

RECEIVED
22/01/2026
**TOOWOOMBA
REGIONAL COUNCIL**

Department of
**State Development,
Infrastructure and Planning**

SARA reference: 2509-48019 SRA
Council reference: MCUI/2025/5156
Applicant reference: 2025-601

21 January 2026

Chief Executive Officer
Toowoomba Regional Council
PO Box 3021
TOOWOOMBA QLD 4350
development@tr.qld.gov.au

Attention: James Leader

Dear Mr Leader

Changed referral agency response—Toowoomba Cecil Plains Road, Wellcamp

(Given under section 28 of the Development Assessment Rules)

On 14 January 2026 the department received representations from the applicant requesting the department change its referral agency response. The State Assessment and Referral Agency (SARA) has considered the representations and now provides this changed referral agency response which replaces the response dated 14 January 2026.

Response

Outcome:	Referral agency response – with conditions
Date of response:	21 January 2026
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit	Material Change of Use – High Impact Industry; and Environmentally Relevant Activity (ERA) 19 – Metal Forming (forming a total of 10,000 tonnes or more of metal in a year); and Environmentally Relevant
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Darling Downs South West regional
office
128 Margaret Street, Toowoomba
PO Box 825, Toowoomba QLD 4350

Activity (ERA) 29(1)(d) Metal Foundry Operation (producing more than 10,000 tonnes of ferrous metal castings in a year); and Environmentally Relevant Activity (ERA) 62 (1) (a) Resource Recovery and Transfer Facility Operation (operating a facility for receiving and sorting, dismantling, baling or temporarily storing scrap steel, non-putrescible waste or green waste only)

SARA role:	Referral agency
SARA trigger:	<ul style="list-style-type: none"> • Schedule 10, part 5, division 4, table 2, item 1 - Environmentally relevant activities • Schedule 10, part 9, division 4, subdivision 1, table 1, item 1 - Development impacting state transport infrastructure • Schedule 10, part 9, division 4, subdivision 2, table 4, item 1 - Development near a state transport corridor and future state transport corridor <p>(Planning Regulation 2017)</p>
SARA reference:	2509-48019 SRA
Assessment manager:	Toowoomba Regional Council
Street address:	Toowoomba Cecil Plains Road, Wellcamp
Real property description:	Lot 10 on SP296105
Applicant name:	GM Steel Pty Ltd C/- Precinct Urban Planning
Applicant contact details:	<p>PO Box 3038 Toowoomba QLD 4350 paul@precinctplan.com.au</p>
Environmental Authority:	<p>This referral included an application for an environmental authority under section 115 of the <i>Environmental Protection Act 1994</i>. Below are the details of the decision:</p> <ul style="list-style-type: none"> • Approved • Reference: P-EA-100943025 • Effective date: In accordance with Section 200 of the <i>Environmental Protection Act 1994</i> • Prescribed environmentally relevant activity (ERA): <ul style="list-style-type: none"> • ERA 19 - Metal forming - Hot forming a total of 10,000t or more of metal in a year • ERA 29 - Metal Foundry Operation - 1(d) - Producing, in a year, the following quantity of ferrous metal castings - more than 10,000t • 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.

If you are seeking further information on the environmental authority, the Department of Environment, Tourism, Science and Innovation's website includes a register. This can be found at:

<https://www.detsi.qld.gov.au/>

State-controlled road access permit:

This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision:

- Approved
- Reference: TMR25-047503
- Date: 2 December 2025

If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at Downs.South.West.IDAS@tmr.qld.gov.au

Human Rights Act 2019 considerations:

A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Danica Clark, Senior Planner, on 4616 7305 or via email ToowoombaSARA@dssip.qld.gov.au who will be pleased to assist.

Yours sincerely



Rodney O'Brien
A/Manager

enc Attachment 1 - Referral agency conditions
 Attachment 2 - Advice to the applicant
 Attachment 3 - Reasons for referral agency response
 Attachment 4 - Representations about a referral agency response provisions
 Attachment 5 - Documents referenced in conditions

cc GM Steel Pty Ltd, C/- Precinct Urban Planning, paul@precinctplan.com.au

Attachment 1—Changed referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
<p>Material Change of Use – High Impact Industry; and Environmentally Relevant Activity (ERA) 19 – Metal Forming (forming a total of 10,000 tonnes or more of metal in a year); and Environmentally Relevant Activity (ERA) 29(1)(d) Metal Foundry Operation (producing more than 10,000 tonnes of ferrous metal castings in a year); and Environmentally Relevant Activity (ERA) 62 (1) (a) Resource Recovery and Transfer Facility Operation (operating a facility for receiving and sorting, dismantling, baling or temporarily storing scrap steel, non-putrescible waste or green waste only)</p>		
<p>Schedule 10, part 5, division 4, table 2, item 1 - Environmentally relevant activities—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Environment, Tourism, Science and Innovation to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:</p>		
1.	<p>Development authorised under this approval for ERA 19, and ERA 29 and ERA 62 must be generally in accordance with the GM Steel Wellcamp Development Floor Plan prepared by Dezine, dated 22/10/2025, referenced DA.01 version 3.</p>	At all times
2.	<p>Fire hydrant and emergency vehicle access must be implemented in accordance with the requirements of the Queensland Fire Department <i>Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots</i>.</p>	Prior to the commencement of use
<p>Schedule 10, part 9, division 4, subdivision 1, table 1, item 1 - Development impacting state transport infrastructure and Schedule 10, part 9, division 4, subdivision 2, table 4, item 1 - Development near a state transport corridor and future state transport corridor— The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:</p>		
3.	<p>(a) Road access is located generally in accordance with GM Steel Wellcamp Development Plan prepared by Dezine, dated 22/10/2025, referenced DA 002 and revision 3.</p> <p>(b) Provide road access works comprising a heavy vehicle crossover, (at the road access location(s) referred to in part (a) of this condition) generally in accordance with GM Steel Wellcamp Development Plan prepared by Dezine, dated, referenced DA 002 and revision 3. The proposed site access must be designed and constructed to safely accommodate the largest design vehicle permitted to access the site (ie. Specialised OSOM vehicles for transporting plant cranes).</p> <p>(c) Design and construct the road access works, referred to in part (b) of this condition, in accordance with:</p> <p>(i) the Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition;</p> <p>(ii) the Department of Transport and Main Roads' Standard Drawings Roads.</p>	<p>(a) At all times</p> <p>(b) and (c): Prior to the commencement of use</p>

4.	<p>(a) Provide road works comprising of access intersection turn treatments generally in accordance with Overall Intersection Layout, prepared by Kehoe Myers Consulting Engineers, 07/07/2025, Drawing No. VEM09, Issue P1.</p> <p>(b) Signage must comply with the Manual of Uniform Traffic Control Devices (MUTCD). All works must be completed by the applicant and at the applicant's cost.</p> <p>(c) Design and construct the road works, required in part (a) of this condition in accordance with:</p> <ul style="list-style-type: none"> • the Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition. • the Department of Transport and Main Roads' Policies and Technical Specifications. • the Department of Transport and Main Roads' Standard Drawings Roads. 	Prior to the commencement of use
5.	<p>(a) Pay a monetary contribution of:</p> <ul style="list-style-type: none"> • \$0.08 per tonne of material hauled on the Toowoomba Second Range Crossing; and • \$0.011 per tonne of material hauled on Toowoomba Cecil Plains Road; <p>to the Department of Transport and Main Roads towards protecting or maintaining the safety or efficiency of:</p> <ul style="list-style-type: none"> • Toowoomba Cecil Plains Road (road section 324 – Between TSRC on-ramp and site access); and • Toowoomba Second Range Crossing (road section 319B - Start of 319B to off ramp of TSRC at Toowoomba Cecil Plains Road). <p>to offset road impacts on these road segments in accordance with the Department of Transport and Main Roads' Guide to Traffic Impact Assessment (GTIA) for each operational year of the proposed development. <i>(In accordance with section 146(2)(a) of the Planning Act 2016.</i></p> <p>The monetary payment:</p> <ul style="list-style-type: none"> (i) must be calculated at twelve monthly intervals commencing on the first day that material hauled from the site is transported by road; (ii) is to be indexed based on the Road and Bridge Construction Index, Queensland – Class 3101, published quarterly by the Australian Bureau of Statistics (ABS Cat No. 6427, Series ID A2333727L) to the date of payment; and (iii) is arranged by contacting the Department of Transport and Main Roads via Downs.South.West.IDAS@tmr.qld.gov.au <p>(b) Keep records of the quantity of material hauled on the state-controlled road network.</p> <p>(c) Submit a copy of the records required in part (b) of this condition</p>	<p>(a) Within 10 business days of the end of May each year until the transportation of material hauled from the site by road ceases</p> <p>(b) At all times until the transportation of material hauled from the site by road ceases</p> <p>(c) At the time of the payment referred to in part (a) of this condition</p>

