

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: EPPR00660913

Environmental authority takes effect on 1 December 2026.

The anniversary date of this environmental authority remains 22 November each year.

Environmental authority holder

Name	Registered address
EUREKA BURRUM RIVER PTY LTD	Level 5 120 Edward Street BRISBANE CITY QLD 4000

Environmentally relevant activity and location details

Environmentally relevant activity	Location
ERA 63 - Sewage Treatment - 1(a-i) – Operating sewage treatment works, other than no-release works, with a total daily peak design capacity of 21 to 100EP - if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme	Lot 2 on SP290423

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:

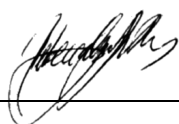
- (a) if the authority is for a prescribed ERA and it states that it takes effect on the day nominated by the holder of the authority in a written notice given to the administering authority—on the nominated day; or
- (b) if the authority states a day or an event for it to take effect—on the stated day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

06/08/2026

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: 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
ERA 63 - Sewage Treatment - 1(a-i) – Operating sewage treatment works, other than no-release works, with a total daily peak design capacity of 21 to 100EP - if treated effluent is discharged from the works to an infiltration trench or through an irrigation scheme	Lot 2 on SP290423

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

Agency interest: General	
Condition number	Condition
G1.0	Inflows into the sewage treatment plant must not exceed 20kL on any day .
G2.0	An Annual Monitoring Report must be prepared by 30 November each year, for the preceding financial year, and submitted to the administering authority on request.
G3.0	All reasonable and practicable measures must be taken to prevent the likelihood of environmental harm being caused.
G3.1	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 <i>Environmental Protection Act 1994</i>.
G4.0	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.
G4.1	As soon as reasonably practicable but no later than 20 business days of a report made under condition G4.0 (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.
G4.2	As soon as reasonably practicable but no later than 20 business days of investigating a contravention under condition G4.1 (or a longer period agreed to in writing by the administering authority), the reasonable and practicable measures identified in the investigation must be implemented.
G4.3	The outcome of the investigation carried out under condition G4.1 and the reasonable and practicable measures implemented under condition G4.2 must be recorded.

G5.0	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.
G5.1	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.
G5.2	As soon as reasonably practicable but no later than 5 business days of investigating a complaint under condition G5.1 (or a longer period agreed to in writing by the administering authority), the reasonable and practicable measures identified in the investigation must be implemented.
G5.3	The outcome of the investigation carried out under condition G5.1 and the reasonable and practicable measures implemented under condition G5.2 must be recorded.
G6.0	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.
G7.0	Plant and equipment 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.
G7.1	Records of installation, calibration and maintenance carried out under condition G7.0 must be kept.

G8.0	Record keeping Unless otherwise specified by a condition of this environmental authority, records must be: a) kept for the period outlined in <i>Table G1 – Record keeping requirements</i>; and b) provided to the administering authority upon request and in the format requested. Table G1 – Record keeping requirements <table> <tr> <th>Description of records</th><th>Retention requirement</th></tr> <tr> <td>Monitoring results</td><td>Retain for 15 years</td></tr> <tr> <td>All other records</td><td>Retain for 5 years</td></tr> </table>	Description of records	Retention requirement	Monitoring results	Retain for 15 years	All other records	Retain for 5 years
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All other records	Retain for 5 years						
G9.0	Chemical storage Chemicals and fuels in containers of greater than 15 litres must be stored within a secondary containment system.						
G10.0	Monitoring and sampling All monitoring and sampling required by the conditions of this environmental authority must be carried out, interpreted, and recorded by an appropriately qualified person.						
G10.1	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 <i>in situ</i> monitoring of pH, electrical conductivity, and total chlorine.						
Agency interest: Noise							
Condition number	Condition						
N1.0	Noise generated by the activity must not cause environmental nuisance to any sensitive place or commercial place .						
Agency interest: Air							
Condition number	Condition						
A1.0	Odours or airborne contaminants from the activity must not cause environmental nuisance to any sensitive place or commercial place .						
A2.0	Effluent spray must not move beyond the Effluent Disposal Area .						
A2.1	Effluent must only be disposed to the Effluent Disposal Area via coarse droplet sprinklers with low throw settings.						
A3.0	Warning signs must be installed and maintained at all land application areas within the Effluent Disposal Area with clearly visible wording that states 'Recycled Water – Avoid Contact – Do Not Drink'.						
A3.1	A buffer of at least 4m shall be maintained between the Effluent Disposal Area and residential and caravan sites.						

