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: EPPR00564013

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

The anniversary date of this environmental authority is 28 July each year.

Environmental authority holder

Name	Registered address
Ugarin Pty Ltd trading as The Trustee for the RK Family Trust	197 Queens Road Kingston QLD 4114

Environmentally relevant activity and location details

Environmentally relevant activity	Locations
Prescribed ERA 63 – Sewage Treatment – 1(b-i) - Operating sewage treatment works, other than no-release works, with a total daily peak design capacity of 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 1 & 2 SP180792

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).

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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

03/03/2026

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
Phone: 1300 130 372
Email:
IndustryandDevelopment.Assessment@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	Locations
ERA 63 – Sewage Treatment – 1(b-i) - Operating sewage treatment works, other than no-release works, with a total daily peak design capacity of more than 100 but not more than 1,500EP	Lot 1 & 2 SP180792

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

Agency interest: General	
Condition number	**Condition**
A1	All reasonably practicable measures must be taken to prevent or minimise environmental harm caused, or likely to be caused, by the **activity**.
A2	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 *Environmental Protection Act 1994*; and d) environmental risk management procedures are continually reviewed and improved, based on a reasonable risk-management approach.
A3	Unless otherwise specified by a condition of this environmental **authority**, **records** must be: a) kept for the period outlined in *Table 1 – Record keeping requirements*; and b) provided to the **administering authority** upon request and in the format requested. **Table 1 – Record keeping requirements** Description of **records** | Retention requirement Monitoring results | Retain for 15 years All other **records** | Retain for 5 years
A4	Unless specifically authorised by a condition of this environmental **authority**, this environmental **authority** does not authorise a relevant act which is: a) an act that causes serious or material environmental harm or an environmental nuisance; or b) an act that contravenes a noise standard; or c) a deposit of a contaminant, or release of stormwater run-off, mentioned in section 440ZG of the *Environmental Protection Act 1994.*
A5	**Contravention of conditions**

	Unless specifically authorised by a condition of this environmental **authority**, 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.
A6	As soon as reasonably practicable but no later than 20 business days of a report made under condition A5 (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) reasonably practicable measures that will be implemented to address the cause of the contravention to prevent future contraventions of this nature.
A7	As soon as reasonably practicable but no later than 20 business days of investigating a contravention under condition A6 (or a longer period agreed to in writing by **the administering authority**), the reasonably practicable measures identified in the investigation must be implemented.
A8	The outcome of the investigation carried out under condition A6 and the reasonably practicable measures implemented under condition A7 must be recorded.
A9	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.
A10	**Records** of installation, calibration and maintenance carried out under condition A9 must be kept.
A11	Chemicals and fuels in containers of greater than 15 litres must be stored within a secondary containment system.
A12	All monitoring and sampling required by the conditions of this environmental **authority** must be carried out, interpreted, and recorded by an **appropriately qualified person.**
A13	Unless otherwise authorised in writing by **the administering authority**, 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.
Agency interest: Air	
Condition number	**Condition**
B1	Odours or airborne contaminants from the **activity** must not cause environmental nuisance to any **sensitive place** or **commercial place**.
Agency interest: Water	
Condition number	**Condition**
C1	Contaminants must not be released to **waters.**
C2	There must be no release of stormwater runoff that has been in contact with any contaminants at the **site** to any **waters**, roadside gutter or stormwater drain.
C3	Suitable banks or diversion drains must be installed and maintained to exclude stormwater runoff from entering any structures used for the storage or treatment of contaminated wastes

<table>
<tr><th colspan="2">Agency interest: Noise and vibration</th></tr>
<tr><th>Condition number</th><th>Condition</th></tr>
<tr><td>D1</td><td>Noise from the activity must not cause environmental nuisance at any sensitive place or commercial place.</td></tr>
<tr><td>D2</td><td>All noise from activities must not exceed the levels specified in Table 2- Noise levels at a sensitive place at any noise affected premises

