

Permit

Environmental Protection Act 1994

Environmental Authority P-EA-100635926

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

Environmental authority number: P-EA-100635926

Environmental authority takes effect on 01 July 2026. This is the take effect date.

The first annual fee is payable within 20 business days of the take effect date.

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

Environmental authority holder

Name	Registered address
WASTE FORCE PTY LTD	60 Chetwynd Street LOGANHOLME QLD 4129

Environmentally relevant activity and location details

Environmentally relevant activities	Location
ERA 54 - Mechanical waste reprocessing 1 - Operating a facility for receiving and mechanically reprocessing, in a year, more than 5,000t of inert, non-putrescible waste or green waste only ERA 62 - Resource recovery and transfer facility operation 1(a) - Operating a facility for receiving and sorting, dismantling, baling or temporarily storing scrap metal, non-putrescible waste or green waste only	109 Sandy Creek Road YATALA QLD 4207 - part of Lot 8 RP120726

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 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.

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.

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

Scott Blanchard

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

12 January 2026

Date

Enquiries:

Waste Assessment Business Centre
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 and Federal 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).

Development Approval

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

Conditions of environmental authority

Location: 109 Sandy Creek Road YATALA QLD 4207 - part of Lot 8 RP120726

Relevant activity: ERA 54 - Mechanical waste reprocessing -1: Operating a facility for receiving and mechanically reprocessing, in a year, more than 5,000t of inert, non-putrescible waste or green waste only

ERA 62 - Resource recovery and transfer facility operation - 1(a): Operating a facility for receiving and sorting, dismantling, baling or temporarily storing scrap metal, non- putrescible waste or green waste only

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

Condition Number	Condition																		
Agency interest: General																			
G1	All reasonable and practicable measures must be taken to prevent or minimise environmental harm caused, or likely to be caused, by the activities.																		
G2	Unless specifically authorised by a condition of this environmental authority, this environmental authority does not authorise a relevant act which is: a) an act that causes serious or material environmental harm or an environmental nuisance; or b) an act that contravenes a noise standard; or c) a deposit of a contaminant, or release of stormwater run-off, mentioned in section 440ZG of the <i>Environmental Protection Act 1994</i>.																		
G3	This environmental authority authorises the activities listed in <i>Table 1 – Authorised activities</i> to the extent that they are carried out in accordance with the following limitations: a) the authorised activities must generally be undertaken within areas and to the extent as marked in <i>Appendix A - Site Plan</i>. Table 1 – Authorised activities <table><tr><th>Activity</th><th>Type of waste</th><th>Process</th><th>Maximum quantity</th></tr><tr><td rowspan="2">Resource recovery and transfer facility</td><td>Construction and demolition (C&D) waste</td><td rowspan="2">Receiving, sorting and temporarily storing</td><td rowspan="6">80,000 t/yr</td></tr><tr><td>Green waste</td></tr><tr><td rowspan="4">Mechanical waste reprocessing</td><td>Concrete, Asphalt & Bitumen</td><td>Crushing and screening</td></tr><tr><td>Untreated timber</td><td>Wood chipping</td></tr><tr><td>Green waste</td><td>Mulching</td></tr><tr><td>Soil</td><td>Screening</td></tr></table>	Activity	Type of waste	Process	Maximum quantity	Resource recovery and transfer facility	Construction and demolition (C&D) waste	Receiving, sorting and temporarily storing	80,000 t/yr	Green waste	Mechanical waste reprocessing	Concrete, Asphalt & Bitumen	Crushing and screening	Untreated timber	Wood chipping	Green waste	Mulching	Soil	Screening
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	Green waste	Mulching																	
	Soil	Screening																	
G4	Contravention of conditions Unless specifically authorised by a condition of this environmental authority, details of any contravention of a condition of this environmental authority must:																		