Agency interest: Land					
Condition number	Condition				
L1.0	The only contaminants authorised to be released to land is treated effluent generated by the activity , which must only be released within Lot 2 on Plan SP290423 to the Effluent Disposal Area shown in <i>Appendix 1 – Location of Effluent Disposal Area</i> and defined by the GPS coordinates in <i>Appendix 2 – GPS Coordinates of Effluent Disposal Area</i> .				
L1.1	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 <i>Table L1 – 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 L1 – Contaminant limits for releases to land</i> .				
Table L1 – Contaminant limits for releases to land					
Monitoring location	Quality characteristic (units)	Release limits			Minimum monitoring frequency
		Minimum	Mean	Maximum	
STP Effluent Outlet GPS Coordinates: -25.33028, 152.57977 (GDA2020)	Irrigation volume (L/day)	-	16,000	20,000	Daily
	Irrigation rate (mm/day)	-	2.6	3.2	Daily
	Total Nitrogen TN (mg/L as N)	-	38	60	Monthly
	Total Phosphorus TP (mg/L as P)	-	15	30	Monthly
	Escherichia coli (E.coli) (cfu/100mL)	-	-	10	Monthly
	pH (pH units)	6.5	-	8.5	Quarterly
	Electrical Conductivity (EC) (µS/cm)	-	-	1,600	Quarterly
	Total Chlorine (mg/L)	-	-	5.0	Quarterly
L1.2	Monitoring required by condition L1.1 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 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).				
L1.3	The irrigation rate monitoring required by condition L1.1 must be calculated based on the total area irrigated on that day , and the actual volume of effluent irrigated on that same day .				
L1.4	The mean calculations required by condition L1.1 must be calculated as a Long-Term Rolling Limit, meaning a limit applied to consecutive monitoring results taken over a 12-month period when monitored at the minimum frequency specified in <i>Table L1 – Contaminant limits for releases to land</i> .				

L1.5	Volume monitoring required by condition L1.1 and G1.0 must be undertaken using a flow meter.
L1.6	A minimum area of 6,320m ² of land , excluding any necessary buffer zones, must be utilised for the irrigation of treated effluent .
L1.7	The release of treated effluent to the Effluent Disposal Area must be undertaken in a manner that ensures even distribution of effluent across the minimum surface area required by condition L1.6.
L2.0	Treated effluent must be released to land under a fixed irrigation strategy .
L3.0	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 .
L4.0	Wet weather storage, with a minimum storage capacity of 60kL, must be installed and maintained on the site for the storage of effluent .
L4.1	Flow balance tanks, with a minimum storage capacity of 90kL, must be installed and maintained on the site to ensure compliance with condition G1.0.
L4.2	Wet weather storage and flow balance tanks required by condition L4.0 and L4.1 must be completely enclosed from rainfall ingress.
L4.3	Wet weather storage and flow balance tanks required by condition L4.0 and L4.1 must be fitted with high level alarms.
L5.0	Ponding of effluent within the Effluent Disposal Area must not occur after irrigation has ceased.
L6.0	Treated effluent must not run off to areas beyond the Effluent Disposal Area .
L7.0	Soil structure must not be degraded as a result of the activity .
L8.0	The Effluent Disposal Area must be established with an appropriate crop of Buffalo grass or Kikuyu grass and maintained in a viable state with a minimum vegetation cover of 85%.
L9.0	By 1 March 2027 a Vegetation Monitoring Program (VMP) must be: a) designed and implemented by an appropriately qualified person to monitor the effects of the activity on the vegetation within the Effluent Disposal Area; and b) reviewed annually by an appropriately qualified person and certified as being appropriate to monitor the effects of the activity on the vegetation within the Effluent Disposal Area.
L9.1	The VMP required by condition L9.0 must include quarterly monitoring that includes: a) visual monitoring of vegetation within the Effluent Disposal Area; and b) representative photographs of vegetation within the Effluent Disposal Area; and c) a calculation of the total percentage of vegetation cover in a viable state over the Effluent Disposal Area; and d) a comparison of results of the monitoring undertaken with previous monitoring, including photos and graphical representations showing relevant limits and trends.
L9.2	If a calculation made under the VMP demonstrates that the percentage of vegetation cover in a viable state within the Effluent Disposal Area is below 85%: a) within 10 business days of that calculation being made, recommended action(s) to restore at least 85% of the vegetation cover to a viable state in the Effluent Disposal Area must be prepared by an appropriately qualified person; and b) within 20 business days of receiving those recommended action(s), measures must be taken to implement the recommended action(s), or a different timeframe for taking such action(s) agreed to in writing by the administering authority.

