Permit

Environmental Protection Act 1994

Environmental authority P-EA-100814707

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

Environmental authority number: P-EA-100814707

Environmental authority takes effect on it is approved by delegate. 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
Lion's Den Hotel Management Co. Pty Ltd ACN 166912474	398 Shiptons Flat Road, ROSSVILLE, QLD, 4895

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.	398 Shiptons Flat Road, ROSSVILLE, QLD, 4895 Lot 2 on Plan SP145486

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).

ABN 46 640 294 485

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	Date
20/02/2025	

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 the Environment, Tourism, 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.	398 Shiptons Flat Road, ROSSVILLE, QLD, 4895 Lot 2 on Plan SP145486

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	**Prevent and/or minimise likelihood of environmental harm** In carrying out an ERA to which this approval relates, all reasonable and practicable measures must be taken to prevent and / or to minimise the likelihood of environmental harm being caused.
G2	**Maintenance Of Measures, Plant and Equipment** The operator of an ERA to which this approval relates must: (a) install all measures, plant and equipment necessary to ensure compliance with the conditions of this approval; and (b) maintain such measures, plant and equipment in a proper and efficient condition; and (c) operate such measures, plant and equipment in a proper and efficient manner.
G3	**Site Based Management Plan** From commencement of an ERA to which this approval relates, a site based management plan (SBMP) must be implemented. The SBMP must identify all sources of environmental harm, including but not limited to the actual and potential release of all contaminants, the potential impact of these sources and what actions will be taken to prevent the likelihood of environmental harm being caused. The SBMP must also provide for the review and 'continual improvement' in the overall environmental performance of all ERAs that are carried out. The SBMP must address the following matters: (a) Environmental commitments - a commitment by senior management to achieve specified and relevant environmental goals. (b) Identification of environmental issues and potential impacts. (c) Control measures for routine operations to minimise likelihood of environmental harm. (d) Contingency plans and emergency procedures for non-routine situations. (e) Organisational structure and responsibility. (f) Effective communication. (g) Monitoring of contaminant releases. (h) Conducting environmental impact assessments. (i) Staff training. (j) Record keeping. (k) Periodic review of environmental performance and continual improvement.
G4	The site based management plan must not be implemented or amended in a way that contravenes any

	condition of this approval.
G5	**Records** Record, compile and keep all monitoring results required by this approval and present this information to the administering authority when requested.
G6	All records required by this approval must be kept for 5 years.
G7	**Acid Sulphate Soils** The latest edition of the Queensland Environmental Protection Agency's INSTRUCTIONS FOR THE TREATMENT AND MANAGEMENT OF ACID SULFATE SOILS, 2001, ('the Instructions') must be complied with when treating and managing acid sulfate soils.
G8	Acid sulfate soils must be managed such that contaminants are not directly or indirectly released to any waters.
G9	**Notification** Telephone the EPA's Pollution Hotline or local office as soon as practicable after becoming aware of any release of contaminants not in accordance with the conditions of this approval.
G10	**Information About Spills** A written notice detailing the following information must be provided to the administering authority within 14 days of any advice provided in accordance with condition G9: (a) the name of the operator, including their approval / registration number; (b) the name and telephone number of a designated contact person; (c) quantity and substance released; (d) vehicle and registration details; (e) person/s involved (driver and any others); (f) the location and time of the release; (g) the suspected cause of the release; (h) a description of the effects of the release; (i) the results of any sampling performed in relation to the release, (j) actions taken to mitigate any environmental harm caused by the release; and (k) proposed actions to prevent a recurrence of the release.
G11	**Monitoring** A competent person(s) must conduct any monitoring required by this approval.
G12	**Equipment Calibration** All instruments, equipment and measuring devices used for measuring or monitoring in accordance with any condition of this approval must be calibrated, and appropriately operated and maintained.
G13	**Trained / Experienced Operator(s)** The daily operation of the wastewater treatment system and pollution control equipment must be carried out by a person(s) with appropriate experience and/or qualifications to ensure the effective operation of that treatment system and control equipment.

