

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: 2026-21

Environmental authority takes effect on the date that your related development approval **MCUI/2026/3256** takes effect. This is the take effect date.

Within 5 business days of the environmental authority taking effect, the administering authority must be given written notice of the occurrence. Prior to the commencement of the activity, the administering authority must be given written notice of the proposed date of commencement.

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(s)

Name(s)	Registered address
Cefn Pty Ltd Suitable operator reference: 702532	54 King Street CLIFTON QLD 4361

Environmentally relevant activity and location details

Environmentally relevant activity/activities	Location(s)
ERA 3 – Pig keeping 3 keeping more than 8,000 standard pig units	Lot 3 M341013; Lot 4 SP170101; Lot 5 SP170101; Lot 45 ML1080; Lot 46 ML1080; Lot 21 ML606; Lot 112 M341013; Lot 10 RP892911. 106 Strathane Road Ellangowan Queensland.

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(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.

The anniversary day of this EA is the same day each year as the effective date. The payment of the annual fee will be due each year on this day.

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.

Permit

Environmental Authority



Signature

Luke Boucher
Manager Environmental Regulation

Department of Primary Industries

Delegate of the administering authority
Environmental Protection Act 1994

15 September 2026

Date

Enquiries:

Intensive Livestock Unit
PO Box 102 TOOWOOMBA QLD 4350
Phone: 13 25 23
Email: LivestockRegulator@dpi.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), the Department of Local Government, Water and Volunteers (for water licensing and water-related operational works approvals), 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.

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

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

Conditions of environmental authority	
Agency interest: General	
Condition number	Condition
G1	Any breach of a condition of this environmental authority must be reported to the administering authority as soon as practicable within 24 hours of becoming aware of the breach. Records must be kept including full details of the breach and any subsequent actions taken.
G2	The activity must be undertaken in accordance with written procedures that: a) identify potential risks to the environment from the activity during routine operations and emergencies; and b) establish and maintain control measures that minimise the potential for environmental harm; and c) ensure plant, equipment and measures are maintained in a proper and effective condition; and d) ensure plant, equipment and measures are operated in a proper and effective manner; and e) ensure that staff are trained and aware of their obligations under the Environmental Protection Act 1994; and f) ensure that reviews of environmental performance are undertaken at least annually; and g) Identify risk of environmental harm or environmental nuisance to surrounding land uses and measures to minimise any environmental harm or environmental nuisance; and h) Include a management plan which outlines practices that prevent or minimise the risk of environmental harm or environmental nuisance to surrounding land uses.
G3	All reasonable and practicable measures must be taken to prevent or minimise environmental harm caused by the activities.
G4	Activities conducted under this environmental authority must not be conducted contrary to any of the following limitations: a) the maximum number of pigs housed in piggery sheds at any one time must not exceed 24,500 standard pig units (SPU); and b) pigs are to be housed within the piggery sheds at all times.
G5	The piggery and associated facilities must be constructed generally in accordance with the following plans: 1. Property Plan, Prepared by AgDSA, Job Code CEFN-005, Sheet Number A002, Revision IFA4, Dated 13 August 2026; and 2. Design Plan, Prepared by AgDSA, Job Code CEFN-005, Sheet Number A004, Revision IFA3, Dated 13 August 2026.

G6	Piggery ponds and associated hard-stand facilities must be constructed and maintained in accordance with accepted engineering practice, to ensure long term structural integrity. The in-situ coefficient of permeability of the finished base, batters and embankments must not exceed 1×10^{-9} m/s. If this standard cannot be achieved using the in-situ material, lining must be carried out in accordance with the design permeability specification of the National Environmental Guidelines for Indoor Piggeries (NEGIP) Siting and Design 2025 or subsequent versions. The holder of the environmental authority is to submit compaction testing to the administering authority to demonstrate compliance with this specification on request.
G7	Following the completion of the proposed piggery complex, the holder of this environmental authority shall arrange for 'as-built' surveys to be carried out to confirm the storage volumes of all effluent treatment systems and storage ponds. The results of these surveys shall be submitted to the administering authority for approval.
G8	The holder of this environmental authority must not make any material alteration to the activity which may affect the operating capacity of the activity or change the way in which the activity operates, without the prior written approval of the administering authority .
G9	Animal carcasses shall be disposed of so as not to cause environmental harm or environmental nuisance .
G10	Piggery ponds shall be managed to prevent over-topping. Ponds are to be managed to ensure a minimum of 600mm of freeboard between top water level and the top of the pond bank is maintained. Effluent ponds shall be managed so that odour does not cause environmental nuisance .
G11	Accumulated sludge should be removed from effluent ponds and piggery waste containment structures so that it does not impede the required minimum storage and treatment capacity.
G12	Any release of effluent from piggery waste containment structures must be reported to the administering authority within 24 hours of becoming aware of the release . Records must be kept including full details of the release and any subsequent actions taken.
G13	Details (including the date and location) of the following piggery operations are to be recorded: • Pond management practices described in Condition G11; and • Number of SPU introduced and removed from the premises; and • Effluent irrigation events; and • Solid waste utilisation events; and • Piggery pond desludging events.

Monitoring**G14**

An **appropriately qualified person(s)** must monitor and record all indicator(s) required by and in accordance with Table 1 – Soil Monitoring.

Table 1 – Soil Monitoring

Indicator(s)	Measurement (units) and depth intervals	Minimum frequency	Monitoring location
Land			
Colwell Phosphorus (Colwell P)	mg/kg 0-0.1 m 0.2–0.3 m 0.5-0.6 m	Annually	Soil samples are to be collected from the specified depth intervals within the effluent utilisation areas.
Nitrate Nitrogen (NO ₃ ⁻ - N)	mg/kg 0-0.1 m 0.2–0.3 m 0.5-0.6 m		
Total Nitrogen (Total N)	mg/kg 0-0.1 m 0.2–0.3 m 0.5-0.6 m		
Potassium (K)	mg/kg 0-0.1 m 0.2–0.3 m 0.5-0.6 m		
Exchangeable Sodium Percentage (ESP)	% 0-0.1 m 0.2–0.3 m 0.5-0.6 m		
Electrical Conductivity (EC)	µS/cm 0-0.1 m 0.2–0.3 m 0.5-0.6 m		
pH	pH units 0-0.1 m 0.2–0.3 m 0.5-0.6 m		

G15

All analyses required under this environmental authority must be carried out by a laboratory that has National Association of Testing Authorities certification, or an equivalent certification, for such analyses.