L9.3	The VMP must be submitted to the administering authority upon request and within a timeframe specified (which must not be less than 1 business day) by the administering authority .																	
L9.4	Any comments made by the administering authority on the VMP must be addressed to the reasonable satisfaction of the administering authority and within a timeframe (which must not be less than 5 business days) specified by the administering authority .																	
L9.5	A report summarising the results of the VMP (VMP Report) must be prepared by an appropriately qualified person and submitted to the administering authority with the Annual Monitoring Report as required under condition G2.0.																	
L9.6	The VMP Report required by condition L9.5 must include: a) a summary of the previous 12 months monitoring data obtained under the VMP; and b) an evaluation of all relevant data obtained under the VMP, including all relevant historical data and any data trends; and c) a description of all actions taken to improve the viable state of vegetation in the Effluent Disposal Area in response to a requirement under condition L9.2.																	
L10.0	By 1 March 2027 a Land Monitoring Program (LMP) must be: a) designed and implemented by an appropriately qualified person to monitor the effects of the activity on land; and b) reviewed annually by an appropriately qualified person and certified as being appropriate to monitor the effects of the activity on land.																	
L10.1	The LMP required by condition L10.0 must include: a) taking soil samples at a soil depth range of 0-30cm and 30-60cm from monitoring locations specified in <i>Table L2 – Land Monitoring Plan</i>; and b) monitoring at the monitoring location, and at the minimum monitoring frequency, and for the quality characteristics specified in <i>Table L2 – Land Monitoring Plan</i>. Table L2 – Land Monitoring Plan <table><tr><th>Monitoring location</th><th>Quality characteristic (units)</th><th>Minimum monitoring frequency</th></tr><tr><td rowspan="8">At least one reference location, and representative locations within the Effluent Disposal Area.</td><td>Soil texture class</td><td>Once within the first 2 years after this environmental authority takes effect.</td></tr><tr><td>Emerson aggregate stability test</td><td rowspan="7">Once within the first 2 years after this environmental authority takes effect and once every 2 years thereafter.</td></tr><tr><td>pH (pH units)</td></tr><tr><td>Total kjeldahl nitrogen (mg/kg)</td></tr><tr><td>Nitrate (mg/kg)</td></tr><tr><td>Colwell phosphorus (mg/kg)</td></tr><tr><td>Electrical Conductivity (EC) (µS/cm)</td></tr><tr><td>Exchangeable sodium percentage (%)</td></tr><tr><td></td><td>Phosphorus Buffering Index (PBI)</td><td></td></tr></table>	Monitoring location	Quality characteristic (units)	Minimum monitoring frequency	At least one reference location, and representative locations within the Effluent Disposal Area .	Soil texture class	Once within the first 2 years after this environmental authority takes effect.	Emerson aggregate stability test	Once within the first 2 years after this environmental authority takes effect and once every 2 years thereafter.	pH (pH units)	Total kjeldahl nitrogen (mg/kg)	Nitrate (mg/kg)	Colwell phosphorus (mg/kg)	Electrical Conductivity (EC) (µS/cm)	Exchangeable sodium percentage (%)		Phosphorus Buffering Index (PBI)	
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L10.2	The LMP required by condition L10.0 must include observations recorded at the time soil samples are taken, that record the extent to which there is evidence of: a) effluent disposal induced surface runoff occurring to areas outside the Effluent Disposal Area; and b) surface ponding of effluent occurring.
L10.3	The LMP required by condition L10.0 must include: a) the development of trigger values; and b) the development of management actions to mitigate any adverse impacts caused, or likely to be caused, by the activity; and c) the implementation of the management actions if an LMP trigger value is reached.
L10.4	The LMP required by condition L10.0 must be submitted to the administering authority upon request, and within a timeframe (which must be at least 1 business day) specified by the administering authority.
L10.5	Any comments made by the administering authority on the LMP must be addressed to the reasonable satisfaction of the administering authority, and within a timeframe (which must be at least 5 business days) specified by the administering authority.
L10.6	A report summarising the results of the LMP (LMP Report) must be prepared by an appropriately qualified person and submitted to the administering authority with the Annual Monitoring Report as required under G2.0.
L10.7	The LMP Report required by condition L10.6 must include: a) a summary of the monitoring data obtained under the LMP in the relevant financial year; and b) an evaluation of all relevant data obtained under the LMP, and include graphical representations showing all relevant historical data and a comparison of data trends against LMP trigger values; and c) a description of all actions taken to minimise the environmental risk in response to information obtained through the LMP, including actions taken where trigger values in the LMP were reached; and d) the results of those management actions.
L10.8	The LMP Report required by condition L10.6 must include analysis and interpretation of monitoring results by an appropriately qualified person that determines: a) the ongoing capacity of the Effluent Disposal Area to sustainably receive contaminant releases from the activity, including but not limited to the capacity of the Effluent Disposal Area to sustainably adsorb nutrient loads from the activity; and b) whether the Effluent Disposal Area is sufficient in size for the volume of effluent disposed of to land; and c) whether contaminants generated by the activity have migrated beyond the Effluent Disposal Area; and d) how the soil in the Effluent Disposal Area has been impacted by the activity.
L10.9	The LMP Report required by condition L10.6 must include recommended action(s) to mitigate any adverse impacts caused, or likely to be caused, by the activity in respect of contaminant releases to land.