<table>
<tr><th colspan="2">Agency Interest: Air</th></tr>
<tr><th>Condition Number</th><th>Condition</th></tr>
<tr><td>A1</td><td>Nuisance
The release of noxious or offensive odours or any other noxious or offensive airborne contaminants resulting from the activity must not cause a nuisance at any nuisance sensitive or commercial place.</td></tr>
<tr><td>A2</td><td>Dust Nuisance
The release of dust and/or particulate matter resulting from the ERA must not cause an environmental nuisance at any nuisance sensitive or commercial place.</td></tr>
<tr><th colspan="2">Agency Interest: Land</th></tr>
<tr><th>Condition Number</th><th>Condition</th></tr>
<tr><td>L1</td><td>Land Disposal
The only contaminants permitted to be released to land are treated effluent to the areas shown in approved plans in compliance with the limit’s levels stated in Table 1 - Contaminant release limits to land and the conditions of this approval.
Table 1 - Contaminant release limits to land
<table><tr><th>Quality characteristics</th><th>Maximum Release Limit</th></tr><tr><td>E.coli (median) cfu/100mL</td><td>100</td></tr><tr><td>5-day Biochemical Oxygen Demand mg/L median</td><td>20</td></tr><tr><td>Suspended Solids mg/L median</td><td>30</td></tr><tr><td>TDS mg/L or EC µS/cm medians</td><td>1000 / 1600</td></tr><tr><td>pH (range)</td><td>6.0 – 8.5</td></tr><tr><td>Total Nitrogen (mg/L)</td><td>25</td></tr><tr><td>Total Phosphorous (mg/L)</td><td>8</td></tr></table></td></tr>
<tr><td>L2</td><td>Notwithstanding the quality characteristic limits specified in Table 1 - Contaminant release limits to land, releases of effluent must not have any properties nor contain any organisms or other contaminants in concentrations that are capable of causing environmental harm.</td></tr>
<tr><td>L3</td><td>Irrigation Monitoring Program
Implement and maintain an irrigation monitoring program (IMP) for the release of contaminants to land(s). As a minimum, the IMP must include:
(a) soil and sub-soil analysis, including assessment of the soils including types, structure, phosphorus adsorption capacity, nutrient status, salinity and sodicity, cation exchange capacity and sodium absorption ratio (SAR) of the contaminant release area(s), to be carried out at no less than six representative sites on a biennial basis;
(b) ground water monitoring that determines the existence and rate of infiltration of effluent that has been irrigated to land, and the potential or actual impacts on ground water from such infiltration, to be carried out on an annual basis;
(c) plant analysis to assess nutrient export to be carried out on a biennial basis;
(d) determination of the quantity and quality of contaminants applied;
(e) periodic re-assessment, including modelling of the water, nutrient and salt balances and irrigation rate and return period should be undertaken, if necessary, to ensure sustainable use of the contaminant release area is being achieved; and</td></tr>
</table>

<table>
<tr><td></td><td>(f) reporting of monitoring results, and an assessment of the impact of the releases on the contaminant release areas.</td></tr>
<tr><td>L4</td><td>A minimum area of 4800 square metres (0.48 hectares) of land, excluding any necessary buffer zones, must be utilised for the irrigation of treated effluent/stormwater.</td></tr>
<tr><td>L5</td><td>Monitoring must be undertaken and records kept of a monitoring program of contaminant releases to the irrigation area at the monitoring points, frequency, and for the parameters specified in Table 2 - Monitoring program.

