

Permit

Environmental Protection Act 1994

Environmental authority P-EA-100768626

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

Environmental authority number: P-EA-100768626

Environmental authority takes effect on 24 April 2027. This is the take effect date.

The first annual fee is payable within 20 business days of the take effect date.

The anniversary date of this environmental authority is the same day each year as the take effect date. The payment of the annual fee will be due each year on this day.

Environmental authority holder

Name	Registered address
JPR DEVELOPMENTS (AUST) PTY LTD	44 Wongawallan Dr WONGAWALLAN QLD 4210

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 1 on RP196436; 154-172 Main Western Road Tambourine Mountain 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).

Contaminated land

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

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

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

Take effect

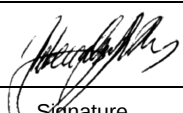
Please note that, in accordance with section 200 of the EP Act, an EA has effect:

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

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

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

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



Signature

04/02/2025

Date

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

Enquiries:
Utilities and Government Organisations
Assessment
GPO Box 2454 BRISBANE QLD 4001
Phone: 1300 130 372 (option 4)
Email: palm@des.qld.gov.au

Obligations under the *Environmental Protection Act 1994*

In addition to the requirements found in the conditions of this environmental authority, the holder must also meet their obligations under the EP Act, and the regulations made under the EP Act. For example, the holder must comply with the following provisions of the Act:

- general environmental duty (section 319)
- duty to notify environmental harm (section 320-320G)
- offence of causing serious or material environmental harm (sections 437-439)
- offence of causing environmental nuisance (section 440)
- offence of depositing prescribed water contaminants in waters and related matters (section 440ZG)
- offence to place contaminant where environmental harm or nuisance may be caused (section 443)

Other permits required

This permit only provides an approval under the *Environmental Protection Act 1994*. 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 Government agencies prior to commencing any activity at the site. For example, this may include permits / 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 *Mining and Quarrying Safety and Health Act 1999*

If you are operating a quarry, other than a sand and gravel quarry where there is no crushing capability, you will be required to comply with the *Mining and Quarrying Safety and Health Act 1999*. For more information on your obligations under this legislation contact Mine Safety and Health at www.resources.qld.gov.au, or phone 13 QGOV (13 74 68) or your local Mines Inspectorate Office.

Development Approval

This permit is not a development approval under the *Planning Act 2016*. The conditions of this environmental authority are separate, and in addition to, any conditions that may be on the development approval. If a copy of this environmental authority is attached to a development approval, it is for information only, and may not be current. Please contact the Department of Environment, Science and Innovation to ensure that you have the most current version of the environmental authority 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 1 on RP196436; 154-172 Main Western Road Tambourine Mountain 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	Total daily inflows into the sewage treatment plant must not exceed 8,250 Litres on any day .
G2.0	An Annual Monitoring Report must be prepared and submitted to the administering authority by 30 November each year, for the preceding financial year.
G2.1	The annual monitoring report must include: a) a summary of the previous 12 months monitoring data obtained in accordance with any of the monitoring requirements of this approval; and b) an evaluation/explanation of the data from any monitoring programs, including graphical representations showing relevant limits and trends; and c) an outline of actions taken, and proposed to be taken, to minimise the environmental risk from any deficiency identified by the monitoring or recording programs.
G3.0	All reasonable and practicable measures must be taken to prevent or minimise environmental harm caused, or likely to be caused, by the activities.
G3.1	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 1 – Record keeping requirements</i> ; and b) provided to the administering authority upon request and in the format requested. 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>	Description of records	Retention requirement	Monitoring results	Retain for 15 years	All other records	Retain for 5 years
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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, dissolved oxygen, electrical conductivity and total chlorine .						
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.						
A3.0	Effluent must only be disposed to the Effluent Disposal Area via low throw sprinklers.						
Agency Interest: Noise							
Condition Number	Condition						
N1.0	Noise from the activity must not cause environmental nuisance at any sensitive place or commercial place .						
Agency Interest: Waste							