	a) be reported to the administering authority within 24 hours of becoming aware of the contravention; and b) include the nature and circumstances of the contravention and any immediate actions taken.
G5	As soon as reasonably practicable but no later than 20 business days of a report made under condition G4 (or a longer period agreed to in writing by the administering authority), an investigation must be undertaken to determine: a) the potential circumstances and actions that may have contributed to the contravention; and b) reasonable and practicable measures that will be implemented to address the cause of the contravention to prevent future contraventions of this nature.
G6	As soon as reasonably practicable but no later than 20 business days of investigating a contravention under condition G5 (or a longer period agreed to in writing by the administering authority), the reasonable and practicable measures identified in the investigation must be implemented.
G7	The outcome of the investigation carried out under condition G5 and the reasonable and practicable measures implemented under condition G6 must be recorded.
G8	Complaints The following details must be recorded for all complaints received and provided to the administering authority upon request: a) date and time the complaint was received; and b) if authorised by the person making the complaint, their name and contact details; and c) nature and details of the complaint.
G9	As soon as reasonably practicable but no later than 5 business days of receiving a complaint (or a longer period agreed to in writing by the administering authority), an investigation must be undertaken to determine: a) the potential circumstances and actions on site that may have contributed to the basis of the complaint; and b) reasonable and practicable measures that will be implemented to address the complaint.
G10	As soon as reasonably practicable but no later than 5 business days of investigating a complaint under condition G9 (or a longer period agreed to in writing by the administering authority), the reasonable and practicable measures identified in the investigation must be implemented.
G11	The outcome of the investigation carried out under condition G9 and the reasonable and practicable measures implemented under condition G10 must be recorded.
G12	Environmental risk management procedures Written procedures must be developed by an appropriately qualified person and implemented that ensure: a) all potential risks to the environment from the carrying out of the activity are identified and assessed, including: i. during routine operations; and ii. outside routine operations (e.g. maintenance, start up and shut down); and iii. during preparation, rehabilitation, and closure; and iv. in an emergency (e.g. fire, flood or other natural disaster); and

	b) for each potential risk identified, any necessary measures to prevent or minimise the potential for environmental harm are implemented; and c) staff understand their obligations under this environmental authority and the <i>Environmental Protection Act 1994</i>; and d) environmental risk management procedures are continually reviewed and improved, based on a reasonable risk-management approach.						
G13	Safe, efficient, and clear access to the site including all stockpiles / storage areas, reprocessing equipment, buildings, fencing and other and structures for fire-fighting vehicles must be provided at all times.						
G14	Water supply (fire hydrants/boosters) and any fire safety systems or equipment must at all times be clearly marked and identifiable and remain unobstructed for attending fire crews.						
G15	An effective method of securing the site from unauthorised access to the premises must be implemented.						
G16	Plant and equipment An appropriately qualified person must install, operate, calibrate, and maintain the plant and equipment required to carry out the activity (including monitoring devices) in a proper and effective manner.						
G17	Records of installation, calibration and maintenance carried out under condition G16 must be kept.						
G18	Record keeping Unless otherwise specified by a condition of this environmental authority, records must be: a) kept for the period outlined in <i>Table 2 – Record keeping requirements</i>; and b) provided to the administering authority upon request and in the format requested. <table border="1"> <caption>Table 2 - Record keeping requirements</caption> <thead> <tr> <th>Description of records</th><th>Retention requirement</th></tr> </thead> <tbody> <tr> <td>Monitoring results</td><td>Retain for 15 years</td></tr> <tr> <td>All other records</td><td>Retain for 5 years</td></tr> </tbody> </table>	Description of records	Retention requirement	Monitoring results	Retain for 15 years	All other records	Retain for 5 years
Description of records	Retention requirement						
Monitoring results	Retain for 15 years						
All other records	Retain for 5 years						
G19	Chemical storage Waste batteries, fuels and all liquid chemicals in containers of greater than 15 litres must be stored in sealed containers within a secondary containment system which must be able to hold the largest container plus 10% of its volume.						
G20	Monitoring and sampling Unless otherwise authorised in writing by the administering authority, all laboratory analyses required under this environmental authority must be carried out by a laboratory that has National Association of Testing Authorities (NATA) accreditation for such analyses.						
Agency Interest: Air							
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) (PM_{10}) 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. c) Respirable crystalline silica (as $\text{PM}_{2.5}$) of 3 micrograms per cubic metre annual average period, when monitored in accordance with Australian Standard AS 3580.9.10 (or more recent editions) or any other method approved by the administering authority.
A3	To investigate a complaint of environmental nuisance caused by dust and/or particulate matter, particulate matter monitoring, which includes the concentration of respirable crystalline silica (as $\text{PM}_{2.5}$), must be undertaken: a) at a place(s) relevant to the potentially affected dust sensitive receptor; and b) at upwind control sites. NOTE: Monitoring must be in accordance with the current edition of the administering authority's <i>Air Quality Sampling Manual</i>. If monitoring requirements are not described in the administering authority's <i>Air Quality Sampling Manual</i>, monitoring protocols must be in accordance with a method approved by any other Australian, European or Northern American jurisdiction or any other method approved by the administering authority.
A4	An effective dust suppression system must be installed, operated and maintained on stockpiles and mechanical processing equipment to minimise the release of dust to the atmosphere.
A5	Mechanical processing and trafficable areas must be maintained using reasonable and practicable measures necessary to minimise the release of dust to the atmosphere.
A6	A weather station must be installed, operated, calibrated and maintained on site which continuously and electronically records: a) wind speed (km/hour); and b) wind direction (cardinal direction, e.g. north-easterly).
Agency Interest: Land	
L1	Contaminants must not be released to land.
Agency Interest: Noise	
N1	Noise generated by the activity must not cause environmental nuisance to any sensitive place or commercial place.