	<p>to the Department of Transport and Main Roads via Downs.South.West.IDAS@tmr.qld.gov.au. The records must state the application's reference number: 2509-48019 SRA.</p>	
6.	<p>(a) Stormwater management of the development must not cause worsening to the operating performance of the state-controlled road, such that any works on the land must not:</p> <ul style="list-style-type: none"> (i) create any new discharge points for stormwater runoff onto the Toowoomba Cecil Plains Road; (ii) concentrate or increase the velocity of flows to Toowoomba Cecil Plains Road; (iii) interfere with and/or cause damage to the existing stormwater drainage on the Toowoomba Cecil Plains Road; (iv) surcharge any existing culvert or drain on the Toowoomba Cecil Plains Road; (v) reduce the quality of stormwater discharge onto the Toowoomba Cecil Plains Road; (vi) impede or interfere with any overland flow or hydraulic conveyance from the Toowoomba Cecil Plains Road; and (vii) reduce the floodplain immunity of the Toowoomba Cecil Plains Road. <p>(b) Submit RPEQ certification with supporting documentation to Downs.South.West.IDAS@tmr.qld.gov.au within the Department of Transport and Main Roads, confirming that the development has been designed in accordance with part (a) of this condition.</p> <p>(c) Submit RPEQ certification with supporting documentation to Downs.South.West.IDAS@tmr.qld.gov.au within the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.</p>	<p>(a) At all times</p> <p>(b) Prior to obtaining development approval for operational work or building work, whichever occurs first</p> <p>(c) Within 20 business days of the completion of works.</p>

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.3). If a word remains undefined it has its ordinary meaning.
2.	<p>Road access works approval: Under sections 62 and 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works that are road access works (including driveways) on a state-controlled road. Please contact the Department of Transport and Main Roads on 07 4639 0828 to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road access works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p> <p>The applicant should note that reference to the approved plans imply conceptual approval only. Further modifications and inclusions are likely to be required in order for submitted detailed designs to comply with TMR standards at the roadworks application (s33 TIA) stage. In particular, detailed designs may require, but should not be limited to, necessary lane widening for provision of cycle lanes, lengthening of turn lanes, installation of lighting, signage and line marking, pavements, utilities and services, and roadsides and roadside furniture.</p>
3.	<p>Road works approval: Under section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. Please contact the Department of Transport and Main Roads on 07 4639 0828 to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>
4.	<p>Heavy Vehicle / OSOM Heavy Vehicle Routes: The applicant is advised that any oversized or over dimensioned vehicles accessing the site via an unapproved route (i.e. local roads that are not designated road train routes) will require separate approval through the National Heavy Vehicle Regulator (NHVR). Operators can request for assessment of roads that are not currently approved for road train access by applying to the NHVR. Vehicles must not operate on requested roads until they appear on the relevant maps and/or approved road lists. It is recommended that the applicant contact the NHVR for further information regarding this matter.</p>

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

SARA assessed the development against the following code(s) of the State Development Assessment Provisions (SDAP), version 3.3:

- State code 1: Development in a state-controlled road environment.
- State code 6: Protection of state transport networks
- State code 22: Environmentally relevant activity

With conditions, the development complies with the relevant assessment benchmarks of SDAP in that the development:

- does not adversely impact the structural integrity or physical condition of the state-controlled road
- does not adversely impact the function and efficiency of the state-controlled road
- does not result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network
- is located and designed to avoid or mitigate environmental harm on environmental values of the natural environment, adjacent sensitive land uses and sensitive receptors
- is designed and located to avoid impacts or, where the matters of state environmental significance cannot be reasonably avoided, impacts are reasonably minimised and mitigated.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.3), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

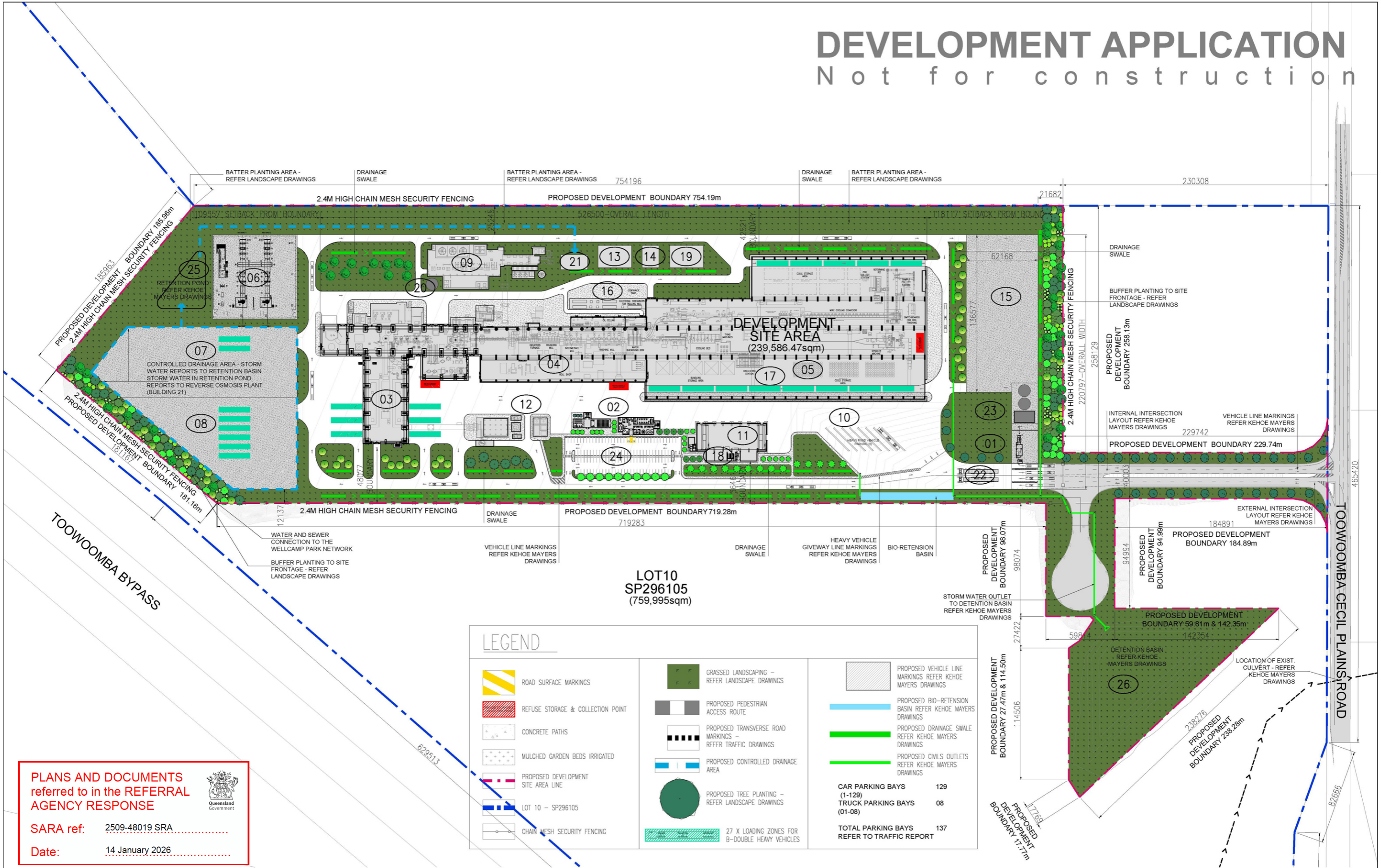
³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

Attachment 5—Documents referenced in conditions

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DEVELOPMENT APPLICATION

Not for construction



LEGEND

	ROAD SURFACE MARKINGS		GRASSED LANDSCAPING - REFER LANDSCAPE DRAWINGS		PROPOSED VEHICLE LINE MARKINGS REFER KEHOE MAYERS DRAWINGS
	REFUSE STORAGE & COLLECTION POINT		PROPOSED PEDESTRIAN ACCESS ROUTE		PROPOSED BIO-RETENTION BASIN REFER KEHOE MAYERS DRAWINGS
	CONCRETE PATHS		PROPOSED TRANSVERSE ROAD MARKINGS - REFER TRAFFIC DRAWINGS		PROPOSED DRAINAGE SWALE REFER KEHOE MAYERS DRAWINGS
	MULCHED GARDEN BEDS IRRIGATED		PROPOSED CONTROLLED DRAINAGE AREA		PROPOSED CIVILS OUTLETS REFER KEHOE MAYERS DRAWINGS
	PROPOSED DEVELOPMENT SITE AREA LINE		PROPOSED TREE PLANTING - REFER LANDSCAPE DRAWINGS	CAR PARKING BAYS (1-129)	129
	LOT 10 - SP296105		27 X LOADING ZONES FOR B-DOUBLE HEAVY VEHICLES	TRUCK PARKING BAYS (01-08)	08
	CHAIN MESH SECURITY FENCING			TOTAL PARKING BAYS	REFER TO TRAFFIC REPORT

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2509-48019 SRA

Date: 14 January 2026



1:1500 @ A1 SIZE & 1:3000 @ A3

NOTES:
ALL DISCREPANCIES ARE TO BE REPORTED TO DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK ON SITE.
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22/10/25	3	ISSUE FOR DEVELOPMENT APPROVAL	IB
24/08/25	2	ISSUE FOR DEVELOPMENT APPROVAL	IB
03/07/25	1	ISSUE FOR DEVELOPMENT APPROVAL	IB
DATE	REV	NOTE	BY



NOTE:
1. THIS DRAWING IS BASED ON CAD DRAWINGS PROVIDED TO DEZINEID @ 310625 BY KEHOE MYERS CONSULTING ENGINEERS PTY LTD.

