Permit

Environmental Protection Act 1994

Environmental Authority P-EA-100994316

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

Environmental authority number: P-EA-100994316

Environmental authority takes effect on the date that your related development approval 2511-49593 SDA 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
AGBITECH PTY LTD	8 Rocla Ct GLENVALE QLD 4350

Environmentally relevant activity and location details

Environmentally relevant activity/activities	Location(s)
ERA 07 - Chemical manufacturing - 3(b) - Manufacturing, in a year, a total of 200t or more of any of the following - agricultural chemical products or chemicals for biological control	17/RP803563

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 ERA, other than regulated waste transport, you are required to maintain a work diary. You must:

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

Contaminated land

It is a requirement of the EP Act that an owner or occupier of land give written notice to the administering authority if they become aware of the following:

- the presence of, or happening of an event involving, a hazardous contaminant on the land that is causing, or is reasonably likely to cause, serious or material environmental harm (notice must be given within 24 hours); or
- if the land is contaminated land – a change in the condition of the land that is causing, or is reasonably likely to cause, serious or material environmental harm (notice must be given within 24 hours); or
- a notifiable activity (as defined in Schedule 3) having been carried out, or is being carried out, on the land (notice must be given within 20 business days).

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

Take effect

Please note that, in accordance with section 200(1) of the EP Act, an EA has effect:

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

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

(c) otherwise—on the day the authority is issued.

However, in accordance with section 200(2) of the EP Act, the day that the EA takes effect may not be before:

(a) if the authority is for a resource activity—the day the relevant tenure is granted to the applicant; or

(b) if a development permit for a material change of use of premises under the *Planning Act 2016* is necessary for carrying out an activity that related to the authority—the day the development permit takes effect; or

(c) if an SDA Approval under the *State Development and Public Works Organisation Act 1971* is necessary for carrying out an activity that relates to the authority—the day the approval takes effect.

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

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.



Signature

6/2/2026

Date

Helena Braye

Department of the Environment, Tourism, Science and Innovation

Delegate of the administering authority

Environmental Protection Act 1994

Enquiries:

Energy and Extractive Resources Business Centre

GPO Box 2454, Brisbane QLD 4001

Phone: (07) 3330 5715

Email: EnergyandExtractive@detsi.qld.gov.au

Obligations under the *Environmental Protection Act 1994*

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

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

Other permits required

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

Obligations under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act)

Matters of national environmental significance (MNES) are regulated under the Commonwealth EPBC Act rather than under state legislation. You may need to submit a referral if your project potentially impacts any matters protected under the EPBC Act. For more information on self-assessments, and referral and assessment processes, please visit the Australian Government Department of Climate Change, Energy, the Environment and Water's website at www.dcceew.gov.au/environment/epbc/advice.

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

Agency interest: General	
Condition number	**Condition**
G1.0	Activities under this environmental authority must be conducted in accordance with the following limitations: a) The quantity of non-hazardous, non-dangerous good agricultural chemical products permitted to be manufactured on site must not exceed 1,000 tonnes per year; b) The activity must only be undertaken within the building in the designated area illustrated in *Appendix 1: Site Plans*.
G2.0	All reasonable and practicable measures must be taken to prevent or minimise environmental harm caused by the activities.
G3.0	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 *Environmental Protection Act 1994*.
G4.0	**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.
G4.1	As soon as reasonably practicable but no later than 20 business days of a report made under condition G4.0 (or a longer period agreed to in writing by the administering authority), an investigation must be undertaken to determine: 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.
G4.2	As soon as reasonably practicable but no later than 20 business days of investigating a contravention under condition G4.1 (or a longer period agreed to in writing by the administering authority), the reasonable and practicable measures identified in the investigation must be implemented.
G4.3	The outcome of the investigation carried out under condition G4.1 and the reasonable and practicable measures implemented under condition G4.2 must be recorded.

G5.0	**Complaints** 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.
G5.1	As soon as reasonably practicable but no later than 5 business days of receiving a complaint (or a longer period agreed to in writing by the administering authority), an investigation must be undertaken to determine: 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.
G5.2	As soon as reasonably practicable but no later than 5 business days of investigating a complaint under condition G5.1 (or a longer period agreed to in writing by the administering authority), the reasonable and practicable measures identified in the investigation must be implemented.
G5.3	The outcome of the investigation carried out under condition G5.1 and the reasonable and practicable measures implemented under condition G5.2 must be recorded.
G5.4	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.
G6.0	**Environmental risk management procedures** Prior to the commencement of the activity, written procedures must be developed and implemented by an appropriately qualified person 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 *Environmental Protection Act 1994*; and d) environmental risk management procedures are continually reviewed and improved, based on a reasonable risk-management approach.
G6.1	Written procedures required by condition G6.0 must be: a) implemented; b) kept in a location readily accessible to personnel carrying out the activity; and c) reviewed at least annually or following any amendments made to the environmental authority.