N2	Noise from the activity must not include substantial low frequency noise components and must not exceed the levels identified in <i>Table 3 – Noise limits</i> and the associated requirements at any nuisance sensitive place or commercial place. Table 3 – Noise limits <table><tr><th rowspan="3">Noise level measured in dB(A)</th><th colspan="3">Monday to Saturday</th><th colspan="3">Sunday and Public Holidays</th></tr><tr><th>7am–6pm</th><th>6pm–10pm</th><th>10pm–7am</th><th>9am–6pm</th><th>6pm–10pm</th><th>10pm–9am</th></tr><tr><th colspan="6">Noise measured at the nearest sensitive place</th></tr><tr><td>L_{Aeq,adj,1hr}</td><td>45</td><td>40</td><td>35</td><td>45</td><td>40</td><td>35</td></tr><tr><td>L_{A Max,1hr}</td><td>N/A</td><td>N/A</td><td>45</td><td>N/A</td><td>N/A</td><td>45</td></tr><tr><th></th><th colspan="6">Noise measured at a commercial place</th></tr><tr><td>L_{Aeq,adj,1hr}</td><td>60</td><td>60</td><td>60</td><td>60</td><td>60</td><td>60</td></tr></table>	Noise level measured in dB(A)	Monday to Saturday			Sunday and Public Holidays			7am–6pm	6pm–10pm	10pm–7am	9am–6pm	6pm–10pm	10pm–9am	Noise measured at the nearest sensitive place						L _{Aeq,adj,1hr}	45	40	35	45	40	35	L _{A Max,1hr}	N/A	N/A	45	N/A	N/A	45		Noise measured at a commercial place						L _{Aeq,adj,1hr}	60	60	60	60	60	60
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N3	When required by the administering authority, or when responding to a nuisance complaint, noise monitoring must be undertaken, when the activity is in operation, and the results notified within 14 days to the administering authority. Monitoring must include: a) L_{Aeq, adj, 1hr}; b) Background noise (Background) as L_{A 90, adj, T}; c) L_{A Max,1hr}; d) the level and frequency of occurrence of any impulsive or tonal noise; e) atmospheric conditions including wind speed and direction; f) effects due to extraneous factors such as traffic noise; g) location, date and time of recording.																																															
N4	The following must be recorded when undertaking monitoring of noise emissions from the activity: a) all equipment in operation at the time of the noise measurement; and b) the mode of operation at the time of the noise measurement. <u>Note:</u> results and monitoring reports are records that must be kept in accordance with condition G18.																																															
N5	Noise measurements must be taken using a class 1 sound level meter as classified under AS IEC 61672.																																															
N6	All monitoring of noise emissions from the activity must be undertaken in accordance with the latest edition of the <i>Noise measurement manual</i> (available on the Queensland government website), the relevant Australian Standard and the <i>Environmental Protection Regulation 2019</i> (Chapter 5, Part 4).																																															
Agency Interest: Waste																																																
W1	The dimensions of any stockpile (other than raw concrete and screened concrete/bitumen) must not exceed: a) four (4) metres height from the base of the stockpile; and b) forty (40) metres length of base; and c) twenty (20) metres width of base; and d) forty-five (45) degree slope.																																															
W2	The total amount of waste and/or material stored on the site must not exceed a maximum of 92,000 t at any one time.																																															

