



ENVIRONMENTAL PROTECTION

ENVIRONMENTAL HEALTH SERVICES

Certificate of Registration

Environmental Protection Act 1994
Section 73F

Registration No. >> ERAA0361

This registration certificate is issued by the Townsville City Council.
This registration certificate takes effect from the 20th October 2006.

This registration certificate is a requirement of *Section 73F of the Environmental Protection Act 1994* and authorizes the registered operator to undertake the activity listed below at the following place; subject to the conditions set out in a development approval attached to the premises.

REGISTERED OPERATOR >>

Keith Dawson

REGISTERED ACTIVITY / REGISTERED ACTIVITIES >>

Boilermaking or Engineering

PLACE >>

Green Bank Road Investment Trust
3-6 Desma Court
MOUNT LOUISA QLD 4814

Lot 2 SP 177380, Lot 3 SP 177380

Assessment No. 1332003

M McKeown

Acting Principal Environmental Health Officer
Delegate of Townsville City Council Administering Authority
Environmental Protection Act 1994

Date >> 20 October 2006

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Date >> 20 October 2006

Impero Management Group
PO Box 484
AITKENVALE QLD 4814

TOWNSVILLE CITY COUNCIL
ADMINISTRATION BUILDING
103 WALKER STREET

PO BOX 1288, TOWNSVILLE
QUEENSLAND 4810

TELEPHONE >> 07 4727 9003

FACSIMILE >> 07 4727 9054

enquiries@townsville.qld.gov.au

www.townsville.qld.gov.au

Dear Sir / Madam,

**SUBJECT >> Development Application No. ECA06/0013
Material Change of Use (ERA) - Boilermaking or engineering
3-6 Desma Court MOUNT LOUISA QLD 4814**

Please find attached conditions for the Environmentally Relevant Activity of
Boilermaking or Engineering.

These conditions will be attached to the development permit after the elapse of ten days unless you instruct us earlier in writing of their acceptance or if you wish to lodge a submission on this matter. Further enquiries in regard to this matter may be directed to Peter Quinlan on 47270003.

Yours faithfully,

MC McKeown

Acting Principal Environmental Health Officer
Delegate of Townsville City Council Administering Authority
Environmental Protection Act 1994

Encl.

SCHEDULE OF CONDITIONS

**MATERIAL CHANGE OF USE (ENVIRONMENTALLY RELEVANT ACTIVITY-
Boilermaking / Engineering)**

SCHEDULE A - GENERAL CONDITIONS

A1

The holder of this development permit must:

- (a) install and operate all works and control equipment, and
- (b) take all measures, perform all acts and do all things, necessary to ensure compliance with the conditions of this development permit.

A2

In carrying out the environmentally relevant activity, the holder of this development permit must take all reasonable and practical measures to minimise releases and the likelihood of releases of contaminants to the environment, except as otherwise provided by the conditions of this development permit.

A3

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

A4

Any record or document required to be kept by a condition of this development permit must be kept at the place this development permit relates for a period of at least five years and be available for examination by an authorised person. The record retention requirements of this condition will be satisfied if any daily and weekly records are kept for a period of at least three (3) years and these records are then kept in the form of annual summaries after that period.

A5

Copies of any record required to be kept by a condition of this development permit must be provided to any authorised person or the administering authority on request.

A6

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 by this development permit.

A7

Notwithstanding any other condition of this development permit, this development permit does not authorise any release of contaminants which causes or is likely to cause an environmental nuisance beyond the boundaries of the subject site.

SCHEDULE B - AIR

B1

If Plasma Arc cutting/gouging operations are conducted on this site then that operation shall be conducted in a fume extraction area approved by the Administering Authority.

B2

Spray painting on this site is limited strictly to the use of spray cans, rollers and brushes only.

End of Schedule B

SCHEDULE C - WATER

C1

Contaminants must not be directly or indirectly released from the place to which this development permit relates to any waters or stormwater except to a sewer as permitted by Townsville City Council.