<table>
<tr><td>G7.0</td><td>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.</td></tr>
<tr><td>G8.0</td><td>Record keeping
Unless otherwise specified by a condition of this environmental authority, records must be:
a) kept for the period outlined in Table G1– Record keeping requirements; and
b) provided to the administering authority upon request and in the format requested.
Table G1– Record keeping requirements<table><tr><th>Description of records</th><th>Retention requirement</th></tr><tr><td>Monitoring results</td><td>Retain for 5 years</td></tr><tr><td>All other records</td><td>Retain for 5 years</td></tr></table></td></tr>
<tr><td>G9.0</td><td>Chemical storage
Relevant chemicals and fuels in containers of greater than 15 litres must be stored within a secondary containment system.</td></tr>
<tr><td>G10.0</td><td>Monitoring and sampling
All monitoring and sampling required by the conditions of this environmental authority must be carried out, interpreted, and recorded by an appropriately qualified person.</td></tr>
<tr><td>G10.1</td><td>Unless otherwise authorised in writing by the administering authority, all laboratory analyses required under this environmental authority must be carried out by a laboratory that has National Association of Testing Authorities (NATA) accreditation for such analyses.
The only exception to this condition is for in situ monitoring of pH, turbidity, dissolved oxygen and electrical conductivity.</td></tr>
<tr><td>G10.2</td><td>When requested by the administering authority, monitoring must be undertaken in the manner prescribed by the administering authority to investigate potential or actual environmental harm arising from the activity. The results of monitoring must be provided to the administering authority within the timeframe and in the format specified in the request.</td></tr>
<tr><td>G11.0</td><td>Measures for the timely detection of seepage or leaks from storage tanks and storage areas used to store or handle relevant chemicals, fuels, and packaged finished products must be implemented and maintained, including routine inspection and prompt investigation of any signs of leakage.</td></tr>
<tr><td>G12.0</td><td>Any detection of a leak or seepage from storage tanks and storage areas that results in a release beyond secondary containment systems implemented under condition G9.0, or that has the potential to reach land, stormwater, groundwater, or surface waters, must be reported to the administering authority within 24 hours.
Note: Leaks or seepage that are contained on the impervious hardstand within secondary containment systems, and are promptly rectified, must be recorded in site records (including corrective actions) and made available to the administering authority upon request.</td></tr>
</table>

Agency interest: Air	
Condition number	**Condition**
A1.0	Other than as permitted within this environmental authority, odours or airborne contaminants must not cause environmental nuisance to any sensitive place or commercial place.
A2.0	Dust and particulate matter emissions from the activity must not cause the following concentrations to be exceeded at a sensitive place or a commercial place: a) dust deposition of 120 milligrams per square metre per day, averaged over 30 days, when monitored in accordance with the latest edition of Australian Standard AS/NZS 3580.10.1 *Methods for sampling and analysis of ambient air, Method 10.1: Determination of particulate matter – Deposited matter – Gravimetric method*; or b) a concentration of particulate matter with an aerodynamic diameter of less than 10 micrometre (µm) (PM_{10}) suspended in the atmosphere of: i. 50 micrograms per cubic metre over a 24-hour averaging time; and ii. 25 micrograms per cubic metre over one-year averaging time; when monitored in accordance with the most current edition of the relevant Australian Standards.
A3.0	When requested by the administering authority, dust and particulate monitoring must be undertaken within a timeframe nominated by the administering authority to investigate any complaint of environmental nuisance at any sensitive or commercial place, which is neither frivolous nor vexatious nor based on mistaken belief in the opinion of the authorised officer. The results of the monitoring must be notified within fourteen (14) days to the administering authority following completion of monitoring.
A4.0	Air quality monitoring, including for dust from the activity, must be undertaken in accordance with the latest edition of: a) the relevant Australian Standards; or b) a method approved by any other Australian, European or North American jurisdiction/EPAs (if monitoring requirements are not described in the Australian Standards).
Agency interest: Land	
Condition number	**Condition**
L1.0	Other than as permitted within this environmental authority, contaminants must not be released to land.
L2.0	Erosion and sediment control measures must be implemented and maintained as necessary to minimise erosion and the release of sediment to waters.
L3.0	Before applying to surrender this environmental authority, the site must be rehabilitated to achieve a safe, stable, non-polluting landform and be suitable for the intended land use.
Agency interest: Noise	

