Permit

Environmental Protection Act 1994

Environmental authority EPPR00195213

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

Environmental authority number: EPPR00195213

Environmental authority takes effect on day the authority is issued.

The anniversary date of this environmental authority is 14 March each year.

The payment of the annual fee will be due each year on this day.

Environmental authority holder(s)

Name(s)	Registered address
SUGAR TERMINALS LIMITED	Ibm Building Level 11 348 Edward Street BRISBANE CITY QLD 4000

Environmentally relevant activity and location details

Environmentally relevant activity/activities	Location(s)
ERA 50 - Mineral and bulk material handling - 2 - Loading or unloading 100t or more of bulk materials in a day, other than loading or unloading mentioned in item 3, or storing bulk materials	13/SP148848
ERA 50 - Mineral and bulk material handling - 2 - Loading or unloading 100t or more of bulk materials in a day, other than loading or unloading mentioned in item 3, or storing bulk materials	169/SP164760
ERA 50 - Mineral and bulk material handling - 2 - Loading or unloading 100t or more of bulk materials in a day, other than loading or unloading mentioned in item 3, or storing bulk materials	577/SP251252
ERA 50 - Mineral and bulk material handling - 2 - Loading or unloading 100t or more of bulk materials in a day, other than loading or unloading mentioned in item 3, or storing bulk materials	6/SP150574

Environmentally relevant activity/activities	Location(s)
ERA 50 - Mineral and bulk material handling - 2 - Loading or unloading 100t or more of bulk materials in a day, other than loading or unloading mentioned in item 3, or storing bulk materials	757/SP150572
ERA 50 - Mineral and bulk material handling - 2 - Loading or unloading 100t or more of bulk materials in a day, other than loading or unloading mentioned in item 3, or storing bulk materials	758/SP130956

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).

Mobile and temporary activities

If you operate a mobile and temporary environmentally relevant activity (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 contaminated land give written notice to the administering authority if they become aware of the following:

- the happening of an event involving a hazardous contaminant on the contaminated land (notice must be given within 24 hours); or
- a change in the condition of the contaminated land (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 contaminated land (notice must be given within 20 business days)

that is causing, or is reasonably likely to cause, serious or material environmental harm.

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

Take effect

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

a) if the authority is for a prescribed ERA and it states that it takes effect on the day nominated by the holder of the authority in a written notice given to the administering authority - on the nominated day; or

b) if the authority states a day or an event for it to take effect-on the stated day or when the stated event happens; or

c) otherwise - on the day the authority is issued.

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

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

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



Signature

25 June 2026

Date

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

Enquiries:
Permits and Licence Management
GPO Box 2454, BRISBANE QLD 4001
Phone: 1300 130 372
Email: palm@detsi.qld.gov.au

Obligations under the *Environmental Protection Act 1994*

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

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

Other permits required

This permit only provides an approval under the *Environmental Protection Act 1994*. In order to lawfully operate you may also require permits / approvals from your local government authority, other business units within the department and other State Government agencies prior to commencing any activity at the site. For example, this may include permits / approvals with your local Council (for planning approval), the Department of Transport and Main Roads (to access State controlled roads), the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (to clear vegetation), and the Department of Primary Industries (to clear marine plants or to obtain a quarry material allocation).

Obligations under the *Mining and Quarrying Safety and Health Act 1999*

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

Development Approval

This permit is not a development approval under the *Planning Act 2016*. The conditions of this environmental authority are separate, and in addition to, any conditions that may be on the development approval. If a copy of this environmental authority is attached to a development approval, it is for information only, and may not be current. Please contact the Department of the Environment, Tourism, Science and Innovation to ensure that you have the most current version of the environmental authority relating to this site.

Obligations under the *Environmental Protection Act 1994*

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

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

Conditions of environmental authority

Part	Applicable Location(s)	Environmentally relevant activity(ies)
Part 1	Cnr Archer & Hubert Street, SOUTH TOWNSVILLE 4810 - Lot 13 Plan SP148848, Lot 6 Plan SP150574, Lot 758 Plan SP130956, Lot 169 Plan SP164760, Lot 757 Plan SP150572 8 Hubie Taylor Place, SOUTH TOWNSVILLE 4810 - part Lot 577 Plan SP251252	50-(2) Bulk material handling >100t day
Part 2	Cnr Archer & Hubert Street, SOUTH TOWNSVILLE 4810 - Lot 13 Plan SP148848, Lot 6 Plan SP150574, Lot 758 Plan SP130956, Lot 169 Plan SP164760, Lot 757 Plan SP150572	50-(2) Bulk material handling >100t day