GM STEEL WELLCAMP DEVELOPMENT PLAN
CECIL PLAINS RD, TOOWOOMBA, QLD, 4350.
DEVELOPMENT APPROVAL

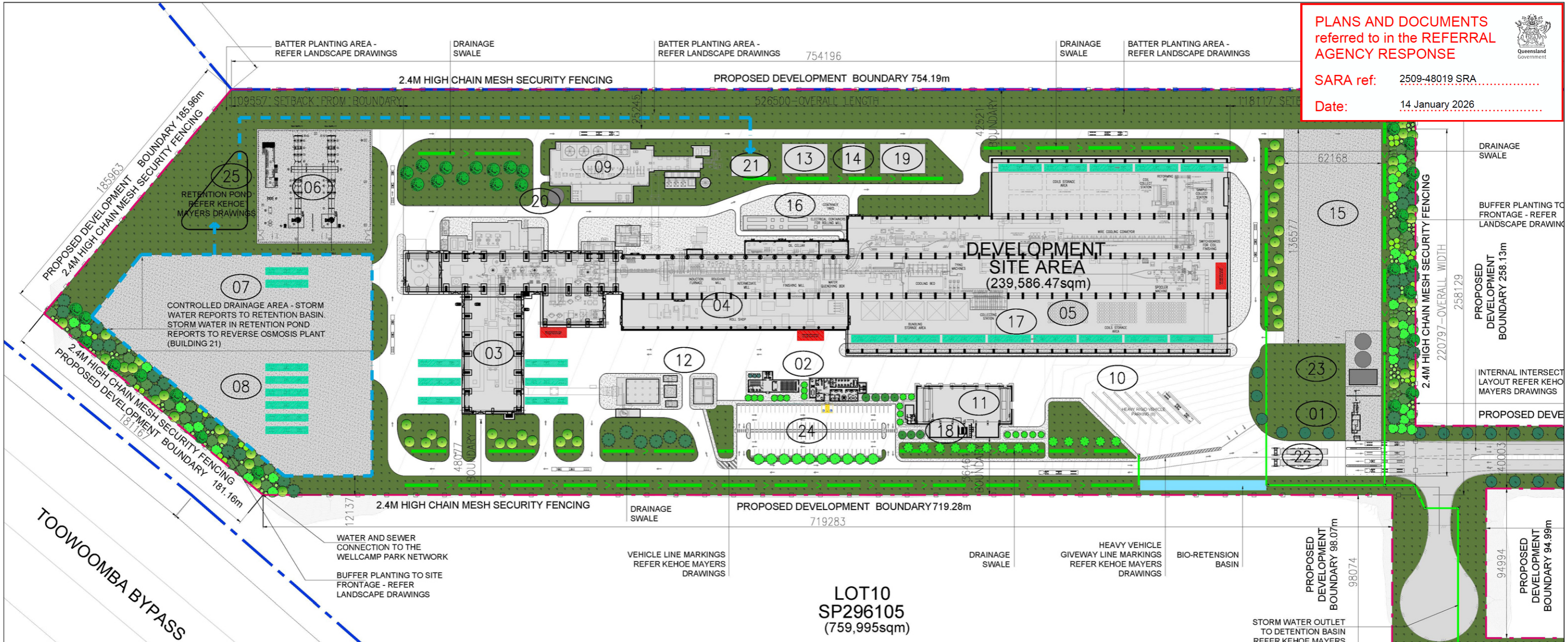


GM STEEL WELLCAMP
DEVELOPMENT PLAN
Job Number: 1123/25
DATE: 22/10/25
SCALE: 1:1500 @ A1
REV: 3
DWG NO: DA 002



SARA ref: 2509-48019 SRA

Date: 14 January 2026



LOT10 SP296105 (759,995sqm)

PROG. Nr.	ITEM DESCRIPTION
01	ENTRY GATE
02	ADMINISTRATION BUILDING
03	MELT SHOP PLANT
04	ROLLING MILL
05	STORAGE AREA
06	MAINS RECEIVING SUBSTATIONS
07	SLAG DIPOSAL AREA
08	SCRAP STORAGE & PREPARATION AREA
09	WATER TREATMENT PLANT AREA
10	TRUCK PARKING
11	GENERAL WAREHOUSE AND MAINTENANCE SHOP
12	FUME TREATMENT PLANT
13	INDUSTRIAL GAS
14	LNG (LIQUID NATURAL GAS)
15	COMMON LAYDOWN AREA
16	CONTAINER YARD
17	STEEL PACKING
18	FERROALLOYS BUILDING AREA
19	DIESEL TANK
20	POTABLE WATER STORAGE TANK
21	REVERSE OSMOSIS PLANT
22	WEIGH BRIDGE
23	FIRE PUMP ROOM - FIRE TANK AND PUMPS
24	CAR PARKING AREA
25	RETENTION POND AREA
26	DETENTION BASIN AREA

13	INDUSTRIAL GAS
14	LNG (LIQUID NATURAL GAS)
15	COMMON LAYDOWN AREA
16	CONTAINER YARD
17	STEEL PACKING
18	FERROALLOYS BUILDING AREA
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22	WEIGH BRIDGE
23	FIRE PUMP ROOM - FIRE TANK AND PUMPS
24	CAR PARKING AREA
25	RETENTION POND AREA
26	DETENTION BASIN AREA

LEGEND

- ROAD SURFACE MARKINGS
- REFUSE STORAGE & COLLECTION POINT
- CONCRETE PATHS
- MULCHED GARDEN BEDS IRRIGATED
- PROPOSED DEVELOPMENT SITE AREA LINE
- LOT 10 - SP296105
- CHAIN MESH SECURITY FENCING
- GRASSED LANDSCAPING - REFER LANDSCAPE DRAWINGS
- PROPOSED PEDESTRIAN ACCESS ROUTE
- PROPOSED TRANSVERSE ROAD MARKINGS - REFER TRAFFIC DRAWINGS
- PROPOSED CONTROLLED DRAINAGE AREA
- PROPOSED TREE PLANTING - REFER LANDSCAPE DRAWINGS
- 27 X LOADING ZONES FOR B-DOUBLE HEAVY VEHICLES
- PROPOSED VEHICLE LINE MARKINGS - REFER KEHOE MAYERS DRAWINGS
- PROPOSED BIO-RETENTION BASIN - REFER KEHOE MAYERS DRAWINGS
- PROPOSED DRAINAGE SWALE - REFER KEHOE MAYERS DRAWINGS
- PROPOSED CIVILS OUTLETS - REFER KEHOE MAYERS DRAWINGS
- CAR PARKING BAYS (1-129)
- TRUCK PARKING BAYS (01-08)
- TOTAL PARKING BAYS 137 - REFER TO TRAFFIC REPORT

DEVELOPMENT APPLICATION

Not for construction

SCALE IN METRES 1:1250 @ A1 SIZE & 1:2500@A3

NOTES:
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DATE	REV	NOTE	BY
22/10/25	3	ISSUE FOR DEVELOPMENT APPROVAL	IB
24/09/25	2	ISSUE FOR DEVELOPMENT APPROVAL	IB
03/07/25	1	ISSUE FOR DEVELOPMENT APPROVAL	IB