L10.10	Any action(s) recommended under condition L10.9 in the LMP Report must be undertaken: a) as soon as practicable, but no later than 10 business days after receiving the LMP Report; or b) another period agreed to in writing by the administering authority.
L11.0	Effluent may be removed from the site and provided to a person with the written consent of that person.
L11.1	Records of treated effluent removed from the site and supplied to a person must be made and include the following: a) the person the effluent was supplied to; and b) the Escherichia coli (E.coli) (cfu/100mL) concentration of the effluent supplied; and c) the volume of effluent supplied; and d) the mode of effluent transport of the effluent supplied; and e) the property (address and lot on plan) where the supplied effluent was released; and f) the date the effluent was supplied.
L11.2	Immediately upon the request of the administering authority , you must cease providing effluent to a person.
Agency interest: Waste	
Condition number	Condition
W1.0	All waste generated in carrying out the activity must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.
W2.0	Written procedures must be developed and implemented which identify measures to ensure that fluctuations in inflow rates to the sewage treatment plant throughout the year do not adversely impact the ability of the sewage treatment plant to treat sewage.
Agency interest: Water	
Condition number	Condition
WT1.0	Contaminants must not be released from the site to any waters or the bed and banks of any waters .
WT2.0	By 1 March 2027 a Groundwater Monitoring Program (GWMP) must be: a) designed and implemented by an appropriately qualified person with experience and qualifications in groundwater monitoring, to monitor the effects of the activity on groundwaters; and b) reviewed annually by an appropriately qualified person and certified as being appropriate to monitor the effects of the activity on groundwaters.
WT2.1	The GWMP required by condition WT2.0 must include: a) clearly stated aims and objectives; and b) a monitoring program that is developed using the latest version of the administering authority's guideline <i>Using monitoring data to assess groundwater quality and potential environmental impacts</i>, and that specifies: i) groundwater flow characteristics for the groundwater that could be impacted by the activity (potentially impacted groundwater (GW)); and

