# Permit

***Environmental Protection Act 1994***

## Environmental Authority P-EA-100996822

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

### Environmental authority number: P-EA-100996822

**Environmental authority takes effect on the day it is approved by the 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 |
|---|---|
| BLOOMFIELD LODGE PTY LTD<br>ABN 38 688 098 295 | 3/262 Marion Road<br>NETLEY SA 5037 |

### Environmentally relevant activity and location details

| Environmentally relevant activity | Locations |
|---|---|
| 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 102/SP250034 & Lot 2/AP20272 |

### 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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### Mobile and temporary activities

If you operate a mobile and temporary ERA, other than regulated waste transport, you are required to maintain a work diary. You must:

- use the approved form for a work diary (ESR/2015/1696);
- keep the work diary records for 2 years after the last entry;
- inform the administering authority within 7 days of the work diary being lost or stolen;
- record the information required in the work diary for each location within 1 day of leaving the location.

### 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

11/08/2026

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@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.

### 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, visit Resources Safety and Health Queensland's website at www.rshq.qld.gov.au, or call 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 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

| Environmental 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 102/SP250034 & Lot 2/AP20272 |

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

<table>
<tr><th colspan="2">Agency interest: General</th></tr>
<tr><th>Condition Number</th><th>Condition</th></tr>
<tr><td>G1.0</td><td>This environmental authority authorises the activities listed in Table 1 – Authorised activities to the extent that they are carried out in accordance with:<br>a) the activity's corresponding maximum scale; and<br>b) the treated effluent disposal method; and<br>c) Appendix 1 – Site Plan.<br>Table 1 – Authorised activities
<table>
<tr><th>Activity</th><th>Maximum scale</th><th>Treated Effluent Disposal Method</th></tr>
<tr><td>New AWTS - 4 kL</td><td>Inflows into the sewage treatment plant must not exceed 4 kL/day on any day.</td><td>Sub-surface irrigation only</td></tr>
<tr><td>STP 1 - 1.635 kL</td><td>Inflows into the sewage treatment plant must not exceed 1.635 kL/day on any day.</td><td>Sub-surface irrigation only</td></tr>
<tr><td>STP 2 – 0.755 kL</td><td>Inflows into the sewage treatment plant must not exceed 0.755 kL/day on any day.</td><td>Trench disposal only</td></tr>
</table></td></tr>
<tr><td>G2.0</td><td>An Annual Monitoring Report must be prepared by 30 November each year, for the preceding financial year, and provided to the administering authority upon request.</td></tr>
<tr><td>G3.0</td><td>All reasonable and practicable measures must be taken to prevent or minimise environmental harm caused, or likely to be caused, by the activities.</td></tr>
<tr><td>G3.1</td><td>Unless specifically authorised by a condition of this environmental authority, this environmental authority does not authorise a relevant act which is:<br>a) an act that causes serious or material environmental harm or an environmental nuisance; or<br>b) an act that contravenes a noise standard; or<br>c) a deposit of a contaminant, or release of stormwater run-off, mentioned in section 440ZG of the Environmental Protection Act 1994.</td></tr>
</table>

| | |
|---|---|
| G4.0 | **Contravention of conditions**<br>Unless specifically authorised by a condition of this environmental authority, details of any contravention of a condition of this environmental authority must:<br>a) be reported to the administering authority within 24 hours of becoming aware of the contravention; and<br>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:<br>a) the potential circumstances and actions that may have contributed to the contravention; and<br>b) the environmental impact of the contravention; and<br>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**<br>The following details must be recorded for all complaints received and provided to the administering authority upon request:<br>a) date and time the complaint was received; and<br>b) if authorised by the person making the complaint, their name and contact details; and<br>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:<br>a) the potential circumstances and actions on site that may have contributed to the basis of the complaint; and<br>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**<br>Written procedures must be developed and implemented by an **appropriately qualified person** that ensure:<br>a) all potential risks to the environment from the carrying out of the **activity** are identified and assessed, including:<br>i. during routine operations; and<br>ii. outside routine operations (e.g., maintenance, start up and shut down); and<br>iii. during preparation, rehabilitation, and closure; and<br>iv. in an emergency (e.g., fire, flood or other natural disaster); and<br>b) for each potential risk identified, any necessary measures to prevent or minimise the potential for environmental harm are implemented; and<br>c) staff understand their obligations under this environmental authority and the *Environmental Protection Act 1994*; and |

