



Licence number	L9174/2018/1
Licence holder	Discovery Parks Onslow Pty Limited
ACN	163 484 937
Registered business address	Level 2, 157 Grenfell Street ADELAIDE, SA 5000
DWER file number	DER2018/001322
Duration	18/01/2019 to 17/01/2029
Date of issue	18/01/2019
Date of amendment	16/01/25
Premises details	Beadon Bay Caravan Park Legal description - Lots 555 and 556 on Deposited Plan 181876 and Lot 557 on Deposited Plan 173181

Prescribed premises category description (Schedule 1, <i>Environmental Protection Regulations 1987</i>)	Assessed production / design capacity
Category 85: Sewage facility premises – (a) on which sewage is treated (excluding septic tanks); or (b) from which treated sewage is discharged onto land or into waters.	90 cubic metres per day

This licence is granted to the licence holder, subject to the attached conditions, on 16/01/2025 by:

Melissa Chamberlain
MANAGER WASTE INDUSTRIES
REGULATORY SERVICES

an officer delegated under section 20 of the *Environmental Protection Act 1986* (WA)

L9174/2018/1 (Amended: 16/01/2025)

IR-T06 Licence template (v10.0) (May 2024)

Licence history

Date	Reference number	Summary of changes
06/02/2014	W5567/2013/1	Works Approval for the construction of the WWTP
10/12/2015	L8884/2015/1	Licence issued for the operation of the WWTP
Ceased	L8884/2015/1	Licence ceased on non-payment
18/01/2019	L9174/2018/1	Replacement licence issued under the <i>EP Act 1986</i>
16/01/2025	L9174/2018/1	Licence amended to extend expiry date and update to new format

Interpretation

In this licence:

- (a) the words ‘including’, ‘includes’ and ‘include’ in conditions mean “including but not limited to”, and similar, as appropriate;
- (b) where any word or phrase is given a defined meaning, any other part of speech or other grammatical form of that word or phrase has a corresponding meaning;
- (c) where tables are used in a condition, each row in a table constitutes a separate condition;
- (d) any reference to an Australian or other standard, guideline, or code of practice in this licence:
 - (i) if dated, refers to that particular version; and
 - (ii) if not dated, refers to the latest version and therefore may be subject to change over time;
- (e) unless specified otherwise, any reference to a section of an Act refers to that section of the EP Act; and
- (f) unless specified otherwise, all definitions are in accordance with the EP Act.

NOTE: This licence requires specific conditions to be met but does not provide any implied authorisation for other emissions, discharges, or activities not specified in this licence.

Licence conditions

The licence holder must ensure that the following conditions are complied with:

Infrastructure and equipment

- The licence holder must ensure that the site infrastructure and equipment listed in Table 1 and located at the corresponding infrastructure location is maintained and operated in accordance with the corresponding operational requirement set out in Table 1.

Table 1: Infrastructure and equipment requirements

Site infrastructure and equipment	Operational requirement	Infrastructure location
Wastewater treatment and disposal system including: <ul style="list-style-type: none"> Alarms; tanks; filtration systems; subsurface moisture probes; Magflow output metre 	Operated and maintained in accordance with manufacturer's specifications.	As depicted in Schedule 1, Figure 2

Premises operation

- The licence holder must record and investigate the exceedance of any descriptive or numerical limit in condition 3, 4, 5, 6, 7 or 8.
- The licence holder must only allow waste to be accepted on to the Premises if:
 - it is of a type listed in
 - Table 2;
 - the quantity accepted is below any limit listed in
 - Table 2; and
 - it meets any specification listed in
 - Table 2.

Table 2: Waste acceptance

Waste	Waste code	Quantity Limit	Specification ¹
Putrescible and Organic wastes			
Sewage	N/A	90m ³ /day	Accepted through sewer inflow(s) only

Note 1: Additional requirements for the acceptance of controlled waste are set out in the *Environmental Protection (Controlled Waste) Regulations 2004*.

- The licence holder must ensure that the wastes accepted onto the Premises are

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only subjected to the process(es) set out in Table 3 and in accordance with any process requirements described in Table 3.

Table 3: Waste processing

Waste type	Process	Process requirements
Sewage	Biological and chemical treatment	Treatment of sewage waste must be at or below the treatment capacity of 90 m ³ /day.

5. The licence holder must ensure that waste material is only stored and/or treated within vessels or compounds provided with the infrastructure detailed in Table 4.

