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: P-EA-100684903

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

The anniversary date of this environmental authority is 11 July each year.

Environmental authority holder

Name	Registered address
COMUNA COLLECTIVE PTY LTD	6 Avoca St SOUTH YARRA VIC 3141

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 20 RP14285 97-99 Alpine Terrace Tamborine Mountain QLD 4272

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:

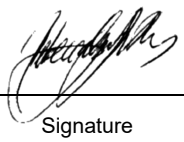
(a) if the authority is for a resource activity—the day the relevant tenure is granted to the applicant; or

(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	Date
	11/05/2026

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

Enquiries:
Industry and Development Business Centre
GPO Box 2454, Brisbane QLD 4001
Phone: 1300 130 372

Email: IndustryandDevelopment.Assessment@des.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).

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.

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 20 RP14285 97-99 Alpine Terrace Tamborine Mountain QLD 4272

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

Agency interest: General	
Condition number	**Condition**
G1.0	Inflows into the sewage treatment plant must not exceed 8,150 L on any **day**.
G2.0	All reasonable and practicable **measures** must be taken to prevent or minimise environmental harm caused, or likely to be caused, by the **activities**.
G3.0	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.*
G4.0	**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.
G4.1	As soon as reasonably practicable and within 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 and within 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 and within 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 and within 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 *Environmental Protection Act 1994*; 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 *Table 1 – Record keeping requirements*; and b) provided to the **administering authority** upon request.

<table>
<tr><td></td><td>Table 1 – 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></td></tr>
<tr><td>G9.0</td><td>Chemical storage
Chemicals and fuels in containers of greater than 15 litres must be stored within a secondary containment system.</td></tr>
<tr><td>G10.0</td><td>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.</td></tr>
<tr><td>G10.1</td><td>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, electronic conductivity, and total chlorine.</td></tr>
<tr><td>G11.0</td><td>Other than as permitted by this environmental authority, the release of a contaminant into the environment must not occur.</td></tr>
<tr><td colspan="2">Schedule: Air</td></tr>
<tr><td>A1.0</td><td>Odours or airborne contaminants from the activity must not cause environmental nuisance to any sensitive place or commercial place.</td></tr>
<tr><td>A2.0</td><td>Effluent must only be released to the Effluent Disposal Area via subsurface drip or spray irrigation.</td></tr>
<tr><td>A3.0</td><td>Effluent spray must not move beyond the Effluent Disposal Area.</td></tr>
<tr><td>A3.0</td><td>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’.</td></tr>
<tr><td colspan="2">Schedule: Noise</td></tr>
<tr><td>N1.0</td><td>Noise generated by the activity must not cause environmental nuisance to any sensitive place or commercial place.</td></tr>
<tr><td colspan="2">Schedule: Waste</td></tr>
<tr><td>W1.0</td><td>All waste generated in carrying out the activity must be lawfully reused, recycled or lawfully removed to a facility that can lawfully accept the waste.</td></tr>
<tr><td>W2.0</td><td>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.</td></tr>
<tr><td colspan="2">Schedule: Land</td></tr>
<tr><td>L1.0</td><td>Treated effluent generated by the activity must only be released to the Effluent Disposal Area shown in Appendix 1 – Site Plan and defined as Irrigation Areas 1, 2, 3 and 4.</td></tr>
<tr><td>L1.1</td><td>Treated effluent generated by the activity must only be released to the Effluent Disposal Area where 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 2 – Contaminant limits for releases to land; and
b) releases are monitored at all monitoring locations and at the minimum monitoring frequency</td></tr>
</table>

for each quality characteristic specified in *Table 2 – Contaminant limits for **releases** to **land**.*

