

Letter

Environmental Protection Act 1994

Finalisation of an Environmental Protection Order

This letter of finalisation of an environmental protection order is issued by the administering authority to advise that the environmental protection order issued pursuant to section 360 of the Environmental Protection Act 1994 (as in effect between 1 February 2024 – 17 June 2024) is no longer in effect.

ISLAND RESORTS (INFRASTRUCTURE) PTY LTD
ACN 613 379 221

C/- BDH LEADERS, LEVEL 12, 111 ELIZABETH STREET,
SYDNEY, NSW, 2000

Cc: SIMON NAPOLI - Director
Your reference: STAT-E-100589717
Our reference: C-CPLRC-100421235
12/03/2025

Dear Mr Napoli,

Take notice: that on Wednesday, 22 May 2024 under the *Environmental Protection Act 1994* (the Act) the administering authority issued an environmental protection order (EPO) to ISLAND RESORTS (INFRASTRUCTURE) PTY LTD ACN **613 379 221** (IRI/"you"). This EPO was amended and reissued on Friday, 2 August 2024. The administering authority is the Chief Executive of the Department of the Environment, Tourism, Science and Innovation (the department).

This EPO was issued in respect to the activities of IRI in relation to the provision of infrastructure services, including sewage treatment services, to COURAN COVE COMMUNITY BODY CORPORATE MCP 106751 (CBC) on land described as Lot 10 on Plan MCP106985, specifically lease K (703521627) on SP11667, situated at South Stradbroke Island (the premises)

On 18 June 2024, the *Environmental Protection Act 1994* was amended repealing the provisions of the Act relating to environmental protection orders (referred to as the amended Act). Section 810(1)(a) of the amended Act states that the unamended Act continues to apply in relation to any of the following (relevant instrument) issued under the amended Act before the commencement, as if the amending Act had not been enacted. Therefore, the provisions of the unamended Act as dated 1 February 2024 – 17 June 2024 apply to this environmental protection order.

A. Requirements

The requirements of this EPO were:

Lawfully dispose of biosolids:

1. By **1:00pm on 6 September 2024**, you are required to have removed and lawfully disposed of all the biosolids from the premises.
 - a) By **1:00pm on 12 July 2024**, you must commence removing the biosolids that are stored in the water tanks and IBC's from the premises.
 - b) You must ensure that all biosolids removed from the premises are disposed of at a facility that can lawfully accept the waste.
 - c) By **1:00pm on 6 September 2024**, you must have removed all the biosolids from the premises.
 - d) By **1:00pm on 6 September 2024**, you must provide evidence including receipts and waste tracking certificates to the department demonstrating that all the biosolids removed from the premises have been disposed of to a facility(s) that can lawfully accept it. Receipts and waste tracking certificates must be emailed to goldcoast.es@des.qld.gov.au.

Lawfully dispose of chemicals, fuels and oils:

2. By **1:00pm on 2 August 2024**, you are required to have removed and lawfully disposed of all residual chemicals, fuels, and oils from the premises.
 - a) By **1:00pm on 12 July 2024**, you must commence removing of all residual chemicals, fuels, and oils from the premises.
 - b) You must ensure that all residual chemicals, fuels, and oils from the premises are disposed of at a facility that can lawfully accept the waste.
 - c) By **1:00pm on 2 August 2024**, all residual chemicals, fuels, and oils must have been removed from the premises.
 - d) By **1:00pm on 2 August 2024**, you must provide evidence including receipts and waste tracking certificates to the department demonstrating that all the residual chemicals, fuels, and oils removed from the premises have been disposed of to a facility(s) that can lawfully accept it. Receipts must be emailed to goldcoast.es@des.qld.gov.au.

Lawfully dispose of waste in the bioreactor:

3. By **1:00pm 23 August 2024**, you are required to have removed and lawfully disposed of all the **waste in the bioreactor** from the premises.
 - a) By **1:00pm on 12 July 2024**, you must commence removing the waste in the bioreactor from the premises.
 - b) You must ensure that all waste removed from the bioreactor at the premises are disposed at a facility that can lawfully accept it.
 - c) By **1:00pm on 23 August 2024**, all the waste from the bioreactor at the premises must have been removed.
 - d) By **1:00pm on 23 August 2024**, you must provide evidence including receipts and waste tracking certificates to the department demonstrating that all the waste in the bioreactor from the premises has been disposed of to a facility(s) that can lawfully accept it. Receipts must be emailed to goldcoast.es@des.qld.gov.au.

