fitted that, as a minimum, notifies the operator of the following: (a) electrical faults and power outage; (b) high and low levels in tanks; (c) overflows.	At all times
AIR		
13.	Nuisance The release of noxious or offensive odours or any other noxious or offensive airborne contaminants resulting from the activity must not cause a nuisance at any nuisance sensitive or commercial place.	At all times
14.	Obligation to Investigate Nuisance Complaints a) All complaints alleging nuisance from the activity must be investigated and make reasonable adjustment ¹ for practices, procedures or equipment to resolve any validated complaint investigated.	At all times

¹ See section 319 of the *Environmental Protection Act 1994* (General environmental duty) for things that must be considered in determining whether a change is a reasonable adjustment.

	b) The obligation for the person undertaking the activity to which this permit relates to investigate a nuisance complaint is extinguished if all the following apply: - the facts and circumstances forming the basis for the complaint are substantially the same as those alleged in a former complaint; and - the results of an investigation into the former complaint was that the complaint cannot be substantiated; and - the nominated assessing authority or an authorised person has not, by written notice, otherwise revived the obligation to investigate the complaint.	
WATER		
15.	Release to Waters a) Contaminants must not be released to waters, a roadside gutter or stormwater drainage. b) Contaminants must not be released at a place, and in a way, so that the contaminant could reasonably be expected to wash, or otherwise move into waters, a roadside gutter or stormwater drainage.	At all times
16.	Stormwater Management a) The maintenance and cleaning of equipment must be carried out in areas where the contaminants cannot be released into any waters, roadside gutter or stormwater drainage. b) Associated Infrastructure must incorporate appropriate stormwater diversion drains and channels to prevent stormwater from entering contaminated, or potentially contaminated, areas.	At all times
LAND		
17.	Release Criteria Contaminants must not be released to land.	At all times
18.	Containment of Chemicals, Fuels and Other Liquid Contaminants a) All chemicals, fuels and other liquid contaminants must be contained within an on-site containment system and controlled in a manner that prevents environmental harm and in accordance with AS4326 <i>Storage and Handling of Oxidising Substances</i>, AS1940 - <i>Storage and Handling of Flammable and Combustible Liquids</i> and AS3780 – <i>The Storage and Handling of Corrosive Substances</i> or any other relevant Australian Standards. b) Any spills and/or release of regulated waste or chemicals must be cleaned up as soon as practicable, but within 24 hours after the spill event.	At all times
19.	Spill Kit a) An appropriate spill kit, personal protective equipment and relevant operator instructions/emergency procedure guides for the management of wastes and chemicals associated with the permit must be kept at the site. b) Anyone operating under this permit must be trained in the use of the spill kit and emergency response procedures.	At all times

20.	Public Access Members of the public must not be allowed to access the infrastructure related to this permit without the approval of the operator of this permit.	At all times
WASTE		
21.	Waste General Waste generated must be stored, handled and transferred in a proper and efficient manner so as to prevent spillage or contamination of land or waters.	At all times
22.	Regulated Waste a) A record of all regulated wastes must be kept detailing the following information: • date of pickup of waste; • description of waste; • quantity of waste; • origin of the waste; and • destination of the waste. <i>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.</i> b) All vehicles used to transport regulated waste offsite must be lawfully entitled to transport the waste and be registered with the nominated assessing authority.	At all times
NOISE		
23.	Nuisance Noise resulting from the activity must not cause a nuisance at any nuisance sensitive or commercial place.	At all times
24.	Obligation to Investigate Nuisance Complaints a) All complaints alleging noise nuisance from the activity must be investigated and make reasonable adjustment ² for practices, procedures or equipment to resolve any validated complaint investigated. b) The obligation for the person undertaking the activity to which this permit relates to investigate a nuisance complaint is extinguished if all the following apply: • the facts and circumstances forming the basis for the complaint are substantially the same as those alleged in a former complaint; and • the results of an investigation into the former complaint was that the complaint cannot be substantiated; and • the nominated assessing authority or an authorised person has not, by written notice, otherwise revived the obligation to investigate the complaint.	At all times

² See section 319 of the *Environmental Protection Act 1994* (General environmental duty) for things that must be considered in determining whether a change is a reasonable adjustment.

