Permit

Environmental Protection Act 1994

Environmental authority

This environmental authority is issued by the administering authority under Chapter 5 of the Environmental Protection Act 1994.

Environmental authority number: EPPR00488813

Environmental authority takes effect on the day it is signed by the delegate. This is the take effect date.
The anniversary date of this environmental authority is 21 January each year.

Environmental authority holder

Name	Registered address
LUTHERAN CHURCH OF AUSTRALIA QLD DISTRICT	5 Faith Avenue PLAINLAND QLD 4341

Environmentally relevant activity and location details

Environmentally relevant activity	Locations
ERA 63 - Sewage Treatment 1: Operating sewage treatment works, other than no-release works, with a total daily peak design capacity of (b-i) more than 100 but not more than 1,500EP if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme	Lot 4 on RP208154; Lot 211 on N2587

Additional information for applicants

Environmentally relevant activities

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

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

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

Contaminated land

It is a requirement of the EP Act that an owner or occupier of land give written notice to the administering authority if they become aware of the following:

- the presence of, or happening of an event involving, a hazardous contaminant on the land that is causing, or is reasonably likely to cause, serious or material environmental harm (notice must be given within 24 hours); or
- if the land is contaminated land – a change in the condition of the land that is causing, or is reasonably likely to cause, serious or material environmental harm (notice must be given within 24 hours); or
- a notifiable activity (as defined in Schedule 3) having been carried out, or is being carried out, on the land (notice must be given within 20 business days).

For further information, including the form for giving written notice, refer to the Queensland Government website www.qld.gov.au, using the search term 'duty to notify'.

Take effect

Please note that, in accordance with section 200 of the EP Act, an EA has effect:

a) if the authority is for a prescribed ERA and it states that it takes effect on the day nominated by the holder of the authority in a written notice given to the administering authority – on the nominated day; or

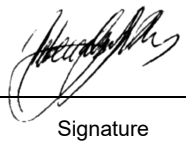
b) if the authority states a day or an event for it to take effect – on the stated day or when the stated event happens; or

c) otherwise – on the day the authority is issued.

However, if the EA is authorising an activity that requires an additional authorisation (a relevant tenure for a resource activity, a development permit under the *Planning Act 2016* or an SDA Approval under the *State Development and Public Works Organisation Act 1971*), this EA will not take effect until the additional authorisation has taken effect.

If this EA takes effect when the additional authorisation takes effect, you must provide the administering authority written notice within 5 business days of receiving notification of the related additional authorisation taking effect.

If you have incorrectly claimed that an additional authorisation is not required, carrying out the ERA without the additional authorisation is not legal and could result in your prosecution for providing false or misleading information or operating without a valid environmental authority.



Signature

06/01/2026

Date

Rebecca Griffiths

Department of the Environment, Tourism, Science and Innovation
Delegate of the administering authority
Environmental Protection Act 1994

Enquiries:

Industry and Development Business Centre
GPO Box 2454, Brisbane QLD 4001
Phone: 1300 130 372
Email: palm@detsi.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

Activity

63 – Sewage Treatment: (1) operating sewage treatment works, other than no-release works, with a total daily peak design capacity of (b) more than 100 but not more than 1,500EP— (i) if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme.

Location

Lot 4 on RP208154 and Lot 211 on N25287

The environmentally relevant activity conducted at the locations as described above must be conducted in accordance with the following site-specific conditions of the approval.

Agency interest: General	
Condition number	**Condition**
General 1	All reasonable and practicable **measures** must be taken to prevent or minimise environmental harm caused by the **activity**.
General 2	The **activity** must be undertaken in accordance with written procedures that: (a) identify potential risks to the environment from the **activity** during routine operations, closure and an emergency; and (b) establish and maintain control **measures** that minimise the potential for environmental harm; and (c) ensure plant, equipment and **measures** are maintained in a proper and effective condition; and (d) ensure plant, equipment and **measures** are operated in a proper and effective manner; and (e) ensure that staff are trained in and aware of their obligations under the *Environmental Protection Act 1994;* and (f) ensure that reviews of environmental performance are undertaken at least annually.