W3	A site survey of all waste and/or material stored on the site must be conducted every twelve (12) months, with a first survey conducted within twelve (12) months of environmental authority take effect date.
W4	A report about the results of the survey must be submitted to the administering authority within 14 days of completion of every survey outlining the following: a) the quantity (in tonnes) of waste and/or material stored on the site in the stockpile areas depicted in <i>Appendix A – Site Plan</i>; b) details the change in waste and/or material export mass (in tonnes) stored on the site over the previous twelve (12) month period, including by reference to the amount and type of waste and/or material imported during that period and the amount and type of waste and/or material exported during that period.
W5	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: Water	
WT1	Contaminants must not be released to any waters.
WT2	Stormwater Stormwater must be managed to: a) prevent stormwater from being contaminated by the activity; or b) direct stormwater that is contaminated by the activity to stormwater treatment and retention measures.
WT3	Stormwater treatment and retention measures must have capacity to retain stormwater runoff from disturbed areas generated by a rainfall event up to and including a 24-hour rainfall event with an Annual Exceedance Probability (AEP) of 10%.

Definitions

Key terms and/or phrases used in this document are defined in this section. Where a term is not defined, the definition in the *Environmental Protection Act 1994*, its regulations or environmental protection policies must be used. If a word remains undefined it has its ordinary meaning.

Activity means the environmentally relevant activities, whether resource activities or prescribed activities, to which the environmental authority relates.

Administering authority means the Department of the Environment, Tourism, Science and Innovation or its successors or predecessors.

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

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.

Contaminants as defined in Section 11 of the *Environmental Protection Act 1994*.

Disturbed area/s include areas:

1. That are susceptible to erosion; and/or
2. That are contaminated by the activity; and/or
3. Upon which stockpiles of waste or other materials/equipment are located.

Environmental nuisance means as defined under Chapter 1 of the *Environmental Protection Act 1994*.

L_{Aeq, adj, 1hr} means an A-weighted sound pressure level of a continuous steady sound, adjusted for tonal character, that within a 1-hour period has the same mean square sound pressure of a sound that varies with time.

L_{Amax, 1 hr} means the maximum A-weighted sound pressure level over the 1-hour measurement period.

Land does not include waters.

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

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.