End of Schedule C

SCHEDULE D - STORMWATER MANAGEMENT

D1

All metal wastes from cutting and lathe operations are to be contained within the confines of the workshop and cleaned up on a regular basis to prevent their subsequent escape to the surrounding environment.

D2

Ferrous materials, oily or greasy parts and waste (except that contained in approved waste containers) are not to be stored outside the workshop where it is likely that contaminants may be released that may cause stormwater runoff contamination.

D3

The activity of boiler making / engineering is not to take place outside the workshop or in a place or manner, such as adjacent to openings within the workshop, so that there is the potential to cause contaminants to be released to the ground or to stormwater.

D4

The holder of the development permit must provide suitable and adequate equipment and or materials to be used in the event of controlling and cleaning up any spillage of paint or other contaminating matter.

D5

The equipment or materials as required by condition D4 must be readily available for immediate access in the event of any spillage of a possible contaminant.

End of Schedule D

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SCHEDULE E - LAND APPLICATION

E1

There must be no release nor likelihood of release of any contaminants to land.

End of Schedule E

SCHEDULE F - NOISE

F1

The emission of noise from the place to which this development permit relates place must not result in levels greater than those specified in Table 1 of the Noise Schedule.

F2

The housing of the compressor must be sited so as not cause a noise nuisance to surrounding neighbours.

End of Schedule F

SCHEDULE G - WASTE MANAGEMENT

G1

The holder of this development permit must not:

- (i) burn waste at or on the place to which this development permit relates; nor
 - (ii) allow waste to burn or be burned at or on the place to which this development permit relates;
- nor
- (iii) remove waste from the place to which this development permit relates and burn such waste elsewhere.

G2

Where regulated waste is removed from the place to which this development permit relates (other than by a release as permitted under another schedule of this development permit), the holder of this development permit must monitor and keep records of the following:

- (a) the date, quantity and type of waste removed; and
- (b) name of the waste transporter and/or disposal operator that removed the waste; and
- (c) the intended treatment/disposal destination of the waste.

G3

Waste must not be released to the environment, stored, transferred or disposed of contrary to any condition of this development permit.

G4

Records of trade waste agreements must be made available for inspection on request.

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G5

An area must be set aside for the segregation and storage of recyclable solid wastes.

G6

Where a no-cost recycling service is available, reasonable and practicable steps must be taken to ensure recyclable waste is not deposited in the general waste stream. Such steps may include, but not be limited to provision of receptacles; suitable signage; and promotion of awareness among staff of the recycling service.

G7

The activity shall be conducted in accordance with the requirements of the

- Environmental Protection (Waste Management) Regulation 2000
- Environmental Protection (Waste Management) Policy 2000
- Environmental Protection (Interim Waste) Regulation 1996

SCHEDULE H - MONITORING AND REPORTING

H1

All complaints received by the holder of this development permit relating to releases of contaminants from operations at the place to which this development permit relates must be recorded and kept in a log book with the following details:

- (i) time, date and nature of complaint;
- (ii) type of communication (telephone, letter, personal etc.);
- (iii) name, contact address and contact telephone number of complainant (note: if the complainant does not wish to be identified then "Not identified" is to be recorded);
- (iv) response and investigation undertaken as a result of the complaint;
- (v) name of person responsible for investigating complaint; and
- (vi) action taken as a result of the complaint investigation and the signature of the person responsible for the investigation.

H2

As soon as practicable after becoming aware of any emergency or incident which results in the release of contaminants not in accordance, or reasonably expected to be not in accordance with the conditions of this development approval, the holder of this development approval must notify the administering authority of the release by telephone or facsimile.