G16	The soil monitoring data described above must be reviewed by an appropriately qualified person (Certified Professional Soil Scientist (CPSS), Certified Practising Agriculturalist (CPAg), or other combination of qualifications and experience). The review must include trend analysis and a summary of recommendations to be implemented in the subsequent reporting period. Recommendations must consider the need for changes to effluent application rates, fertiliser applications and crop selection.
G17	Monitoring of relevant groundwater and surface waters must be undertaken when requested by the administering authority , in the manner prescribed by the administering authority . The monitoring results must be provided within 10 business days to the administering authority upon its request.
G18	When required by the administering authority , monitoring must be undertaken in the manner prescribed by the administering authority to investigate a complaint of environmental nuisance arising from the activity. The monitoring results must be provided within 10 business days to the administering authority upon its request.
G19	All records must be kept for a period of at least five years and provided to the administering authority upon request.
Agency interest: Air	
Condition number	Condition
A1	Odours or airborne contaminants must not cause environmental nuisance to any sensitive place or commercial place .
A2	Dust and particulate matter emissions must not exceed the following concentrations at any sensitive place or commercial place : a) dust deposition of 120 milligrams per square metre per day, when monitored in accordance with Australian Standard AS 3580.10.1 (or more recent editions), or b) a concentration of particulate matter with an aerodynamic diameter of less than 10 micrometre (µm) (PM10) suspended in the atmosphere of 50 micrograms per cubic metre over a 24 hour averaging time, when monitored in accordance with Australian Standard AS 3580.9.6 (or more recent editions) or any other method approved by the administering authority.
A3	Piggery waste containment structures and waste storage areas must be managed at all times to prevent or minimise environmental nuisance .
Agency interest: Water	
Condition number	Condition
WT1	Contaminants must not be released to groundwater or at a location where they are likely to release to groundwater .

WT2	Any release of contaminants generated by the activity to waters must not cause environmental harm .
WT3	The stormwater runoff from disturbed areas must be managed to minimise the release of contaminants offsite.
WT4	Effluent shall be applied to crops or pastures using a managed waste application program. The rate and volume of effluent applied to utilisation areas shall be such that surface pooling and runoff is kept to a practical minimum and excessive deep percolation is avoided.
Agency interest: Noise	
Condition number	Condition
N1	Noise generated by the activity must not cause environmental nuisance to any sensitive place or commercial place .
Agency interest: Land	
Condition number	Condition
L1	Any release of contaminants generated by the activity to land must not cause environmental harm .
L2	Before applying to surrender this environmental authority the site must be rehabilitated to achieve a safe, stable, non-polluting landform.
Agency interest: Waste	
Condition number	Condition
WS1	All waste generated in carrying out the activity must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.
WS2	Waste being treated must be lawfully treated to render it less hazardous and be fit for its intended use or disposal.
WS3	Any release or utilisation of waste generated by the activity must not cause environmental harm .
WS4	Piggery effluent and solid waste must be applied to land in a manner that does not result in leaching or overland flow of contaminants to waters .

WS5	The rate of application of effluent and solid waste from the activity must not exceed the rates at which the critical constituents of the wastes, that is, water, nutrients (especially nitrogen and phosphorus) and salts, are: (a) taken up by plants and removed from the waste utilisation areas by harvesting; (b) safely stored within the soil profile; or (c) released into the surrounding environment in an acceptable form.
WS6	Manure and sludge generated by the activity, shall be either: • stored within the designated solid waste processing and composting area(s) of the piggery complex; or • exported from the property; or • applied immediately, at sustainable rates, to crop or pasture on the property.
WS7	Solid waste stockpile and composting areas shall be protected from rainfall runoff by diversion banks or drains and shall be located within a controlled drainage area.
WS8	Stockpiles of manure, sludge and spilt or spoilt feedstuff shall be managed to avoid burning, including spontaneous combustion. Any fires shall be extinguished as soon as practically possible.

Definitions

Key terms and/or phrases used in this document are defined in this section and **bolded** throughout this document. Applicants should note that where a term is not defined, the definition in the *Environmental Protection Act 1994* (the Act), 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, whether resource activities or prescribed activities, to which the environmental authority relates.

administering authority means the Department of Primary Industries or its successor or predecessors.

Annual Exceedance Probability (AEP) An Annual Exceedance Probability (AEP) event is the probability of a level of flooding being equalled or exceeded, at least once, in any given year. For example, a 1% AEP, is a flood level that has a one per cent chance of occurring in any given year.

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

background means noise, measured in the absence of the noise under investigation, as $L_{A90,T}$ being the A-weighted sound pressure level exceeded for 90 percent of the time period of not less than 15 minutes, using Fast response.

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.

delegate of the administering authority means an officer of the Department of Primary Industries or its successor as cited by the administering authority.

disturbed areas includes areas:

1. that are susceptible to erosion;
2. that are contaminated by the activity; and/or
3. upon which stockpiles of soil or other materials are located.

environmental harm as defined in Chapter 1 of the *Environmental Protection Act 1994*.

environmental nuisance as defined in Chapter 1 of the *Environmental Protection Act 1994*.

environmental value as defined in Chapter 1 of the *Environmental Protection Act 1994*.

groundwater means water that occurs naturally in, or is introduced artificially into, an aquifer.

$L_{Aeq\ adj,T}$ means the adjusted A weighted equivalent continuous sound pressure level measures on fast response, adjusted for tonality and impulsiveness, during the time period T, where T is measured for a period no less than 15 minutes when the activity is causing a steady state noise, and no shorter than one hour when the approved activity is causing an intermittent noise.

land does not include **waters**.

Max $L_{pA,T}$ means the maximum A-weighted sound pressure level measured over a time period T of not less than 15 minutes, using Fast response.

measures has the broadest interpretation and includes plant, equipment, physical objects, monitoring, procedures, actions, directions and competency.

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

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

prescribed water contaminants means contaminants listed within Schedule 9 of the *Environmental Protection Regulation 2008*.

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 includes:

1. to deposit, discharge, emit or disturb the contaminant; and
2. to cause or allow the contaminant to be deposited, discharged, emitted or disturbed; and
3. to fail to prevent the contaminant from being deposited, discharged emitted or disturbed; and
4. to allow the contaminant to escape; and
5. to fail to prevent the contaminant from escaping.

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 the following and includes a place within the curtilage of such a place reasonably used by persons at that place:

- a) caretaker's accommodation; or
- b) a childcare centre; or
- c) a community care centre; or
- d) a community residence; or
- e) a detention facility; or
- f) a dual occupancy; or
- g) a dwelling house; or
- h) a dwelling unit; or
- i) an educational establishment; or
- j) a health care service; or
- k) a hospital; or
- l) a hotel, to the extent the hotel provides accommodation for tourists or travellers; or
- m) a multiple dwelling; or
- n) non-resident workforce accommodation; or
- o) a relocatable home park; or
- p) a residential care facility; or
- q) a resort complex; or
- r) a retirement facility; or
- s) rooming accommodation; or
- t) rural workers' accommodation; or
- u) short-term accommodation; or
- v) a supervised accommodation service; or
- w) a tourist park.

standard pig units (SPU) is a unit of measurement based on types, or a combination of types and live weight, of pigs. In the following table, the number of standard pig units that is equivalent to an animal of a type mentioned in column 1 is stated opposite in column 2.