	ii) surface waters that could interact with potentially impacted GW (potentially impacted surface water (SW)); and iii) the environmental values of the potentially impacted GW and the potentially impacted SW; and iv) cumulative impacts on the potentially impacted GW; and v) the spatial extent of the monitoring program, including the location of monitoring bores required under condition WT2.2; and vi) the temporal context of the monitoring program, including timing and frequency of sampling.											
WT2.2	An appropriately qualified person must install groundwater monitoring bores that enable monitoring from: a) the uppermost aquifer; and b) control location(s) that are suitable for establishing a background or other referable environmental value for the potentially impacted GW; and c) test location(s) that are suitable for determining the extent to which the potentially impacted GW are, or are potentially, being impacted by the activity; and d) for potentially impacted GW, hydraulically up-gradient bore(s) and hydraulically down-gradient bore(s) of the activity.											
WT2.3	Monitoring under the GWMP, must include: a) monitoring of the receiving environment at the monitoring location(s), and at the minimum monitoring frequency, and for the quality characteristics specified in <i>Table WT1 – Groundwater Monitoring Program</i>. Table WT1 – Groundwater Monitoring Program <table><tr><th>Monitoring location</th><th>Quality characteristic (units)</th><th>Minimum monitoring frequency</th></tr><tr><td rowspan="6">Groundwater bores in accordance with condition WT2.2.</td><td>pH (pH units)</td><td rowspan="6">Once annually</td></tr><tr><td>Electrical Conductivity (µS/cm)</td></tr><tr><td>Total Nitrogen TN (mg/L)</td></tr><tr><td>Total Phosphorus TP (mg/L)</td></tr><tr><td>Calcium, Chloride, Potassium, Magnesium, Sodium, Sulphate, Bicarbonate, and Carbonate (mg/L)</td></tr><tr><td>Standing groundwater level (m)</td></tr></table>	Monitoring location	Quality characteristic (units)	Minimum monitoring frequency	Groundwater bores in accordance with condition WT2.2.	pH (pH units)	Once annually	Electrical Conductivity (µS/cm)	Total Nitrogen TN (mg/L)	Total Phosphorus TP (mg/L)	Calcium, Chloride, Potassium, Magnesium, Sodium, Sulphate, Bicarbonate, and Carbonate (mg/L)	Standing groundwater level (m)
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	Calcium, Chloride, Potassium, Magnesium, Sodium, Sulphate, Bicarbonate, and Carbonate (mg/L)											
	Standing groundwater level (m)											
WT2.4	The GWMP required by condition WT2.0 must include: a) the development of trigger values for the potentially impacted GW; and b) procedures to determine when trigger values are reached; and c) the development of management actions to mitigate any adverse impacts caused, or likely to be caused, by the activity; and d) the implementation of the management actions if an GWMP trigger value is reached.											
WT2.5	The GWMP required by condition WT2.0 must be submitted to the administering authority upon request and within a timeframe (which must be at least 1 business day) specified by the administering authority.											

WT2.6	Any comments made by the administering authority on the GWMP must be addressed to the reasonable satisfaction of the administering authority and within a timeframe (which must be at least 5 business days) specified by the administering authority .
WT2.7	A report summarising the results of the GWMP (GWMP Report) must be prepared by an appropriately qualified person and submitted to the administering authority with the Annual Monitoring Report as required under condition G2.0.
WT2.8	The GWMP Report required by condition WT2.7 must include: a) a summary of the monitoring data obtained under the GWMP in the relevant financial year; and b) an evaluation of all relevant data obtained under the GWMP, including graphical representations showing all relevant historical data and a comparison of data trends against the GWMP trigger values; and c) a description of all actions taken to minimise the environmental risk in response to data or other information obtained during the GWMP, including actions taken where GMPW trigger values were reached; and d) the results of those management actions.
WT2.9	The GWMP Report required by condition WT2.7 must include analysis and interpretation of monitoring results by an appropriately qualified person that determines: a) whether any deep drainage of contaminants from the activity into groundwater has occurred; and b) how the groundwater has been impacted by the activity.
WT2.10	The GWMP Report required by condition WT2.7 must include recommended action(s) to mitigate any adverse impacts caused, or likely to be caused, by the activity in respect of potentially impacted GW.
WT2.11	Any action(s) recommended by the GWMP Report must be undertaken: a) as soon as practicable, and no more than 10 business days after receiving the GWMP monitoring report; or b) another period agreed to in writing by the administering authority.

