

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: EPPR00515613

Environmental authority takes effect on the date signed by the delegate.

The anniversary date of this environmental authority remains **17 September**.

Environmental authority holder

Name	Registered address
JLLT MANAGEMENT PTY LTD (A.C.N. 629 800 684)	22 Bayswater Ave VARSITY LAKES QLD 4227

Environmentally relevant activity and location details

Environmentally relevant activity	Location
Prescribed ERA, ERA 63 - Sewage Treatment, 1: Operating sewage treatment works, other than no release works, with a total daily peak design capacity of, (a-i) 21 to 100EP if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme	Lot 10/RP139458

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(1) of the EP Act, an EA has effect:

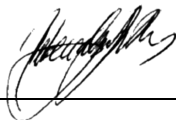
- (a) if the authority is for a prescribed ERA and it states that it takes effect on the day nominated by the holder of the authority in a written notice given to the administering authority—on the nominated day; or
- (b) if the authority states a day or an event for it to take effect—on the stated day or when the stated event happens; or
- (c) otherwise—on the day the authority is issued.

However, in accordance with section 200(2) of the EP Act, the day that the EA takes effect may not be before:

- (a) if the authority is for a resource activity—the day the relevant tenure is granted to the applicant; or
- (b) if a development permit for a material change of use of premises under the *Planning Act 2016* is necessary for carrying out an activity that related to the authority—the day the development permit takes effect; or
- (c) if an SDA Approval under the *State Development and Public Works Organisation Act 1971* is necessary for carrying out an activity that relates to the authority—the day the approval takes 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 EA.



Signature

Rebecca Griffiths

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

23/04/2026

Date

Enquiries:

Industry and Development Business
Centre
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 EA, 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 restore the environment (section 319C)
- 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).

Other permits required

This permit only provides an approval under the EP Act. In order to lawfully operate you may also require permits / approvals from your local government authority, other business units within the department, and other State and Federal Government agencies prior to commencing any activity at the site. For example, this may include permits or approvals with your local Council (for planning approval), the Department of Transport and Main Roads (to access State controlled roads), the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development (to clear vegetation), and the Department of Primary Industries (to clear marine plants or to obtain a quarry material allocation).

Obligations under the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*

Matters of national environmental significance (MNES) are regulated under the Commonwealth EPBC Act rather than under state legislation. You may need to submit a referral if your project potentially impacts any matters protected under the EPBC Act. For more information on self-assessments, and referral and assessment processes, please visit the Australian Government Department of Climate Change, Energy, the Environment and Water's website at www.dcceew.gov.au/environment/epbc/advice.

Development approval

This permit is not a development approval under the *Planning Act 2016*. The conditions of this EA are separate, and in addition to, any conditions that may be on the development approval. If a copy of this EA is attached to a development approval, it is for information only and may not be current. Please contact the Department of the Environment, Tourism, Science and Innovation to ensure that you have the most current version of the EA relating to this site.

Obligations under the *Aboriginal Cultural Heritage Act 2003* and *Torres Strait Islander Cultural Heritage Act 2003* (the Cultural Heritage Acts)

The Cultural Heritage Acts require anyone who carries out a land-use activity to exercise a duty of care. This 'duty of care' means land users must take all reasonable and practicable measures to ensure their activity does not harm Aboriginal or Torres Strait Islander cultural heritage, and applies to any activity where Aboriginal or Torres Strait Islander cultural heritage is located. For more information on your obligations under this legislation, please visit the Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism webpage at www.dwatsipm.qld.gov.au.

Conditions of environmental authority

Environmentally relevant activity	Location
Prescribed ERA, ERA 63 - Sewage Treatment, 1: Operating sewage treatment works, other than no release works, with a total daily peak design capacity of, (a-i) 21 to 100EP if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme	Lot 10/RP139458

The environmentally relevant activities conducted at the locations as described above must be conducted in accordance with the following common conditions of approval.

Schedule: General	
Condition number	Condition
G1	Total daily inflows into the sewage treatment plant must not exceed 12,000 litres on any day .
G2	All reasonable and practicable measures must be taken to prevent or minimise environmental harm caused, or likely to be caused, by the activity .
G3	Environmental risk management procedures Written procedures must be developed and implemented by an appropriately qualified person that ensure: a) all potential risks to the environment from the carrying out of the activity are identified and assessed, including: i. during routine operations; and ii. outside routine operations (e.g., maintenance, start up and shut down); and iii. during preparation, rehabilitation, and closure; and iv. in an emergency (e.g., fire, flood or other natural disaster); and b) for each potential risk identified, any necessary measures to prevent or minimise the potential for environmental harm are implemented; and c) staff understand their obligations under this environmental authority and the <i>Environmental Protection Act 1994</i>; and d) environmental risk management procedures are continually reviewed and improved, based on a reasonable risk-management approach.
G4	Contravention of conditions Details of any contravention of a condition of this environmental authority must: a) be reported to the administering authority within 24 hours of becoming aware of the contravention; and b) include the nature and circumstances of the contravention and any immediate actions taken.