Condition Number	Condition																								
W1.0	All waste 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.																								
W3.0	The flow equalisation tank must be fitted with a float switch and audible and visual alarms that notify when 80% capacity of the tank is reached.																								
W3.1	When the flow equalisation tank reaches 80% capacity, and inflow cannot be directed to the sewage treatment plant in accordance with condition G1.0, sewage must be removed in accordance with condition W1.0.																								
W4.0	The wet weather storage tank must be fitted with a float switch and audible and visual alarms that notify when 80% capacity of the tank is reached.																								
W4.1	When the wet weather storage tank reaches 80% capacity, and treated effluent cannot be disposed to land in accordance with conditions L1.0 – L8.0, treated effluent must be removed in accordance with condition W1.0.																								
W5.0	The only trade wastes permitted for treatment by the sewage treatment activity are trade wastes generated from the onsite commercial restaurant that have been treated prior by an appropriately sized grease trap that is designed to capture all fats, oils and greases.																								
W5.1	All wastes captured by the grease trap must be removed in accordance with condition W1.0.																								
Agency Interest: Land																									
Condition Number	Condition																								
L1.0	Treated effluent generated by the activity must only be released to the Effluent Disposal Area shown in Appendix 1 <i>Proposed Development Layout and Sewage Treatment System</i> and Appendix 2 <i>Proposed Irrigation Area</i> and defined by the GPS coordinates (GDA 2020) in Table 2 Effluent Disposal Area Coordinates. <table><caption>Table 2: Effluent Disposal Area Coordinates</caption><thead><tr><th>Waypoint</th><th>Latitude (GDA 2020)</th><th>Longitude (GDA 2020)</th></tr></thead><tbody><tr><td>A</td><td>-27.93937</td><td>153.18148</td></tr><tr><td>B</td><td>-27.93808</td><td>153.18155</td></tr><tr><td>C</td><td>-27.93881</td><td>153.18040</td></tr><tr><td>D</td><td>-27.93890</td><td>153.18036</td></tr><tr><td>E</td><td>-27.93892</td><td>153.18046</td></tr><tr><td>F</td><td>-27.93897</td><td>153.18046</td></tr><tr><td>G</td><td>-27.93903</td><td>153.18076</td></tr></tbody></table>	Waypoint	Latitude (GDA 2020)	Longitude (GDA 2020)	A	-27.93937	153.18148	B	-27.93808	153.18155	C	-27.93881	153.18040	D	-27.93890	153.18036	E	-27.93892	153.18046	F	-27.93897	153.18046	G	-27.93903	153.18076
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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 3 – 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 3 – Contaminant limits for releases to land</i>. Table 3 - Contaminant limits for releases to land <table><tr><th rowspan="2">Monitoring location</th><th rowspan="2">Quality characteristic (units)</th><th colspan="2">Release limits</th><th rowspan="2">Minimum monitoring frequency</th></tr><tr><th>Minimum</th><th>Maximum</th></tr><tr><td rowspan="7">The outlet of the wet weather storage tank.</td><td>Irrigation volume (L/day)</td><td>-</td><td>8,250</td><td rowspan="2">Daily</td></tr><tr><td>Irrigation rate (mm/day)</td><td>-</td><td>1.9</td></tr><tr><td>Total Nitrogen TN (mg/L as N)</td><td>-</td><td>70</td><td>Monthly</td></tr><tr><td>Total Phosphorus TP (mg/L as P)</td><td>-</td><td>15</td><td>Monthly</td></tr><tr><td>pH (pH units)</td><td>6.5</td><td>8.5</td><td>Monthly</td></tr><tr><td>Escherichia coli (E.coli) cfu/100mL)</td><td>-</td><td>10</td><td>Monthly</td></tr><tr><td>Electrical Conductivity (EC) (µS/cm)</td><td>-</td><td>1,600</td><td>Monthly</td></tr></table>	Monitoring location	Quality characteristic (units)	Release limits		Minimum monitoring frequency	Minimum	Maximum	The outlet of the wet weather storage tank.	Irrigation volume (L/day)	-	8,250	Daily	Irrigation rate (mm/day)	-	1.9	Total Nitrogen TN (mg/L as N)	-	70	Monthly	Total Phosphorus TP (mg/L as P)	-	15	Monthly	pH (pH units)	6.5	8.5	Monthly	Escherichia coli (E.coli) cfu/100mL)	-	10	Monthly	Electrical Conductivity (EC) (µS/cm)	-	1,600	Monthly
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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	Volume monitoring required by condition L1.1 and G1.0 must be undertaken using a flow meter.																																			
L1.5	The Effluent Disposal Area must have a minimum surface area of 4,600m².																																			
L2.0	When soil in the Effluent Disposal Area is saturated, effluent must not be released to land.																																			
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 volume of 45,000 Litres must be installed and maintained on the site for the storage of effluent.																																			

L4.1	Wet weather storage required by condition L4.0 must be completely enclosed from rainfall ingress.
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 maintained with Kikuyu grass in a viable state .
Agency Interest: Water	
Condition Number	Condition
WT1.0	Contaminants must not be released to any waters .