Column 1	Column 2
Type and/or live weight of pig	Number of Standard Pig Unit
Boar	1.6
Gestating sow	1.6
Gilt	1.8
Lactating sow	2.5
Sucker - 1.4 to 8kg	0.1
Weaner - more than 8 to 25	0.5
Grower - more than 25 to 55	1.0
Finisher - more than 55 to 100	1.6
Finisher - more than 100	1.8

substantial low frequency noise means a noise emission that has an unbalanced frequency spectrum shown in a one-third octave band measurements, with a predominant component within the frequency range 10 to 200 Hz. It includes any noise emission likely to cause an overall sound pressure level at a noise sensitive place exceeding 55 dB(Z).

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.

you means the holder of the environmental authority.

Appendices

1. Property Plan, Prepared by AgDSA, Job Code CEFN-005, Sheet Number A002, Revision IFA4, Dated 13 August 2026; and
2. Design Plan, Prepared by AgDSA, Job Code CEFN-005, Sheet Number A004, Revision IFA3, Dated 13 August 2026.

END OF ENVIRONMENTAL AUTHORITY



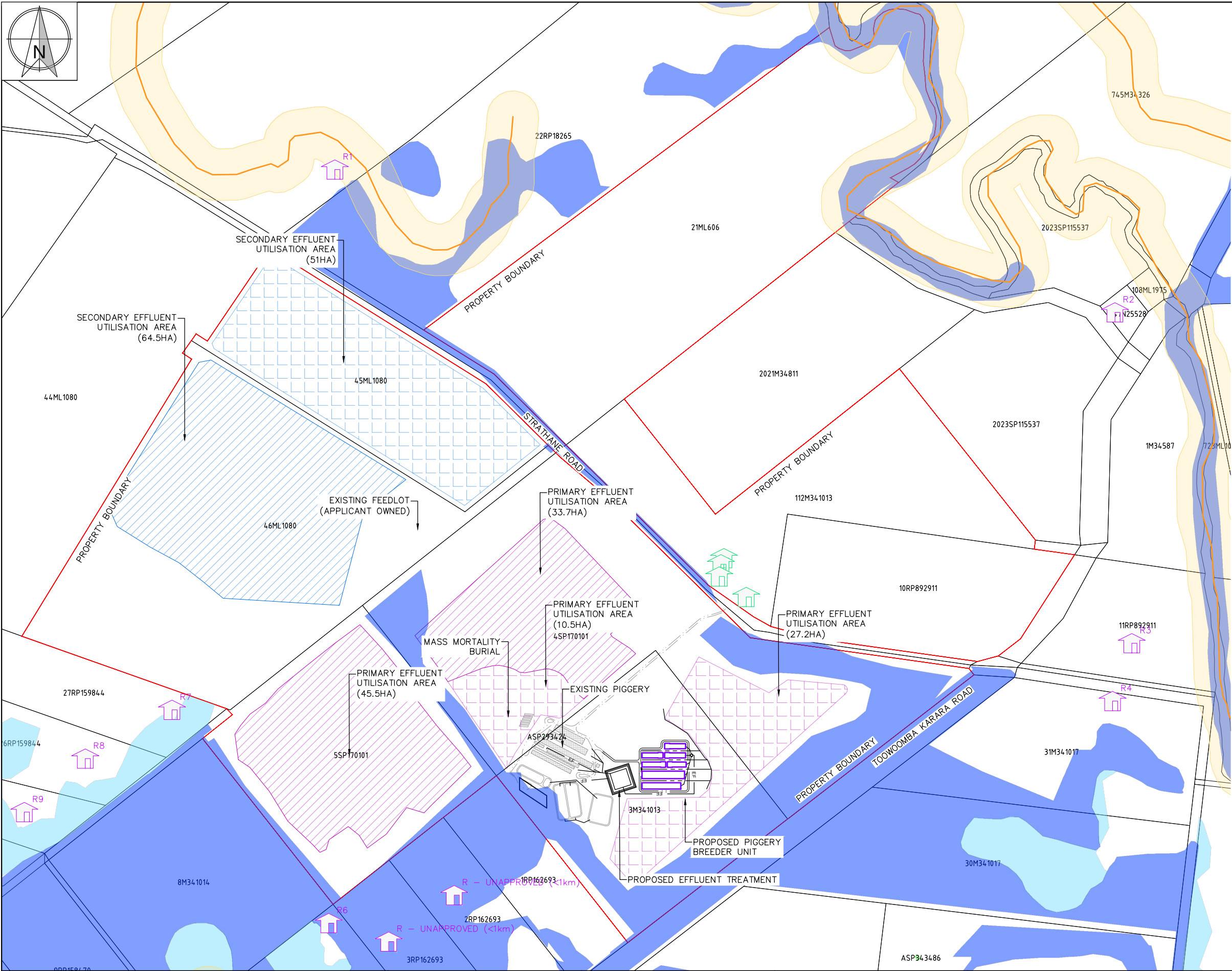
LEGEND

- PROPERTY BOUNDARY
- CADASTRAL LOT BOUNDARY
- PROPOSED INFRASTRUCTURE
- EXISTING INFRASTRUCTURE
- INTERNAL ROAD
- EF EF EFFLUENT TRANSFER PIPE
- REGULATED VEGETATION—CATEGORY B
- REGULATED VEGETATION—CATEGORY C
- MAPPED STREAM ORDER
- STREAM ORDER BUFFER (100m)
- SENSITIVE RECEPTOR
- DWELLING OWNED BY APPLICANT
- PROPOSED PIGGERY EUA (232.4 HA TOTAL)
 - USABLE – 143.7 HA
 - TEMPORARILY UNUSABLE – 88.7 HA

- NOTES:
- AERIAL IMAGE SOURCED FROM ESRI MAPPING SERVICES. IMAGE DATE UNKNOWN.
 - FEATURES MAY HAVE BEEN DIGITISED FROM PLANS OR AERIAL PHOTOGRAPHS AND ACCURACY IS LIMITED.
 - CADASTRAL DATA SOURCED FROM QUEENSLAND SPATIAL CATALOGUE (QSPATIAL). EXTRACTION DATE 29/07/2023.