<table>
<tr><td></td><td>d) environmental risk management procedures are continually reviewed and improved, based on a reasonable risk-management approach.</td></tr>
<tr><td>G7.0</td><td>Plant and equipment<br>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.</td></tr>
<tr><td>G7.1</td><td>Records of installation, calibration and maintenance carried out under condition G7.0 must be kept.</td></tr>
<tr><td>G8.0</td><td>Record keeping<br>Unless otherwise specified by a condition of this environmental authority, records must be:<br>a) kept for the period outlined in Table 2 – Record keeping requirements; and<br>b) provided to the administering authority upon request and in the format requested.<br><br>Table 2 – 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<br>Chemicals and fuels in containers of greater than 15 L must be stored within a secondary containment system.</td></tr>
<tr><td>G10.0</td><td>Monitoring and sampling<br>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.<br><br>The only exception to this condition is for in situ monitoring of pH, electrical conductivity.</td></tr>
<tr><td colspan="2">Agency interest: Air</td></tr>
<tr><td>Condition number</td><td>Condition</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 disposed to the Effluent Disposal Areas via subsurface irrigation or trench disposal in accordance with condition G1.0.</td></tr>
<tr><td colspan="2">Agency interest: Water</td></tr>
<tr><td>Condition number</td><td>Condition</td></tr>
<tr><td>WT1.0</td><td>Contaminants from the activity must not be released to any waters.</td></tr>
<tr><td colspan="2">Agency interest: Noise</td></tr>
<tr><td>Condition number</td><td>Condition</td></tr>
<tr><td>N1.0</td><td>Noise from the activity must not cause environmental nuisance at any sensitive place or commercial place.</td></tr>
</table>

<table>
<tr><th colspan="2">Agency interest: Land</th></tr>
<tr><th>Condition number</th><th>Condition</th></tr>
<tr><td>L1.0</td><td>Treated effluent generated by the activity must only be released to the Effluent Disposal Areas as per Table 3 – Location of Effluent Disposal Area and as shown in Appendix 1 – Site Plan.<br><br>Table 3 – Location of Effluent Disposal Areas
<table>
<tr><th>Disposal Method</th><th>GPS Coordinates</th></tr>
<tr><td>Irrigation via sub-surface only</td><td>2,400m² Effluent Disposal Area (LAA 1-A & LAA 1-B)<br>• E 326402.7, N 8238536.2, Zone 55; and<br>• E 326369.6, N 8238511.5, Zone 55; and<br>• E 326440.0, N 8238494.3, Zone 55; and<br>• E 326456.1, N 8238490.4, Zone 55; and<br>• E 326471.5, N 8238519.8, Zone 55; and<br>• E 326463.1, N 8238523.0, Zone 55.<br>250m² Effluent Disposal Area (LAA 2)<br>• E 326541.0, N 8238464.8, Zone 55; and<br>• E 326529.3, N 8238454.8, Zone 55; and<br>• E 326540.0, N 8238442.2, Zone 55; and<br>• E 326551.8, N 8238452.3, Zone 55.</td></tr>
<tr><td>Trench disposal only</td><td>30m² Effluent Disposal Area (LAA 3)<br>• E 326399.5, N 8238502.7, Zone 55; and<br>• E 326398.6, N 8238498.9, Zone 55; and<br>• E 326423.8, N 8238496.8, Zone 55; and<br>• E 326422.9, N 8238492.9, Zone 55.</td></tr>
</table></td></tr>
<tr><td>L1.1</td><td>Treated effluent generated by the activity must only be released to the Effluent Disposal Areas via sub-surface irrigation and trench disposal in accordance with condition G1.0, when the following requirements are complied with:<br>a) the release limits for each quality characteristic are complied with at the monitoring locations as specified in Table 4 – Contaminant limits for releases to land; and<br>b) releases are monitored at all monitoring locations and at the minimum monitoring frequency for each quality characteristic specified in Table 4 – Contaminant limits for releases to land.<br>Table 4 - Contaminant limits for releases to land
<table>
<tr><th rowspan="2">Monitoring location</th><th rowspan="2">Quality characteristic (units)</th><th colspan="3">Release limits</th><th rowspan="2">Minimum monitoring frequency</th></tr>
<tr><th>Minimum</th><th>Mean</th><th>Maximum</th></tr>
<tr><td rowspan="2">New AWTS: Sample point adjacent to irrigation pump.<br><br>STP 1 - 1.635 kL: Sample point provided</td><td>New AWTS - 4 kL Irrigation volume (L/day)</td><td>-</td><td>-</td><td>4,000</td><td rowspan="2">Daily</td></tr>
<tr><td>STP 1 - 1.635 kL Irrigation volume (L/day)</td><td>-</td><td>-</td><td>1,635</td></tr>
</table></td></tr>
</table>