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

Part 1 – General conditions (apply to all activities at all locations)	
Condition number	**Condition**
P1-G1	All reasonable and practicable **measures** must be taken to prevent or minimise environmental harm caused by the activities.
P1-G2	All **records** must be kept for a period of at least five years and provided to the **administering authority** upon request.
P1-G3	Treatment and management of acid sulfate soils must comply with the latest edition of the *Queensland Acid Sulfate Soil Technical Manual.*

P1-G4	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.

Agency interest: Air

Condition number	Condition
P1-A1	The release of noxious or offensive odours or any other noxious or offensive airborne contaminants resulting from the activity must not cause a nuisance at any odour sensitive place.
P1-A2	The release of dust and/or particulate matter resulting from the activity must not cause an environmental nuisance at any dust sensitive place.
P1-A3	All external material transfer conveyors except for wharf and shiploader conveyors, must be roofed and enclosed on all sides.

Agency interest: Water

Condition number	Condition
P1-WA1	There must be no release of stormwater runoff that has been in contact with any contaminants at the site to any waters, roadside gutter or stormwater drain.
P1-WA2	All wash down waters containing sugar (`sweetwater') must be collected and disposed of off site.
P1-WA3	All holding tanks used for collection of 'sweetwater' must be bunded so that the capacity of the bund is sufficient to contain the contents of 100% of the largest storage tank plus 10% of the second largest tank within the bund.
P1-WA4	The base of the bund must be graded to a drainage point and the valve on the drainage point must remain in a locked position at all times, except for draining of any spilled `sweetwater for disposal off site.

P1-WA5	The holder of this environmental authority must in developing and implementing the 'Townsville Bulk Sugar Terminal Storage Expansion — Environmental Management Plan' develop and implement stormwater management practices which effectively and appropriately provide for the following functions; i. minimising the risk of contamination of stormwater with fuel, oil and wash down waters; and ii. reuse, treatment and disposal of 'sweetwater' and contaminated stormwater; and iii. the diversion of uncontaminated stormwater runoff where reasonably practicable away from areas that could cause that runoff to become contaminated.
Agency interest: Noise	
Condition number	**Condition**
P1-N1	Noise generated by the **activity** must not cause **environmental nuisance** to any **sensitive place** or **commercial place.**
P1-N2	When requested by the Administering Authority, noise monitoring must be undertaken to investigate any complaint of noise nuisance, and the results notified within 14 days to the administering authority. Monitoring must include: – $L_{A10, adj, 10 rains}$ – $L_{A1, adj, 10 mins}$ – the level and frequency of occurrence of impulsive or tonal noise; – atmospheric conditions including wind speed and direction; – effects due to extraneous factors such as traffic noise; and – location, date and time of recording.
P1-N3	The method of measurement and reporting of noise levels must comply with the latest edition of the department's Noise Measurement Manual.
Agency interest: Land	
Condition number	**Condition**
P1-L1	Contaminants must not be released to **land.**
P1-L2	Chemicals and fuels in containers of greater than 15 litres must be stored within a **secondary containment system.**
Agency interest: Waste	
Condition number	**Condition**
P1-W1	All waste generated in carrying out the **activity** must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.

Agency interest: Community	
Condition number	**Condition**
P1-S1	All complaints received by the holder of this environmental authority relating to releases of contaminants from operations at the licensed place must be recorded and kept with the following details: – time, date and nature of complaint; – type of communication (telephone, letter, personal etc.); – name, contact address and contact telephone number of complainant (Note: if the complainant does not wish to be identified then "Not identified" is to be recorded); – response and investigation undertaken as a result of the complaint; – name of person responsible for investigating complaint; and – action taken as a result of the complaint investigation and signature of responsible person.