Table 2- Noise levels at a sensitive place
<table>
<tr><th>Time period</th><th>Noise level at a ‘sensitive place’ measure as the adjusted Maximum Sound Pressure Level $L_{A\ max,\ adj,\ 10\ mins}$</th></tr>
<tr><td>7am-6pm</td><td>Background noise level plus 5 dB(A)</td></tr>
<tr><td>6pm-10pm</td><td>Background noise level plus 5 dB(A)</td></tr>
<tr><td>10pm-7am</td><td>Background noise level plus 3 dB(A)</td></tr>
<tr><th>Time period</th><th>Noise level at a ‘Commercial place’ measure as the adjusted Maximum Sound Pressure Level $L_{A\ max,\ adj,\ 10\ mins}$</th></tr>
<tr><td>7am-6pm</td><td>Background noise level plus 10 dB(A)</td></tr>
<tr><td>6pm-10pm</td><td>Background noise level plus 10 dB(A)</td></tr>
<tr><td>10pm-7am</td><td>Background noise level plus 8 dB(A)</td></tr>
</table></td></tr>
<tr><td>D3</td><td>When requested by the Administering Authority, noise monitoring must be undertaken to investigate any complaint of noise nuisance, and the results notified within 14 days to the administering authority. Monitoring must include:
a) Background noise level;
b) $\mathbf{L_{A\ max,\ adj,\ 10\ mins}}$
c) $\mathbf{L_{A\ 1,\ adj,\ 10\ mins}}$
d) The level of frequency of occurrence of impulsive or tonal noise
e) Atmospheric conditions including wind speed and direction
f) Effects due to extraneous factors such as traffic noise; and
g) Location, date and time of recording</td></tr>
<tr><td>D4</td><td>The method of measurement and reporting of noise levels must comply with the latest edition of the Environmental Protection Agency’s Noise Measurement Manual</td></tr>
<tr><th colspan="2">Agency interest: Waste</th></tr>
<tr><th>Condition number</th><th>Condition</th></tr>
<tr><td>E1</td><td>All waste must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.</td></tr>
<tr><th colspan="2">Agency interest: Land</th></tr>
<tr><th>Condition number</th><th>Condition</th></tr>
<tr><td>F1</td><td>The only contaminants to be released to land are treated sewage effluent.</td></tr>
<tr><td>F2</td><td>Treated effluent must only be disposed via irrigation with a maximum throw radius of 7.5m.</td></tr>
</table>

<table>
<tr><td>F3</td><td>Treated effluent generated by the activity must only be released to the Effluent Disposal Area defined in Appendix 2 - Effluent Disposal Area – indicated in purple.</td></tr>
<tr><td>F4</td><td>The Effluent Disposal Area must have a minimum surface area of 21,000m^2.</td></tr>
<tr><td>F5</td><td>When irrigation volume is:
a) less than 20,000L/day, a minimum area of 10,500m^2 must be installed and maintained for the disposal of treated effluent within the Effluent Disposal Area.; and
b) greater than 20,000L/day, a minimum area of 21,000m^2 must be installed and maintained for the disposal of treated effluent within the Effluent Disposal Area</td></tr>
<tr><td>F6</td><td>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.</td></tr>
<tr><td>F7</td><td>Treated 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 Table 3 – Contaminant limits for releases to land; 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.

Table 3 – Contaminant limits for releases to land
<table>
<tr><th rowspan="2">Monitoring point Discharge location</th><th colspan="4">Release Limit</th></tr>
<tr><th>Quality characteristic</th><th>Minimum</th><th>Maximum</th><th>Monitoring frequency</th></tr>
<tr><td>Irrigation volume (L/day)</td><td>-</td><td>40,000</td><td>Daily</td></tr>
<tr><td>Irrigation rate (mm/day)</td><td>-</td><td>1.93</td><td>Daily</td></tr>
<tr><td>pH</td><td>6.5</td><td>8.5</td><td>Monthly</td></tr>
<tr><td>E. coli (cfu/100mL)</td><td>-</td><td>10</td><td>Fortnightly</td></tr>
<tr><td>Total phosphorus (mg/L)</td><td>-</td><td>15</td><td>Quarterly</td></tr>
<tr><td>Total Nitrogen (mg/L)</td><td>-</td><td>30</td><td>Quarterly</td></tr>
</table></td></tr>
<tr><td>F8</td><td>The irrigation rate monitoring required by condition F7 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>F9</td><td>Notices must be prominently displayed on any areas irrigated with effluent warning the public that the area is irrigated with effluent and not to use or drink the effluent. These notices must be maintained in a visible and legible condition.</td></tr>
<tr><td>F10</td><td>Standard water taps, hoses and cocks must not be fitted to contaminant release pipelines, and the contaminant release system must not be connected to other service pipelines.</td></tr>
<tr><td>F11</td><td>Pipeline and fittings for the release of contaminants must be clearly identified. Lockable valves or removable handles must be fitted to the contaminant release pipelines where there is public access to the contaminant release area.</td></tr>
<tr><td>F12</td><td>Volume monitoring required by condition F7 must be undertaken using a flow meter.</td></tr>
</table>