Table 2 - Monitoring program
<table>
<tr><th></th><th>Monitoring point</th><th>Quality characteristics</th><th>Units</th><th>Frequency</th></tr>
<tr><td>Treated Effluent Flows</td><td>Recycled water to irrigation areas</td><td>Flows</td><td>Cubic metres/ day</td><td>Continuously</td></tr>
<tr><td>Treated effluent volumes</td><td>Recycled water storage</td><td>Volume (Recorded as level and converted to volume)</td><td>Cubic metres</td><td>Continuously</td></tr>
<tr><td rowspan="8">Effluent Water Quality</td><td rowspan="6">Recycled water storage tank</td><td>5-day Biochemical Oxygen Demand</td><td>mg/L</td><td rowspan="8">Quarterly</td></tr>
<tr><td>Suspended Solids</td><td>mg/L</td></tr>
<tr><td>Dissolved Oxygen</td><td>mg/L</td></tr>
<tr><td>pH</td><td>pH scale</td></tr>
<tr><td>Total Nitrogen</td><td>mg/L</td></tr>
<tr><td>Total Phosphorus</td><td>mg/L</td></tr>
<tr><td rowspan="2">Recycled water distribution system – furthest point from the Wastewater Treatment Plant</td><td>E.coli</td><td>cfu/100mL</td></tr>
<tr><td>Free Cl</td><td>mg/L</td></tr>
<tr><td rowspan="8">Groundwater Quality</td><td rowspan="8">Groundwater (water supply bore, and monitoring bore required by condition WA4)</td><td>Water Level</td><td>mBTOC</td><td rowspan="8">On commencement and then annually thereafter</td></tr>
<tr><td>pH</td><td>pH scale</td></tr>
<tr><td>Electrical Conductivity</td><td>µS/cm</td></tr>
<tr><td>Total Nitrogen</td><td>mg/L</td></tr>
<tr><td>Total Phosphorus</td><td>mg/L</td></tr>
<tr><td>E. coli</td><td>cfu/100mL</td></tr>
<tr><td>5-day Biochemical Oxygen Demand</td><td>mg/L</td></tr>
<tr><td rowspan="6">Soil impact</td><td rowspan="6">Soil (not less than six representative sites as required by condition L3)</td><td>pH (1:5)</td><td>pH Scale</td><td rowspan="6"></td></tr>
<tr><td>Electrical Conductivity (1:5)</td><td>µS/cm</td></tr>
<tr><td>Calcium</td><td>mg/kg</td></tr>
<tr><td>Magnesium</td><td>mg/kg</td></tr>
<tr><td>Potassium</td><td>mg/kg</td></tr>
<tr><td>Cation Exchange</td><td>meq/100g</td></tr>
</table></td></tr>
</table>

			Capacity		On commencement and biennially thereafter
			Exchangeable Calcium	meq/100g	
			Exchangeable Magnesium	meq/100g	
			9 Exchangeable Sodium	meq/100g	
			Exchangeable Potassium	meq/100g	
			Exchangeable Aluminium	meq/100g	
			Sodium Absorption Ratio	-	
			Total Nitrogen as N	mg/kg	
			Extractable Phosphorus	mg/kg	
			Boron	mg/kg	

L6	When conditions prevent the irrigation of treated effluent to land (such as during or following rain events), the contaminants must be directed to a wet weather storage or alternative measures must be taken to store/lawfully dispose of effluent (such as wet weather storage or tanking off site to another treatment plant or sewer). A record must be kept of any removal or discharge off site, including destination, transporter, dates and volumes.
L7	A minimum effluent storage volume of 62 000 litres must be provided.
L8	Pipelines and fittings associated with the effluent irrigation system must be clearly identified. Lockable valves or removable handles must be fitted to all release pipes situated in public access areas.
L9	The daily volume of contaminants released to land must be determined or estimated by an appropriate method, for example a flow meter, and records kept of such determinations and estimates.
L10	The irrigation of effluent must be carried out in a manner such that: (a) vegetation is not damaged; (b) soil erosion and soil structure damage is avoided; (c) there is no surface ponding of effluent; (d) percolation of effluent beyond the plant root zone is minimised; (e) the capacity of the land to assimilate nitrogen, phosphorus, salts, organic matter as measured by oxygen demand and water is not exceeded; and (f) the quality of ground water is not adversely affected.
L11	Disposal of treated effluent to land must be via subsurface irrigation only.
L12	Spillage of all chemicals and fuels must be contained within an on-site containment system and controlled in a manner that prevents environmental harm. NOTE: All petroleum product storage's must be designed, constructed and maintained in accordance with AS 1940 - Storage and Handling of Flammable and Combustible Liquids.
Agency Interest: Noise	
Condition Number	**Condition**