Table 4: Containment infrastructure

Vessel or compound	Material	Requirements
Balance Tank 1, 2 & 3	Wastewater	Impermeable receptacle or storage chamber
SAF treatment system		
Treated Water Storage Tanks 1, 2 & 3	Treated wastewater	
A+ Treated Wastewater Storage Tanks		

6. The licence holder must manage the irrigation of treated wastewater such that:
- no irrigation generated run-off or discharge occurs beyond the boundary of the defined irrigation area(s);
 - treated wastewater is evenly distributed over the irrigation area;
 - no soil erosion occurs;
 - irrigation does not occur on land that is waterlogged; and
 - vegetation cover is maintained over the irrigation area.
7. The licence holder must manage the wastewater treatment vessels such that:
- overtopping of the vessels does not occur;
 - stormwater runoff is prevented from entering the vessels; and
 - there is no seepage loss from the vessels.
8. The licence holder must ensure that irrigation is conducted in accordance with the Nutrient Irrigation Management Plan.

Emissions and discharges

General

9. The licence holder must immediately recover, or remove and dispose of spills of chlorine, alum, sewage, partially treated sewage and/or sewage sludge associated with the treatment of sewage onsite where the spill occurs or migrates outside of an

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engineered containment system.

10. The licence holder must record and investigate the exceedance of any descriptive or numerical limit specified in Table 5 and Table 6.

Emissions to land

11. The licence holder must ensure that the emissions specified in Table 5, are discharged only from the corresponding discharge point and only at the corresponding discharge point location.

Table 5: Authorised discharge points

Emission	Source including abatement	Discharge point	Discharge point location
Discharge from sub-surface drip irrigation pump system to on-site irrigation area	Treated wastewater pumped from Treated Water Storage Tanks	On-site irrigation area L1	As shown in Schedule 1, Figure 2: Map of emission points (Purple shaded areas)
Discharge from sub-surface drip irrigation pump system designated garden areas		Designated garden areas L1	As shown in Schedule 1, Figure 2: Map of emission points (Green shaded areas)

12. The licence holder must ensure that emissions from the discharge point listed in Table 6 for the corresponding parameter do not exceed the corresponding limit when monitored in accordance with condition Table 6.

Table 6: Emission and discharge limits

Discharge point	Parameter	Limit (including units)	Averaging period
L1	Load of Total Phosphorus	<50 kg/ha/yr	Annual
	Load of Total Nitrogen	<300 kg/ha/yr	Annual

Monitoring

13. The licence holder must ensure that:
- all water samples are collected and preserved in accordance with AS/NZS 5667.1;
 - all wastewater sampling is conducted in accordance with AS/NZS 5667.10; and
 - all groundwater sampling is conducted in accordance with AS/NZS 5667.11;
14. The licence holder must ensure that monitoring is undertaken in each quarterly period such that there are at least 45 days in between the days on which samples are taken in successive quarters.

- 15. The licence holder must monitor emissions in accordance with the requirements specified in
- 16. Table 7 and record the results of all such monitoring.

Table 7: Emissions and discharge monitoring

Discharge point	Monitoring location	Parameter	Frequency	Unit
L1	Magflow meter to irrigation areas and designated garden areas	Volumetric flow rate (cumulative) ¹	Continuous	m ³ /day
		pH ¹	Quarterly	pH units
		Biochemical Oxygen Demand		mg/L
		Total Dissolved Solids		
		Total Suspended Solids		
		Total Nitrogen		
		Total Phosphorus		
		<i>E.coli</i>		
		Load of Total Nitrogen	Annual	kg/ha/yr
		Load of Total Phosphorus		kg/ha/yr

Note 1: In-field non-NATA accredited analysis permitted.

- 17. The licence holder must monitor inputs and outputs in accordance with the requirements specified in Table 8 and record the results of all such monitoring.

Table 8: Inputs and outputs monitoring

Input/ output	Monitoring location	Parameter	Units	Averaging period	Frequency
Treated wastewater discharged to on-site irrigation area and designated garden areas.	Outflow meter (M1)	Volumetric flow rate (cumulative)	m ³ /day	Monthly	Continuous

- 18. The licence holder must monitor leachate in accordance with the requirements specified in Table 9 and record the results of all such monitoring.

Table 9: Leachate monitoring

Monitoring location	Parameter	Units	Averaging period	Frequency
	pH	pH units		

P1 – subsoil monitoring drain	Total organic carbon	mg/L	Spot sample	Quarterly
	Total nitrogen			
	Total phosphorus			
	Total dissolved solids			

19. The licence holder must monitor groundwater quality in accordance with the requirements specified in Table 10 and record and investigate results that do not meet any limit specified.