F13	Wet weather storage, with a minimum volume of 60,000L must be installed and maintained on the **site** for the storage of **effluent**.
F14	By **3 June 2026**, an Irrigation Management Plan must be developed and implemented by an **appropriately qualified person**.
F15	The Irrigation Management Plan required by condition F14 must include: a) Soil moisture monitoring; b) Weather forecasts and climate monitoring results; c) Irrigation **records** for each effluent disposal area; d) **Effluent** results; e) Soil quality results for the effluent disposal area(s); f) Groundwater level results; g) Groundwater quality results; h) Sustainable hydraulic loadings for the contaminant release area; i) Sustainable biological oxygen demand loadings for the contaminant release area; j) Sustainable nitrogen loadings for the contaminant release area; k) Sustainable phosphorus loadings for the contaminant release area; l) Sustainable salt loadings for the contaminant release area; m) Production of appropriate **records** and reporting of results and environmental issues; and n) Soil monitoring to be carried out at least annually at a representative number of sites
F16	A copy of the Irrigation Management Plan required by condition F14 must be kept at the licensed premises and presented to the **administering authority** when requested.
F17	Ponding of **effluent** within the Effluent Disposal Area must not occur after irrigation has ceased.
F18	When soil in the Effluent Disposal Area is **saturated**, **effluent** must not be released to **land**.
F19	Soil structure must not be degraded as a result of the **activity**.
F20	Treated **effluent** must not run off to areas beyond the Effluent Disposal Area.
F21	A 2 m wide vegetated buffer consisting of mixed-height, deep-rooted plantings must be installed and maintained in accordance with Appendix 1- *Vegetated buffer.*
Agency interest: Community	
Condition number	**Condition**
G1	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.
G2	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) reasonably practicable measures that will be implemented to address the complaint.
G3	As soon as reasonably practicable but no later than 5 business days of investigating a complaint under condition G1 (or a longer period agreed to in writing by the **administering authority**), the reasonably practicable measures identified in the investigation must be implemented.

G4	The outcome of the investigation carried out under condition G1 and the reasonably practicable measures implemented under condition G2 must be recorded.

Definitions

Where a word or phrase in this document is defined in this Schedule or within the document, it has its corresponding meaning. Where a word or phrase in this document is not defined in this Schedule, it has the meaning given to it in (in order of priority):

- the *Environmental Protection Act 1994* (EP Act), its regulations or its environmental protection policies;
- the *Acts Interpretation Act 1954*;
- the Macquarie Dictionary (taking account of the context in which the word or phrase is used in this document).

For example, administering authority, environmental value, environmental harm, environmental nuisance, material environmental harm, serious environmental harm and relevant act are defined in the EP Act and groundwater is defined in the Environmental Protection Regulation 2019.

Defined words or phrases in the singular include the plural and vice versa.

Word Definitions

“activity” means the environmentally relevant activities to which the environmental authority relates.

“appropriately qualified person” means a person who has professional qualifications, training, skills or 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.

"this authority" means this environmental authority.

"background noise level" means either:

$L_{A90,\ T}$ being the A-weighted sound pressure level exceeded for 90 percent of the time period not less than 15 minutes, using Fast response, or

$L_{abg,\ T}$ being the arithmetic average of the minimum readings measured in the absence of the noise under Investigation during a representative time period of not less than 15 minutes, using Fast response.

"$L_{A,\ max\ adj,\ T}$” means the average maximum A-weighted sound pressure level, adjusted for noise character and measured over any 10 minute period, using Fast response

"$L_{A\ 1,\ adi,\ 10\ mins}$" means the A-weighted sound pressure level, (adjusted for tonal character and impulsiveness of the sound) exceeded for 1% of any 10 minute measurement period, using Fast response

"commercial place" means a place used as 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.

"land" in the "land schedule" of this document means land excluding waters and the atmosphere.

"mg/L" means milligrams per litre.