General 3	All information and **records** required by the conditions of this environmental authority must be kept for a minimum of five years with the exception of environmental monitoring results which must be kept until surrender of this environmental authority. All information and **records** required by the conditions of this environmental authority must be provided to the **administering authority** upon request and in the format requested.
General 4	Any breach of a condition of this environmental authority must be reported to the **administering authority** as soon as practicable within 24 hours of becoming aware of the breach. **Records** must be kept including full details of the breach and any subsequent actions taken.
General 5	An annual monitoring report must be prepared and submitted to the **administering authority** by 30 November each year, for the preceding financial year.
General 6	**You** must record the following details for all environmental complaints received: (a) date and time complaint was received; and (b) name and contact details of the complainant when provided and authorised by the complainant; and (c) nature of the complaint; and (d) investigations undertaken; and (e) conclusions formed; and (f) actions taken.
General 7	An **appropriately qualified person(s)** must monitor, record and interpret all parameters that are required to be monitored by this environmental authority and in the manner specified by this environmental authority.
General 8	All water quality monitoring must be in accordance with the latest version of the **administering authority**'s *Water Quality Sampling Manual* and all monitoring devices must be effectively calibrated and maintained.
General 9	Other than as permitted by this environmental authority, the **release of a contaminant into the environment** must not occur.
General 10	When required by the **administering authority**, monitoring must be undertaken in the manner prescribed by the **administering authority** to investigate a complaint of **environmental nuisance** arising from the **activity**. The monitoring results must be provided within 10 business days to the **administering authority** upon its request.
Agency interest: Acoustic	
Condition number	**Condition**
Noise 1	Noise generated by the **activity** must not cause **environmental nuisance** to any **sensitive place** or **commercial place**
Agency interest: Air	
Condition number	**Condition**
Air 1	Other than as permitted within this environmental authority, odours or airborne contaminants must not cause **environmental nuisance** at a **sensitive place** or **commercial place**.

<table>
<tr><th colspan="2">Agency interest: Land</th></tr>
<tr><th>Condition number</th><th>Condition</th></tr>
<tr><td>Land 1</td><td>Treated effluent generated by the Secondary School must only be released to Irrigation Area A and Irrigation Area B indicated on Attachment 1 – Secondary School Effluent Irrigation Area Plan, Reference Number 5069-190725-0.1, prepared by Future-Plus Environmental.</td></tr>
<tr><td>Land 2</td><td>Treated effluent generated by the activity must only be released to the effluent disposal areas defined in condition Land 1 via subsurface irrigation when the following requirements are complied with:
(a) the release limits for each quality characteristic are complied with at the monitoring location specified in Table 1 – Contaminant limits for releases to land (Secondary School); and
(b) releases are monitored at all monitoring locations and at the minimum monitoring frequency for each quality characteristic specified in Table 1 – Contaminant limits for releases to land (Secondary School).
Table 1 – Contaminant limits for releases to land (Secondary School).
<table>
<tr><th rowspan="2">Monitoring location</th><th rowspan="2">Quality characteristic (units)</th><th colspan="3">Release limits</th><th rowspan="2">Minimum monitoring frequency</th></tr>
<tr><th>Minimum</th><th>Mean</th><th>Maximum</th></tr>
<tr><td rowspan="4">Outlet of disinfection tank</td><td>pH</td><td>6.0</td><td>-</td><td>8.5</td><td rowspan="4">Monthly</td></tr>
<tr><td>Total Nitrogen (mg/L)</td><td>-</td><td>-</td><td>40</td></tr>
<tr><td>Total Phosphorous (mg/L)</td><td>-</td><td>-</td><td>15</td></tr>
<tr><td>E.Coli (CFU/100ml)</td><td>-</td><td>10</td><td>-</td></tr>
</table></td></tr>
<tr><td>Land 3</td><td>Monitoring required by condition Land 2 must be undertaken when effluent is being disposed, unless effluent disposal has ceased for longer than the relevant parameters specified minimum frequency (e.g., if E.Coli was only required to be monitored once a month, then an E.Coli sample would not be required after the first month following cessation of the release).</td></tr>
<tr><td>Land 4</td><td>The frequency of monitoring for condition Land 2 is reduced to once in each period of three months:
(a) If the release limits for each of the quality characteristics comply with all limits specified in Table 1 – Effluent Release Limits to Land (Secondary School) for three consecutive monitoring periods; and
(b) until such time as any non-compliance with those limits is recorded.</td></tr>
<tr><td>Land 5</td><td>The daily irrigation rate of effluent generated from the Secondary School must not exceed 9,912 litres (equivalent to 1.5 mm/day) over the minimum 0.65 hectares.</td></tr>
<tr><td>Land 6</td><td>A minimum of 0.65 hectares of land, excluding any necessary buffers, must be provided for the irrigation to land of treated effluent generated from the Secondary School.</td></tr>
<tr><td>Land 7</td><td>The location of the sewage treatment plant and associated infrastructure and effluent irrigation areas associated with the Secondary School must be in accordance with Attachment 1 - Effluent Irrigation Area Plan, Reference Number 5069-190725-0.1, prepared by Future-Plus Environmental.</td></tr>
<tr><td>Land 8</td><td>A minimum wet weather storage capacity of 100,000 L must be provided for the Secondary School.</td></tr>
</table>

<table>
<tr><td>Land 9</td><td>The holder of this environmental authority must monitor and record quality characteristics once every two years for the characteristics in Table 2 – Soil Impact Monitoring. Monitoring is to include the taking of top-soil and sub-soil samples from monitoring sites as identified in Attachment 2 – Borehole Location Plan, Site: 5 Faith Avenue, Plainland. FPE Reference Number: 3647.