SITE OVERVIEW

SITE	CAPACITY	UNITS
APPROVED	11,500	SPU
EXISTING	11,500	SPU
PROPOSED	13,000	SPU
COMBINED	24,500	SPU



CLIENT
CEFN PTY LTD

PROJECT
SUSCO – PIGGERY EXPANSION

LOCATION
STRATHANE ROAD, LEYBURN QLD 4365

SHEET TITLE
PROPERTY PLAN

AGRICULTURAL DEVELOPMENT SERVICES AUSTRALIA

PO BOX 292
TOOWOOMBA QLD 4350
PH: +61 473 171 957
E: contact@agdsa.com.au

SCALE
0 150 300 450m
SCALE 1:7,500 (A1) 1:15,000 (A3)

DESIGNED
TCG

CHECKED
MRN

PROJECT MANAGER
MRN

FOR APPROVAL

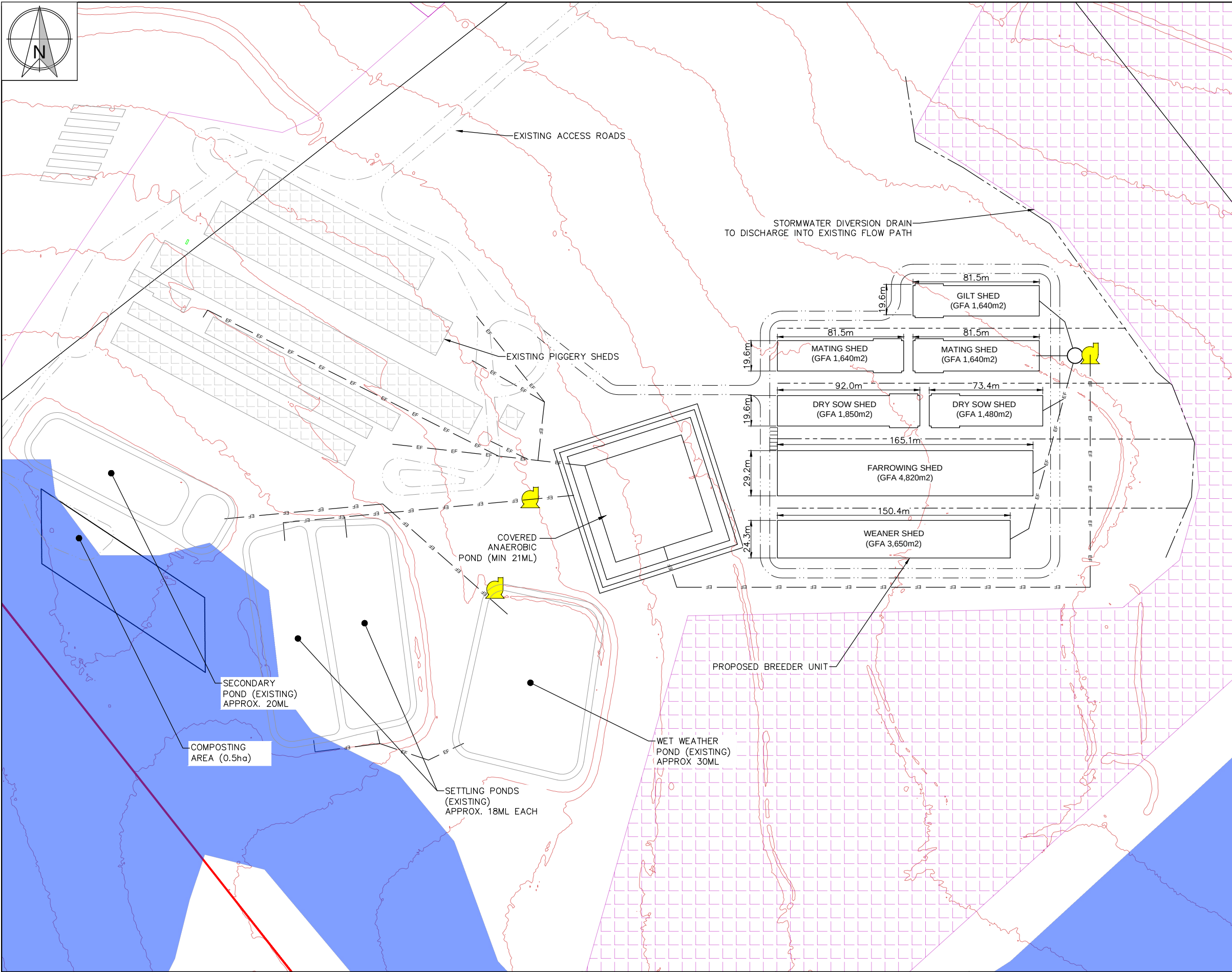
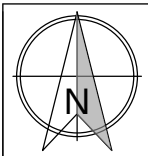
13/08/2026	IFA4	ALTERED EUA TO INCLUDE ADDITIONAL AREA + TEMP UNUSABLE AREA	MRN
28/01/2026	IFA3	ENLARGED CAP TO 21ML	MRN
26/11/2025	IFA2	UPDATED RECEPTORS	MRN
10/06/2025	IFA1	ISSUED FOR APPROVAL	TCG
DATE	REV	DESCRIPTION	APP

REVISIONS

JOB CODE
CEFN–005

SHEET NUMBER
A002

CURRENT REVISION
IFA4



LEGEND

- PROPERTY BOUNDARY
- CADASTRAL LOT BOUNDARY
- PROPOSED INFRASTRUCTURE
- EXISTING INFRASTRUCTURE
- INTERNAL ROAD
- STORMWATER DIVERSION DRAIN/BANK
- EF EF EFFLUENT TRANSFER PIPE
- REGULATED VEGETATION—CATEGORY B
- REGULATED VEGETATION—CATEGORY C
- CONTOURS – 1m EXISTING SURFACE
- MAPPED STREAM ORDER
- STREAM ORDER BUFFER (100m)



PROPOSED PIGGERY EUA (232.4 HA TOTAL)

- USABLE – 143.7 HA
- TEMPORARILY UNUSABLE – 88.7 HA

NOTES:

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- CADASTRAL DATA SOURCED FROM QUEENSLAND SPATIAL CATALOGUE (QSPATIAL). EXTRACTION DATE 15/12/2024.

SITE OVERVIEW

SITE	CAPACITY (SPU)	GFA (m2)
APPROVED	11,500	–
EXISTING	11,500	17,570
PROPOSED	13,000	16,900
COMBINED	24,500	34,470

CLIENT
CEFN PTY LTD

PROJECT
SUSCO – PIGGERY EXPANSION

LOCATION
STRATHANE ROAD, LEYBURN QLD 4365

SHEET TITLE
DESIGN PLAN

AgDSA

AGRICULTURAL DEVELOPMENT
SERVICES AUSTRALIA

PO BOX 292
TOOWOOMBA QLD 4350
PH: +61 473 171 957
E: contact@agdsa.com.au

SCALE

0 25 50 75m

SCALE 1:1250 (A1) 1:2500 (A3)



DESIGNED
TCG

CHECKED
MRN

PROJECT MANAGER
MRN

FOR APPROVAL

DATE	REV	DESCRIPTION
13/08/2026	IFA3	ADDED SEWER CONNECTIONS FROM EXISTING PIGGERY
28/01/2026	IFA2	ENLARGED CAP TO 21ML
10/06/2025	IFA1	ISSUED FOR APPROVAL

REVISIONS

JOB CODE
CEFN–005

SHEET NUMBER
A004

CURRENT REVISION
IFA3

Notice

Environmental Protection Act 1994

Decision about application for an environmental authority

This statutory notice is issued by the administering authority pursuant to section 198 of the Environmental Protection Act 1994 to advise you of a decision on your application for an environmental authority.