<table>
<tr><th>Condition number</th><th>Condition</th></tr>
<tr><td>N1.0</td><td>Other than as permitted within this environmental authority, noise generated by the activity must not cause environmental nuisance to any sensitive place or commercial place.</td></tr>
<tr><td>N2.0</td><td>Noise from the activity must not include substantial low frequency noise components and must not exceed the levels identified in Table N1 - Noise limits at any sensitive place or commercial place.
Table N1 - Noise limits
<table>
<tr><th rowspan="2">Noise level measured in dB(A)</th><th colspan="3">Monday to Saturday</th><th colspan="3">Sundays and public holidays</th></tr>
<tr><th>7am - 6pm</th><th>6pm - 10pm</th><th>10pm - 7am</th><th>7am - 7am</th><th>6pm - 10pm</th><th>10pm - 7am</th></tr>
<tr><td></td><td colspan="6">Noise measured at a nearest sensitive place</td></tr>
<tr><td>$L_{Aeq,adj,1hr}$</td><td>45</td><td>35</td><td>Background + 3 dB(A)</td><td>40</td><td>35</td><td>Background + 3 dB(A)</td></tr>
<tr><td></td><td colspan="6">Noise measured at a commercial place</td></tr>
<tr><td>$L_{Aeq,adj,1hr}$</td><td>55</td><td>55</td><td>Background + 10 dB(A)</td><td>55</td><td>55</td><td>Background + 10 dB(A)</td></tr>
</table></td></tr>
<tr><td>N3.0</td><td>Noise monitoring
When monitoring of noise emissions is required by conditions of this environmental authority or is requested by the administering authority, all monitoring of noise emissions from the activity must be undertaken when the activity is in operation.
<u>Note</u>: results and monitoring reports are records that must be kept in accordance with condition G8.0.</td></tr>
<tr><td>N3.1</td><td>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.</td></tr>
<tr><td>N3.2</td><td>Noise measurements must be taken using a class 1 sound level meter as classified under AS IEC 61672.</td></tr>
<tr><td>N3.3</td><td>All monitoring of noise emissions from the activity must be undertaken in accordance with the latest edition of the ‘Noise measurement manual’ (available on the Queensland government website - ESR/2016/2195), the relevant Australian Standard and the Environmental Protection Regulation 2019 (Chapter 5, Part 4).</td></tr>
<tr><td colspan="2">Agency interest: Waste</td></tr>
<tr><th>Condition number</th><th>Condition</th></tr>
<tr><td>W1.0</td><td>All waste generated in carrying out the activity must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.</td></tr>
</table>

W2.0	Incompatible wastes must not be mixed in the same container or waste storage area.
Agency interest: Water	
Condition number	**Condition**
WT1.0	Other than as permitted within this environmental authority, contaminants must not be released to any waters.
WT2.0	Contaminants must not be released to groundwater or at a location where they are likely to release to groundwater.
WT3.0	**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.
WT3.1	Stormwater that is not contaminated by the activity must be diverted away from areas where it may become contaminated by the activity.