G5	As soon as reasonably practicable but no later than 20 business days of a report made under condition G4 (or a longer period agreed to in writing by the administering authority), an investigation must be undertaken to determine: a) the potential circumstances and actions that may have contributed to the contravention; and b) the environmental impact of the contravention; and c) reasonable and practicable measures that will be implemented to address the cause of the contravention to prevent future contraventions of this nature.
G6	As soon as reasonably practicable but no later than 20 business days of investigating a contravention under condition G5 (or a longer period agreed to in writing by the administering authority), the reasonable and practicable measures identified in the investigation must be implemented.
G7	The outcome of the investigation carried out under condition G4 and the reasonable and practicable measures implemented under condition G5 must be recorded.
G8	All documents, monitoring results and records that are required by the conditions of this environmental authority must be kept for a period of at least five years, and at least 15 years for monitoring results, and provided to the administering authority upon request.
G9	Chemicals and fuels in bulk or in containers greater than 15 litres must be stored within a secondary containment system.
G10	Complaints The following details must be recorded for all complaints received and provided to the administering authority upon request: a) date and time the complaint was received; and b) if authorised by the person making the complaint, their name and contact details; and c) nature and details of the complaint.
G11	As soon as reasonably practicable but no later than 5 business days of receiving a complaint (or a longer period agreed to in writing by the administering authority), an investigation must be undertaken to determine: a) the potential circumstances and actions on site that may have contributed to the basis of the complaint; and b) reasonable and practicable measures that will be implemented to address the complaint.
G12	As soon as reasonably practicable but no later than 5 business days of investigating a complaint under condition G11 (or a longer period agreed to in writing by the administering authority), the reasonable and practicable measures identified in the investigation must be implemented.
G13	The outcome of the investigation carried out under condition G11 and the reasonable and practicable measures implemented under condition G12 must be recorded.
G14	An appropriately qualified person must install, operate, calibrate, and maintain the plant and equipment required to carry out the activity (including monitoring devices) in a proper and effective manner. Records of installation, calibration and maintenance carried out must be kept.

G15	All monitoring and sampling required by the conditions of this environmental authority must be carried out, interpreted, and recorded by an appropriately qualified person in accordance with the methods prescribed in the latest edition of the administering authority's Monitoring and Sampling Manual (available on the Queensland Government website) unless otherwise approved by the administering authority .
G16	All laboratory analyses required under this environmental authority must be carried out by a laboratory that has National Association of Testing Authorities (NATA) accreditation for such analyses. The only exception to this condition is for in situ monitoring of pH and electrical conductivity.
G17	Other than as permitted by this environmental authority, the release of a contaminant into the environment must not occur.
Schedule: Air	
Condition number	Condition
A1	Odours or airborne contaminants from the activity must not cause environmental nuisance to any sensitive place or commercial place .
A2	Warning signs must be installed and maintained at all land application areas within the Effluent Disposal Area warning the public not to enter these areas, use or drink the effluent . These notices must be maintained in a visible and legible condition.
Schedule: Noise	
Condition number	Condition
N1	Noise from the activity must not cause environmental nuisance at any sensitive place or commercial place .
Schedule: Water	
Condition number	Condition
WT1	Stormwater contaminated by the activity must be managed to prevent or minimise any adverse effect on the environmental values of the receiving environment.
WT2	Suitable banks and/or diversion drains must be installed and maintained to exclude excess stormwater runoff from entering any irrigation areas or structure used for the storage or treatment of contaminants or wastes.

Schedule: Land																																													
Condition number	Condition																																												
L1	The only contaminant permitted to be released to land from the sewage treatment plant is treated sewage effluent via sub-surface irrigation to the Effluent Disposal Area shown in <i>Appendix 1 – Site Plan</i> .																																												
L2	Treated sewage effluent generated by the activity must only be released to the Effluent Disposal Area 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 <i>Table 1 – Contaminant limits for releases to land</i>; and b) releases are monitored at all monitoring locations and at the minimum monitoring frequency for each quality characteristic specified in <i>Table 1 – Contaminant limits for releases to land</i>. Table 1 – Contaminant limits for releases to land <table><tr><th rowspan="2">Monitoring location</th><th rowspan="2">Quality Characteristics (unit)</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">Final treated effluent storage located at the sewage treatment works at latitude -26.303790 and longitude 152.722430 (GDA2020).</td><td>Irrigation volume (L/day)</td><td>-</td><td>9,000</td><td>12,000</td><td rowspan="2">Daily</td></tr><tr><td>Irrigation rate (mm/day)</td><td>-</td><td>-</td><td>4</td></tr><tr><td>Total nitrogen (mg/L)</td><td>-</td><td>30</td><td>60</td><td rowspan="5">Once every two (2) calendar months</td></tr><tr><td>Total phosphorus (mg/L)</td><td>-</td><td>10</td><td>20</td></tr><tr><td>Electrical conductivity (µs/cm)</td><td>-</td><td>-</td><td>1,800</td></tr><tr><td>pH (pH units)</td><td>5.0</td><td>-</td><td>8.5</td></tr><tr><td>E.coli (cfu/100mL)</td><td>-</td><td>-</td><td>1,000</td></tr></table>					Monitoring location	Quality Characteristics (unit)	Release Limits			Minimum monitoring frequency	Minimum	Mean	Maximum	Final treated effluent storage located at the sewage treatment works at latitude -26.303790 and longitude 152.722430 (GDA2020).	Irrigation volume (L/day)	-	9,000	12,000	Daily	Irrigation rate (mm/day)	-	-	4	Total nitrogen (mg/L)	-	30	60	Once every two (2) calendar months	Total phosphorus (mg/L)	-	10	20	Electrical conductivity (µs/cm)	-	-	1,800	pH (pH units)	5.0	-	8.5	E.coli (cfu/100mL)	-	-	1,000
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L3	Monitoring required by condition L2 must be undertaken when effluent is being disposed, unless effluent disposal has ceased for longer than the relevant parameters specified minimum monitoring frequency (e.g., if pH was only required to be monitored once a week, then a pH sample would not be required after the first week following cessation of the release).																																												
L4	The irrigation rate monitoring required by condition L2 must be calculated based on the total area irrigated on that day , and the actual volume of effluent irrigated on that same day .																																												
L5	Mean calculations required by condition L2 must be taken as a Long-Term Rolling Limit, meaning a limit applied to consecutive monitoring results taken over a 12-month period (on a rolling basis for limit calculations) when monitored at the minimum frequency specified in <i>Table 1 - Contaminant limits for releases to land</i> .																																												