“Monitor, monitored and monitoring” means monitoring the impact of an activity on the receiving environment

and includes analysing, assessing, examining, inspecting, measuring, modelling or reporting any of the following

matters—

a) the quantity, quality, characteristics, timing and variability of the release of any contaminant; and

b) the effectiveness of any control measure; and

c) the characteristics of, and impact on, the receiving environment; and

d) the effectiveness of remedial or rehabilitation measures (if applicable to the relevant monitoring

requirement).

“records” include any written procedures, plans, monitoring results, and monitoring programs required under a condition of this environmental authority.

“saturated” means the soil moisture level is greater than the soil field capacity or drained upper limit.

"sensitive place" includes -

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 a medical centre or hospital; 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 thoroughfare, park or gardens, or

g) for noise, a place defined as a sensitive receptor for the purposes of the Environmental Protection (Noise) Policy 2019

"site" means the place to which this environmental authority relates or the premises to which this development approval relates.

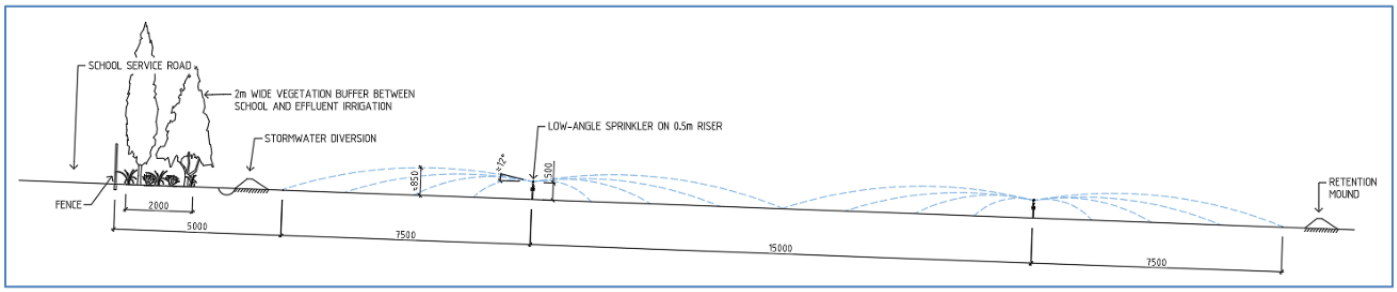
“Total Nitrogen (TN)” means the sum of Organic Nitrogen, Ammonia Nitrogen, Nitrite plus Nitrate Nitrogen, expressed as mg/L as Nitrogen. This includes both the inorganic and organic fraction of nitrogen.

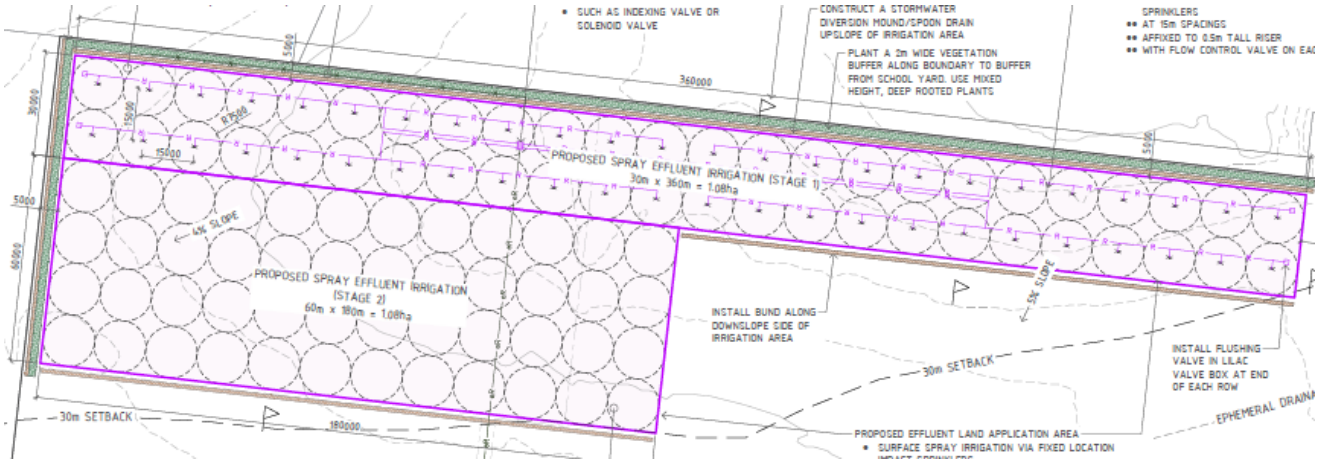
“Total Phosphorus (TP)” means the sum of the reactive phosphorus, acid-hydrolysable phosphorus and organic phosphorus, as mg/L of Phosphorus. This includes both the inorganic and organic fraction of phosphorus.