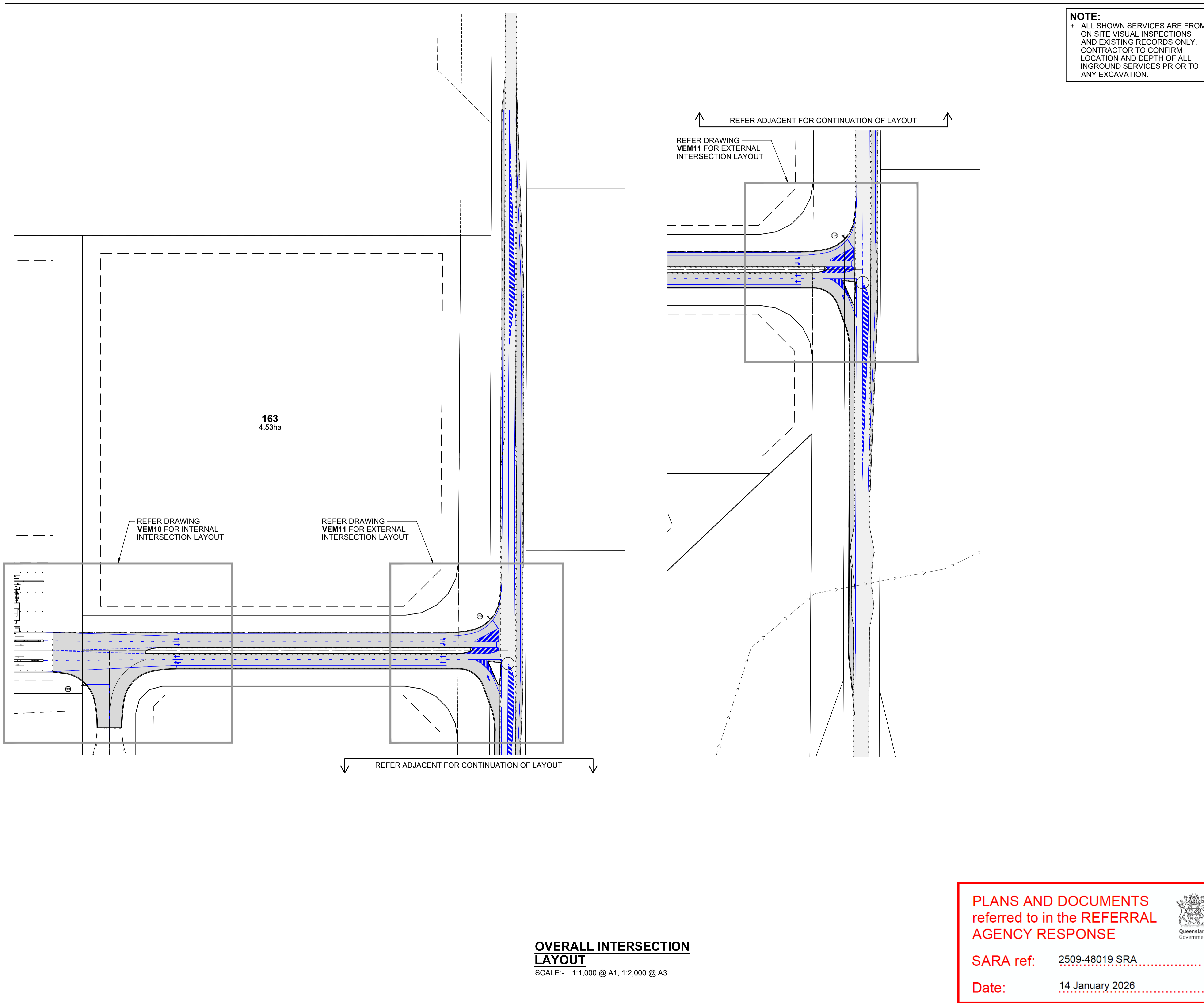


NOTE:
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GM STEEL WELLCAMP DEVELOPMENT FLOOR PLAN
CECIL PLAINS RD, TOOWOOMBA, QLD, 4350.
DEVELOPMENT APPROVAL



GM STEEL WELLCAMP
DEVELOPMENT FLOOR PLAN
Job Number: 1123/25
DATE: 22/10/25
SCALE: 1:1250 @ A1
PAGE: 3 OF 3
REV: DA 01

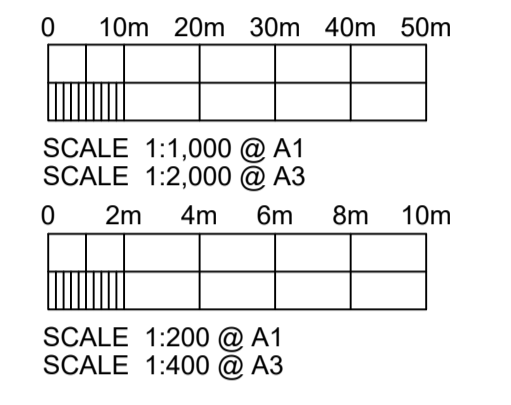


NOTE:
 + ALL SHOWN SERVICES ARE FROM ON SITE VISUAL INSPECTIONS AND EXISTING RECORDS ONLY. CONTRACTOR TO CONFIRM LOCATION AND DEPTH OF ALL INGROUND SERVICES PRIOR TO ANY EXCAVATION.

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DATUM
PSM
 SURVEYOR_INFORMATION

DRAWING ISSUE			
ISSUE	DATE	DETAILS	INITIAL
P1	07.07.25	FOR INFORMATION	PJS



PRELIMINARY
 NOT FOR CONSTRUCTION
 DATE 07.07.25 03:41 PM

PRINT IN COLOUR

Kehoe Myers

CONSULTING ENGINEERS KEHOEMYERS.COM.AU
 PH +617 4632 8100

CIVIL | STRUCTURAL | HYDRAULIC

CLIENT
GM STEEL PTY LTD

PROJECT
GM STEEL - WELLCAMP FACILITY

DRAWING TITLE
OVERALL INTERSECTION LAYOUT


DESIGN <i>Dg</i>	ORIGINAL SIZE	A1
DRAWN <i>MB</i>	PROJECT NUMBER	C2425187
CHECKED <i>PJS</i>	DRAWING NUMBER	VEM09
APPROVED	ISSUE	P1

OVERALL INTERSECTION LAYOUT
 SCALE:- 1:1,000 @ A1, 1:2,000 @ A3

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2509-48019 SRA.....

Date: 14 January 2026.....



Permit

Environmental Protection Act 1994

Environmental authority P-EA-100943025

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

Environmental authority number: P-EA-100943025

Environmental authority takes effect on the date which is later: either 1 January 2028, or whenever development approval MCUI/2025/5156 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

Name	Registered address
GM STEEL PTY LTD	22 Newmarket Rd WINDSOR QLD 4030

Environmentally relevant activity and location details

Environmentally relevant activities	Location
ERA 19 - Metal forming - Hot forming a total of 10,000t or more of metal in a year	10/SP296105
ERA 29 - Metal Foundry Operation - 1(d) - Producing, in a year, the following quantity of ferrous metal castings - more than 10,000t	10/SP296105
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	10/SP296105

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:

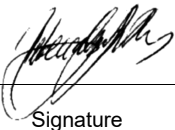
- a) if the authority is for a prescribed ERA and it states that it takes effect on the day nominated by the holder of the authority in a written notice given to the administering authority - on the nominated day; or
- b) if the authority states a day or an event for it to take effect-on the stated day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

08/01/2026

Date

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

Enquiries:
Utilities and Government Organisations
Assessment
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.resources.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.

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 the approval.

Agency interest: General	
Condition number	Condition
G1.0	All reasonable and practicable measures must be taken to prevent or minimise the likelihood of environmental harm caused by the activity .
G2.0	Unless specifically authorised by a condition of this environmental authority, this environmental authority does not authorise a relevant act which is: <ul style="list-style-type: none"> 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>.
G3.0	<u>Contravention of conditions</u> Unless specifically authorised by a condition of this environmental authority, details of any contravention of a condition of this environmental authority must: <ul style="list-style-type: none"> 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.
G3.1	As soon as reasonably practicable but no later than 20 business days of a report made under condition G3.0 (or a longer period agreed to in writing by the administering authority), an investigation must be undertaken to determine: <ul style="list-style-type: none"> 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.
G3.2	As soon as reasonably practicable but no later than 20 business days of investigating a contravention under condition G3.1 (or a longer period agreed to in writing by the administering authority), the reasonable and practicable measures identified in the investigation must be implemented.
G3.3	The outcome of the investigation carried out under condition G3.1 and the reasonable and practicable measures implemented under condition G3.2 must be recorded.

G4.0	<p><u>Complaints</u></p> <p>The following details must be recorded for all complaints received and provided to the administering authority upon request:</p> <ul style="list-style-type: none"> 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.
G4.1	<p>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:</p> <ul style="list-style-type: none"> 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.
G4.2	<p>As soon as reasonably practicable but no later than 5 business days of investigating a complaint 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.</p>
G4.3	<p>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.</p>
G5.0	<p><u>Environmental risk management procedures</u></p> <p>Written procedures must be developed and implemented by an appropriately qualified person(s) that ensure:</p> <ul style="list-style-type: none"> a) all potential risks to the environment from the carrying out of the activity are identified and assessed, including: <ul style="list-style-type: none"> 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.