Table 2 – Soil Impact Monitoring
<table><tr><th>Quality Characteristic</th><th>Units</th></tr><tr><td>pH (1:5)</td><td>pH scale</td></tr><tr><td>Specific conductance or electrical conductivity</td><td>µS/cm</td></tr><tr><td>Calcium</td><td>mg/kg</td></tr><tr><td>Magnesium</td><td>mg/kg</td></tr><tr><td>Potassium</td><td>mg/kg</td></tr><tr><td>Cation Exchange Capacity</td><td>meq/100g</td></tr><tr><td>Exchangeable calcium</td><td>meq/100g</td></tr><tr><td>Exchangeable magnesium</td><td>meq/100g</td></tr><tr><td>Exchangeable sodium</td><td>meq/100g</td></tr><tr><td>Exchangeable potassium</td><td>meq/100g</td></tr><tr><td>Exchangeable aluminium</td><td>meq/100g</td></tr><tr><td>Exchangeable sodium percentage</td><td>%</td></tr><tr><td>Total Nitrogen as N</td><td>mg/kg</td></tr><tr><td>Phosphorous (Colwell)</td><td>mg/kg</td></tr><tr><td>Boron</td><td>mg/kg</td></tr><tr><td>Chloride</td><td>mg/kg</td></tr></table></td></tr>
<tr><td>Land 10</td><td>When requested, the holder of this environmental authority must submit to the administering authority a report by an appropriately qualified person on the Soil Impact Monitoring required in Condition Land 9. The report must include:

(a) an assessment of the impact of effluent release to irrigation areas; and
(b) an assessment of whether the release is being carried out in an environmentally sustainable manner; and
(c) interpretation of the results and conclusions, including any recommendations to achieve sustainability should monitoring indicate non-sustainability.</td></tr>
<tr><td>Land 11</td><td>Treated effluent generated by the Primary School must only be released to ‘Area 1 – Primary irrigation area (28,100m^2)’ and ‘Area 2 – Secondary irrigation area (8,700m^2)’ as shown in Attachment 3 – Site and Sewage Treatment System Layout dated 4 September 2025, Version C, and defined by the GPS coordinates shown in Attachment 4 – Irrigation System Coordinates dated 4 September 2025, Version C.</td></tr>
</table>