Cefn Pty Ltd
54 King Street
CLIFTON QLD 4361

Our Reference: 2026-21

Attention: Andrew Jones

Email: andrewj@cefn.com.au

Decision about an application for an environmental authority

1 Application details

The application for an environmental authority was received by the administering authority on 8 May 2026.

Application reference number: 2604-52054 SRA

Land description: Lot 3 M341013; Lot 4 SP170101; Lot 5 SP170101; Lot 45 ML1080; Lot 46 ML1080;
Lot 21 ML606; Lot 112 M341013; Lot 10 RP892911.
106 Strathane Road, Ellangowan, Queensland.

2 Decision

The administering authority has decided to approve the application subject to conditions including condition(s) that you have not agreed to in writing.

3 Annual fee

The first annual fee is payable within 20 business days of the effective date shown in the attached environmental authority.

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

4 Human rights

A human rights assessment was carried out in relation to this decision/action and it was determined that the decision is compatible with human rights.

Notice

Decision about application for an environmental authority

5 Review and appeal rights

You may apply to the administering authority for a review of this decision within 10 business days after receiving this notice. You may also appeal against this decision to the relevant court. Information about your review and appeal rights is attached to this notice. This information is guidance only and you may have other legal rights and obligations.

Should you have any questions about the notice, please contact Craig McIver using the details provided below.



Signature

Luke Boucher
Manager Environmental Regulation

15 September 2026

Date

Enquiries:

Intensive Livestock Unit
PO Box 102 TOOWOOMBA QLD 4350
Phone: 13 25 23
Email: LivestockRegulator@dpi.qld.gov.au

Department of Primary Industries
Delegate of the administering authority
Environmental Protection Act 1994

Attachments

Environmental authority 2026-21
Information sheet: Internal review and appeal (ESR/2015/1742)

Information sheet

Environmental Protection Act 1994

Internal review and appeals

This information sheet gives a summary of the process for the review of decisions and appeals to the Land Court and the Planning and Environment Court under sections 519 to 539 of the Environmental Protection Act 1994 and subordinate legislation.

Table of contents

1	Introduction	4
1.1	What is the relevant court?	4
1.1.1	Land Court.....	4
1.1.2	Planning and Environment Court	4
1.2	Chapter 11—Administration, Part 3—Review of decisions and appeals	5
1.2.1	Division 1—Interpretation	5
1.2.1.1	Section 519 Original decisions	5
1.2.1.2	Section 520 Dissatisfied person	5
2	Internal review of decisions.....	6
2.1	Division 2—Internal review of decisions	6
2.1.1.1	Section 521 Procedure for review	6
3	Appeals to Land Court	8
3.1	Division 3—Appeals.....	9
3.1.1	Subdivision 1—Appeals to Land Court.....	9
3.1.1.1	Section 523 Review decisions subject to Land Court appeal	9
3.1.1.2	Section 524 Right of appeal	9
3.1.1.3	Section 525 Appeal period	9
3.1.1.4	Section 526 Land Court mediation.....	9
3.1.1.5	Section 527 Nature of appeal.....	9
3.1.1.6	Section 528 Land Court’s powers for appeal	9
3.1.1.7	Section 530 Decision for appeals.....	9
4	Appeals to the Court	10
4.1	Division 3—Appeals.....	10
4.1.1	Subdivision 2—Appeals to Court.....	10
4.1.1.1	Section 531 Who may appeal	10
4.1.1.2	Section 532 How to start appeal	10
4.1.1.3	Section 533 Appellant to give notice of appeal to other parties	10
4.1.1.4	Section 534 Persons may elect to become respondents to appeal	11
4.1.1.5	Section 536 Hearing procedures.....	11

4.1.1.6	Section 537 Assessors.....	11
4.1.1.7	Section 538 Appeals may be heard with planning appeals	11
4.1.1.8	Section 539 Powers of Court on appeal	11
5	Stays	11
5.1	Division 4 — Stays.....	11
5.1.1.1	Section 539A Stay of operation of original decisions for internal review	11
5.1.1.2	Section 539B Stay of operation of decisions appealed against to Land Court or Court.....	12
5.1.1.3	Section 539C Stay of decision about financial assurance	12
5.1.1.4	Section 539D Stay of particular decisions if unacceptable risk of environmental harm	12
5.1.1.5	Section 539E Stay of decision to issue an environmental enforcement order in particular circumstances	13
5.1.1.6	Section 539F Effect of stay of ERC decision	13
6	Judicial review.....	14

Version history

Version	Date	Description
1.00	13 August 2015	First published version of the guideline.
2.00	13 August 2015	Minor changes and references to legislation updated.
3.00	10 October 2016	Updated to reflect latest version of <i>Environmental Protection Act 1994</i> .
3.01	6 July 2017	Replaced references to the <i>Sustainable Planning Act 2009</i> with <i>Planning Act 2016</i> (commenced 3 July 2017).
3.02	13 June 2018	The document template, header and footer have been updated to reflect current Queensland Government corporate identity requirements and comply with the Policy Register.
4.00	01 April 2019	Update of conditions relating to financial assurance to reflect the introduction of the Mineral and Energy Resources (Financial Provisioning) Act 2018 and the subsequent changes to the Environmental Protection Act 1994.
5.00	1 November 2019	Updated for the commencement of the progressive rehabilitation and closure plan framework.
6.00	15 September 2020	Updated to reflect changes introduced by the <i>Environmental Protection and Other Legislation Amendment Act 2020</i> .
6.01	14 April 2022	Facsimile number removed.
6.02	30 November 2023	Minor update to reflect changes introduced by the <i>Environmental Protection and Other Legislation Amendment Act 2023</i> .
6.03	20 March 2024	Document rebranded to align with machinery of government changes.

6.04	8 August 2024	Removed references to <i>Internal review and appeal to Planning and Environment Court</i> (ESR/2015/1572) in the heading text. That document has been merged with this document (ESR/2015/1742). ESR/2015/1572 has been repealed and archived. References to that document has been removed.
7.00	26 May 2025	Document rebranded to align with machinery of government changes. Updates made to reflect Environmental Protection (Powers and Penalties) and Other Legislation Amendment Act 2024.
7.01	10 November 2025	Document rebranded to align with Delivering for Queensland changes. Updated link to Application for review of original decision (ESR/2015/1573)

1 Introduction

The *Environmental Protection Act 1994* (EP Act) includes provisions for the internal review and appeal of certain decisions made under the EP Act.