G6.0	<p><u>Plant and equipment</u></p> <p>An appropriately qualified person(s) 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.</p>						
G6.1	<p>Records of installation, calibration and maintenance carried out under condition G7.0 must be kept.</p>						
G7.0	<p><u>Record keeping</u></p> <p>Unless otherwise specified by a condition of this environmental authority, records must be:</p> <ul style="list-style-type: none"> a) kept for the period outlined in <i>Table 1 – Record keeping requirements</i>; and b) provided to the administering authority upon request and in the format requested. <p>Table 1 – Record keeping requirements</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Description of records</th> <th style="text-align: left;">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
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Monitoring results	Retain for 15 years						
All other records	Retain for 5 years						
G8.0	<p><u>Monitoring and sampling</u></p> <p>All monitoring and sampling required by the conditions of this environmental authority must be carried out, interpreted, and recorded by an appropriately qualified person(s).</p>						
G8.1	<p>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.</p>						
G9.0	<p><u>Chemical storage</u></p> <p>All Chemicals and fuels in containers of greater than 15 litres must be stored within a secondary containment system.</p>						
G10.0	<p><u>Site access</u></p> <p>Safe, efficient and clear access to all areas of the site including all stockpiles, storage areas, buildings and structures for fire-fighting vehicles must be provided at all times.</p>						
G10.1	<p>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.</p>						
G11.0	<p>Feedstock to the Electric Arc Furnace must only include Ferrous material in accordance with the Institute of Scrap Recycling Industries (ISRI) specification and must not contain feedstock impurities.</p>						

G12.0	Waste steel processing, including cutting or shredding, must not occur onsite except the sorting of waste steel to separate steel of different properties and to remove any residual feedstock impurities .																				
Agency interest: Air																					
Condition number	Condition																				
A1.0	Odours or airborne contaminants from the activity must not cause environmental nuisance to any sensitive place or commercial place .																				
A2.0	Contaminated air must be treated by a Fume Treatment Plant (FTP) generally in accordance with <i>Appendix B – Operations Flow Diagram</i> prior to the release.																				
A3.0	<p>Contaminants must only be released to air from the point source in accordance with:</p> <ul style="list-style-type: none"> a) the contaminants are released in accordance with <i>Table 2 – Point Source Parameters</i>; and b) the contaminants being released comply with the release limits for each quality characteristic specified in <i>Table 3 – Point Source Air Release Limits</i>; and c) the contaminants being released are monitored at their minimum monitoring frequency for each quality characteristic specified in <i>Table 3 – Point Source Air Release Limits</i>; and d) the associated requirements below <i>Table 3 – Point Source Air Release Limits</i>; and e) The notes below <i>Table 2 – Point Source Parameters</i> and <i>Table 3 – Point Source Air Release Limits</i> <p>Table 2 – Point Source Parameters</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 35%;">Release point Location</th> <th style="width: 20%;">Minimum release height above ground (m)</th> <th style="width: 20%;">Minimum exit velocity (m/s)</th> <th style="width: 25%;">Description</th> </tr> </thead> <tbody> <tr> <td>FTP stack GDA2020 MGA2020 Zone 56 (383753E, 6951843N) (-27.552, 151.823)</td> <td style="text-align: center;">50</td> <td style="text-align: center;">12</td> <td>Fume treatment plant exhaust stack</td> </tr> </tbody> </table> <p>Note 1: As generally depicted in <i>Appendix A – Site Plan</i></p> <p>Table 3 – Point Source Air Release Limits</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Release point</th> <th style="width: 30%;">Contaminant</th> <th style="width: 20%;">Maximum concentration release limit (Note 1)</th> <th style="width: 30%;">Monitoring frequency</th> </tr> </thead> <tbody> <tr> <td rowspan="2">FTP stack</td> <td>Oxides of Nitrogen (as NO₂)</td> <td>40 mg/Nm³ (dry)</td> <td rowspan="2">The FTP stack must be monitored for the</td> </tr> <tr> <td>Sulphur dioxide (SO₂)</td> <td>50 mg/Nm³ (dry)</td> </tr> </tbody> </table>			Release point Location	Minimum release height above ground (m)	Minimum exit velocity (m/s)	Description	FTP stack GDA2020 MGA2020 Zone 56 (383753E, 6951843N) (-27.552, 151.823)	50	12	Fume treatment plant exhaust stack	Release point	Contaminant	Maximum concentration release limit (Note 1)	Monitoring frequency	FTP stack	Oxides of Nitrogen (as NO ₂)	40 mg/Nm ³ (dry)	The FTP stack must be monitored for the	Sulphur dioxide (SO ₂)	50 mg/Nm ³ (dry)
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	Sulphur dioxide (SO ₂)	50 mg/Nm ³ (dry)																			

GDA2020 MGA2020 Zone 56 (383753E, 6951843N) (-27.552, 151.823)	Carbon Monoxide (CO)	125 mg/Nm ³ (dry)	contaminants within three months of commencement of the activity and six monthly thereafter.
	Total Solid Particulates (TSP)	20 mg/Nm ³ (dry)	
	Mercury and its compounds (expressed as Hg)	0.2 mg/Nm ³ (dry)	
	Lead and its compounds (expressed as Pb)	0.4 mg/Nm ³ (dry)	
	Cadmium and its compounds (expressed as Cd)	0.2 mg/Nm ³ (dry)	
	Total heavy metals (Note 2)	1 mg/Nm ³ (dry)	
	Hydrogen Fluoride (HF)	0.2 mg/Nm ³ (dry)	
	Hydrogen Chloride (HCl)	2.0 mg/Nm ³ (dry)	
	Volatile Organic Compounds (VOC) as n-propane equivalent	40 mg/Nm ³ (dry)	
	Polycyclic Aromatic Hydrocarbons (PAH) (as BaP equivalent) (Note 3)	0.005 mg/Nm ³ (dry)	
	Dioxins and furans (I-TEQ for PCDDs and PCDFs)	0.1 ng/Nm ³ (dry)	
<p>Note 1: All concentrations limits apply to a sampling period averaged over 30 minutes or period specified in the relevant test method, whichever is the greater.</p> <p>Note 2: Total heavy metals limit is Type 1 substances and Type 2 substances (in aggregate) where:</p> <ul style="list-style-type: none"> • Type 1 substance means the elements of antimony, arsenic, cadmium, lead or mercury, or a compound containing 1 or more of these elements; and • Type 2 substance means the elements of beryllium, chromium, cobalt, manganese, nickel, selenium, tin or vanadium, or a compound containing 1 or more of these elements. <p>Note 3: Polycyclic Aromatic Hydrocarbons (PAH) limit is for the total of the 16 priority pollutants, namely, Naphthalene, Acenaphthylene, Acenaphthene, Fluorene, Phenanthrene, Anthracene, Fluoranthene, Pyrene, Benz(α)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(α)pyrene, Indeno[1,2,3-cd]pyrene, Dibenz[ah]anthracene and Benzo[ghi]perylene, expressed as Benzo(α)pyrene equivalents using the potency equivalence factors specified by the World Health Organisation.</p> <p>Associated requirements:</p> <ol style="list-style-type: none"> a) The release of contaminants from a point source must be directed vertically upwards without any impedence or hindrance; and b) Monitoring must be undertaken during a release and at the authorised release points, frequency, and for the contaminants specified in <i>Table 3 – Point Source Parameters</i> and <i>Table 4 – Point Source Air Release Limits</i>; and c) Monitoring must be undertaken when emissions are expected to be representative of actual operating conditions for the sample period; and d) All monitoring devices must be effectively calibrated and maintained in accordance with the manufacturer's instructions and Australian and international standards; and e) Air Monitoring must be in accordance with the current edition of the administering authority's Air Quality Sampling Manual. If monitoring requirements are not described in the administering authority's Air Quality 			