Table 10: Ambient groundwater quality monitoring

Monitoring point reference and location	Parameter	Units	Averaging period	Frequency
MB 01 – MB 04	Standing water level ¹	m(AHD) mBGL	Spot sample	Quarterly
	pH ¹	pH units		
	Electrical conductivity ¹	µS/cm		
	Total dissolved solids	mg/L		
	Total nitrogen			
	Total phosphorus			
	Total organic carbon			
	Ammonium nitrogen			
	Nitrate + nitrite nitrogen			
	Chloride			
	Sulphate			
	Inorganic nitrogen			
	Reactive phosphorus			
	Turbidity	NTU		

Note 1: In-field non-NATA accredited analysis permitted.

Records and reporting

Records

- 20. The licence holder must record the following information in relation to complaints received by the licence holder (whether received directly from a complainant or forwarded to them by the Department or another party) about any alleged emissions from the premises:
 - (a) the name and contact details of the complainant, (if provided);
 - (b) the time and date of the complaint;
 - (c) the complete details of the complaint and any other concerns or other issues raised; and
 - (d) the complete details and dates of any action taken by the licence holder to investigate or respond to any complaint.
- 21. The licence holder must maintain accurate and auditable books including the following records, information, reports, and data required by this licence:
 - (a) the calculation of fees payable in respect of this licence;
 - (b) any maintenance of infrastructure that is performed in the course of complying with condition 1 of this licence;
 - (c) monitoring programmes undertaken in accordance with conditions 15, 16, 17 and 18 of this licence; and
 - (d) complaints received under condition 19 of this licence.
- 22. The books specified under condition 21 must:
 - (a) be legible;
 - (b) if amended, be amended in such a way that the original version(s) and any subsequent amendments remain legible and are capable of retrieval;
 - (c) be retained by the licence holder for the duration of the licence; and
 - (d) be available to be produced to an inspector or the CEO as required.

Reporting

- 23. The licence holder must:
 - (a) undertake an audit of their compliance with the conditions of this licence during the preceding annual period, and
 - (b) prepare and submit to the CEO an Annual Audit Compliance Report in the approved form by 1 March each year.
- 24. The licence holder must:
 - (a) prepare an Annual Environmental Report that provides information in accordance with Table 11 for the preceding annual period, and
 - (b) submit that Annual Environmental Report to the CEO by 1 March each year.

Table 11: Annual environmental reporting requirements

Condition	Requirement	Format or form
-	Summary of any failure or malfunction of any pollution control equipment and any environmental incidents that	None specified

Condition	Requirement	Format or form
	have occurred during the annual period and any action taken.	
3	Summary of any waste acceptance capacity limit exceedances and any action taken.	None specified
15	Monitoring of emissions to land.	Tabular form
17	Monitoring of inputs and outputs	
18	Monitoring of subsoil monitoring drain	
19	Monitoring of ambient groundwater quality	
20	Complaints summary	None specified

25. The licence holder must ensure that the Annual Environmental Report also contains an assessment of the information contained within the report against previous monitoring results and Licence limits.

26. The licence holder must submit the information in Table 12 to the CEO according to the specifications in Table 12.

Table 12: Non-annual reporting requirements

Condition or table (if relevant)	Parameter	Reporting period	Reporting date (after end of the reporting period)	Format or form
-	Copies of original monitoring reports submitted to the licence holder by third parties	Not applicable	Within 14 days of the CEO's request	As received by the licence holder from third parties

27. The licence holder must ensure that the parameters listed in Table 13 are notified to the CEO in accordance with the notification requirements of Table 13.

Table 13: Notification requirements

Condition	Parameter	Notification requirement ¹	Format or form ²
2 and 10	Breach of any limit specified in the Licence	Part A: As soon as practicable but no later than 5pm of the next working day. Part B: As soon as practicable	N1
-	Any failure or malfunction of any pollution control equipment or any incident, which has caused, is causing or may cause pollution		
12	Breach of nutrient	No less than 72	None specified

	loading rate	hours after breach detected. Notification is to specify alternative methods for TWW disposal to be employed until the end of the annual period.	
-	Alarm triggered for 2 nd (1200 mm depth) soil moisture probe	No less than 72 hours after event. Notification is to include confirmation of cessation of irrigation as per Nutrient Irrigation Management Plan (condition 8).	None specified

Note 1: No notification requirement in the Licence will negate the requirement to comply with s72 of the Act.

Note 2: Forms are in Schedule 2.

Definitions

In this licence, the terms in Table 14 have the meanings defined.