Table 2 - Contaminant limits for releases to land

Monitoring location	Quality characteristic (units)	Release limits			Minimum monitoring frequency
		Minimum	Mean	Maximum	
Outflow of the sewage treatment plant before **land release**. GPS coordinates -27.9679384, 153.1960091	Irrigation volume (L/**day**)	-	4,500	8,150	Daily
	Irrigation rate (mm/**day**)	-	6.3	-	
	Total Nitrogen TN (mg/L as N)	-	20	-	Monthly
	Total Phosphorus TP (mg/L as P)	-	10	-	Monthly
	pH (pH units)	6	-	8.5	Quarterly
	Escherichia coli (E.coli) cfu/100mL)	-		10	Monthly
	Electrical Conductivity (EC) (µS/cm)	-	-	1,600	Quarterly
	Total chlorine (mg/L)	-	-	3	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	**Mean** calculations required by condition L1.1 must be taken as a Long-Term Rolling Limit, meaning a limit applied to consecutive samples taken over a 12-month period (on a rolling basis for limit calculations) where consecutive samples are taken at the minimum frequency specified in *Table 2 - Contaminant limits for **releases** to **land**.*
L1.5	Volume **monitoring** required by condition L1.1 must be undertaken using a flow meter.
L1.6	The **Effluent Disposal Area** must have a minimum surface area of 714m^2.
L1.7	When soil in the **Effluent Disposal Area** is **saturated**, effluent must not be **released** to **land**.
L1.8	The **Effluent Disposal Area** must not be located within 10m of any bore or **waters**.
L2.0	All organic material removed from vegetation growing in the irrigation area identified in *Appendix 1 – Site Plan*, must be transported and disposed of in an area other than in the **Effluent Disposal Area**.
L3.0	Wet weather storage, with a minimum volume of 30,000 L must be installed and maintained on **the site** for the storage of effluent.
L4.0	Ponding of effluent within the **Effluent Disposal Area** must not occur after irrigation has ceased.
L5.0	Treated **effluent** must not run off to areas beyond the **Effluent Disposal Area**.
L6.0	Soil structure must not be degraded as a result of the **activity**.
L7.0	The **Effluent Disposal Area** must be maintained with kikuyu vegetation in a **viable state**.

Schedule: Water	
WT1.0	Treated **effluent** must not be **released** to any **waters**.

Definitions

Key terms and/or phrases bolded in this environmental authority are defined in this section. Where a term is not defined, the definition in the 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, environmental value, environmental harm, environmental nuisance, material environmental harm 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 activity(s) to which the environmental authority relates. An activity may be undertaken on the whole or a part of a site.

Administering authority means the Chief Executive administering the *Environmental Protection Act 1994*.

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

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.

Complaints means an expression of dissatisfaction, concern or report, whether written or verbal, about the activity and/or its impact on the environment.

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

Effluent means the liquid fraction of treated sewage.

Effluent disposal area means the areas identified as 'Irrigation Area 1, Irrigation Area 2, Irrigation Area 3, and Irrigation Area 4' in *Appendix 1 – Site Plan*.

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., (n1+n2+n3)/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.

Person means an individual and a corporation, as per section 32D of the *Acts Interpretation Act 1954*.

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

Release of a contaminant into the environment or **release** 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. Field capacity means the amount of water retained in soil when the soil has been allowed to drain for 24hrs under normal gravity conditions.

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, groundwater, or surface waters.

Sensitive place includes any of 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 2004* or a World Heritage Area; or
(f) a public park or garden; or
(g) for noise, a place defined as a sensitive receptor for the purposes of the Environmental Protection (Noise) Policy 2019; or
(h) the area within the curtilage of any of the above places.

The site means the area of land identified as being approved for the carrying out of the activity as per *Appendix 1 – Site Plan* 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.