H3

The notification of emergencies or incidents as required by condition H2 number must include but not be limited to the following details:

- (i) the holder of the development permit;
- (ii) the location of the emergency or incident;
- (iii) the number of the development permit;
- (iv) the name and telephone number of the designated contact person;
- (v) the time of the release;
- (vi) the time the holder of the approval to which this development permit relates

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became aware of the release;
(vii) the suspected cause of the release;
(viii) the environmental harm and or environmental nuisance caused, threatened, or suspected to be caused by the release; and
(ix) actions taken to prevent any further release and mitigate any environmental harm and or environmental nuisance caused by the release.

H4

Not more than 14 days following the initial notification of an emergency or incident, the holder of the development permit must provide written advice of the information supplied in accordance with condition number H3 in addition to:

- (i) proposed actions to prevent a recurrence of the emergency or incident;
- (ii) outcomes of actions taken at the time to prevent or minimise environmental harm and or environmental nuisance; and
- (iii) the results of any environmental monitoring performed.

SCHEDULE I - DEFINITIONS

11

For the purposes of this development permit the following definitions apply:

(a) "L(Amax adj, T)" means the average maximum A-weighted sound pressure level, adjusted for noise character and measured over a time period of not less than 15 minutes, using Fast response

(b) "commercial place" means a place used as an office or for business or commercial purposes.

(c) "noise sensitive place" means -

- (i) a dwelling, mobile home or caravan park, residential marina or other residential premises; or
- (ii) a motel, hotel or hostel; or
- (iii) a kindergarten, school, university or other educational institution; or
- (iv) a medical centre or hospital; or
- (v) a protected area; or
- (vi) a park or gardens.

(d) For the purposes of this development permit any term not otherwise defined in the *Integrated Planning Act 1997* or the *Environmental Protection Act 1994* and any subordinate legislation made pursuant to these Acts or in the Definitions Schedule of this Development permit has the meaning conferred to that term in its common usage.

End of Schedule I

SCHEDULE F – NOISE (TABLE 1)

Noise Level at a Noise Sensitive Place Measured as the Adjusted Maximum Sound Pressure Level L (A_{max adj}, T)	Period
Background noise level plus 5 dB (A)	7am – 6pm
Background noise level plus 5 dB (A)	6pm – 10pm
Background noise level plus 3 dB (A)	10pm – 7am
Noise Limits at a Commercial Place Measured as the Adjusted Maximum Sound Pressure Level L (A_{max adj}, T)	Period
Background noise level plus 10 dB (A)	7am – 6pm
Background noise level plus 10 dB (A)	6pm – 10pm
Background noise level plus 8 dB (A)	10pm – 7am

END OF CONDITIONS



LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

NATURAL RESOURCES AND WATER, QUEENSLAND

Title Reference : 50543373

This is the current status of the title as at 12:35 on 21/12/2006

REGISTERED OWNER

Dealing No: 709268141 05/01/2006

SAILWOOL PTY LTD A.C.N. 069 532 789
TRUSTEE
UNDER INSTRUMENT 709268141

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 177380
County of RUPPINSTONE Parish of COONAMBELAH
Local Government: TOWNSVILLE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 10389065 (POR 155)
2. EASEMENT IN GROSS No 708401635 01/02/2005 at 12:21 burdening the land TOWNSVILLE CITY COUNCIL over EASEMENTS A ON SP174354
3. MORTGAGE No 709268142 05/01/2006 at 16:17 COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124
4. EASEMENT IN GROSS No 710174441 11/12/2006 at 15:23 burdening the land ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062 over EASEMENT B ON SP195738

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

DEALINGS REGISTERED
710174425 PLAN OF SURV

710174441 EAS IN GROSS



LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

NATURAL RESOURCES AND WATER, QUEENSLAND

Title Reference : 50543373

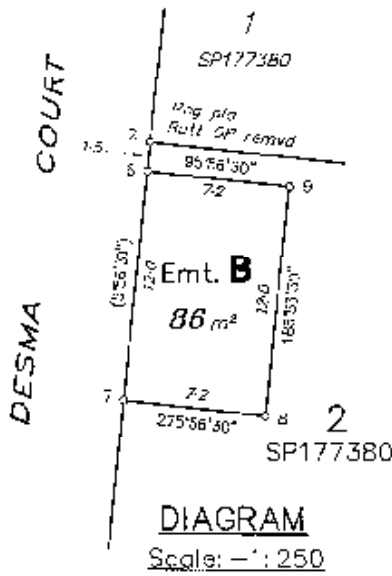
Caution - Charges do not necessarily appear in order of priority