Table 14: Definitions

Term	Definition
ACN	Australian Company Number
Act	means the <i>Environmental Protection Act 1986</i>
AHD	means the Australian height datum
Annual Audit Compliance Report (AACR)	means a report submitted in a format approved by the CEO (relevant guidelines and templates are available on the Department’s website).
annual period	a 12 month period commencing from 1 January until 31 December in that same year.
AS/NZS 5667.1	means the Australian Standard AS/NZS 5667.1 Water Quality – Sampling – Guidance of the Design of sampling programs, sampling techniques and the preservation and handling of samples.
AS/NZS 5667.10	means the Australian Standard AS/NZS 5667.10 Water Quality – Sampling – Guidance on sampling of waste waters.
AS/NZS 5667.11	means the Australian Standard AS/NZS 5667.11 Water Quality – Sampling – Guidance on sampling of groundwaters.

Term	Definition
averaging period	means the time over which a limit is measured or a monitoring result is obtained.
BGL	means below ground level
books	has the same meaning given to that term under the EP Act.
CEO	means Chief Executive Officer of the department. “submit to / notify the CEO” (or similar), means either: Director General Department administering the <i>Environmental Protection Act 1986</i> Locked Bag 10 Joondalup DC WA 6919 or: info@dwer.wa.gov.au
controlled waste	has the definition in Environmental Protection (Controlled Waste) Regulations 2004.
department; DWER	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
discharge	has the same meaning given to that term under the EP Act.
emission	has the same meaning given to that term under the EP Act.
EP Act	<i>Environmental Protection Act 1986</i> (WA)
EP Regulations	<i>Environmental Protection Regulations 1987</i> (WA)
Geobag	means a geotextile dewatering bag that allows solids to dewater over time while containing the solid component.
hardstand	means a surface with a permeability of 10 ⁻⁹ metres/second or less
leachate	means liquid released by or water that has percolated through waste and which contains some of its constituents.
licence	refers to this document, which evidences the grant of a licence by the CEO under section 57 of the EP Act, subject to the specified conditions contained within.
licence holder	refers to the occupier of the premises, being the person specified on the front of the licence as the person to whom this licence has been granted.
NATA	means the National Association of Testing Authorities, Australia.
NATA	means in relation to the analysis of a sample that the laboratory is

Term	Definition
accredited	NATA accredited for the specified analysis at the time of the analysis.
normal operating conditions	means any operation of a particular process (including abatement equipment) excluding start-up, shut-down and upset conditions, in relation to stack sampling or monitoring.
Nutrient Irrigation Management Plan	means document titled "Beadon Bay Caravan Park, Onslow, Western Australia Nutrient and Irrigation Management Plan" dated 24 April 2015.
premises	refers to the premises to which this licence applies, as specified at the front of this licence and as shown on the premises map (Figure 1) in Schedule 1 to this licence.
prescribed premises	has the same meaning given to that term under the EP Act.
process equipment	means any wastewater or sludge containment infrastructure or wastewater treatment vessel.
quarterly	means the 4 inclusive periods from ,1 January to 31 March, 1 April to 30 June, 1 July to 30 September and 1 October to 31 December in the same year.
Schedule 1	means Schedule 1 of this Licence unless otherwise stated.
shut-down	means the period when plant or equipment is brought from normal operating conditions to inactivity.
spot sample	means a discrete sample representative at the time and place at which the sample is taken.
start-up	means the period when plant or equipment is brought from inactivity to normal operating conditions.
usual working day	means 0800 – 1700 hours, Monday to Friday excluding public holidays in Western Australia.
waste	has the same meaning given to that term under the EP Act.
Waste Code	means the Waste Code assigned to a type of controlled waste for purposes of waste tracking and reporting as specified in the Department of Environment Regulation "Controlled Waste Category List" (July 2014), as amended from time to time.
wastewater treatment vessels	means any vessel or tank containment infrastructure associated with the treatment of wastewater.
µS/cm	means micro-Siemens per centimetre.

END OF CONDITIONS

Schedule 1: Maps

Premises map

The boundary of the prescribed premises is shown in the map below (Figure 1). The yellow line depicts the Premises boundary.