MONITORING AND REPORTING		
25.	Notification of Incidents / Emergencies The nominated assessing authority's Pollution Hotline or local office must be notified as soon as practicable, but within 24 hours, after becoming aware of any release of contaminants not in accordance with the conditions of this permit.	At all times
26.	Information to Follow Notification A written notice detailing the following information must be provided to the nominated assessing authority within fourteen (14) days of any advice provided in accordance with Condition 25: a) the name of the operator, including their approval / registration number; b) the name and telephone number of a designated contact person; c) quantity and substance(s) released; d) vehicle and registration details; e) person(s) involved (driver and any others); f) the location and time of the release; g) the suspected cause of the release; h) a description of the effects of the release; i) the results of any sampling performed in relation to the release, j) actions taken to mitigate any environmental harm caused by the release; and k) proposed actions to prevent a recurrence of the release.	At all times
27.	Annual Monitoring Report An annual monitoring report must be prepared each year and presented to the nominated assessing authority with the annual return. 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 approval and, in graphical form showing relevant limits, a comparison of the previous twelve (12) months monitoring results to both this approvals limits and to relevant prior results; b) an evaluation/explanation of the data from any monitoring programs; c) a summary of any record of quantities of releases required to be kept under this approval; d) a summary of the record of equipment failures or events recorded for any site under this approval; and e) an outline of actions taken or proposed to minimise the environmental risk from any deficiency by the monitoring or recording programs.	At all times
COMMUNITY		
28.	Complaint Response All complaints received must be recorded including investigations undertaken, conclusions formed and action(s) taken. This information must be made available to the nominated assessing authority on request.	At all times
ERA 63 Sewage treatment Threshold 2 operating sewage treatment works, other than no-release works, with a total daily peak design capacity of – (b) 100 to 1500EP – (i) if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme.		
<i>Department of Environment and Heritage Protection (EHP) is the nominated assessing authority for all the conditions of this UDA development permit.</i>		

GENERAL		
29.	Scope This development permit authorises the construction and operation of a sewage treatment plant with a maximum daily treatment design capacity of no more than 360 equivalent persons (EP).	At all times
30.	Decommissioning Within 2 years of the commissioning of the plant a report must be submitted to the nominated assessing authority detailing plans for a permanent solution to sewage treatment for the site.	At all times
31.	Copy of Development Permit Must Be Kept At Approved Place A copy of this development permit must be kept at all times on site.	At all times
32.	Prevent and/or minimise likelihood of environmental harm All reasonable and practicable measures must be taken to prevent and / or to minimise the likelihood of environmental harm being caused.	At all times
33.	Maintenance of Measures, Plant and Equipment a) Install all measures, plant and equipment necessary to ensure compliance with the conditions of this permit; b) at all times maintain such measures, plant and equipment in a proper and efficient condition; and c) at all times operate such measures, plant and equipment in a proper and efficient manner.	At all times
34.	Alterations 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 permit.	As indicated
35.	Site Based Management Plan a) Prepare and implement a site based management plan (SBMP). 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: • environmental commitments - a commitment by senior management to achieve specified and relevant environmental goals; • identification of environmental issues and potential impacts; • control measures for routine operations to minimise likelihood of environmental harm; • contingency plans and emergency procedures for non-routine situations; • organisational structure and responsibility; • effective communication; • monitoring of contaminant releases; • conducting environmental impact assessments; • staff training; • record keeping; and	a) Prior to commencement of use

	periodic review of environmental performance and continual improvement. b) The SBMP must not be implemented or amended in a way that contravenes any condition of this permit. c) An up to date copy of the SBMP must be kept on site to which the plan relates and be available to the nominated assessing authority on request.	b) As indicated c) At all times
36.	Records Any prepared record or document relating to this permit must: a) be kept on site; b) be kept in a place that is accessible by all persons engaged in the activity; c) be produced for inspection by an authorised person for inspection if requested or upon request from the nominated assessing authority, supply the record or document in the form and by means requested by the nominated assessing authority within fourteen (14) days; d) in response to a monitoring requirement, reporting requirement, investigation or incident — keep the record for a minimum of five (5) years from the date the document is made or created; and e) if the record of document is sent (in any form) to the nominated assessing authority — keep a copy of the document in a way that is accessible to any person engaged in the activity on site.	At all times
37.	Monitoring A suitably qualified and competent person(s) must conduct all monitoring required by this permit.	At all times
38.	Sample Analysis All analyses and tests required to be conducted under this development permit 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 in writing by the nominated assessing authority.	At all times
39.	Equipment Calibration All instruments, equipment and measuring devices used for measuring or monitoring in accordance with any condition of this permit must be calibrated, appropriately operated and maintained.	At all times
40.	Trained / Experienced Operator(s). The daily operation of the sewage treatment plant and pollution control equipment must be carried out by a person(s) with appropriate experience and/or qualifications to ensure the effective operation of that treatment system and control equipment.	At all times
41.	Containment of Chemicals, Fuels and Other Liquid Contaminants a) All chemicals, fuels and other liquid contaminants must be contained within an on-site containment system and controlled in a manner that prevents environmental harm and in accordance with AS4326 <i>Storage and Handling of Oxidising Substances</i>, AS1940 - <i>Storage and Handling of Flammable and Combustible Liquids</i> and AS3780 – <i>The Storage and Handling of Corrosive Substances</i>. b) Any spills and/or release of regulated waste or chemicals must be	At all times