Definitions

Where a word or phrase in this document is defined in this definitions section or within the document, it has its corresponding meaning. Where a word or phrase in this document is not defined in this definitions section, it has the meaning given to it (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, 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.

Activity means the environmentally relevant 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 means a person (or persons) who has professional qualifications, training, skills or 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 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 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.

Effluent Disposal Area means the land application areas shown in *Appendix 1 – Location of Effluent Disposal Area*, and defined by the GPS coordinates in *Appendix 2 – GPS Coordinates of Effluent Disposal Area*, where located within Lot 2 on Plan SP290423.

Fixed irrigation strategy means, when irrigating treated effluent to land, it is undertaken at a predetermined amount and regular interval irrespective of rainfall patterns. A fixed irrigation strategy may incorporate irrigating land application areas on a rotational basis.

Land means land excluding **waters** and the atmosphere.

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.

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).

mg/L means milligram per litre.

Nuisance as defined under the *Environmental Protection Act 1994*.

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

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

Sensitive place includes the following and includes a place within the curtilage of such a place reasonably used by persons at that place:

- 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 2004* or a World Heritage Area; or
- f) a public park or gardens; or
- g) 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 identified as being approved for the carrying out of the activity as per *Appendix 1 – Location of Effluent Disposal Area* of this environmental authority.

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.

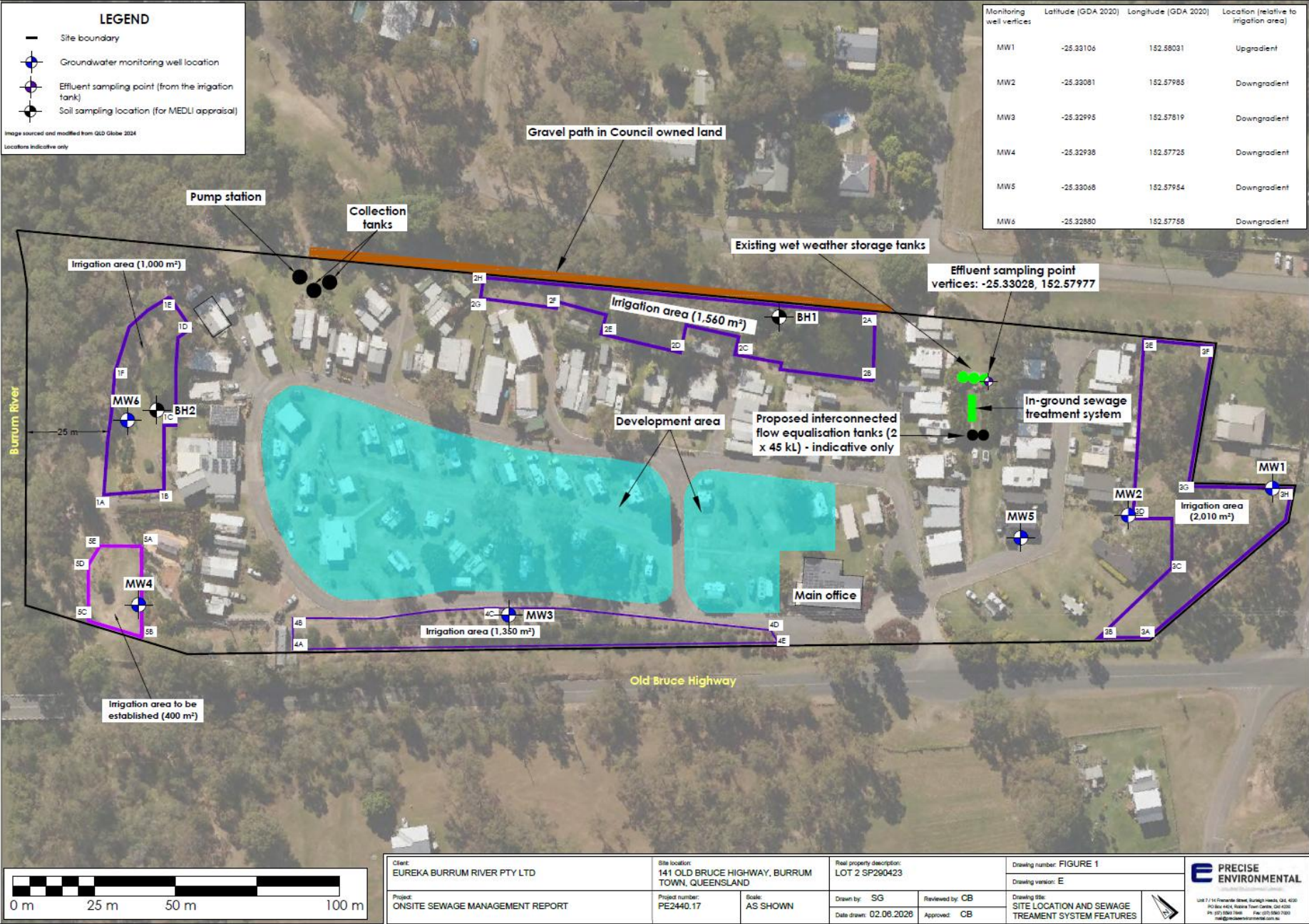
Total Phosphorus (TP) means the sum of the reactive phosphorus, acid-hydrolysable phosphorus and organic phosphorus, as **mg/L** of Phosphorus. This includes both the inorganic and organic fraction of phosphorus.