The decisions that are subject to internal review are referred to as 'original decisions' in Schedule 2 of the EP Act and subordinate legislation.

A person who is dissatisfied with an original decision made by the Department of the Environment, Tourism, Science and Innovation (the department) may apply to have that decision internally reviewed¹. Generally, an application for a review of an original decision must be:

- made within 10 business days of the receiving a notice about the original decision or from when the department is taken to have made the decision;
- supported by enough information to enable the department to decide the review application; and
- made using the approved form [Application for review of original decision](#) (ESR/2015/1573²).

Where an application has been made for a review of an original decision, the applicant may also apply to the relevant court for a stay of the decision to secure the effectiveness of the review and any later appeal.

Once the original decision has been reviewed, a person who is dissatisfied with the review decision may be able to appeal against that decision to the relevant court within 22 business days of receiving the notice about the review decision. Schedule 2, Part 3 includes original decisions for internal review only.

1.1 What is the relevant court?

1.1.1 Land Court

Original decisions mentioned in Schedule 2, Part 1 are subject to Land Court appeal. These decisions generally relate to environmental authorities for resource activities.

The EP Act confers jurisdiction to the Land Court to hear and determine matters relating to natural resource issues, including appeals against decisions concerning the grant of mining tenures and other state land interests.

1.1.2 Planning and Environment Court

Original decisions mentioned in Schedule 2, Part 2 can be appealed against to the Planning and Environment Court. These decisions generally relate to environmental authorities for prescribed environmentally relevant activities.

The Planning and Environment Court is constituted by judges and hears matters including those relating to planning and development, environmental protection and management, nature conservation and heritage.

The relevant sections of Chapter 11, Part 3 of the EP Act that provide for the review of decisions and appeals are outlined below.

¹ Note: In accordance with section 521(14) internal reviews are not undertaken for an original decision to issue a clean-up notice.

² This form is available on the Queensland Government website at www.qld.gov.au, using the publication number ESR/2015/1573 as a search term.

1.2 Chapter 11—Administration, Part 3—Review of decisions and appeals

1.2.1 Division 1—Interpretation

1.2.1.1 Section 519 Original decisions

- (1) A decision mentioned in schedule 2 is an 'original decision'.
- (2) A decision under an environmental protection policy or regulation that the policy or regulation declares to be a decision to which this part applies is also an original decision.

1.2.1.2 Section 520 Dissatisfied person

- (1) A dissatisfied person, for an original or review decision, is—
 - (a) if the decision is about an environmental impact statement (EIS) or the EIS process for an EIS—the relevant proponent under chapter 3, part 1, for the project to which the EIS relates; or
 - (b) if the decision is about an application for an environmental authority or proposed PRCP plan for the application—the applicant; or
 - (c) if the decision is about an environmental authority, including financial assurance for the environmental authority, or a PRCP schedule—the holder of the authority or schedule; or
 - (d) if the decision is about an application for registration of a person as a suitable operator—the applicant; or
 - (e) if the decision is about a registered suitable operator—the operator; or
 - (f) if the decision is about taking action after receiving an audit report for an audit of a PRCP schedule—the holder of the schedule; or
 - (g) if the decision is to refuse an application to recognise an accreditation program for an agricultural ERA – the applicant; or
 - (h) if the decision is about a recognised accreditation program for an agricultural ERA – the owner of the program; or
 - (i) if the decision is to give an audit notice under section 322, 322A or 323—the recipient; or
 - (j) if the decision is to conduct an environmental audit or prepare an environmental report for an audit under section 326—the relevant environmental authority holder; or
 - (k) if the decision is about an environmental investigation or environmental enforcement order – the recipient; or
 - (l) if the decision is about a transitional environmental program—the holder of the program or person or public authority that is required to apply for the issue of the program; or
 - (m) if the decision is about a temporary emissions licence—
 - (i) the applicant for the licence; or
 - (ii) the holder of the licence; or
 - (n) if the decision is to issue a cost recovery notice—the recipient; or

- (o) if the decision is about recording particulars of land in, or removing particulars of land from, the environmental management register or contaminated land register—the land's owner; or
 - (o) if the decision is about a site management plan for contaminated land—
 - (i) the recipient for the notice to prepare or commission the site management plan, other than for a decision under section 399; and
 - (ii) the land's owner; and
 - (iii) if another person prepares or commissions the plan—the other person, other than for a decision under section 399; or
 - (p) if the decision is about erecting signs on contaminated land—the land's owner; or
 - (q) if the decision is about a disposal permit—the applicant for the permit; or
 - (r) if the decision is about an exemption under chapter 8, part 3F, division 3—the person applying for, or given, the exemption; or
 - (s) if the decision is to give a notice under section 451(1)—the person to whom the notice is given; or
 - (t) if the decision is about an application for approval as an auditor under chapter 12, part 3A, division 2—the applicant; or
 - (u) if the decision is about an auditor—the auditor; or
 - (v) if the decision is about a complaint under chapter 12, part 3A, division 5—the person who made the complaint; or
 - (w) if the decision is about a conversion application under section 695—the applicant; or
 - (x) if the decision is a decision under an environmental protection policy or a regulation that the policy or regulation declares to be a decision to which this part applies—the person declared under the policy or regulation to be a dissatisfied person for the decision.
- (2) A submitter for an application is also a dissatisfied person if the decision is about—
- (a) a site-specific application for an environmental authority for a petroleum activity; or
 - (b) an amendment application under chapter 5, part 7 for an environmental authority for a resource activity, other than a mining activity; or
 - (c) an application for the issue of a transitional environmental program to which section 335 applies.

2 Internal review of decisions

The relevant section of the EP Act regarding the process for the internal review of original decisions is outlined below.

2.1 Division 2—Internal review of decisions

2.1.1.1 Section 521 Procedure for review

- (1) A dissatisfied person may apply for a review of an original decision.