| | | | | | | |
|---|---|---|---|---|---|---|
| | downstream of polishing sand filter.<br><br>STP 2 – 0.755 kL: Sample point from distribution box. | STP 2 – 0.755 kL (L/**day**) | - | - | 755 | |
| | | New AWTS - 4 kL Irrigation rate (mm/**day**) | - | - | 2.1 | |
| | | STP 1 - 1.635 kL Irrigation rate (mm/**day**) | - | - | 2.1 | |
| | | STP 2 – 0.755 kL (mm/**day**) | - | - | 30 | |
| | | **Total Nitrogen TN** (mg/L as N) | - | - | 50 | Monthly* |
| | | **Total Phosphorus TP** (mg/L as P) | - | - | 20 | Monthly* |
| | | pH (pH units) | 6.5 | - | 8.5 | Monthly* |
| | | *Escherichia coli* (*E.coli*) cfu/100mL) | - | - | 1,000 | Monthly* |
| | | Electrical Conductivity (EC) (µS/cm) | - | - | 1,600 | Monthly* |
| | * Where three (3) consecutive monthly monitoring events demonstrate compliance with the limits specified in this environmental authority, the monitoring frequency may be reduced to quarterly. If any quarterly monitoring result exceeds the specified limits, monitoring for that parameter must revert to monthly until three (3) consecutive monitoring events again demonstrate compliance with the limits specified in this environmental authority. | | | | | |
| 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**. | | | | | |
| L1.5 | Volume **monitoring** required by condition L1.1 and G1.0 must be undertaken using a flow meter. | | | | | |
| L1.6 | The total Effluent Disposal Area must have a minimum surface area as per Table 5 – Minimum Irrigation Surface Area.<br><br>**Table 5 – Minimum Irrigation Surface Area**<br>**Irrigation area** / **Minimum area**<br>LAA 1-A & LAA 1-B: 2,400m$^2$<br>LAA 3: 250m$^2$<br>LAA 2: 30m$^2$ | | | | | |
| L2.0 | When soil in the Effluent Disposal Areas is **saturated**, **effluent** must not be released to land. | | | | | |

| | |
|---|---|
| L3.0 | All organic material removed from vegetation growing in the Effluent Disposal Areas must be transported and disposed of in an area other than in the Effluent Disposal Areas. |
| L4.0 | Wet weather storage, with the minimum volume of 28 kL must be installed and maintained on the site for the storage of **effluent** from the New AWTS - 4 kL and STP 1 - 1.635 kL. |
| 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 Areas must not occur after irrigation has ceased. |
| L6.0 | Treated **effluent** must not run off to areas beyond the Effluent Disposal Areas. |
| L7.0 | Soil structure must not be degraded as a result of the activity. |
| L8.0 | The Effluent Disposal Area must be maintained with an appropriate crop in a **viable state**. |
| L9.0 | The helicopter landing area must exclude the **effluent** trenches. |
| L10.0 | The sub-surface irrigation infrastructure within the helicopter landing area must be managed in such a way so as not to be impacted by helicopter landing operations (e.g. managed to prevent crushing of infrastructure). |
| **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. |