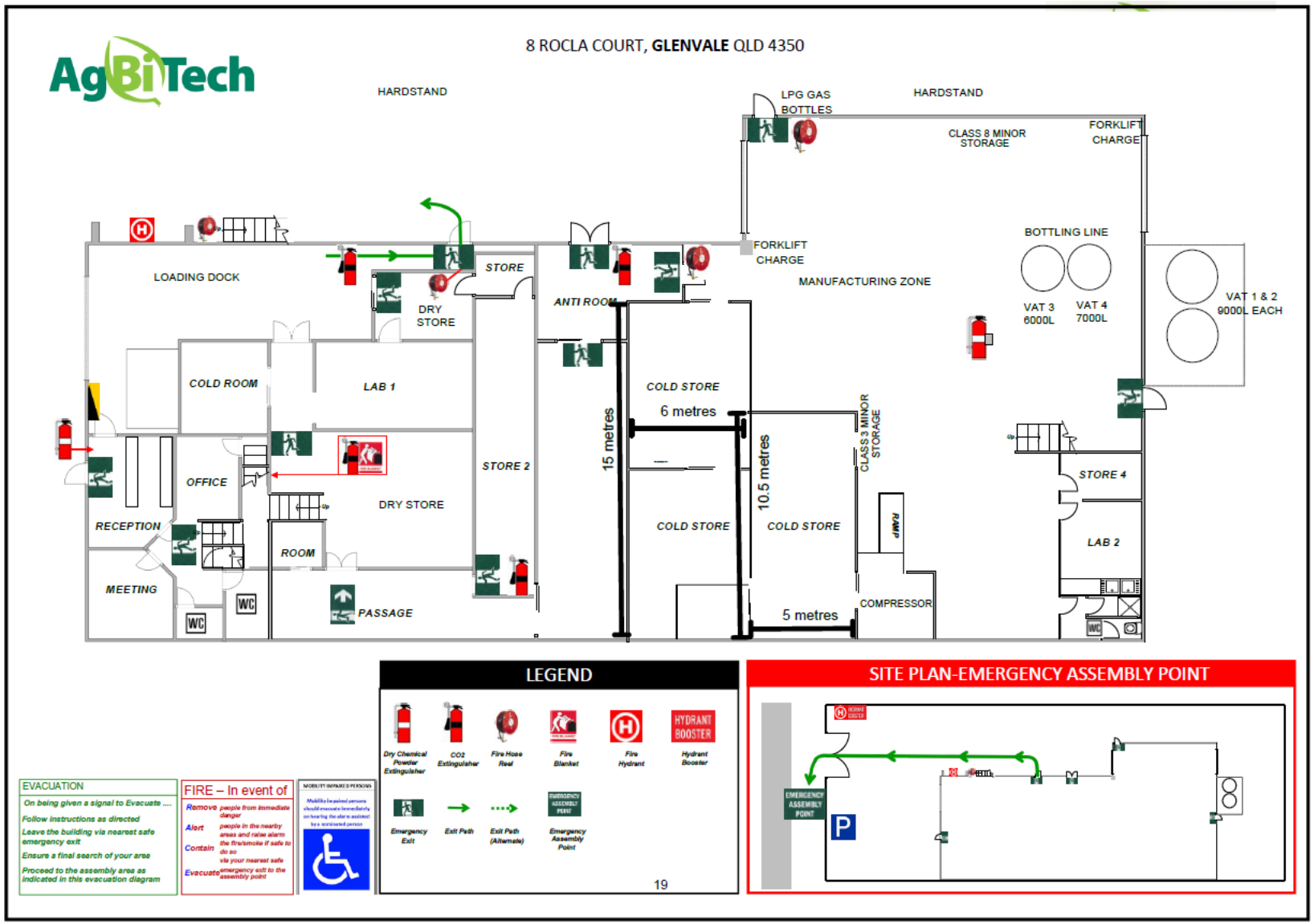
Definitions

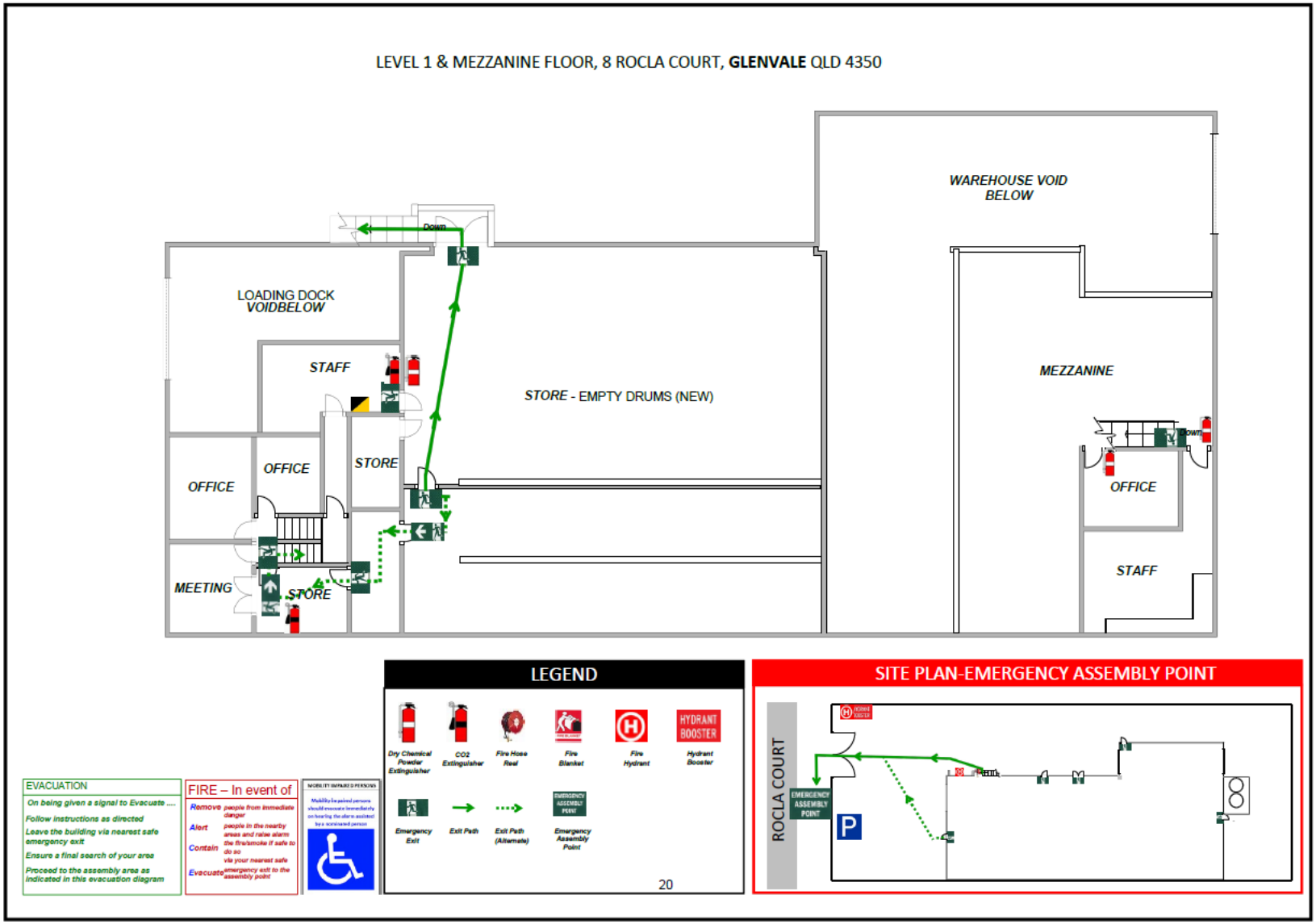
Key terms and/or phrases used in this document are defined in this section. Where a term is not defined, the definition in the *Environmental Protection Act 1994*, its regulations or environmental protection policies must be used. If a word remains undefined it has its ordinary meaning.

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 EA requirement and can give authoritative assessment, advice and analysis in relation to the EA requirement using the relevant protocols, standards, methods or literature.
Commercial place means a place, or part of a place, used as a workplace, an office or for business or commercial purposes.
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*.
GDA means Geocentric Datum of Australia.
Groundwater means water that occurs naturally in, or is introduced artificially into, an aquifer.
Incompatible waste means waste that may chemically react when: a) placed in proximity to other wastes; and/or b) mixed with other wastes.
$L_{Aeq\ adj,\ 1\ hr}$ 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.
Land has the meaning in the Macquarie Dictionary and does not include air or waters.
Measures have the broadest interpretation and include plant, equipment, physical objects, monitoring, procedures, actions, directions and competency.
NATA means National Association of Testing Authorities.
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 Environmental Matters (PEM) has the meaning in the *Environmental Offsets Act 2014*.
Records include breach notifications, written procedures, analysis results, monitoring reports and monitoring programs required under a condition of this authority.
Regulated waste as defined in the Environmental Protection Regulation 2019.
Relevant chemical means a liquid chemical, oil, solvent, acid/alkali, agricultural chemical product (as defined in section 4 of the Agricultural and Veterinary Chemicals Code (Schedule to the *Agricultural and Veterinary*

Chemicals Code Act 1994 (Cth))), cleaning chemical, or similar liquid substance stored or handled on site that, if released, could reasonably cause environmental harm or contaminate stormwater, and includes any hazardous chemical (as defined under the *Work Health and Safety Regulation 2011 (Qld)*.
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 is any part of the following: a) a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or b) a motel, hotel or hostel; or c) a kindergarten, school, university or other educational institution; or d) a medical centre or hospital; or e) a protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 2004* or a World Heritage Area; or f) a public park or garden; or g) for noise, a place defined as a sensitive receptor for the purposes of the Environmental Protection (Noise) Policy 2019.
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.

Appendix 1 – Site Plans





END OF ENVIRONMENTAL AUTHORITY