	cleaned up as soon as practicable, but within 24 hours after the spill event. c) All chemicals and flammable or combustible liquids stored on site must be stored in or serviced by an effective containment system that is impervious to the materials stored and managed to prevent the release of liquids to waters or land. Where no relevant Australian Standard is applicable, the following must be applied: • storage tanks must be bunded so that the capacity and construction of the bund is sufficient to contain at least 110% of a single storage tank or 100% of the largest storage tank plus 10% of the second largest storage tank in multiple storage areas; and • drum storages must be bunded so that the capacity and construction of the bund is sufficient to contain at least 25% of the maximum design storage volume within the bund.	
42.	Spill Kit a) An appropriate spill kit, personal protective equipment and relevant operator instructions/emergency procedure guides for the management of wastes and chemicals must be kept at the site. b) Anyone operating under this permit must be trained in the use of the spill kit and emergency response procedures.	At all times
43.	Appropriate Signage a) Pipelines and fittings associated with the sewage treatment system must be clearly identified. Lockable valves or removable handles must be fitted to all release pipes situated in public access areas. b) Signage in accordance with <i>AS 3500.1:2003 Plumbing and drainage – Water services</i> must be prominently displayed on areas undergoing effluent irrigation, warning the public that the area is irrigated with effluent and not to use or drink the effluent. These notices must be clearly visible and maintained in a legible condition.	At all times
44.	Alarms An alarm system(s) must be fitted that, as a minimum, notifies the operator of the following: - pump failure; - electrical faults and power outage; - high and low sewage levels in tanks; - overflows from plant and pump stations; - blower failure; and - disinfection failure.	At all times
AIR		
45.	Nuisance The release of noxious or offensive odours or any other noxious or offensive airborne contaminants resulting from the activity must not cause a nuisance at any nuisance sensitive or commercial place.	At all times

46.	Obligation to Investigate Nuisance Complaints a) All complaints alleging nuisance from the activity must be investigated and make reasonable adjustment ³ for practices, procedures or equipment to resolve any validated complaint investigated. b) The obligation for the person undertaking the activity to which this permit relates to investigate a nuisance complaint is extinguished if all the following apply: - the facts and circumstances forming the basis for the complaint are substantially the same as those alleged in a former complaint; and - the results of an investigation into the former complaint was that the complaint cannot be substantiated; and - the nominated assessing authority or an authorised person has not, by written notice, otherwise revived the obligation to investigate the complaint.	At all times
WATER		
47.	Release to Waters a) Contaminants must not be released to waters, a roadside gutter or stormwater drainage. b) Contaminants must not be released at a place, and in a way, so that the contaminant could reasonably be expected to wash, or otherwise move into waters, a roadside gutter or stormwater drainage.	At all times
48.	Stormwater Management a) The maintenance and cleaning of equipment must be carried out in areas where the contaminants cannot be released into any waters, roadside gutter or stormwater drainage. b) Associated Infrastructure must incorporate appropriate stormwater diversion drains and channels to prevent stormwater from entering contaminated or potentially contaminated areas.	At all times
LAND		
49.	Land Disposal – Irrigation Irrigation using treated effluent must be carried out in a manner such that: - there is no surface ponding of effluent; - there is no runoff of effluent off-site; - percolation of effluent beyond the plant root zone is minimised; - the capacity of the soils to assimilate effluent is not exceeded; and - the quality of ground water is not adversely affected. 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, estimates and flows. All biomass that is harvested from grass and/or vegetation must be removed from areas used for effluent irrigation.	At all times
50.	Irrigation	

³ See section 319 of the *Environmental Protection Act 1994* (General environmental duty) for things that must be considered in determining whether a change is a reasonable adjustment.