** End of Confirmation Statement **

M G Locke
Registrar of Titles and Registrar of Water Allocations

Lodgement No: 2208242
Office: TOWNSVILLE

DAWSONS
321 BAYSWATER ROAD
TOWNSVILLE OLD 4810



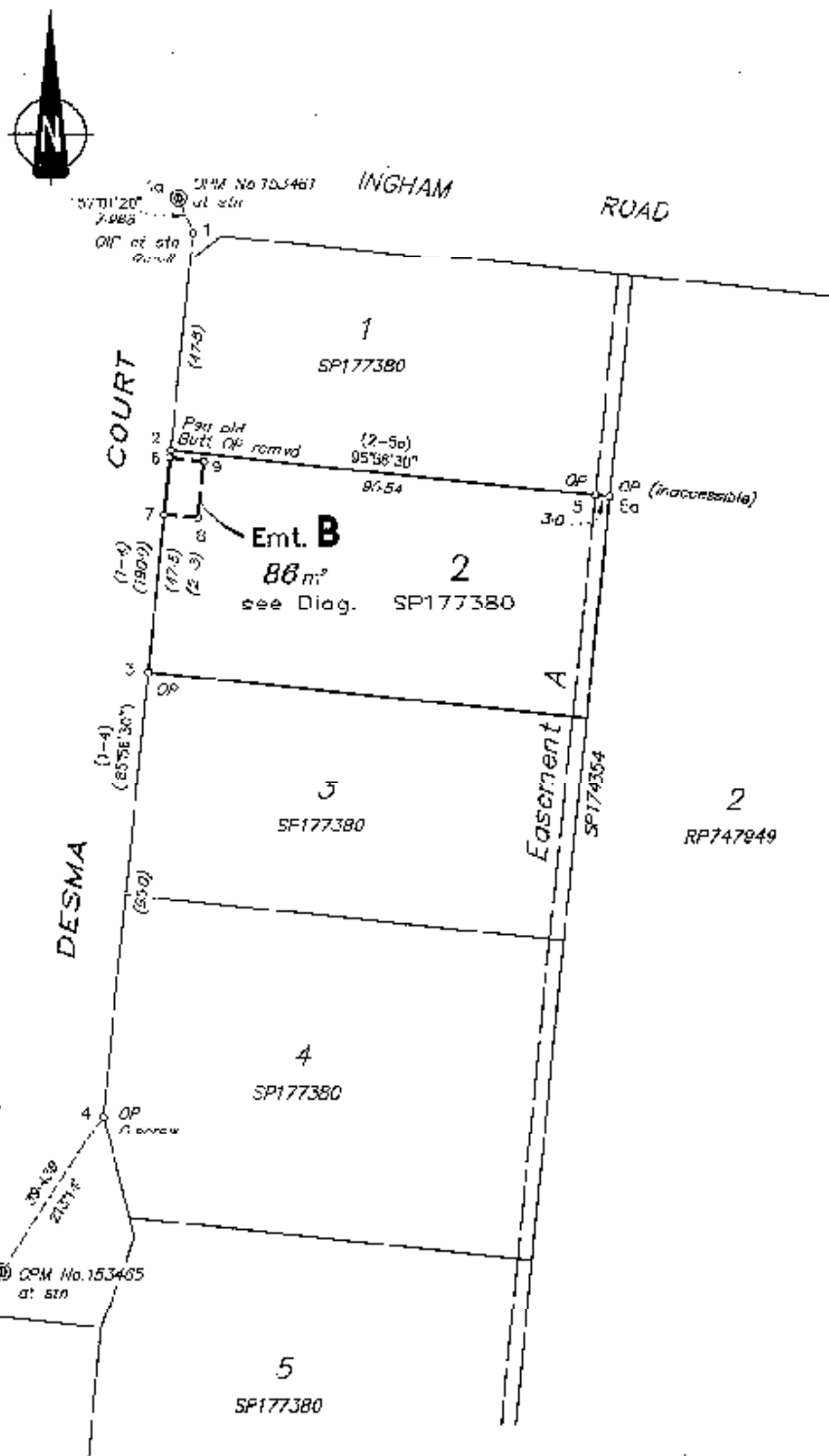
REFERENCE MARKS

STN	TO	BEARING	DISTANCE	REMARKS
1	OP	At station		SP177380
1	On rd	142°58'	3.972	SP177380
2	Bolt	148°32'	2.4	in sewer M/H
3	Bolt	275°56'30"	3.96	in kerb
4	D. screw	275°56'30"	3.948	SP177380
5	Bolt	95°58'30"	2.36	in conc.

PERMANENT MARKS

PM	BEARING	DISTANCE	NUMBER
1a-OPM	At station		153461
4a-OPM	At station		153465

50mm x 50mm peg placed at stations 6-9.



0 50 m 100 m 150 m 200 m
 0 50 mm 100 mm 150 mm 200 mm

I, John Francis WEBER hereby certify that the land comprised in this plan was surveyed by me personally and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 23/10/2006

J. Weber
 Cadastral Surveyor
 Date: 23/10/2006

Plan of Proposed Easement B in Lot 2 on SP177380

PARISH: **COONAMBELAH** COUNTY: **Elphinstone**

Meridian: M.G.A. Zone 55 wide SP177380

F.N. No: NO

Scale: **1:1000**

Format: **STANDARD**



SP195738

Plan Status:

2
 RP747949

Date >> 21 September 2006