- (2) The application must—
- (a) be made in the approved form to the administering authority within the following period (the ‘review application period’)—
 - (i) 10 business days¹ after the day on which the person receives notice of the original decision or the administering authority is taken to have made the decision (the ‘review date’);
 - (ii) the longer period the authority in special circumstances allows; and
 - (b) be supported by enough information to enable the authority to decide the application.
- (3) The administering authority must, within 5 business days after the end of the review application period or, if 2 or more applications are received in relation to the original decision, the end of the latest of the review application periods, send the following documents to the other persons who were given notice under this Act of the original decision—
- (a) notice of the application (the ‘review notice’);
 - (b) either-
 - (i) a copy of the application and supporting documents; or
 - (ii) details of where a copy of the application and supporting documents may be inspected or accessed.
- (4) The review notice must inform the recipient that submission on the application may be made to the administering authority within 5 business days (the ‘submission period’) after the day the authority sends the review notice to the recipient.
- (5) If the administering authority receives only 1 application in relation to the original decision and is satisfied the applicant has complied with subsection (2), the authority must, within the decision period—
- (a) review the original decision;
 - (b) consider any submissions properly made by a recipient of the review notice; and
 - (c) make a decision (the ‘review decision’) to—
 - (i) confirm or revoke the original decision; or
 - (ii) vary the original decision in a way the administering authority considers appropriate.
- (6) If the administering authority receives 2 or more applications in relation to the original decision and is satisfied the applicants have complied with subsection (2), the authority must, within the decision period-
- (a) review the original decision; and
 - (b) consider any submissions properly made by a recipient of any of the review notices; and
 - (c) make 1 decision (also the ‘review decision’) in relation to the applications to-
 - (i) confirm or revoke the original decision; or
 - (ii) vary the original decision in a way the administering authority considers appropriate.
- (7) The application does not stay (i.e. suspend or stop) the original decision.
- Note-* See part 3, division 4 in relation to stays.
- (8) The application must not be dealt with by—
- (a) the person who made the original decision; or
 - (b) a person in a less senior office than the person who made the original decision.

- (9) Within 10 business days after making the review decision, the administering authority must give written notice of the decision to the applicant and persons who were given notice under this Act of the original decision.
- (10) The notice must—
 - (a) include the reasons for the review decision; and
 - (b) inform the persons of their right of appeal against the decision.
- (11) If the administering authority does not comply with subsection (5), (6) or (9), the authority is taken to have made a decision confirming the original decision.
- (12) Subsection (8) applies despite the *Acts Interpretation Act 1954*, s. 27A.
- (13) This section does not apply to an original decision made by—
 - (a) for a matter, the administration and enforcement of which has been devolved to a local government—the local government itself or the chief executive officer of the local government personally; or
 - (b) for another matter—the chief executive personally.
- (14) Also, this section does not apply to an original decision to issue an environmental enforcement order under section 362(2)(a).
- (15) In this section—

‘decision period’, for a review of an original decision, means—

 - (a) if only 1 application is received in relation to the original decision and a submission is received within the submission period—
 - (i) 20 business days after the administering authority receives the application; or
 - (ii) the longer period, of not more than 5 additional business days, the authority in special circumstances decides; or
 - (b) if only 1 application is received in relation to the original decision and no submissions are received within the submission period—
 - (i) 15 business days after the administering authority receives the application; or
 - (ii) the longer period, of not more than 5 additional business days, the authority in special circumstances decides; or
 - (c) if 2 or more applications are received in relation to the original decision and a submission is received within the submission period for at least 1 of the applications—
 - (i) 20 business days after the administering authority receives the latest of the applications; or
 - (ii) the longer period, of not more than 5 additional business days, the authority in special circumstances decides; or
 - (d) if 2 or more applications are received in relation to the original decision and no submissions are received within the submission period for any of the applications—
 - (i) 15 business days after the administering authority receives the latest of the applications; or
 - (ii) the longer period, of not more than 5 additional business days, the authority in special circumstances decides.

3 Appeals to Land Court

The relevant sections of the EP Act regarding the process for appealing against a decision to the Land Court are outlined below.

3.1 Division 3—Appeals

3.1.1 Subdivision 1—Appeals to Land Court

3.1.1.1 *Section 523 Review decisions subject to Land Court appeal*

This subdivision applies if the administering authority makes a review decision for an original decision mentioned in schedule 2, part 1.

3.1.1.2 *Section 524 Right of appeal*

A dissatisfied person who is dissatisfied with the review decision may appeal against the decision to the Land Court.

3.1.1.3 *Section 525 Appeal period*

- (1) The appeal must be started within 22 business days after the appellant receives notice of the review decision.
- (2) However, the Land Court may at any time extend the time for starting the appeal.

3.1.1.4 *Section 526 Land Court mediation*

- (1) Any party to the appeal may, at any time before the appeal is decided, ask the Land Court to conduct or provide mediation for the appeal.
- (2) The mediation must be conducted by the Land Court or a mediator chosen by the Land Court².

3.1.1.5 *Section 527 Nature of appeal*

The appeal is by way of rehearing, unaffected by the review decision.

3.1.1.6 *Section 528 Land Court's powers for appeal*

In deciding the appeal, the Land Court has the same powers as the administering authority.

3.1.1.7 *Section 530 Decision for appeals*

- (1) In deciding the appeal, the Land Court may—
 - (a) confirm the review decision; or
 - (b) set aside the decision and substitute another decision; or
 - (c) set aside the decision and return the matter to the administering authority who made the decision, with directions the Land Court considers appropriate.
- (2) In setting aside or substituting the decision, the Land Court has the same powers as the authority unless otherwise expressly stated.
- (3) However, this part does not apply to a power exercised under subsection (2).
- (4) If the Land Court substitutes another decision, the substituted decision is taken for this Act, other than this subdivision, to be the authority's decision.

4 Appeals to the Court

The relevant sections of the EP Act regarding the process for appealing against a decision to the Court are outlined below.

4.1 Division 3—Appeals

4.1.1 Subdivision 2—Appeals to Court

4.1.1.1 *Section 531 Who may appeal*

- (1) A dissatisfied person who is dissatisfied with a review decision may appeal against the decision to the Court.
- (2) However, the following review decisions cannot be appealed against to the Court—
 - (a) a review decision to which subdivision 1³ applies;
 - (b) a review decision that relates to an original decision mentioned in Schedule 2, Part 3⁴.
- (3) The chief executive may appeal against another administering authority's decision (whether an original or review decision) to the Court.
- (4) A dissatisfied person who is dissatisfied with an original decision to which s. 521 does not apply may appeal against the decision to the Court.

4.1.1.2 *Section 532 How to start appeal*

- (1) An appeal is started by—
 - (a) filing written notice of appeal with the registrar of the Court; and
 - (b) complying with rules of court applicable to the appeal.
- (2) The notice of appeal must be filed—
 - (a) if the appellant is the chief executive—within 33 business days after the decision is made or taken to have been made; or
 - (b) if the appellant is not the chief executive—within 22 business days after the day the appellant receives notice of the decision or the decision is taken to have been made.
- (3) The Court may at any time extend the period for filing the notice of appeal.
- (4) The notice of appeal must state fully the grounds of the appeal and the facts relied on.

4.1.1.3 *Section 533 Appellant to give notice of appeal to other parties*

- (1) Within 8 business days after filing the notice of appeal, the appellant must serve notice of the appeal on—
 - (a) if the appellant is the chief executive—all persons who were given notice under this Act of the original decision; or
 - (b) if the appellant is not the chief executive—the other persons who were given notice under this Act of the original decision.
- (2) The notice must inform the persons that, within 10 business days after service of the notice of appeal, they may elect to become a respondent to the appeal by filing in the Court a notice of election under rules of court.