N1	**Noise Nuisance** Noise from the ERA must not cause an environmental nuisance at any nuisance sensitive place or commercial place.
N2	**Noise Monitoring** When requested by the administering authority, noise monitoring must be undertaken to investigate any complaint of noise nuisance, and the results notified within 14 days to the administering authority. Monitoring must include: (a) $L_{A\ 10,\ adj,\ 10\ mins}$ (b) $L_{A\ 1,\ adj,\ 10\ mins}$ (c) the level and frequency of occurrence of impulsive or tonal noise; (d) atmospheric conditions including wind speed and direction; (e) effects due to extraneous factors such as traffic noise; and (f) location, date and time of recording.
N3	The method of measurement and reporting of noise levels must comply with the latest edition of the Environmental Protection Agency's Noise Measurement Manual.
Agency Interest: Social	
Condition Number	**Condition**
S1	**Complaint Response** The operator of the ERA must record the following details for all complaints received and provide this information to the administering authority on request: (a) time, date, name and contact details of the complainant; (b) reasons for the complaint; (c) any investigations undertaken; (d) conclusions formed; and (e) any actions taken.
Agency Interest: Water	
Condition Number	**Condition**
WA1	**Release to Waters** Contaminants must not be released from the site to any waters or the bed and banks of any waters.
WA2	**Stormwater Management** There must be no release of stormwater runoff that has been in contact with any contaminants at the site to any waters, roadside gutter or stormwater drain.
WA3	**Contaminant And Sewage Pump Station** Contaminant pumping stations must be fitted with stand-by pumps and pump-failure alarms as well as high level alarms to warn of imminent pump station overflow. All alarms must be able to operate without mains power.
WA4	A bore must be installed for groundwater monitoring down slope of the irrigation areas before Little Annan River.

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.

administering authority means the Environmental Protection Agency or its successor.

annual return means the return required by the annual notice (under section 316 of the *Environment Protection Act 1994*) for the section 73F registration certificate that applies to the development approval.

approval means 'notice of development application decision' or 'notice of concurrence agency response' under the *Integrated Planning Act 1997*.

approved plans means the plans and documents listed in the approved plans section in the notice attached to this development approval.

authorised place means the place authorised under this development approval for the carrying out of the specified environmentally relevant activities.

commercial place means a place used as an office or for business or commercial purposes.

dwelling means any of the following structures or vehicles that is principally used as a residence:

- a house, unit, motel, nursing home or other building or part of a building;
- a caravan, mobile home or other vehicle or structure on land;
- a water craft in a marina.

"Environmental Protection Agency" means the department or agency (whatever called) administering the *Coastal Protection and Management Act 1995* or the *Environmental Protection Act 1994*.

intrusive noise means noise that, because of its frequency, duration, level, tonal characteristics, impulsiveness or vibration:

- is clearly audible to, or can be felt by, an individual; and
- annoys the individual.
- in determining whether a noise annoys an individual and is unreasonably intrusive, regard must be given to Australian Standard 1055.2 – 1997 Acoustics – Description and Measurement of Environmental Noise Part 2 – Application to Specific Situations.

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

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

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

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

mg/L means milligrams per litre.

noxious means harmful or injurious to health or physical well being.

nuisance sensitive place includes:

- a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
- a motel, hotel or hostel; or

- a kindergarten, school, university or other educational institution; or
- a medical centre or hospital; or
- a protected area under the *Nature Conservation Act 1992, the Marine Parks Act 1992* or a World Heritage Area; or
- a public thoroughfare, park or gardens; or
- 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.

offensive means causing offence or displeasure; is disagreeable to the sense; disgusting, nauseous or repulsive.

ponded pasture means a permanent or periodic pondage of water in which the dominant plant species are pasture species used for grazing or harvesting.

protected area means:

- a protected area under the *Nature Conservation Act 1992*; or
- a marine park under the *Marine Parks Act 1992*; or
- a World Heritage Area.

regulated waste means non-domestic waste mentioned in Schedule 7 of the *Environmental Protection Regulation 1998* (whether or not it has been treated or immobilised), and includes:

- for an element - any chemical compound containing the element; and
- anything that has contained the waste.

site means land or tidal waters on or in which it is proposed to carry out the development approved under this development approval.

watercourse means a river, creek or stream in which water flows permanently or intermittently:

- in a natural channel, whether artificially improved or not; or
- in an artificial channel that has changed the course of the watercourse.

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.

works or **operation** means the development approved under this development approval.

you means the holder of this development approval or owner / occupier of the land which is the subject of this development approval.

END OF ENVIRONMENTAL AUTHORITY