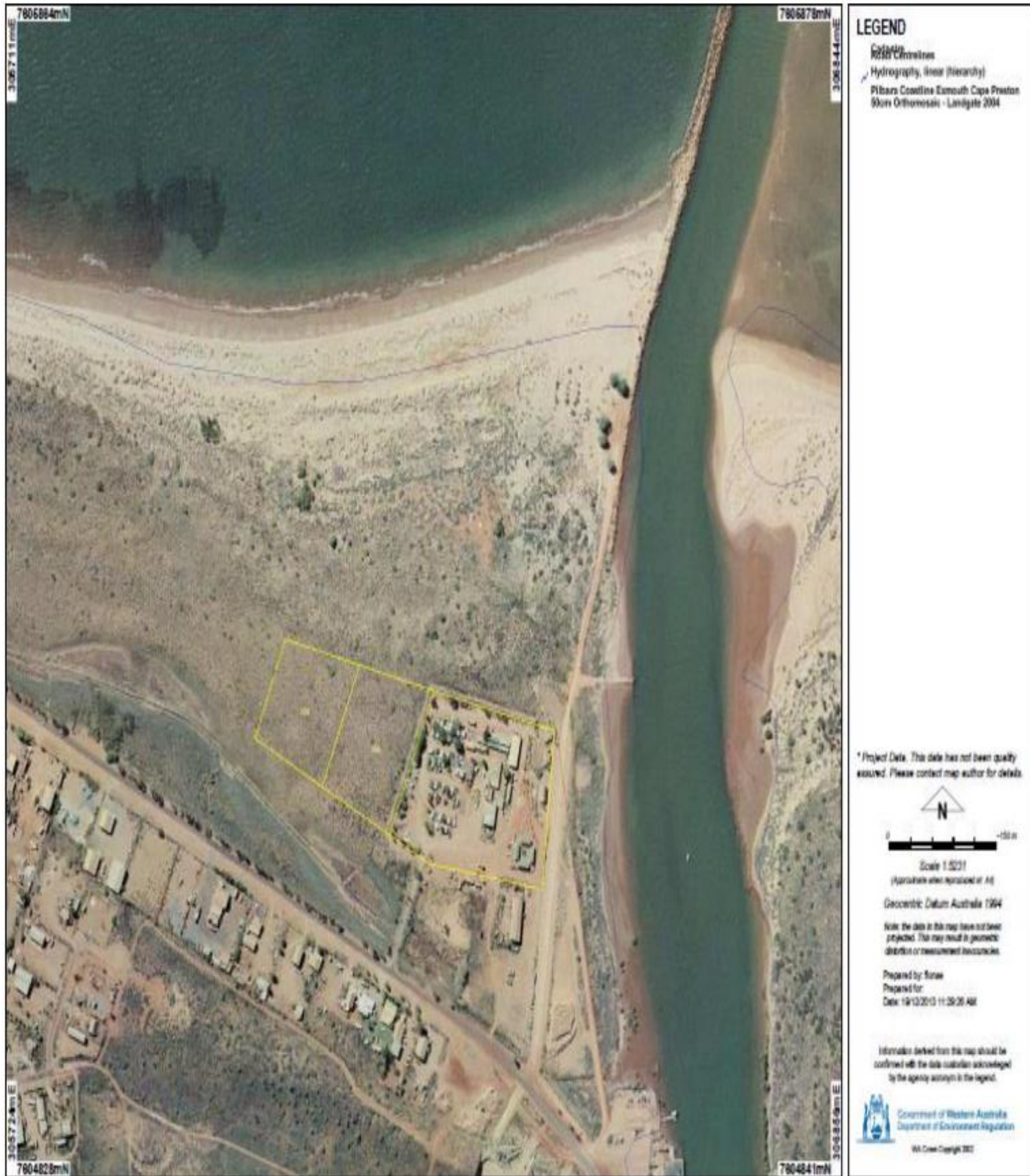


Figure 1: Map of the boundary of the prescribed premises

Map of emission points

The locations of the emission points defined in Table 5 and the monitoring points defined in Table 7, Table 8, Table 9 and Table 10 are shown in Figure 2.



Figure 2: Emission and monitoring point locations

Schedule 2: N1 form

Licence: L9174/2018/1

Licence holder: Discovery Parks Onslow Pty Limited

Form: N1

Date of breach:

Notification of detection of the breach of a limit.

These pages outline the information that the operator must provide.

Units of measurement used in information supplied under Part A and B requirements must be appropriate to the circumstances of the emission. Where appropriate, a comparison should be made of actual emissions and authorised emission limits.

Part A

Licence number	
Name of operator	Discovery Parks Onslow Pty Limited
Location of premises	
Time and date of the detection	

Notification requirements for the breach of a limit	
Emission point reference/ source	
Parameter(s)	
Limit	
Measured value	
Date and time of monitoring	
Measures taken, or intended to be taken, to stop the emission	

Part B

Any more accurate information on the matters for notification under Part A.	
Measures taken, or intended to be taken, to prevent a recurrence of the incident.	
Measures taken, or intended to be taken, to rectify, limit or prevent any pollution of the environment which has been or may be caused by the emission.	
The dates of any previous N1 notifications for the Premises in the preceding 24 months	

Name	
Post	
Signature on behalf of Discovery Parks Onslow Pty Limited	
Date	