4.1.1.4 Section 534 Persons may elect to become respondents to appeal

A person who properly files in the Court a notice of election becomes a respondent to the appeal.

4.1.1.5 Section 536 Hearing procedures

- (1) The procedure for an appeal is to be in accordance with the rules of court applicable to the appeal or, if the rules make no provision or insufficient provision, in accordance with directions of the judge.
- (2) An appeal is by way of rehearing, unaffected by the administering authority's decision.

4.1.1.6 Section 537 Assessors

If the judge hearing an appeal is satisfied the appeal involves a question of special knowledge and skill, the judge may appoint 1 or more assessors to help the judge in deciding the appeal.

4.1.1.7 Section 538 Appeals may be heard with planning appeals

- (1) This section applies if—
 - (a) a person appeals against an administering authority's decision (whether an original or review decision) about an application for an environmental authority for a prescribed ERA; and
 - (b) a person appeals against the assessment manager's decision under the Planning Act about a planning or development matter for the premises to which the application for the authority relates.
- (2) The Court may order—
 - (a) the appeals to be heard together or 1 immediately after the other; or
 - (b) 1 appeal to be stayed until the other has been decided.
- (3) This section applies even though the parties, or all of the parties, to the appeals are not the same.

4.1.1.8 Section 539 Powers of Court on appeal

- (1) In deciding an appeal, the Court may—
 - (a) confirm the decision appealed against; or
 - (b) vary the decision appealed against; or
 - (c) set aside the decision appealed against and make a decision in substitution for the decision set aside.
- (2) If on appeal the Court acts under subsection (1)(b) or (c), the decision is taken, for this Act (other than this part), to be that of the administering authority.

5 Stays

5.1 Division 4 — Stays

5.1.1.1 Section 539A Stay of operation of original decisions for internal review

- (1) If an application is made for internal review of an original decision mentioned in Schedule 2, Part 1 or 2, the applicant may immediately apply for a stay of the decision to—
 - (a) for an original decision mentioned in Schedule 2, Part 1—the Land Court; or
 - (b) for an original decision mentioned in Schedule 2, Part 2—the Court.
- (2) The Land Court or the Court may stay the decision only if it considers the stay is desirable having regard to the following—
 - (a) the interests of any person whose interests may be affected by the granting of the stay or the stay not being granted;
 - (b) any submission made to the Land Court or the Court by the entity that made the original decision;
 - (c) the public interest.
- (3) A stay may be given on conditions the Land Court or the Court considers appropriate and has effect for the period stated by the Land Court or the Court.
- (4) The period of a stay must not extend past the end of the period within which an appeal against the review decision may be started under section 525 or 532.
- (5) This section applies subject to sections 539C and 539D.
- (6) In this section—

'internal review', of an original decision, means a review of the decision under section 521.

5.1.1.2 Section 539B Stay of operation of decisions appealed against to Land Court or Court

- (1) This section applies to—
 - (a) an original decision appealed against to the Court if section 521 does not apply to the decision; or
 - (b) an original decision appealed against to the Land Court or the Court if the decision is confirmed or varied by a review decision.
- (2) The Land Court or the Court may grant a stay of a decision appealed against to secure the effectiveness of the appeal.
- (3) A stay may be granted on conditions the Land Court or the Court considers appropriate and has effect for the period stated by the Land Court or the Court.
- (4) The period of a stay must not extend past the time when the Land Court or the Court decides the appeal.
- (5) An appeal against a decision does not affect the operation or carrying out of the decision unless the decision is stayed.
- (6) This section applies subject to sections 539C to 539E.

5.1.1.3 Section 539C Stay of decision about financial assurance

- (1) This section applies to an application under section 539A or 539B for a stay of a decision about the amount of financial assurance required under a condition of an environmental authority.
- (2) The decision may not be stayed unless the administering authority has been given security for at least 75% of the amount of financial assurance that was decided by the administering authority.

5.1.1.4 Section 539D Stay of particular decisions if unacceptable risk of environmental harm

- (1) This section applies to an application under section 539A or 539B for a stay of a decision—

- (a) to ask the scheme manager for a payment of costs and expenses under section 316G; or
 - (b) to make a claim on or realise an EPA assurance under section 316G; or
 - (c) to issue an environmental enforcement order under section 362, other than an environmental enforcement order to which section 539E applies.
- (2) The Land Court or the Court must refuse the application if satisfied there would be an unacceptable risk of serious or material environmental harm if the stay were granted.

5.1.1.5 Section 539E Stay of decision to issue an environmental enforcement order in particular circumstances

- (1) This section applies to an application under section 539B for a stay of a decision to issue an environmental enforcement order under section 362(2)(a).
- (2) In deciding the application, the Court must have regard to—
 - (a) the quantity and quality of contamination of the environment that is likely to be caused if the stay is granted; and
 - (b) the proximity of the place at or from which the contamination incident is happening or happened to a place with environmental values that may be adversely affected by the contamination.

5.1.1.6 Section 539F Effect of stay of ERC decision

- (1) This section applies if 1 of the following decisions is stayed –
 - (a) an original decision that is an ERC decision;
 - (b) an original decision appealed against to the Land Court if the decision is an ERC decision that is confirmed or varied by a review decision.
- (2) Despite the stay the decision remains in effect for section 297 and the *Mineral and Energy Resources (Financial Provisioning) Act 2018*.
- (3) However, if the holder of the environmental authority in relation to which the ERC decision has been made is required to give a surety under the *Mineral and Energy Resources (Financial Provisioning) Act 2018*, the holder is only required, during the period of the stay, to give a surety of 75% of the amount required.

6 Judicial review

Under the *Judicial Review Act 1991*, a person whose interests would be adversely affected by a decision made by the department has the right to:

- request a statement of reasons explaining a decision; and
- apply to the Supreme Court for a review of a decision if they are not satisfied with the statement of reasons for that decision.

Disclaimer

While this document has been prepared with care it contains general information and does not profess to offer legal, professional or commercial advice. The Queensland Government accepts no liability for any external decisions or actions taken on the basis of this document. Persons external to the Department of the Environment, Tourism, Science and Innovation should satisfy themselves independently and by consulting their own professional advisors before embarking on any proposed course of action.

Approved:

15 September 2020

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¹ Under the *Environmental Protection Act 1994* business days— does not include a business day that occurs during the period starting on 20 December in a year and ending on 5 January in the following year¹.

² For information on how to start the appeal, see the *Land Court Rules 2000*. For information on the conduct of the mediation, see the *Land Court Act 2000*. Information is also available on the [Land Court website](#).

³ Subdivision 1 is about appeals to the Land Court.

⁴ Original decisions mentioned in Schedule 2, Part 3 are original decisions for internal review only.