Viable state means able to live and grow.

Waters includes 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 drain, roadside gutter, stormwater run-off, and groundwater and any part-thereof.

You means the holder of this environmental authority.

Appendix 1 – Location of Effluent Disposal Area

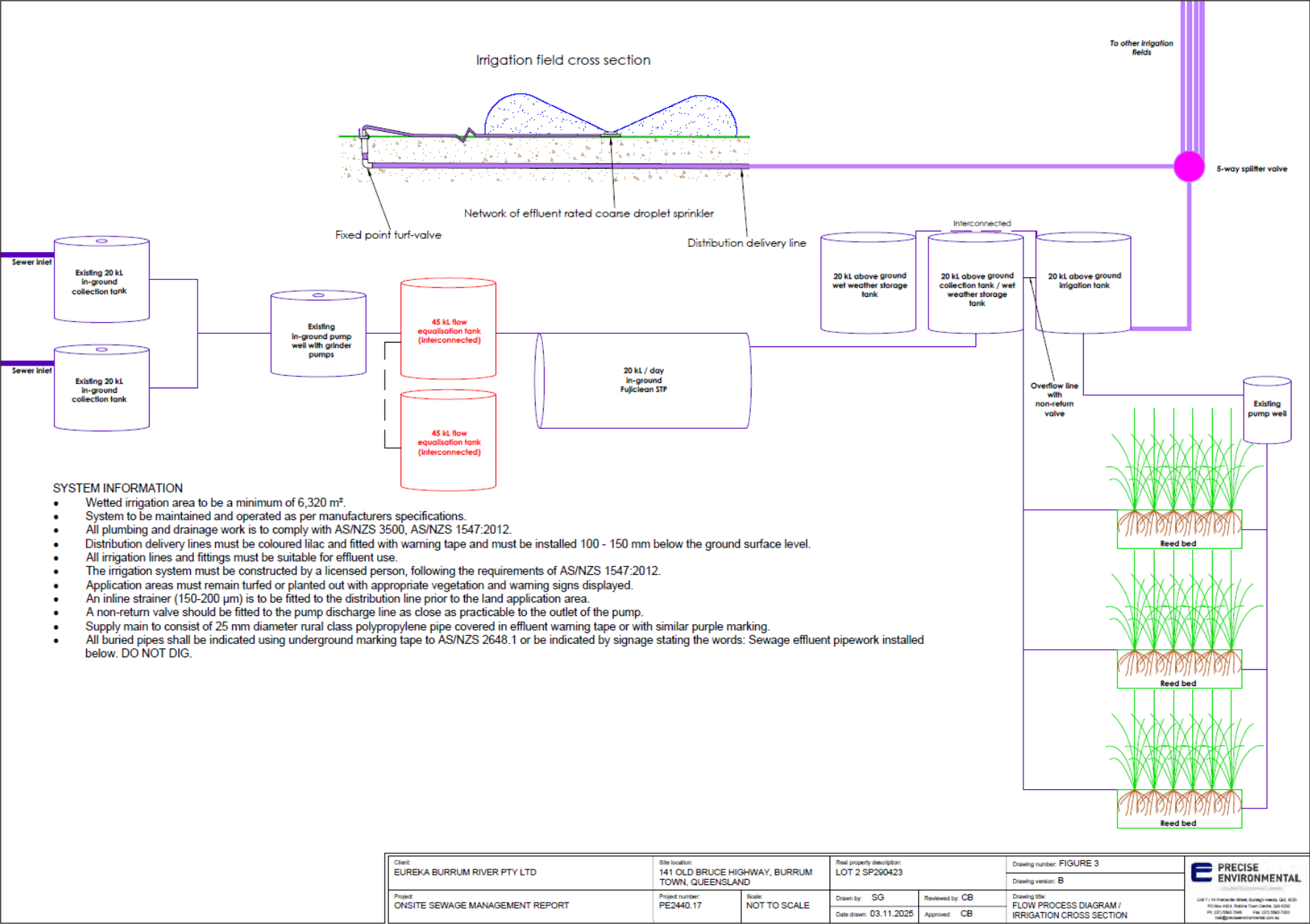


Appendix 2 – GPS Coordinates of Effluent Disposal Area

Vertices	Latitude (GDA 2020)	Longitude (GDA 2020)	Vertices	Latitude (GDA 2020)	Longitude (GDA 2020)	Vertices	Latitude (GDA 2020)	Longitude (GDA 2020)
1A	-25.32894	152.57741	3A	-25.33103	152.57964	5A	-25.32911	152.57738
1B	-25.32904	152.57755	3B	-25.33098	152.57955	5B	-25.32931	152.57722
1C	-25.32890	152.57771	3C	-25.33097	152.57985	5C	-25.32918	152.57712
1D	-25.32874	152.57792	3D	-25.33080	152.57989	5D	-25.32904	152.57721
1E	-25.32867	152.57793	3E	-25.33049	152.58022	5E	-25.32902	152.57727
1F	-25.32877	152.57763	3F	-25.33060	152.58038			
			3G	-25.33084	152.58008			