	The maximum daily volume of treated effluent utilised for irrigation is 72kL/day. The minimum area, excluding any necessary buffer zones, that must be available for irrigation of treated effluent is 4.0 hectares.	At all times																								
51.	Stormwater Management Suitable banks and/or diversion drains must be installed and maintained to exclude stormwater runoff from areas used for effluent irrigation.	At all times																								
52.	Release Limits to Land Contaminants are only permitted to be released from the treatment plant to land in compliance with the limits stated in 1: Contaminant release limits to land. Table 1: Contaminant release limits to land <table><tr><th>Quality Characteristics</th><th>Limit Type</th><th>Release Limit</th><th>Frequency</th></tr><tr><td>5 Day Biological Oxygen Demand (BOD₅)</td><td>maximum</td><td>10 mg/L</td><td rowspan="5">Weekly for the first 6 months then monthly thereafter</td></tr><tr><td>Total Suspended Solids</td><td>maximum</td><td>15 mg/L</td></tr><tr><td>Total Nitrogen</td><td>maximum</td><td>10 mg/L</td></tr><tr><td>Total Phosphorous</td><td>maximum</td><td>5 mg/L</td></tr><tr><td>pH</td><td>range</td><td>6.5-8.5</td></tr><tr><td><i>Escherichia coli</i></td><td>maximum</td><td>10 cfu/100mL</td><td></td></tr></table> Monitoring must be undertaken of contaminant releases to land not less frequently than specified in Table 1. All analyses of the quality of contaminants released must be: a) made in accordance with methods prescribed in the latest version of the administering authority's <i>Water Quality Sampling Manual</i>; b) carried out on samples that are representative of the effluent discharge; and c) for groundwater, made in accordance AS 5667.11:1998 <i>Water quality sampling – Guidance on sampling of groundwater</i>.	Quality Characteristics	Limit Type	Release Limit	Frequency	5 Day Biological Oxygen Demand (BOD ₅)	maximum	10 mg/L	Weekly for the first 6 months then monthly thereafter	Total Suspended Solids	maximum	15 mg/L	Total Nitrogen	maximum	10 mg/L	Total Phosphorous	maximum	5 mg/L	pH	range	6.5-8.5	<i>Escherichia coli</i>	maximum	10 cfu/100mL		At all times
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53.	Monitoring of Soils Monitor and keep records of soil characteristics which include top-soil and sub-soil samples taken from at least four (4) representative locations in the irrigation area and at the frequency specified in Table 2: Monitoring parameters and frequency for soils within irrigation areas. Table 2: Monitoring parameters and frequency for soils within irrigation areas <table><tr><th>Parameter</th><th>Units</th><th>Frequency</th></tr><tr><td>Electrical conductivity</td><td>µS/cm³</td><td rowspan="4">On commencement, quarterly during first 12 months and annually thereafter</td></tr><tr><td>pH</td><td>-log[H⁺]</td></tr><tr><td>Total Nitrogen</td><td>mg/L</td></tr><tr><td>Total Phosphorous</td><td>mg/L</td></tr></table>	Parameter	Units	Frequency	Electrical conductivity	µS/cm³	On commencement, quarterly during first 12 months and annually thereafter	pH	-log[H ⁺]	Total Nitrogen	mg/L	Total Phosphorous	mg/L	At all times												
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	<table><tr><td>Sodium Absorption Ratio (SAR)</td><td>N/A</td><td></td></tr></table> Any significant changes to soil monitoring data must be reported to the nominated assessing authority as prescribed under Condition 64 of this permit.	Sodium Absorption Ratio (SAR)	N/A													
Sodium Absorption Ratio (SAR)	N/A															
54.	Monitoring of Groundwater Should monitoring of soils as prescribed by Condition 53 of this permit show significant change, groundwater monitoring is required, in this instance, water quality monitoring at the groundwater monitoring bore(s) is to be monitored in accordance with Table 3: Monitoring parameters and frequency for groundwater monitoring. Table 3: Monitoring parameters and frequency for groundwater monitoring <table><tr><td>Parameter</td><td>Units</td><td>Frequency</td><td>Location</td></tr><tr><td>E coli</td><td>cfu/100 mL</td><td rowspan="4">On commencement and monthly thereafter</td><td rowspan="4">Must be representative of the actual/potential groundwater contamination and groundwater flow direction</td></tr><tr><td>Nitrate</td><td>mg/L</td></tr><tr><td>Ammonia</td><td>mg/L</td></tr><tr><td>Total Dissolved Salts</td><td>mg/L</td></tr></table>	Parameter	Units	Frequency	Location	E coli	cfu/100 mL	On commencement and monthly thereafter	Must be representative of the actual/potential groundwater contamination and groundwater flow direction	Nitrate	mg/L	Ammonia	mg/L	Total Dissolved Salts	mg/L	At all times
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Ammonia	mg/L															
Total Dissolved Salts	mg/L															
55.	Wet Weather Conditions a) Depth gauges shall be installed at representative locations in the irrigation areas to monitor water levels relative to the surface of the topsoil. b) When the depth of water in the irrigation areas is less than 50mm below the surface of the topsoil no irrigation is to take place. c) Wet weather storage for at least 12 times average dry weather flow must be made available on site. d) When conditions prevent the irrigation of treated effluent to land, the contaminants must be directed to a wet weather storage facility.	At all times														
56.	Alternative Disposal Alternative measures must be taken to store/lawfully dispose of effluent (such as tanking off site to another treatment plant or sewer) when conditions prevent the: a) effective treatment of the influent; b) irrigation of treated effluent to land; and c) transfer of effluent to a wet weather storage.	At all times														
57.	Public Access Members of the public must not be allowed to access the sewage treatment infrastructure without the approval of the operator of the site.	At all times														
WASTE																
58.	Waste General Waste generated in the carrying out of an ERA to which this approval relates must be stored, handled and transferred in a proper and efficient manner so as to prevent spillage or contamination of land or waters.	At all times														
59.	Regulated Waste	At all times														