<table>
<tr><td>Land 12</td><td>Treated effluent generated by the activity must only be released to the effluent disposal areas defined in condition Land 11 via surface irrigation when the following requirements are complied with:
(a) the release limits for each quality characteristic are complied with at the monitoring locations as specified in Table 3 – Contaminant limits for releases to land (Primary School); and
(b) releases are monitored at all monitoring locations and at the minimum monitoring frequency for each quality characteristic specified in Table 3 – Contaminant limits for releases to land (Primary School).
Table 3 – Contaminant limits for releases to land (Primary School)
<table>
<tr><th rowspan="2">Monitoring location</th><th rowspan="2">Quality characteristic (units)</th><th colspan="3">Release limits</th><th rowspan="2">Minimum monitoring frequency</th></tr>
<tr><th>Minimum</th><th>Mean</th><th>Maximum</th></tr>
<tr><td rowspan="7">Outlet of disinfection tank</td><td>Irrigation volume (L/day)</td><td>-</td><td>-</td><td>13,000</td><td>Daily</td></tr>
<tr><td>Irrigation rate (mm/day)</td><td>-</td><td>1.5</td><td>-</td><td>Daily</td></tr>
<tr><td>pH</td><td>6.0</td><td>-</td><td>8.5</td><td>Monthly</td></tr>
<tr><td>Electrical conductivity (µS/cm)</td><td>-</td><td>1,600</td><td>-</td><td>Monthly</td></tr>
<tr><td>Total Nitrogen (mg/L)</td><td>-</td><td>-</td><td>40</td><td>Monthly</td></tr>
<tr><td>Total Phosphorous (mg/L)</td><td>-</td><td>-</td><td>20</td><td>Monthly</td></tr>
<tr><td>E.Coli (CFU/100ml)</td><td>-</td><td>-</td><td>10</td><td>Weekly</td></tr>
</table></td></tr>
<tr><td>Land 13</td><td>Monitoring required by condition Land 12 must be undertaken when effluent is being disposed, unless effluent disposal has ceased for longer than the relevant parameters specified minimum frequency (e.g., if E.Coli was only required to be monitored once a week, then an E.Coli sample would not be required after the first week following cessation of the release).</td></tr>
<tr><td>Land 14</td><td>The irrigation rate monitoring required by condition Land 12 must be calculated based on the total area irrigated on that day, and the actual volume of effluent irrigated on that same day.</td></tr>
<tr><td>Land 15</td><td>Mean calculations required by condition Land 12 must be taken as a Long-Term Rolling Limit, meaning a limit applied to consecutive monitoring results taken over a 6-month period (on a rolling basis for limit calculations) when monitored at the minimum frequency specified in Table 3 - Contaminant limits for releases to land (Primary School).</td></tr>
<tr><td>Land 16</td><td>Volume monitoring required by condition Land 12 must be undertaken using a flow meter.</td></tr>
<tr><td>Land 17</td><td>The Primary School effluent disposal areas must have a minimum surface area of 0.87 hectares.</td></tr>
<tr><td>Land 18</td><td>When soil in the effluent disposal areas is saturated, effluent must not be released to land.</td></tr>
<tr><td>Land 19</td><td>Irrigation of Area 1 – Primary irrigation area (28,100 m²), as shown in Attachment 3 – Site and Sewage Treatment System Layout (dated 4 September 2025, Version C), must only occur between the hours of 8:00 pm and 4:00 am.</td></tr>
<tr><td>Land 20</td><td>All organic material removed from vegetation growing in the effluent disposal areas must be transported and disposed of in an area other than in the effluent disposal areas.</td></tr>
</table>

Land 21	Wet weather storage with a minimum volume of 65,000L must be installed and maintained on the site for the storage of **effluent** generated by the **Primary School**.
Land 22	Wet weather storage required by condition Land 21 must be completely enclosed from rainfall ingress.
Land 23	Ponding of **effluent** within the **effluent** disposal areas must not occur after irrigation has ceased.
Land 24	Treated **effluent** must not run off to areas beyond the **effluent** disposal areas.
Land 25	Soil structure must not be degraded as a result of the **activity**.
Land 26	The **effluent** disposal areas must be maintained with an appropriate crop in a **viable state**.
Agency interest: Water	
Condition number	**Condition**
Water 1	**Contaminants** must not be released to **waters**.
Agency interest: Waste	
Condition number	**Condition**
Waste 1	All waste generated in carrying out the **activity** must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.

Definitions

Key terms and/or phrases used in this document are defined in this section. 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 the Environment, Tourism, Science and Innovation or its successor or predecessors.

Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to the EA requirements and can give authoritative assessment, advice and analysis in relation to the EA requirements using the relevant protocols, standards, methods or literature.

BOD5 means the 5 day biochemical oxygen demand determined using standard tests (e.g. those used by NATA laboratories). This test is not inhibited for nitrification, otherwise would be referred to as “carbonaceous” BOD.

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.

Day means any 24 hour period.

Effluent means the liquid fraction of treated sewage.

Environmental nuisance as defined under Chapter 1 of the *Environmental Protection Act 1994*.

Mean is the sum of a collection of numbers divided by the count of numbers in the collection. E.g., (n1+n2+n3)/3.

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

meq means milliequivalent.

NATA means National Association of Testing Authorities. 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.

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

Primary School refers to the operational component of the school and associated sewage treatment infrastructure provided for students and staff in prep to year 6 as illustrated in *Attachment 3 – Site and Sewage Treatment System Layout*. The Primary School includes the infrastructure labelled in Attachment 3 as New STP, Area 1 – Primary irrigation area, Area 2 – Secondary irrigation area and associated infrastructure.

Records include breach notifications, written procedures, analysis results, monitoring reports and monitoring programs required under a condition of this authority.

Release of a contaminant into the environment means to: (a) deposit, discharge, emit or disturb the contaminant (b) cause or allow the contaminant to be deposited, discharged, emitted or disturbed (c) fail to prevent the contaminant from being deposited, discharged emitted or disturbed (d) allow the contaminant to escape (e) fail to prevent the contaminant from escaping.