2 DALRYMPLE ROAD
GARRITT

PO BOX 1268, TOWNSVILLE
QUEENSLAND 4810

TELEPHONE >> 07 47278758
FACSIMILE >> 07 47278781

enquiries@townsville.qld.gov.au
www.townsville.qld.gov.au

Dawson's Engineering Pty Ltd
ATT>> Keith Dawson
50 Greenbank Road
STRATFORD QLD 4870

Dear Sir/Madam

RE >> TRADE WASTE PERMIT>> CCTW02/0996
3-6 Desma Court
MOUNT LOUISA QLD 4814
PROPERTY No>>505260

Find enclosed the Permit to Discharge Trade Waste to Sewer for
DAWSON'S ENGINEERING NQ PTY LTD.

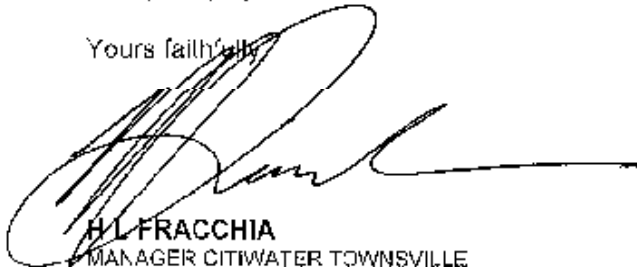
Please set your trade waste pre-treatment cleaning device to the cleaning
frequency on the Permit.

Please pay particular attention to the section titled 'Maintenance of Required Pre-
Treatment Equipment' within the Permit.

**Please Note>> Citiwater must be supplied with a copy of the waste transport
certificate or equivalent service report applicable to each cleaning of your
pre-treatment device.**

If you have any queries regarding this Permit, please contact the Trade Waste
Group on (07) 4727 8758.

Yours faithfully



H.L. FRACCHIA
MANAGER CITIWATER TOWNSVILLE



CITIWATER IS A
BUSINESS UNIT OF THE
TOWNSVILLE CITY COUNCIL