L6	Volume monitoring required by condition L2 and G1 must be undertaken using a flow meter.
L7	Treated sewage effluent must be evenly distributed over the Effluent Disposal Area , which must have a minimum combined surface area of 3,000 square metres.
L8	Wet weather storage, with a minimum volume of 35,000 litres must be installed and maintained on the site for the storage of treated sewage effluent . All wet weather storage must be fitted with high level alarms.
L9	When soil in the Effluent Disposal Area shows visible signs of being saturated , effluent must not be released to land and must instead be directed to wet weather storage or be lawfully removed from the site .
L10	Ponding of effluent within the Effluent Disposal Area must not occur.
L11	Contaminants must not run off to areas beyond the Effluent Disposal Area .
L12	Soil structure must not be degraded as a result of the activity .
L13	The build-up of nutrients, salinity, sodicity and heavy metals in the soil and subsoil must be minimised.
L14	Infiltration to groundwater and subsurface flows of contaminants to waters must be minimised and records of measures implemented to minimise infiltration must be kept.
L15	Rainfall must be monitored daily and records must be kept.
L16	The Effluent Disposal Area must be maintained with an appropriate crop in a viable state .
L17	All organic material removed from vegetation growing in the Effluent Disposal Area must be transported and disposed of in an area other than in the Effluent Disposal Area .
Schedule: Waste	
Condition number	Condition
W1	All waste 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 and **bolded** throughout this document. 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 activity to which this environmental authority relates. An activity may be undertaken on the whole or a part of a site.

Administering authority means the Department of the Environment, Tourism, Science and Innovation or its successor or predecessors.

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

Business days means:

- a) a day that does not occur during the period starting on 20 December in a year and ending 5 January in the following year; or
- b) a day that is not a Saturday or Sunday; or
- c) a day that is not a public holiday, special holiday or bank holiday in the place in which any relevant act is to be or may be done.

Commercial place means a place, or part of a place, used as a workplace, an office or for business or commercial purposes.

Day means any 24-hour period of a calendar day.

Effluent means the liquid fraction of treated sewage.

Effluent Disposal Area means the land application areas identified as 'Zone 1', 'Zone 2', and 'Zone 3' in *Appendix 1 – Site Plan*.

Groundwater means underground water.

Land means land excluding waters and the atmosphere. Land includes land on the authorised **site**.

Mean is the sum of a collection of numbers divided by the count of numbers in the collection. E.g., $(n_1+n_2+n_3)/3$.

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

Release of a contaminant into the environment means to:

- a) deposit, discharge, emit or disturb the contaminant; or
- b) cause or allow the contaminant to be deposited, discharged, emitted or disturbed; or
- c) fail to prevent the contaminant from being deposited, discharged, emitted or disturbed; or
- d) allow the contaminant to escape; or
- e) fail to prevent the contaminant from escaping.

Saturated means the soil moisture level is greater than the soil field capacity or drained upper limit. **Field capacity or drained upper limit** means the maximum amount of water retained in soil against gravity when the soil has been allowed to drain for 24 hours.

Secondary containment system means a system designed, installed and operated to prevent any release of contaminants from the system, or containers within the system, to land or waters.

Sensitive place includes the following places:

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

Site means the area of land authorised under this environmental authority for the carrying out of the specified environmentally relevant activity as shown in *Appendix 1 – Site Plan*.

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 Phosphorus (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 all or any part of a creek, river, stream, lake, lagoon, pond, swamp, wetland, spring, unconfined surface water, unconfined water in natural or artificial watercourses, bed and bank of any waters, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and underground water.

You means the holder of this environmental authority.

Appendix 1 – Site Plan



END OF ENVIRONMENTAL AUTHORITY