Secondary School refers to the operational component of the school and associated sewage treatment infrastructure provided for students and staff in years 7 to 12 as illustrated in *Attachment 1 – Secondary School Effluent Irrigation Area Plan, Reference Number 5069-190725-0.1*. The Secondary School includes the infrastructure labelled in Attachment 1 as STP location, Irrigation area A (subsurface), Irrigation area B (surface) and associated infrastructure.

Sensitive place includes the following and includes a place within the curtilage of such a place reasonably used by persons at that place:
1. a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
2. a motel, hotel or hostel; or
3. a kindergarten, school, university or other educational institution; or
4. a medical centre or hospital; or
5. a protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 2004* or a World Heritage Area; or
6. a public thoroughfare, park or gardens; or
7. for noise, a place defined as a sensitive receptor for the purposes of the Environmental Protection (Noise) Policy 2019.

Total Nitrogen (TN) means the sum of Organic Nitrogen, Ammonia Nitrogen, Nitrite plus Nitrate Nitrogen, expressed as mg/L as Nitrogen. This includes both the inorganic and organic fraction of nitrogen.

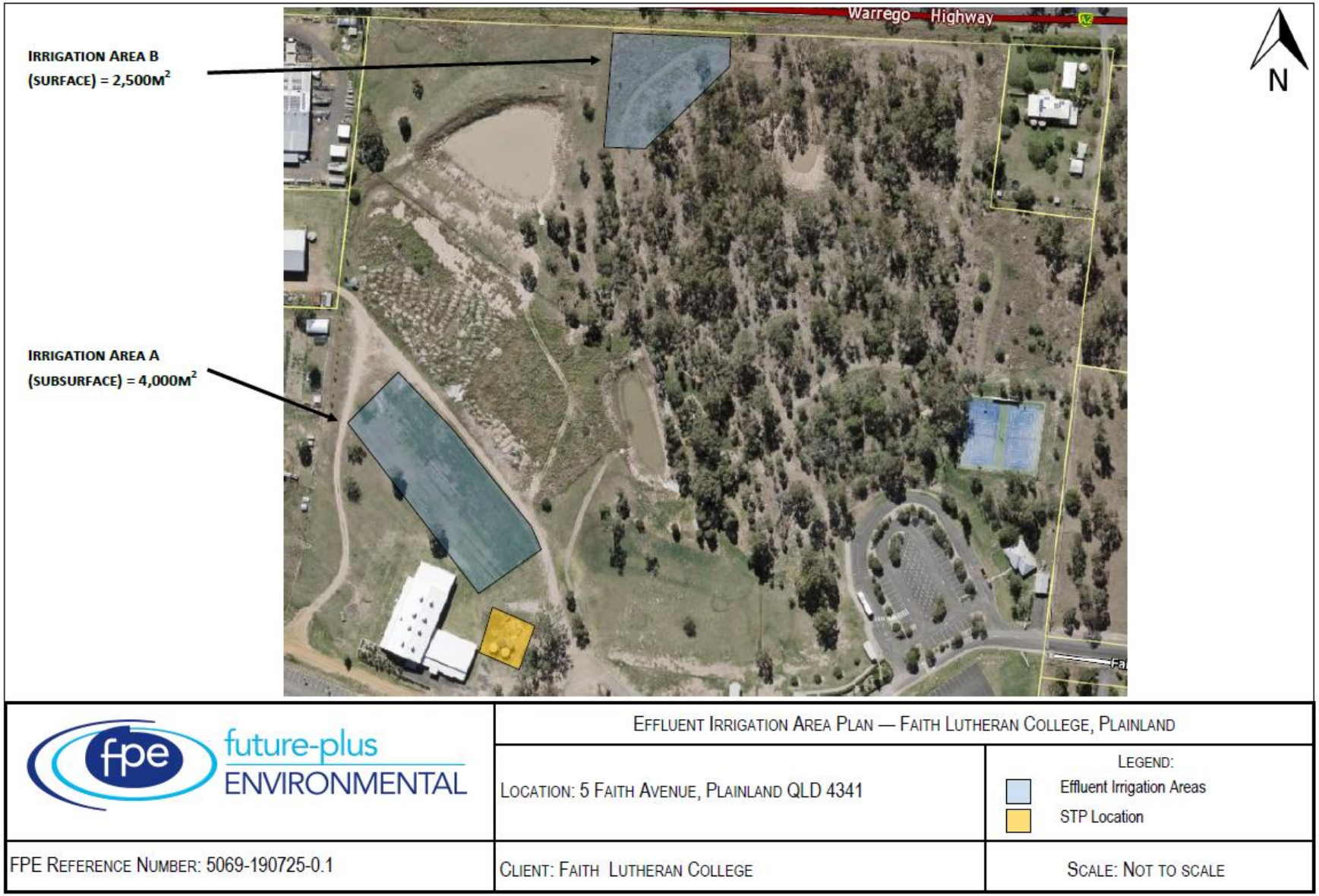
Total Phosphorous (TP) means the sum of the reactive phosphorus, acid-hydrolysable phosphorus and organic phosphorus, as mg/L of Phosphorus. This includes both the inorganic and organic fraction of phosphorus.