Definitions

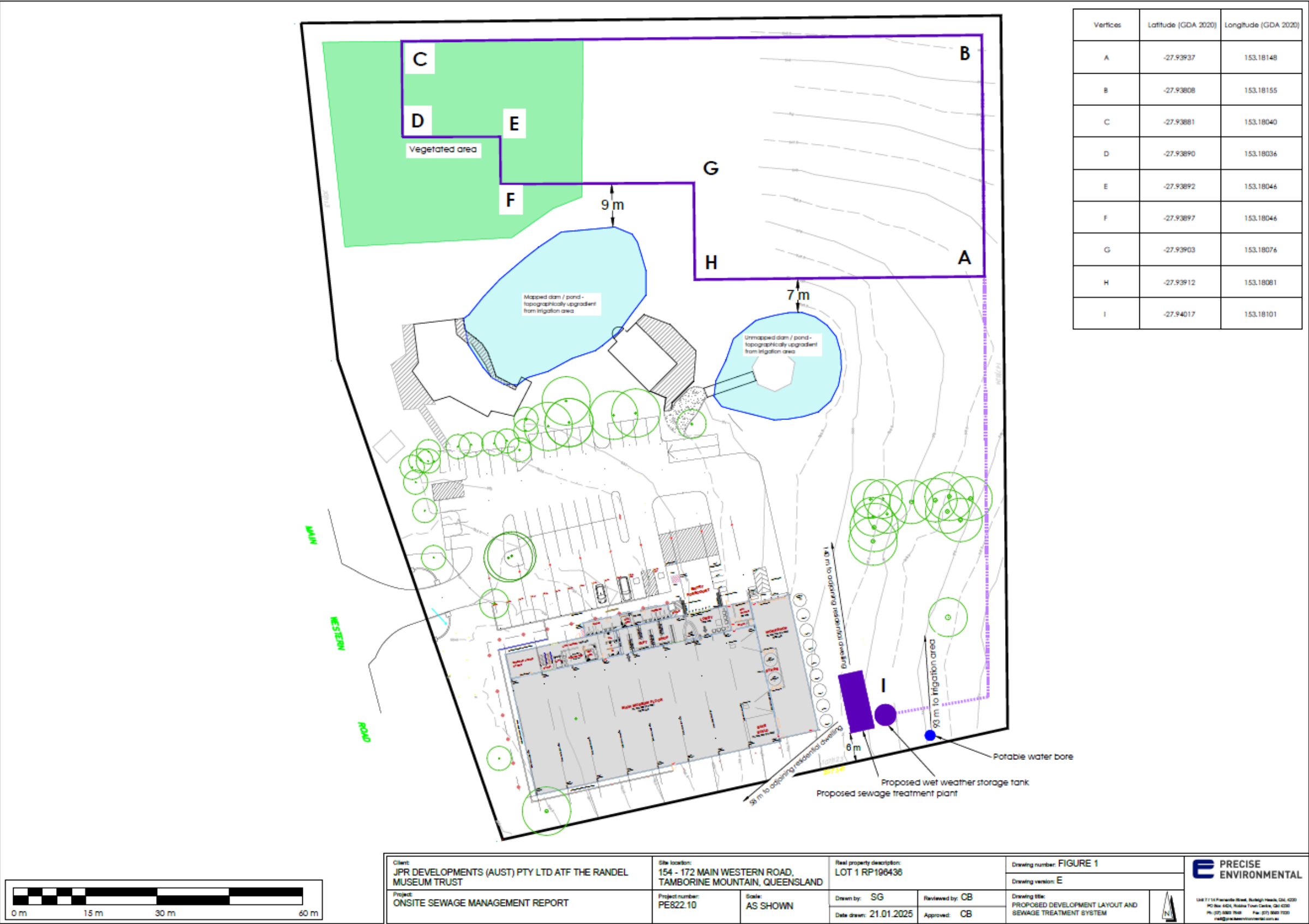
Key terms and/or phrases used in this document are defined in this section. Where a term is not defined, the definition in the *Environmental Protection Act 1994*, its regulations or environmental protection policies must be used. If a word remains undefined it has its ordinary meaning.

Activity means the environmentally relevant activities 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.
Commercial place means a place, or part of a place, used as a workplace, an office or for business or commercial purposes
Day means any 24-hour period of a calendar day.
Effluent means the liquid fraction of treated sewage.
Kikuyu Grass means <i>Cenchrus clandestinus</i> species of grass.
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. Field capacity or drained upper limit means the maximum amount of water retained in soil against gravity when the soil has been allowed to drain for 24hrs.
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 is any part of the following: 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 <i>Nature Conservation Act 1992</i>, the <i>Marine Parks Act 2004</i> or a World Heritage Area; or f) a public park or garden; or for noise, a place defined as a sensitive receptor for the purposes of the Environmental Protection (Noise) Policy 2019.