Part 2 – Site specific conditions Cnr Archer & Hubert Street, SOUTH TOWNSVILLE 4810 - Lot 13 Plan SP148848, Lot 6 Plan SP150574, Lot 758 Plan SP130956, Lot 169 Plan SP164760, Lot 757 Plan SP150572	
Condition number	**Condition**
P2-G1	Remediation of the site contamination must be conducted in accordance with the document titled "Site Management Plan 'Bulk Sugar Shed' Townsville Port Authority", prepared by Sinclair Knight Merz, dated May 2002 (Doc. No. RT03415).
P2-G2	The holder of this environmental authority must ensure that all personnel and contractors involved in site excavations are aware of the requirements of the document mentioned in condition **P2-G1**, prior to commencement of site works.
P2-G3	Site works related to remediation must be supervised by a person whose qualifications and experience comply with section 565 of the *Environmental Protection Act 1994*.
P2-G4	At the completion of site works, a Validation Report must be prepared and submitted to the administering authority in accordance with the requirements of the *Environmental Protection Act 1994*. The Validation Report must include a Site Management Plan to manage the residual site contamination in a manner which protects human health and the environment.
P2-N1	Noise levels at the site boundary must not exceed 45dB(A).
P2-N2	Vibration emitted from activities must not cause a nuisance at any vibration sensitive place.

P2-N3	When requested by the Administering Authority, vibration monitoring and recording must be undertaken to investigate any complaint of nuisance, and the results notified within 14 days to the administering authority. Monitoring must include: – peak particle velocity (mm/s); and – location of the impacting device within the site; and – atmospheric conditions including temperature, relative humidity and wind speed and direction; and – the level and frequency of occurrence of impulsive or tonal noise; – effects due to extraneous factors; and – location, date and time of recording.

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*, 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 Environment and Heritage Protection or its successor or predecessors.

Approval means environmental authority

Authorised place means the place authorised under this environmental authority for the carrying out of the specified environmentally relevant activities.

Boundary means within 1m of the cadastral **boundary** of the approved place.

Clinical waste means waste that has the potential to cause disease including, for example, the following:

- animal waste;
- discarded sharps;
- human tissue waste;
- laboratory waste.

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.

Department means the Department of Environment and Heritage Protection

Department of Environment and Heritage Protection means the department administering the *Environmental Protection Act 1994*.

Dust sensitive place means:

- a dwelling, mobile home or caravan park, residential marina or other residential place;
- a motel, hotel or hostel;
- a kindergarten, school, university or other educational institution;
- a medical centre or hospital;
- a protected area;
- a park or gardens; or
- a place used as an office or for business or commercial purposes and includes the curtilage of any such place.

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

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

Infectious waste means **clinical waste**.

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

- is clearly audible to, or can be felt by, an individual; and
- annoys the individual.

  In determining whether a noise annoys an individual and is unreasonably intrusive, regard must be given to Australian Standard 1055.2 – 1997 Acoustics – Description and Measurement of Environmental Noise Part 2 – Application to Specific Situations.

$L_{A10,\ adj,10min}$ means the adjusted A-weighted sound pressure level (adjusted for tonal character and impulsiveness of the sound) exceeded for 10% of any 10 minute measurement period, using Fast response.

$L_{A1,\ adj,10min}$ means the adjusted A-weighted sound pressure level (adjusted for tonal character and impulsiveness of the sound) exceeded for 1% of any 10 minute measurement period, using Fast response.

Land does not include **waters**.

Noise affected premises means a **noise sensitive place** or a **commercial place.**

Noise sensitive place means:

- a dwelling, mobile home or caravan park, residential marina or other residential premises;
- a motel, hotel or hostel; or
- a kindergarten, school, university or other educational institution; or
- a medical centre or hospital; or
- a protected area; or
- a park or gardens;or
- a place used as an office or for business or commercial purposes and includes the curtilage of any such place.

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

Nuisance sensitive place includes

- a dwelling, mobile home or caravan park, residential marina or other residential place; or
- a motel, hotel or hostel; or
- a kindergarten, school, university or other educational institution; or
- a medical centre or hospital; or
- a protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 1992* or a World Heritage Area; or
- a public thoroughfare, park or gardens; or
- a place used as a workplace, an office or for business or commercial purposes and includes a place within the curtilage of such a place reasonably used by persons at that place.

Odour sensitive place means the same as a **dust sensitive place**.

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

Protected area means:

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

Records include breach notifications, written procedures, analysis results, monitoring reports and monitoring programs required under a condition of this authority.

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.

Site means the place to which this environmental authority relates or the premises to which this environmental authority relates.

This authority means this environmental authority

Vibration sensitive place means a noise sensitive place or a commercial place.

Works or Operation means the environmentally relevant activity(ies) approved under this environmental authority

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.

END OF PERMIT