	<p>Sampling Manual, monitoring protocols must be in accordance with a method as approved by New South Wales Environmental Protection Authority, US EPA, or European standards (EN); and</p> <p>f) Monitoring position for the release points (stacks) listed in <i>Table 2 – Point Source Parameters</i> and <i>Table 3 – Point Source Air Release Limits</i> must comply with the Australian Standard AS 4323.1 - 1995 "Stationary source emissions Method 1: Selection of sampling positions"; and</p> <p>g) All air emission stack monitoring must be conducted by an experienced person or body which holds current National Association of Testing Authorities (NATA); and</p> <p>h) The following tests must be performed for each required determination specified in <i>Table 3 – Point Source Air Release Limits</i>:</p> <ul style="list-style-type: none"> i. gas velocity and volume flow rate; and ii. temperature and oxygen content; and iii. water vapour concentration; and <p>i) During the sampling period, the following additional information must be gathered:</p> <ul style="list-style-type: none"> i. plant throughput rate at the time of sampling; and ii. any typical factors that may influence air pollutant emissions; and iii. reference to the actual test methods and accuracy. 																
<p>A4.0</p>	<p>The activities conducted at the premises must not cause any exceedance of the metals deposition trigger values specified in <i>Table 4 - Air Quality - Dust Deposition Quality Trigger Values</i> at the monitoring places used for dust deposition.</p> <p>Table 4 - Air Quality - Dust Deposition Quality Trigger Values</p> <table border="1" data-bbox="308 1070 1425 1686"> <thead> <tr> <th data-bbox="308 1070 549 1218">Monitoring locations</th> <th data-bbox="549 1070 815 1218">Contaminant</th> <th data-bbox="815 1070 1233 1218">Dust Deposition Quality Trigger value ($\mu\text{g}/\text{m}^2/\text{day}$, calculated as an annual average)</th> <th data-bbox="1233 1070 1425 1218">Monitoring Frequency</th> </tr> </thead> <tbody> <tr> <td data-bbox="308 1218 549 1686" rowspan="5"> Dust deposition monitoring site (Note 1) GDA2020 MGA2020 Zone 56 (383815E, 6951843N) (-27.552, 151.823) </td> <td data-bbox="549 1218 815 1312">Arsenic and its compounds as arsenic</td> <td data-bbox="815 1218 1233 1312">4</td> <td data-bbox="1233 1218 1425 1686" rowspan="5"> All monitoring locations must be monitored for the contaminants within six months of commencement of the activity and annually thereafter. </td> </tr> <tr> <td data-bbox="549 1312 815 1406">Lead and its compounds as lead</td> <td data-bbox="815 1312 1233 1406">100</td> </tr> <tr> <td data-bbox="549 1406 815 1500">Cadmium and its compounds as cadmium</td> <td data-bbox="815 1406 1233 1500">2</td> </tr> <tr> <td data-bbox="549 1500 815 1594">Nickel and its compounds as nickel</td> <td data-bbox="815 1500 1233 1594">15</td> </tr> <tr> <td data-bbox="549 1594 815 1686">Mercury and its compounds as mercury</td> <td data-bbox="815 1594 1233 1686">1</td> </tr> </tbody> </table> <p>Note 1: The Dust deposition monitoring site must be located on the activity site directly due east of the FTP stack identified in <i>Table 3 – Point Source Air Release Limits</i>.</p> <p>Associated requirements:</p> <ul style="list-style-type: none"> a) Monitoring must be undertaken when emissions are expected to be representative of actual operating conditions for the sample period; and b) All monitoring devices must be effectively calibrated and maintained in accordance with the manufacturer's instructions and Australian and international standards; and c) Dust Deposition Monitoring locations must be located in accordance with AS/NZS 3580.1.1:2016 Methods for sampling and analysis of ambient air, Part 1.1: Guide to siting air monitoring equipment; and 	Monitoring locations	Contaminant	Dust Deposition Quality Trigger value ($\mu\text{g}/\text{m}^2/\text{day}$, calculated as an annual average)	Monitoring Frequency	Dust deposition monitoring site (Note 1) GDA2020 MGA2020 Zone 56 (383815E, 6951843N) (-27.552, 151.823)	Arsenic and its compounds as arsenic	4	All monitoring locations must be monitored for the contaminants within six months of commencement of the activity and annually thereafter.	Lead and its compounds as lead	100	Cadmium and its compounds as cadmium	2	Nickel and its compounds as nickel	15	Mercury and its compounds as mercury	1
Monitoring locations	Contaminant	Dust Deposition Quality Trigger value ($\mu\text{g}/\text{m}^2/\text{day}$, calculated as an annual average)	Monitoring Frequency														
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	<p>d) Analysis of dust deposition samples must be in accordance with AS/NZS 3580.10.1:2016 Methods for sampling and analysis of air, Method 10.1: Determination of particulate matter – Deposited matter – Gravimetric method; and</p> <p>e) During the sampling period, the following additional information must be gathered:</p> <ul style="list-style-type: none"> i. plant throughput rate during the period of sampling; and ii. any typical factors that may influence air pollutant emissions; and iii. reference to the actual test methods and accuracy.
A4.1	<p>If monitoring required by condition A4.0 identify an exceedance of any dust deposition quality trigger values specified in <i>Table 4 - Dust Deposition Quality Trigger Values</i>, the holder of this environmental authority must:</p> <ul style="list-style-type: none"> a) complete an investigation, conducted by an appropriately qualified person, to identify the cause or potential causes of the exceedance; and b) give consideration to the environmental management procedures required by condition G5.0, records required to be obtained by condition G7.0, relevant risk assessments and identified pollution controls measures; and c) provide a written report to the administering authority within four (4) months of the date of receipt of monitoring results, outlining: <ul style="list-style-type: none"> i. details of the investigation carried out; and ii. identification of the source of the exceedance, and if the exceedance has resulted from the authorised activity, iii. identification of the proposed control measures required to prevent further exceedances; and iv. actions taken or to be taken to minimise environmental harm.
A5.0	<p>This environmental authority does not authorise odours or airborne contaminants generated by the activity to cause a relevant act at a sensitive place or commercial place.</p>
A6.0	<p>Air emission control measures must be installed, operated and maintained by an appropriately qualified person(s) in accordance with the manufacturer's specifications and instructions.</p>
A7.0	<p>Air quality monitoring, including for dust and point source emissions from the activity, must be undertaken in accordance with the latest edition of:</p> <ul style="list-style-type: none"> 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).
A8.0	<p><u>Greenhouse Gas Abatement Plan</u></p> <p>A Greenhouse Gas Abatement Plan that meets the requirements of Appendix A of the latest version of the Queensland Greenhouse Gas Emissions Guideline (ESR/2024/6819) must be prepared within 6 months of the effective date of this permit.</p>

A8.1	The Greenhouse Gas Abatement Plan must be implemented and complied with whilst the environmental authority is in force and any activities are being carried out.
A8.2	The Greenhouse Gas Emission Reduction Program in the Greenhouse Gas Abatement Plan may be updated to incorporate opportunities to further reduce emissions and improve energy efficiency.
A8.3	Updates to the Greenhouse Gas Abatement Plan carried out under condition A8.1 must meet the requirements of Appendix A of the latest version of the Queensland Greenhouse Gas Emissions Guideline (ESR/2024/6819).
A8.4	An appropriately qualified person(s) must undertake an audit every 5-years following the effective date of this permit to determine whether the Greenhouse Gas Abatement Plan has been implemented and complied with during the previous 5-year period.
A8.5	<p>A statement of compliance must be prepared about the work undertaken to implement and comply with the Greenhouse Gas Abatement Plan. The statement of compliance must:</p> <ul style="list-style-type: none"> a) be prepared by an appropriately qualified person(s); and b) be submitted to the administering authority within 10 business days of the audit under condition A8.4 being completed; and c) consider the following compliance criteria: <ul style="list-style-type: none"> i. whether the emission reduction targets in the Greenhouse Gas Abatement Plan have been met; and ii. whether the emission reduction measures in the Greenhouse Gas Emission Reduction Program have been implemented; and iii. whether the Greenhouse Gas Abatement Plan has been reviewed in accordance with review provisions in the Greenhouse Gas Abatement Plan; and iv. whether greenhouse gas emissions have been monitored in accordance with the monitoring program in the Greenhouse Gas Abatement Plan; and v. whether public reporting on progress toward the emission reduction targets has been carried out in accordance with the reporting program in the Greenhouse Gas Abatement Plan. d) state whether the work complies with the above compliance criteria. e) be supported by the methodology, assumptions and input data used to determine greenhouse gas emissions.
A8.6	<p>Within 20 business days of the audit being completed under condition A8.4 the following information must be published on the environmental authority holder's website:</p> <ul style="list-style-type: none"> a) the statement of compliance required under condition A8.5; and b) the latest version of the Greenhouse Gas Abatement Plan.