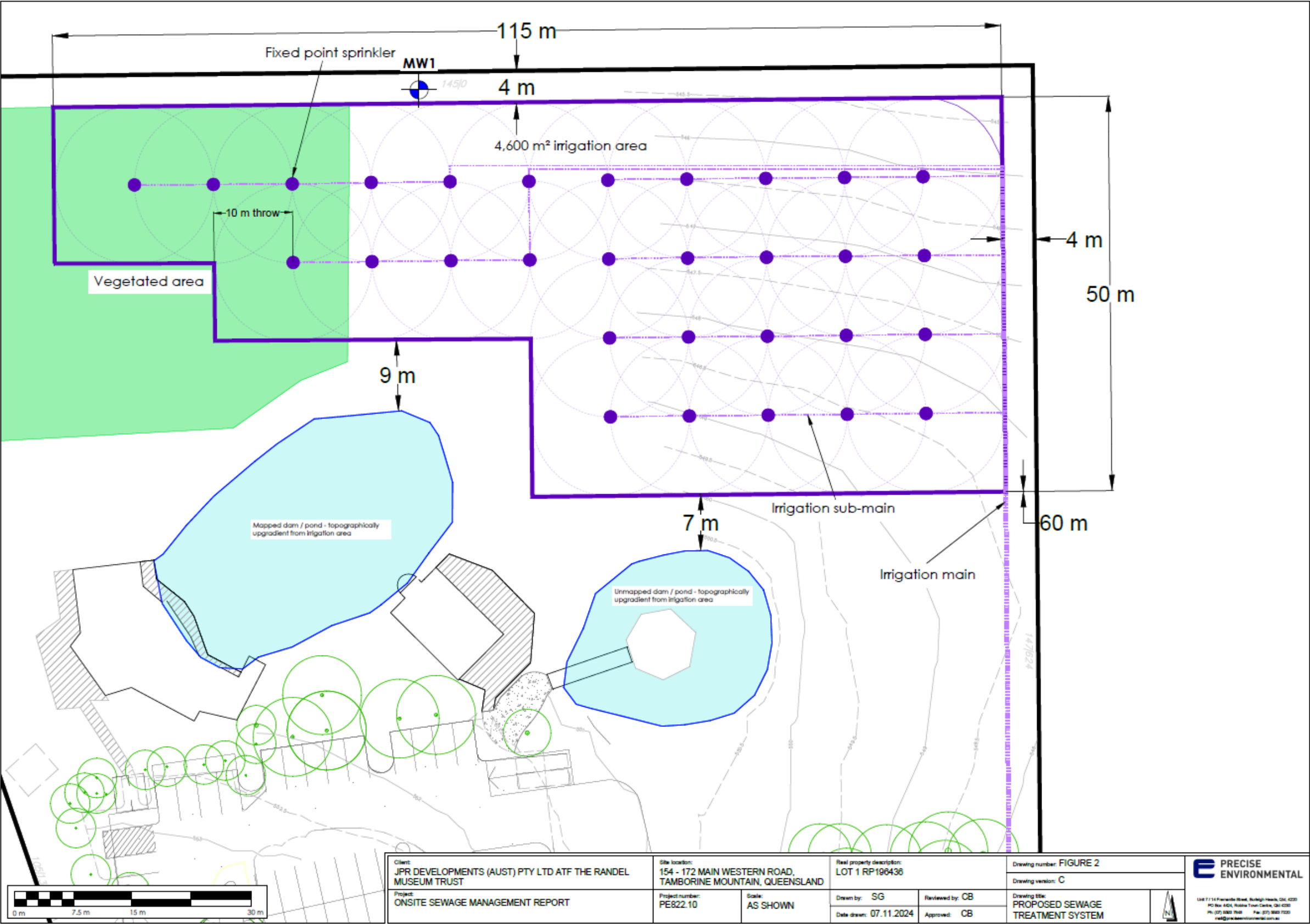
Total Nitrogen (TN) means the sum of Organic Nitrogen, Ammonia Nitrogen, Nitrite plus Nitrate Nitrogen, expressed as mg/L as Nitrogen. This includes both the inorganic and organic fraction of nitrogen.
Total Phosphorus (TP) means the sum of the reactive phosphorus, acid-hydrolysable phosphorus and organic phosphorus, as mg/L of Phosphorus. This includes both the inorganic and organic fraction of phosphorus.
Trigger values are physicochemical, biological, or other parameter-specific measurement values used to indicate where an environmental value is at risk of environmental harm.
Viable state means able to live and grow.
Waters includes a 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: Proposed Development Layout and Sewage Treatment System



Appendix 2: Proposed Irrigation Area



END OF ENVIRONMENTAL AUTHORITY