"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.

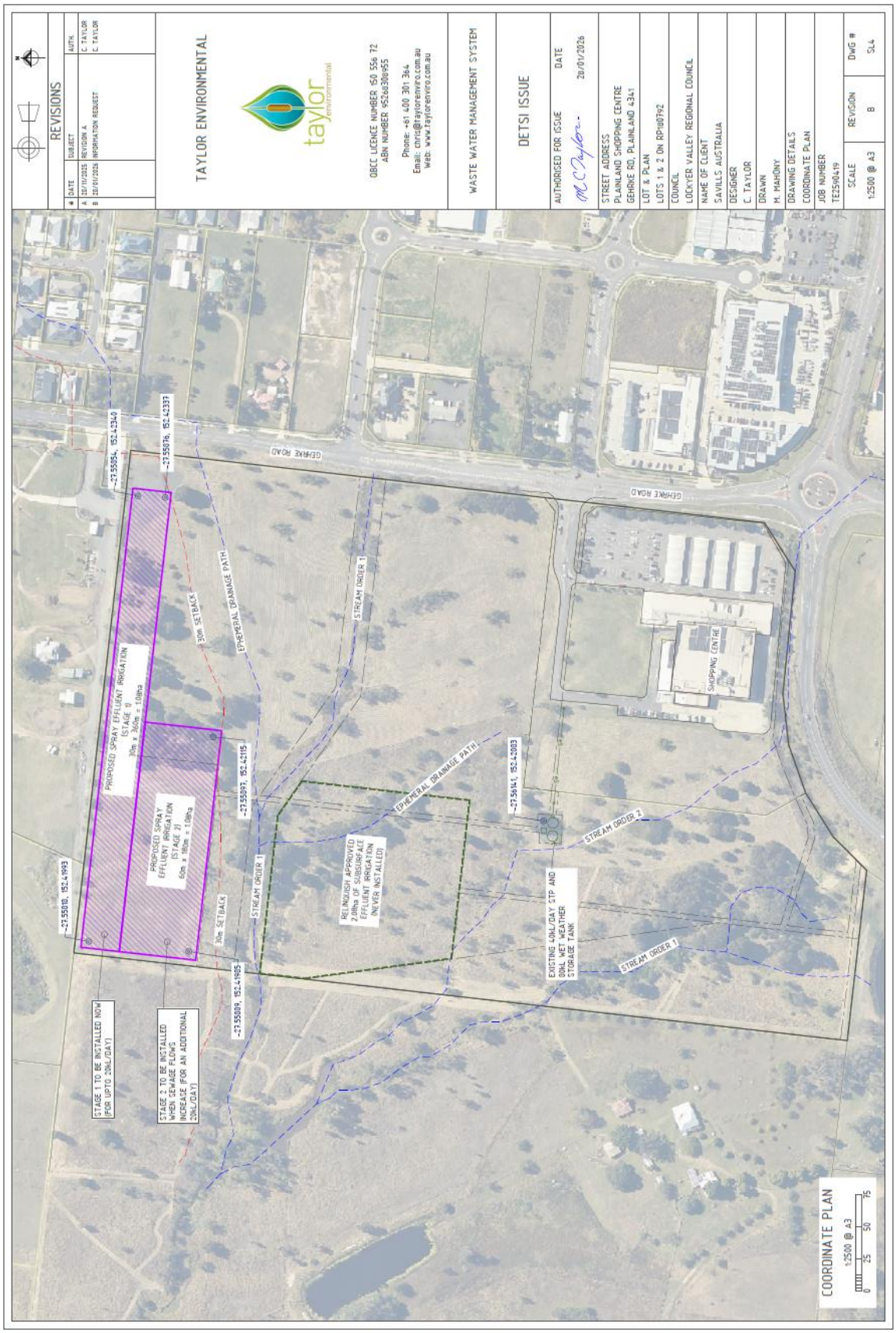
Appendices

Appendix 1: Vegetative Buffer





Appendix 2: Effluent Disposal Area – indicated in purple



END OF ENVIRONMENTAL AUTHORITY