A8.7	Any non-compliance with the Greenhouse Gas Abatement Plan must be reported to the administering authority in accordance with condition G3.0.
Agency interest: Water	
Condition number	Condition
WT1.0	<p>Contaminants must not be released to waters except stormwater releases:</p> <ul style="list-style-type: none"> a) that exceed the capacity of the controlled drainage area identified in <i>Appendix A</i>; and b) treated via the stormwater treatment and retention measures in accordance with condition WT3.0.
WT2.0	<p><u>Stormwater</u></p> <p>Stormwater must be managed to:</p> <ul style="list-style-type: none"> 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 generally in accordance with <i>Appendix A – Site Plan</i>, or c) contain stormwater from the scrap steel storage area within controlled drainage area generally in accordance with <i>Appendix A – Site Plan</i>.
WT2.1	Stormwater treatment and retention measures and the controlled drainage area must have capacity to retain stormwater runoff generated by a storm event up to and including a 24-hour storm event with an Annual Exceedance Probability (AEP) of 10% .
WT2.2	Clean stormwater must be diverted away from the “development site area” as identified in <i>Appendix A – Site Plan</i> .
WT3.0	Stormwater within the stormwater catchment identified as “controlled drainage area” by <i>Appendix A – Site Plan</i> must be collected and contained and treated by the wastewater treatment plant.
WT4.0	The holder of this authority must hold a current trade waste agreement that accommodates the entire volume of effluent produced by the wastewater treatment plant with a facility that can lawfully accept the wastewater.
WT5.0	<p>Releases of treated stormwater from the northern stormwater catchment identified by <i>Appendix A – Site Plan</i> to waters must not:</p> <ul style="list-style-type: none"> a) produce any slick or other visible evidence of oil or grease, nor contain visible floating oil, grease, scum, litter or other visually objectionable matter, and

	b) contain any properties at a concentration capable of causing environmental harm.						
Agency interest: Noise							
Condition number	Condition						
N1.0	Noise generated by the activity must not cause environmental nuisance to any sensitive place or commercial place .						
N2.0	Noise from the activity must not include substantial low frequency noise components and must not exceed the levels identified in <i>Table 5 – Noise limits</i> at any sensitive place or commercial place .						
	Table 5 – Noise limits						
	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 a sensitive place					
	L_{Aeq} adj, 1 hr	41 dB(A)	41 dB(A)	37 dB(A)	41 dB(A)	41 dB(A)	37 dB(A)
	L_{Amax}, 1 hr	-	-	49 dB(A)	-	-	49 dB(A)
		Noise measured at a commercial place					
	L_{Aeq} adj, 1 hr	62 dB(A)	62 dB(A)	62 dB(A)	62 dB(A)	62 dB(A)	62 dB(A)
N2.1	Notwithstanding condition N2.0, noise generated by the activity must not cause environmental nuisance to any sensitive place or commercial place resulting from impulsive noise between 10pm and 7am on any day.						
N3.0	All monitoring of noise emissions from the activity must be undertaken when the activity is in operation.						
N4.0	The following must be recorded when undertaking monitoring of noise emissions from the activity : <ul style="list-style-type: none"> 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. <p><i>Note: results and monitoring reports are records that must be kept in accordance with condition G7.0.</i></p>						
N5.0	Noise measurements must be taken using a class 1 sound level meter as classified under AS IEC 61672.						
N6.0	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 <i>Australian Standard and the Environmental Protection Regulation 2019 (Chapter 5, Part 4)</i> .
N7.0	Noise attenuation measures must be installed and maintained to achieve compliance with condition N2.0.
Agency interest: Land	
Condition number	Condition
L1.0	Contaminants must not be released to land .
Agency interest: Waste	
Condition number	Condition
WS1.0	All waste generated in carrying out the activity must be reused, recycled or removed to a facility that can lawfully accept the waste.
WS2.0	Incompatible wastes must not be mixed in the same container or waste storage area.
WS3.0	All spillages of combustible liquids or material must be cleaned up using the appropriate containment method immediately.
WS4.0	The slag stockpile must be covered to prevent ingress of rain and banded to prevent ingress of stormwater.

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.

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.

Activity means the environmentally relevant activities, to which this environmental authority relates.

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

Annual exceedance probability (AEP) means the probability that a given rainfall total accumulated over a given duration will be exceeded in any one year.

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 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.

Contaminant(s) means:

- a gas, liquid or solid; or
- an odour; or
- an organism (whether alive or dead), including a virus; or
- energy, including noise, heat, radioactivity and electromagnetic radiation; or
- a combination of contaminants.

Controlled drainage area means the designated, impermeable and bunded catchment where stormwater runoff from scrap steel storage is captured and directed to a retention pond, which reports to the reverse osmosis (RO) plant for reuse in the Electric Arc Furnace (EAF).

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

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

Feedstock impurities means non-ferrous materials, including but not limited to plastics, foams, upholstery, hydrocarbons, metals (excluding steel and iron).

Impulsive noise means short bursts of high-intensity sound that occur suddenly and typically last for a very brief duration, usually less than one second. These noises are characterised by rapid onset and decay, often with a high peak sound pressure level. Impulsive noise can be caused by events such as explosions, gunshots, hammering, or machinery impacts.

$L_{Aeq\ adj, 1\ hr}$ 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.

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

Land does not include waters.

Measures has the broadest interpretation and includes plant, equipment, physical objects, bunding, containment systems, monitoring, procedures, actions, directions and competency.

NATA means National Association of Testing Authorities.

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, 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 dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; 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 garden; or
- for noise, a place defined as a sensitive receptor for the purposes of the Environmental Protection (Noise) Policy 2019.

Stormwater treatment and retention measures means the drainage swales and bioretention basin identified in *Appendix A – Site Plan*.

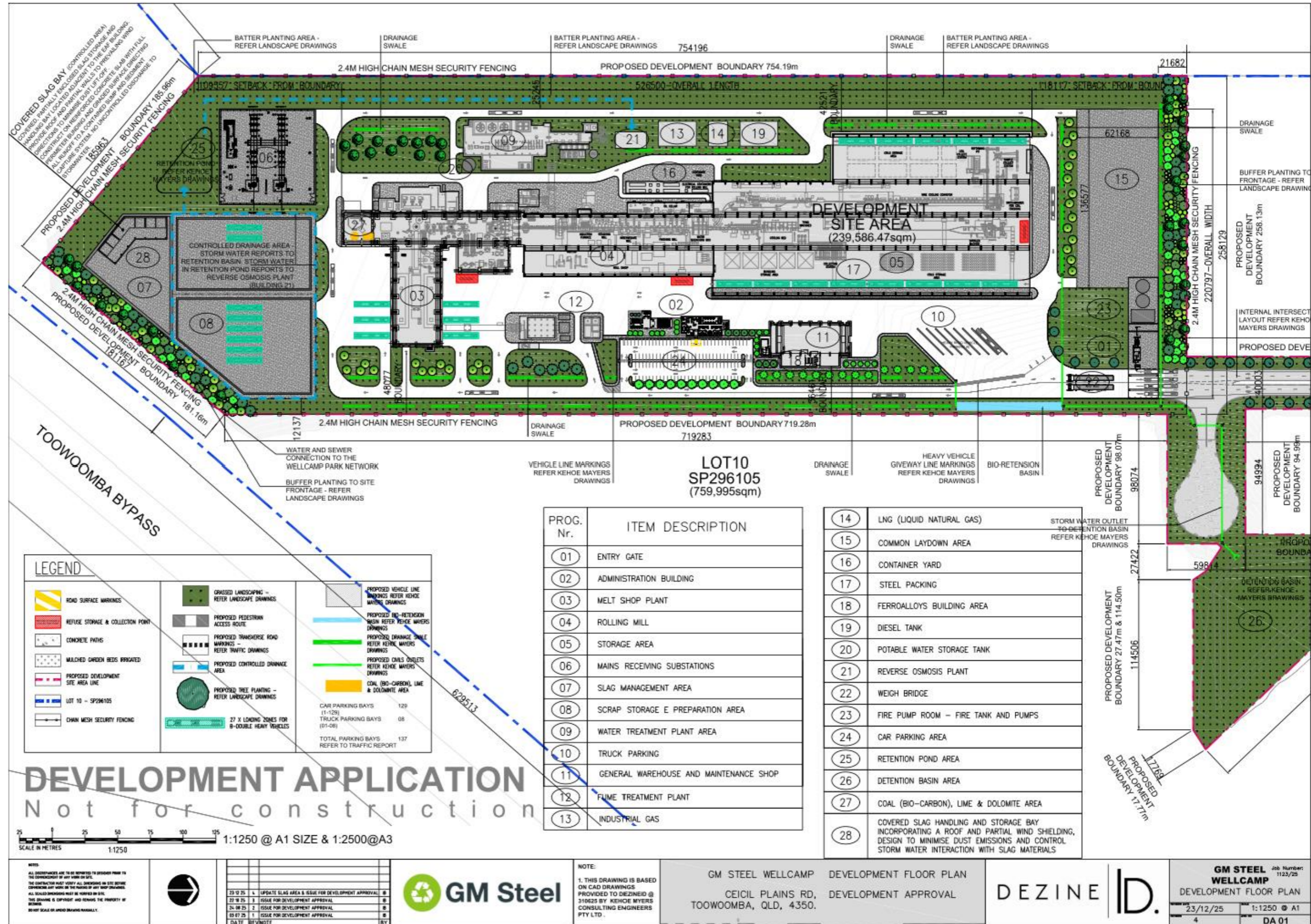
Substantial low frequency noise means a noise emission that has an unbalanced frequency spectrum shown in a one-third octave band measurements, with a predominant component within the frequency range 10 to 200 Hz. It includes any noise emission likely to cause an overall sound pressure level at a noise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