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

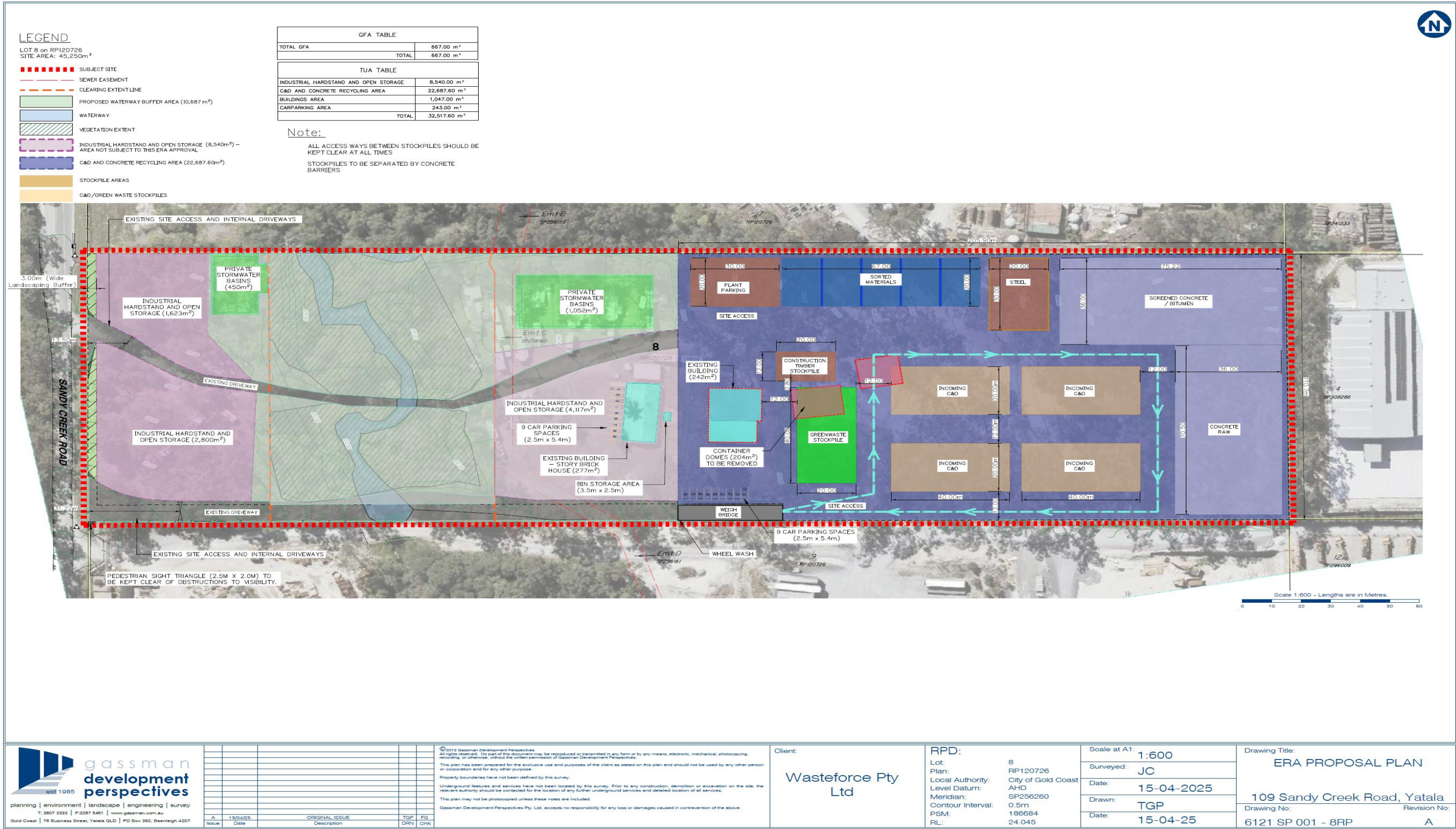
1. a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
2. a motel, hotel or hostel; or
3. a kindergarten, school, university or other educational institution; or
4. a medical centre or hospital; or
5. a protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 2004* or a World Heritage Area; or
6. a public park or garden; or
7. for noise, a sensitive receptor listed in Schedule 1 of the Environmental Protection (Noise) Policy 2019.

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.

24-hour rainfall event with an Annual Exceedance Probability of 10% means the maximum Design Rainfall Depth (mm) from a 24-hour duration precipitation event with an annual exceedance probability of 10%.

The Design Rainfall Depth (mm) for an AEP probability of 10% over a 24-hour duration can be calculated for your location using the Intensity–Frequency–Duration (IFD) Design Rainfall Data System on the Bureau of Meteorology website.

Appendix A - Site Plan



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development
perspectives

EST 1985

planning | environment | landscape | engineering | survey

T: 3807 3333 | F: 3287 5461 | www.gassman.com.au

Gold Coast | 76 Business Street, Yatala QLD | PO Box 392, Beenleigh 4207

Issue	Date	Description	TGP	FG	DRN	CHK
A	15/04/25	ORIGINAL ISSUE				

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This plan has been prepared for the exclusive use and purposes of the client as stated on this plan and should not be used by any other person or corporation and for any other purpose.
Property boundaries have not been defined by this survey.
Underground features and services have not been located by this survey. Prior to any construction, demolition or excavation on the site, the relevant authority should be contacted for the location of any further underground services and detailed location of all services.
This plan may not be photocopied unless these notes are included.
Gassman Development Perspectives Pty. Ltd. accepts no responsibility for any loss or damages caused in contravention of the above.

Client:

Wasteforce Pty Ltd

RPD:

Lot: 8
Plan: RP120726
Local Authority: City of Gold Coast
Level Datum: AHD
Meridian: SP256260
Contour Interval: 0.5m
PSM: 186684
RL: 24.045

Scale at A1: 1:600

Surveyed: JC

Date: 15-04-2025

Drawn: TGP

Date: 15-04-25

Drawing Title:

ERA PROPOSAL PLAN

109 Sandy Creek Road, Yatala

Drawing No: 6121 SP 001 - 8RP

Revision No: A

(ERA activity area - rear of site only - 205.90m x 110.7m)

END OF ENVIRONMENTAL AUTHORITY