## 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.

**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.

**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.

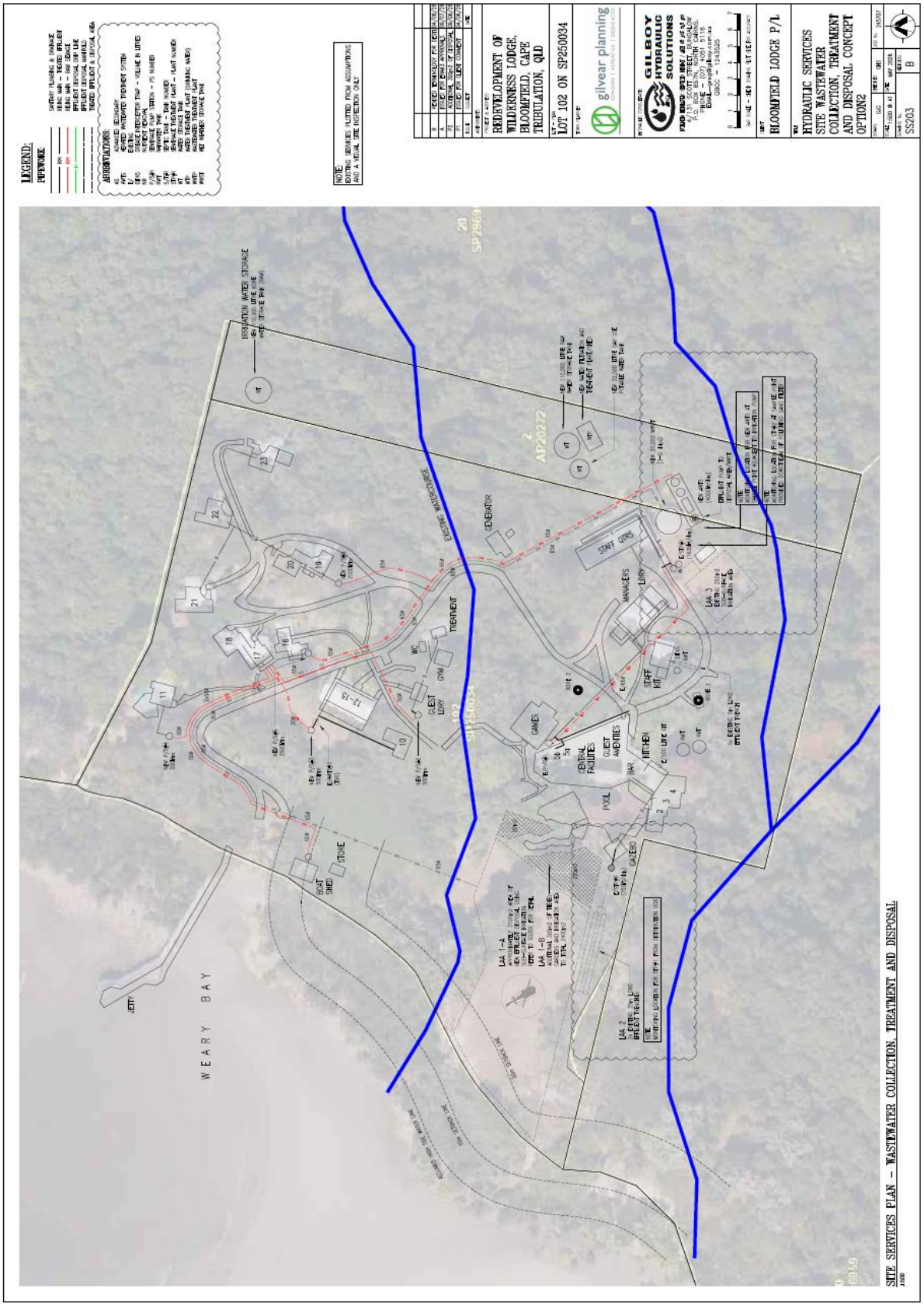
**Total Nitrogen (TN)** means the sum of Organic Nitrogen, Ammonia Nitrogen, Nitrite plus Nitrate Nitrogen, expressed as mg/L as Nitrogen. This includes both the inorganic and organic fraction of nitrogen.

**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 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.

## Appendix 1 – Site Plan




**END OF ENVIRONMENTAL AUTHORITY**