2A	-25.32995	152.57960	3H	-25.33106	152.58033			
2B	-25.33007	152.57949						
2C	-25.32986	152.57930	4A	-25.32962	152.57757			
2D	-25.32966	152.57905	4B	-25.32958	152.57762			
2E	-25.32949	152.57892	4C	-25.32981	152.57800			
2F	-25.32931	152.57889	4D	-25.33040	152.57873			
2G	-25.32912	152.57870	4E	-25.33044	152.57876			
2H	-25.32914	152.57875						

Client: EUREKA BURRUM RIVER PTY LTD	Site location: 141 OLD BRUCE HIGHWAY, BURRUM TOWN, QUEENSLAND	Real property description: LOT 2 SP290423	Drawing number: FIGURE 2	 Unit 7/14 Riverside Street, Burghfield, QLD 4205 PO Box 464, Robina Town Centre, QLD 4226 Ph: (07) 5563 7366 Fax: (07) 5563 7322 info@preciseenvironmental.com.au
Project: ONSITE SEWAGE MANAGEMENT REPORT	Project number: PE2440.17	Scale: AS SHOWN	Drawing version: C	
			Drawing title: IRRIGATION AREA COORDINATES	
		Drawn by: SG Date drawn: 03.11.2025	Reviewed by: CB Approved: CB	

Appendix 3 – Process Flow Diagram



END OF ENVIRONMENTAL AUTHORITY