Viable state means able to live and grow.

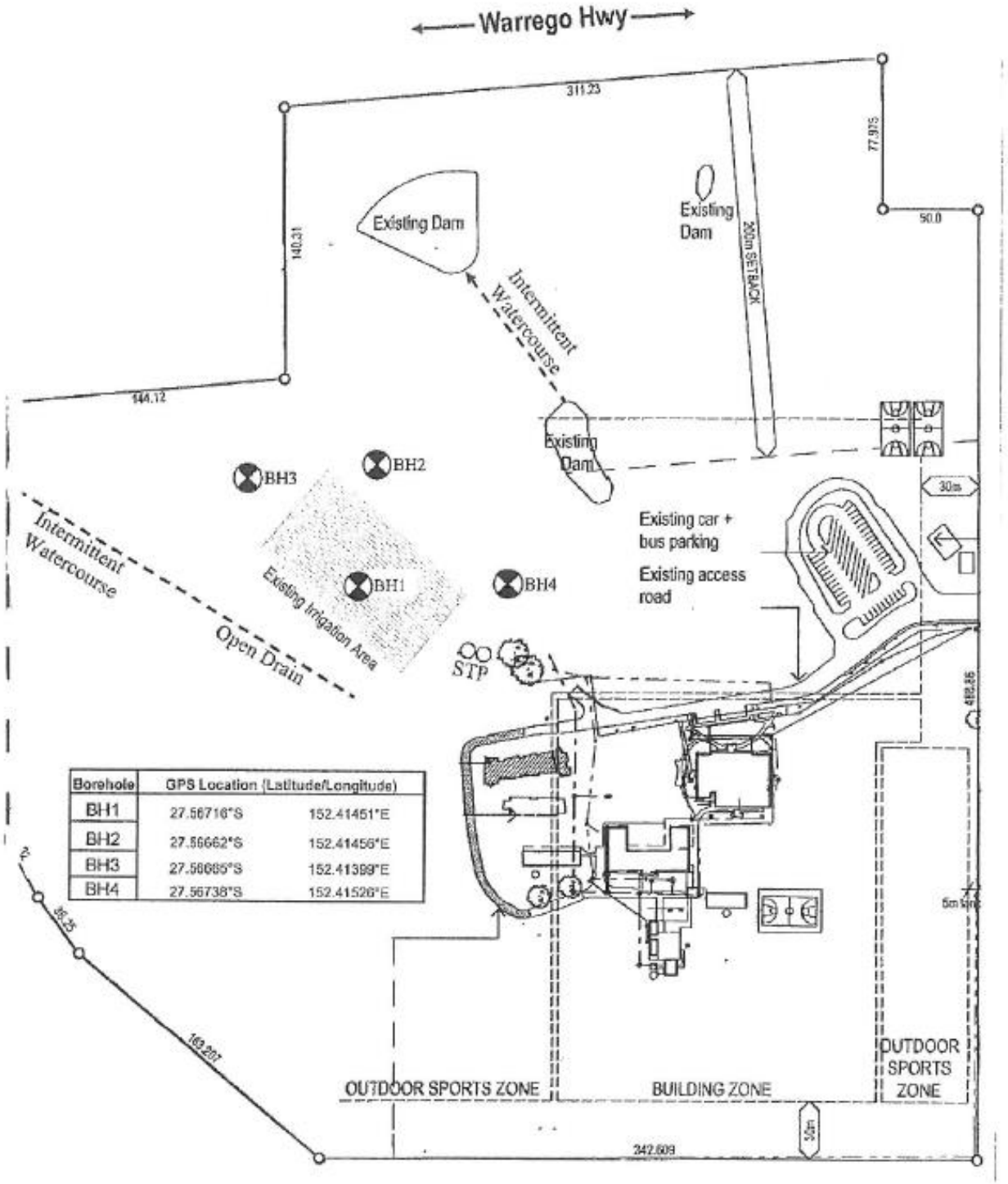
Waters includes river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water, natural or artificial watercourse, bed and bank of any waters, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and groundwater and any part thereof.

You means the holder of the environmental authority.