Water Quality Sampling Manual means the following document or more recent additions or supplements to that document as such become available:

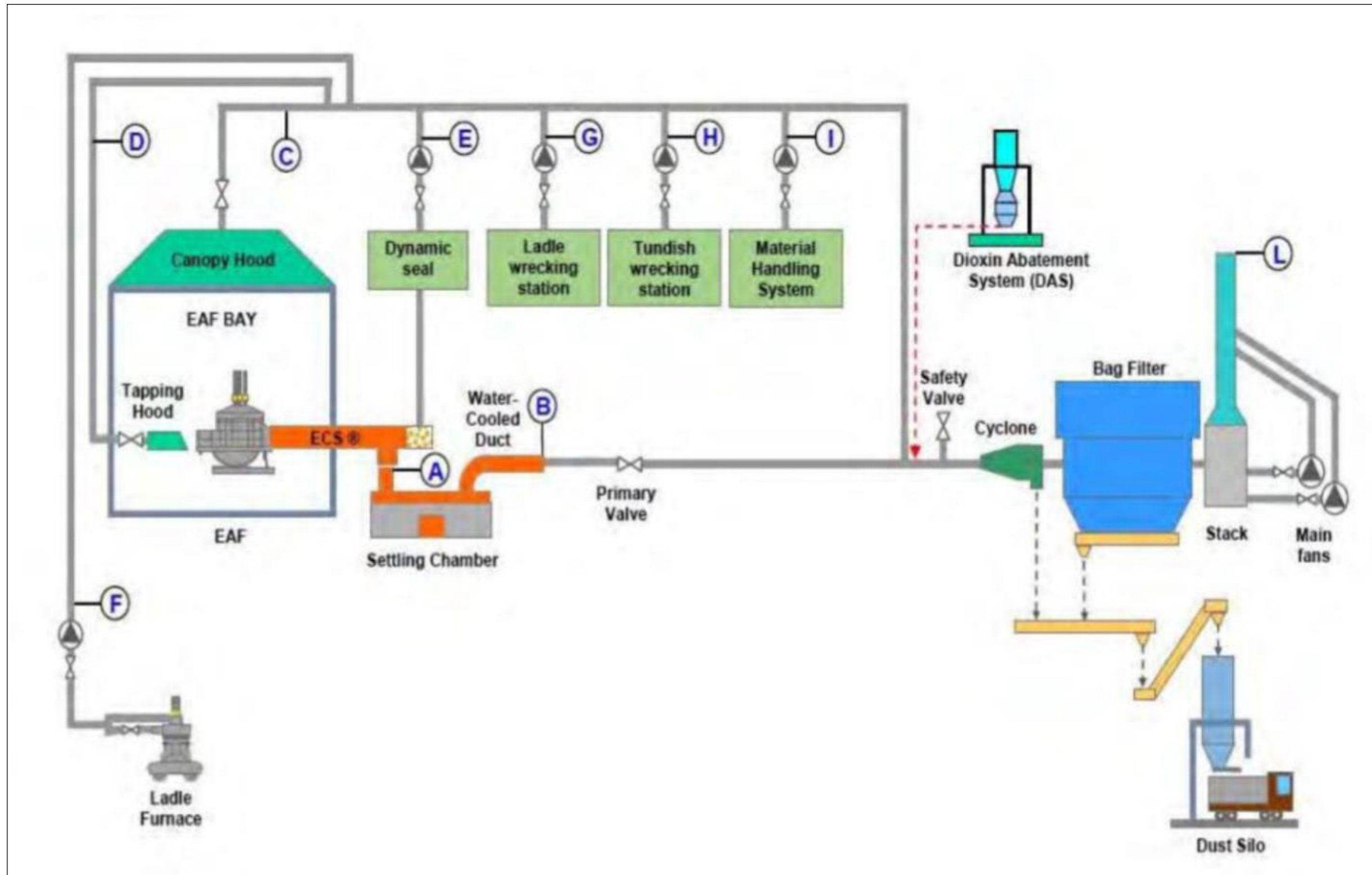
- *Monitoring and Sampling Manual, Environmental Protection (Water) Policy 2009 (2018) Water Quality and Investigation*, Department of Environment and Science (DES).

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.

Appendix A - Site Plan



Appendix B – Operations Flow Diagram



END OF ENVIRONMENTAL AUTHORITY

Our ref TMR25-047503
Your ref 2509-48019 SRA
Enquiries Markus Dittmann



2 December 2025

Department of
Transport and Main Roads

Decision Notice – Permitted Road Access Location (s62(1) *Transport Infrastructure Act 1994*)

This is not an authorisation to commence work on a state-controlled road¹

Development application reference number 2509-48019 SRA, lodged with Toowoomba Regional Council involves constructing or changing a vehicular access between Lot 10SP296105, the land the subject of the application, and Toowoomba Cecil Plains Road (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address GM Steel Pty Ltd
PO Box 3038
Toowoomba QLD 4350

Application Details

Address of Property Toowoomba Cecil Plains Road, Wellcamp QLD 4350
Real Property Description 10SP296105
Aspect/s of Development

Development Permit for Material Change of Use for Material Change of Use – Impact – High Impact Industry; and Environmentally Relevant Activity (ERA) 19 – Metal Forming (forming a total of 10,000 tonnes or more of metal in a year); and Environmentally Relevant Activity (ERA) 29(1)(d) Metal Foundry Operation (producing more than 10,000 tonnes of ferrous metal castings in a year); and Environmentally Relevant Activity (ERA) 62 (1) (a) Resource Recovery and Transfer Facility Operation (operating a facility for receiving and sorting, dismantling, baling or temporarily storing scrap steel, non putrescible waste or green waste only) Location: Toowoomba Cecil Plains Road, WELLCAMP QLD 4350 Property Description: Lot 10 SP296105 and Emt A RP835801

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

¹ Please refer to the further approvals required under the heading 'Further approvals'

No.	Conditions of Approval	Condition Timing
Road Access Location		
A. General		
1	The Permitted Road Access Location is in accordance with GM Steel Wellcamp Development Plan prepared by Dezine, dated 22/10/2025, referenced DA 002 and revision 3. The proposed site access must be designed and constructed to safely accommodate the largest design vehicle permitted to access the site (ie. Specialised OSOM vehicles for transporting plant cranes).	At all times.

Reasons for the decision

The reasons for this decision are as follows:

- a) To maintain the safety, efficiency and operational performance of the state-controlled road network.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

Further information about the decision

1. In accordance with section 67(7) of TIA, this decision notice:
 - a) starts to have effect when the development approval has effect; and
 - b) stops having effect if the development approval lapses or is cancelled; and
 - c) replaces any earlier decision made under section 62(1) in relation to the land.
2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.
3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

If further information about this approval or any other related query is required, Mr Markus Dittmann, Town Planner should be contacted by email at markus.dittmann@tmr.qld.gov.au or on (07) 4639 0739.

Yours sincerely



Jason McGuire
Senior Town Planner

Attachments: Attachment A – Decision evidence and findings
Attachment B - Section 70 of TIA
Attachment C - Appeal Provisions

Attachment A

Decision Evidence and Findings

Evidence or other material on which findings were based:

- Material submitted in support of Western Downs Regional Council development application MCUI/2025/5156.
- State Development Assessment Provisions – State Code 1 (Development in a Statecontrolled road environment)
- Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition
- Planning Act (2016)
- Planning Regulations (2017)
- Transport Infrastructure Act (1997).

Attachment B

Section 70 of TIA

Transport Infrastructure Act 1994

Chapter 6 Road transport infrastructure

Part 5 Management of State-controlled roads

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
 - (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
 - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
 - (c) obtain any other access between the land and the road contrary to the decision; or
 - (d) use a road access location or road access works contrary to the decision; or
 - (e) contravene a condition stated in the decision; or
 - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
 - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C
Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

485 Internal review of decisions

- (1) A person whose interests are affected by a decision described in schedule 3 (the **original decision**) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
 - (a) applies to the review; and
 - (b) provides—
 - (i) for the procedure for applying for the review and the way it is to be carried out; and
 - (ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
 - (a) applies to the appeal; and
 - (b) provides—
 - (i) for the procedure for the appeal and the way it is to be disposed of; and
 - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
 - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

(b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

(5) 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 is decided.

(6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.

(7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

31 Applying for review

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
 - (a) the notice did not state the reasons for the original decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
 - (a) may be given on conditions the relevant entity considers appropriate; and
 - (b) operates for the period specified by the relevant entity; and
 - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

(8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

relevant entity means—

(a) if the reviewed decision may be reviewed by QCAT—QCAT; or

(b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

(a) if a decision notice is given to the person—28 days after the notice was given to the person; or

(b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

(a) the decision notice did not state the reasons for the decision; and

(b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.