	A record of all regulated wastes must be kept detailing the following information: a) date of pickup of waste; b) description of waste; c) quantity of waste; d) origin of the waste; and e) destination of the waste. <i>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.</i> All vehicles used to transport regulated waste offsite must be lawfully entitled to transport the waste and be registered with the nominated assessing authority.	
NOISE		
60.	Nuisance Noise resulting from the activity must not cause a nuisance at any nuisance sensitive or commercial place.	At all times
MONITORING AND REPORTING		
61.	Notification of Incidents / Emergencies The nominated assessing authority's Pollution Hotline or local office must be notified as soon as practicable, but within 24 hours, after becoming aware of any release of contaminants not in accordance with the conditions of this permit.	At all times
62.	Information to Follow Notification A written notice detailing the following information must be provided to the nominated assessing authority within fourteen (14) days of any advice provided in accordance with Condition 62: a) the name of the operator, including their approval / registration number; b) the name and telephone number of a designated contact person; c) quantity and substance(s) released; d) vehicle and registration details; e) person(s) involved (driver and any others); f) the location and time of the release; g) the suspected cause of the release; h) a description of the effects of the release; i) the results of any sampling performed in relation to the release; j) actions taken to mitigate any environmental harm caused by the release; and k) proposed actions to prevent a recurrence of the release.	At all times
63.	Annual Monitoring Report An annual monitoring report must be prepared each year and presented to the nominated assessing authority. 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 approval and, in graphical form showing relevant limits, a comparison of the previous twelve (12) months monitoring results to both this approvals limits and to relevant prior results; b) an evaluation/explanation of the data from any monitoring	At all times

	programs; c) a summary of any record of quantities of releases required to be kept under this approval; d) a summary of the record of equipment failures or events recorded for any site under this approval; and e) an outline of actions taken or proposed to minimise the environmental risk from any deficiency by the monitoring or recording programs.	
COMMUNITY		
64.	Complaint Response All complaints received must be recorded including investigations undertaken, conclusions formed and action(s) taken. This information must be made available to the nominated assessing authority on request.	At all times

ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the Commonwealth *Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*. Pursuant to *Division 3 Section 440R of the Environmental Protection Act 1994*, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

Document Name	Current Version	Date	Author	Amendment
Section 59(1)(a) Notice of decision to applicant	Version 2	5 September 2012		
Section 59(1)(a) Notice of decision to applicant	Version 3	8 November 2012	Liz Huzzey	UDA Development conditions added