Attachment 1 – Secondary School Effluent Irrigation Area Plan, Reference Number 5069-190725-0.1



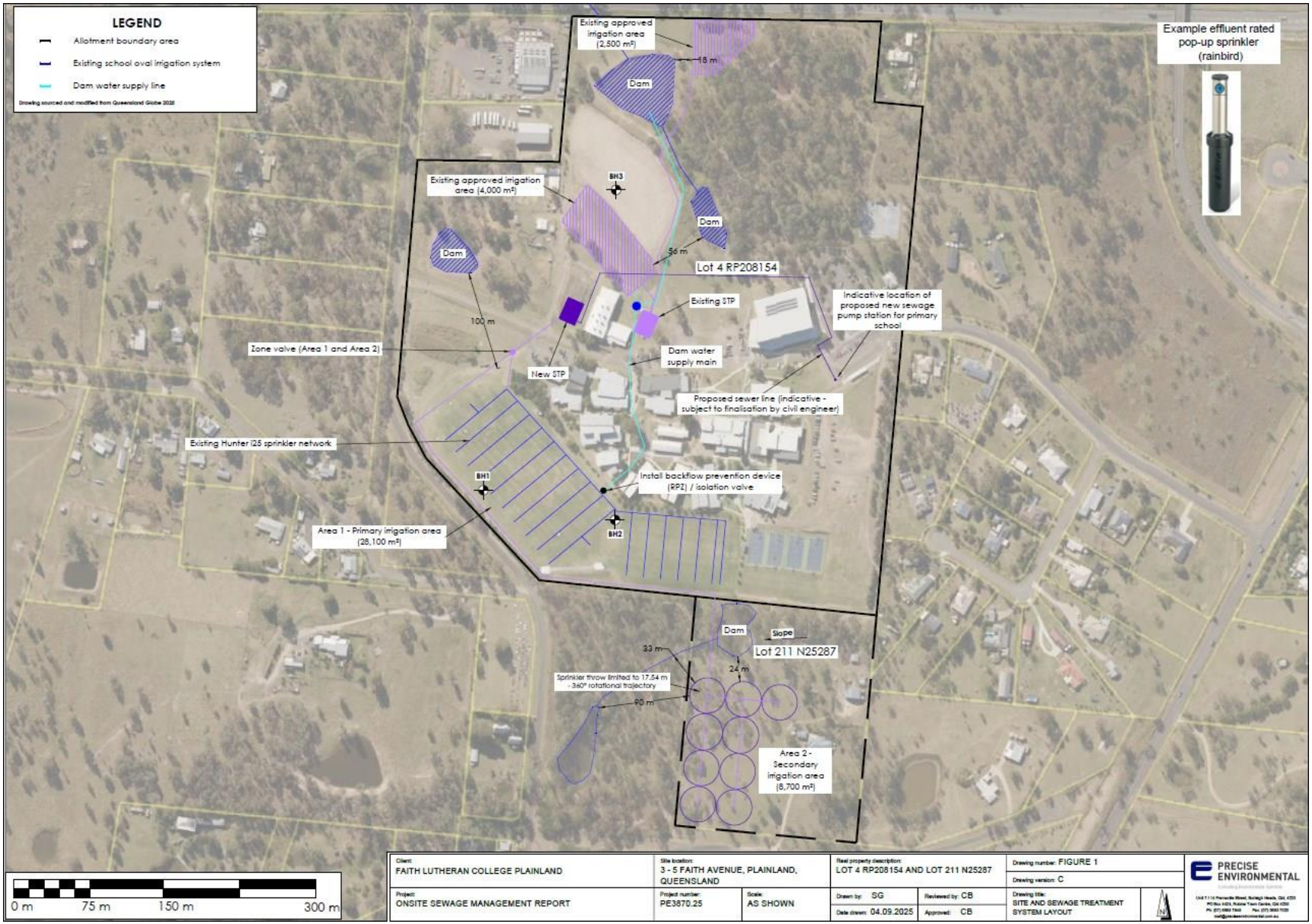
ATTACHMENT 2
BOREHOLE LOCATION PLAN



Borehole	GPS Location (Latitude/Longitude)	
BH1	27.56716°S	152.41451°E
BH2	27.56662°S	152.41456°E
BH3	27.56665°S	152.41399°E
BH4	27.56738°S	152.41526°E