Lawfully dispose of IBCs:

4. By **1:00pm on 2 August 2024**, you are required to have removed and lawfully disposed of all the contaminants in **the IBC's** and the IBCs from the premises.
- By **1:00pm on 12 July 2024**, you must commence removing the contaminants in the IBCs and the IBCs from the premises.
 - You must ensure the contaminants in the IBCs and the IBCs are disposed of at a facility that can lawfully accept the waste.
 - By **1:00pm on 2 August 2024**, all IBCs and the associated contaminants must have been removed from the premises.
 - By **1:00pm on 2 August 2024**, you must provide evidence including receipts and waste tracking certificates to the department demonstrating that all the IBCs and associated contaminants removed from the premises have been disposed of to a facility(s) that can lawfully accept it. Receipts must be emailed to goldcoast.es@des.qld.gov.au.

Lawfully dispose of the contents of the storage tanks

5. By **1:00pm on 23 August 2024**, you are required to have removed and lawfully disposed of all the **contents of the STP storage tanks** at the premises.
- By **1:00pm on 12 July 2024**, you must commence removing the contents of the STP storage tanks (Namely, balance tanks A & B, overflow tank A & B, and digester tank B) from the premises.
 - You must ensure that all the waste removed from the storage tanks at the premises is disposed of at a facility that can lawfully accept it.
 - By **1:00pm on 23 August 2024**, the contents of the STP storage tanks must have been removed from the premises.
 - By **1:00pm on 23 August 2024**, you must provide evidence including receipts and waste tracking certificates to the department demonstrating that the waste has been removed from the premises has been disposed of to a facility(s) that can lawfully accept it. Receipts must be emailed to goldcoast.es@des.qld.gov.au.

Remediation:

- By **1:00pm on 20 September 2024**, you must engage an **appropriately qualified person** to do a site assessment of the premises and produce a report detailing the remaining environmental risks on site and actions required to remediate the premises.
- By **1:00pm on 4 October 2024**, you must provide the completed report to the department for comment and approval via goldcoast.es@des.qld.gov.au.
- Within 4 weeks from the date that the department provides comment as per requirement 7**, you must implement the report's recommendations and any additional requirements requested by the department.
- You must not recommence treatment or storing of any biosolids, chemicals, fuels, wastes, sewage or any other material at the premises unless in accordance with conditions of an environmental authority.

B. Compliance with the requirements

In determining compliance with these requirements of the EPO, the department has considered:

- Submissions made by IRI on 26 July 2024, 22 August 2024, 5 September 2024, 29 October 2024, 4 December 2024; and
- Observations during inspections at the premises by authorised persons of the department on 17 July 2024, 23 August 2024, 11 September 2024, 2 October 2024, and 14 January 2025; and

- *Couran Cove Sewerage Treatment Plant – Inspection and Report* prepared by Byrne Consulting, September 2024 as per requirement 6 & 7 of the EPO.

C. Obligations

The department has elected to finalise the EPO as the requirements have largely been satisfied. Accordingly, this letter serves as a notice that this EPO is finalised and no longer in effect.

ISLAND RESORTS (INFRASTRUCTURE) PTY LTD is reminded of its general environmental duty and responsibility to comply with conditions contained in Environmental Authority EPPR00805313. It is recommended that IRI regularly inspect the premises and remediate any emerging public health or environmental risks. In the event of a pollution incident, IRI has a duty to notify the department's pollution hotline via [the online environmental report](#) or pollutionhotline@des.qld.gov.au or via phone - 1300 130 372 for environmental emergencies.

Should you have any queries in relation to this notice, please contact Henry Hunt on telephone number 07 5626 6871.



Signature

12/03/2025

Date

Mark Watson
Principal Environmental Officer
Delegate of the Chief Executive
Department of the Environment, Tourism, Science
and Innovation
Environmental Protection Act 1994

Enquiries: Henry Hunt
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