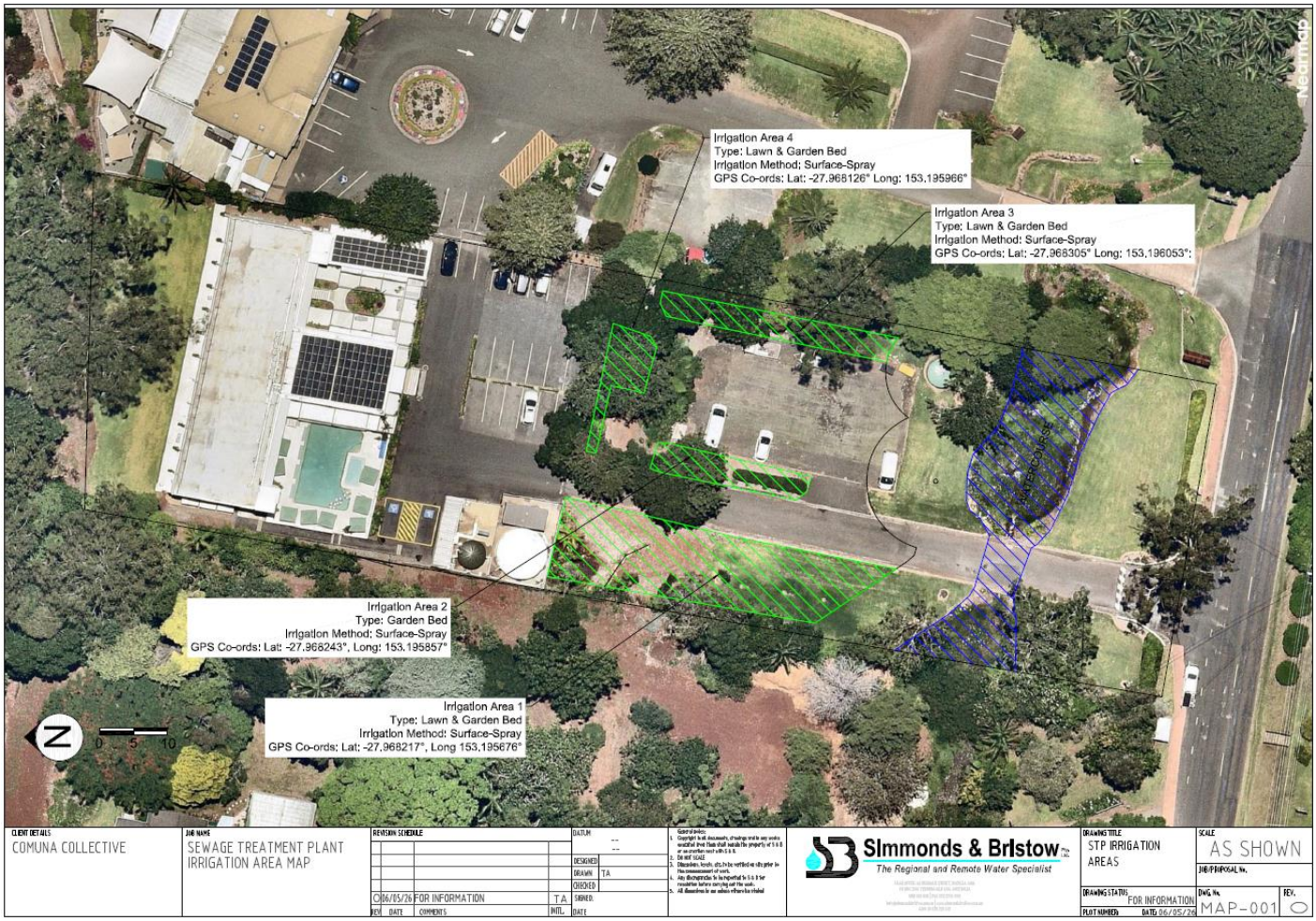
Total Phosphorus (TP) means the sum of the reactive phosphorus, acid-hydrolysable phosphorus and organic phosphorus, as mg/L of Phosphorus. This includes both the inorganic and organic fraction of phosphorus**.**

Viable state or viability means able to live and grow.

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

Appendices

Appendix 1 – Site Plan



END OF ENVIRONMENTAL AUTHORITY