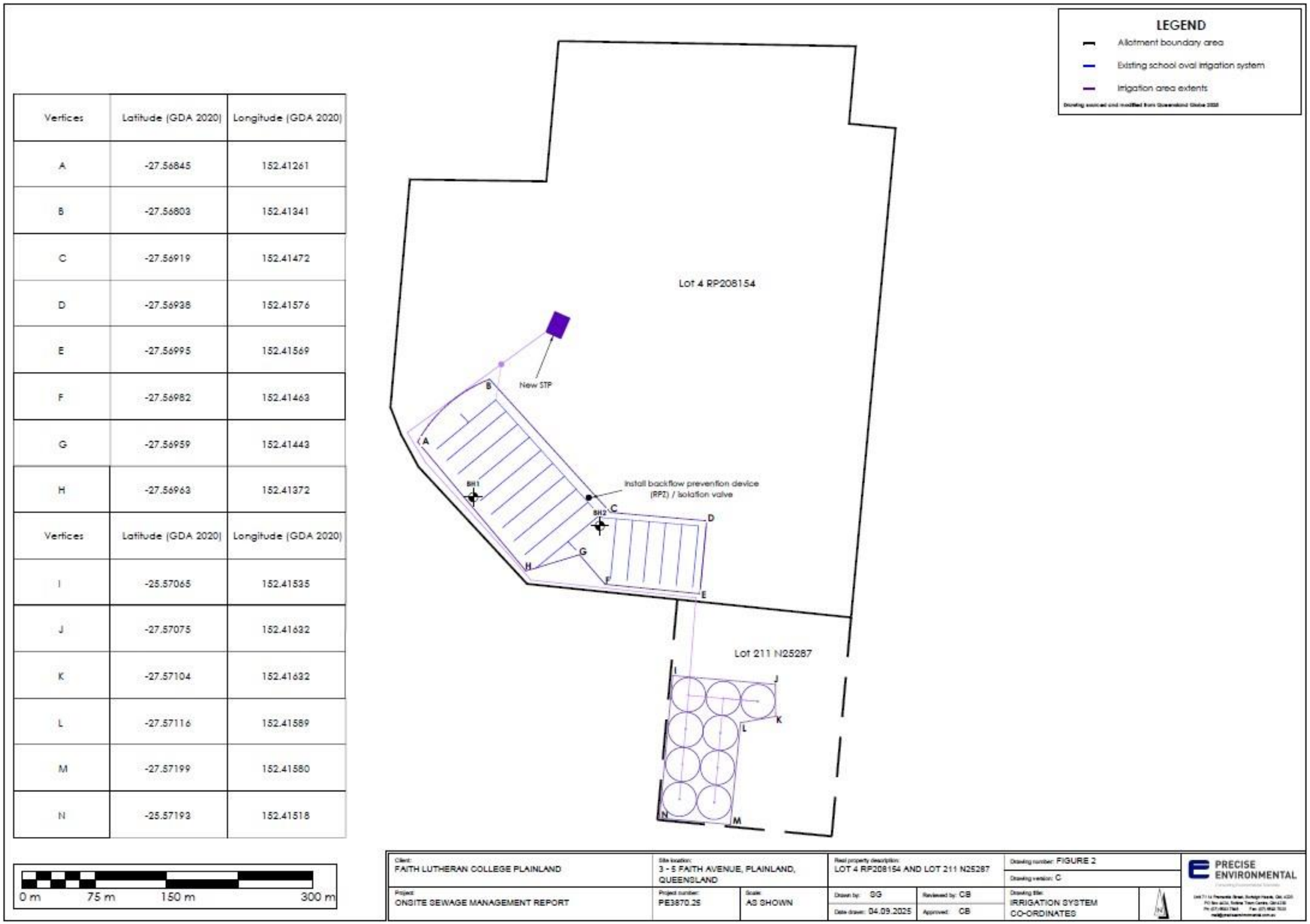
fpe future-plus ENVIRONMENTAL	BOREHOLE LOCATION PLAN	Scales: Not To Scale
FPE Reference Number: 3647	Site: 5 Faith Avenue, Plainland Client: Faith Lutheran College	*Figure Measurements To Take Precedence Over Scale Measurements*

Attachment 3 – Site and Sewage Treatment System Layout.



Attachment 4 – Irrigation System Coordinates

Vertices	Latitude (GDA 2020)	Longitude (GDA 2020)
A	-27.56845	152.41261
B	-27.56803	152.41341
C	-27.56919	152.41472
D	-27.56938	152.41576
E	-27.56995	152.41569
F	-27.56982	152.41463
G	-27.56959	152.41443
H	-27.56963	152.41372
Vertices	Latitude (GDA 2020)	Longitude (GDA 2020)
I	-25.57065	152.41535
J	-27.57075	152.41632
K	-27.57104	152.41632
L	-27.57116	152.41589
M	-27.57199	152.41580
N	-25.57193	152.41518



END OF ENVIRONMENTAL AUTHORITY