

Our Ref: 101/0042691
Your Ref: APP2026/001

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**Queensland
Government**

Department of the
**Environment, Tourism,
Science and Innovation**

04 September 2026

[REDACTED]
Executive Director
Planning and Industry
Office of Coordinator General
1 William Street
Brisbane QLD 4000

Email: [REDACTED]

Dear [REDACTED]

AP2026/001 – SDA application for a material change of use for special industry (Bromelton Energy and Resource Centre) in the Bromelton State Development Area (SDA)

The Department of the Environment, Tourism, Science and Innovation (DETSI) has been nominated as a referral entity for the SDA application, AP2026/001, made by Therefor Group Pty Ltd on behalf of Cleanaway Operations Pty Ltd, for a material change of use for special industry within the Special Industry Precinct of the Bromelton SDA.

DETSI has considered the application against the Bromelton SDA Planning Scheme in accordance with referral entity's jurisdiction. DETSI has assessed the impacts the development may have and recommends that specific conditions should be attached to the SDA approval given to the proposed development.

The assessment considerations and recommended conditions are attached to this letter. If you require any further information, please contact [REDACTED]

Yours sincerely

[REDACTED]

[REDACTED]
Manager, Waste Assessment

Waste Operations, Waste and Enforcement Services

Environmental Services and Regulation

Department of the Environment, Tourism, Science and Innovation

encl.

Assessment considerations

Abbreviations used in the report

AEP – Annual Exceedance Probability
APCr – Air Pollution Control residue
ARI – Average Recurrence Interval
BERC – Bromelton Energy and Resource Centre
CEMS – Continuous Emissions Monitoring System
EfW – Energy from Waste
HHRA – Human Health Risk Assessment
IBA – Incinerator Bottom Ash
IBAA – Incinerator Bottom Ash Aggregate
MSES – Matters of State Environmental Significance
NO_x – oxides of Nitrogen
OCG – Office of Coordinator-General
PFAS – Per- or Poly-fluoroalkyl Substances
SDA – State Development Area

Background

Cleanaway Operations Pty Ltd (the proponent) is developing an energy from waste (EfW) facility in Queensland known as the Bromelton Energy and Resource Centre (BERC, the facility). The facility will be located on Lot 1 RP45234, Beaudesert Boonah Road, Bromelton within the Special Industry Precinct of the Bromelton State Development Area (SDA), 7 km west of Beaudesert. The proposed site is approximately 47 km inland of the Gold Coast and around 56 km south south-west of Brisbane.

The facility is proposed to process up to 760,000 tonnes per annum of residual municipal solid waste and general commercial and industrial waste using moving grate combustion technology for the recovery of energy. Only residual waste defined in the Queensland EfW Policy as waste that is not technically, environmentally, and economically practical (TEEP) to reuse or recycle will be accepted for thermal processing. The facility will not process any regulated waste.

The thermal processing technology and its design components for the proposed facility are recognised as best available techniques in accordance with international best practice. International best practice for thermal EfW facilities is the European Union Best Available Techniques (BAT) Reference Document for Waste Incineration (BREF-WI) (2019). The BREF-WI includes BAT Conclusions (BATC) based on actual operating information collected from a large number of operating EfW facilities regulated under the EU Industrial Emissions Directive (IED) (2010). The proposed facility is designed to comply with these requirements.

The conceptual design of the facility is presented in Figure 1. BERC conceptual design below.

The facility will incorporate the following key process elements:

EfW and thermal waste processing:

- two lines, with each line comprising a moving grate combustor;
- flue gas (air emissions) treatment system with a dedicated flue;
- heat recovery to supply steam to a single steam turbine.

Air pollution control equipment:

- induced draft fan;
- a single stack for two internal flues from each moving grate line;
- NO_x abatement: Selective Non-Catalytic Reduction (SNCR) with either urea solution or aqueous ammonia solution as the reducing agent;
- flue gas treatment: semi-dry scrubbing in combination with baghouse filter, with hydrated lime and powdered activated carbon injection and residue recirculation.

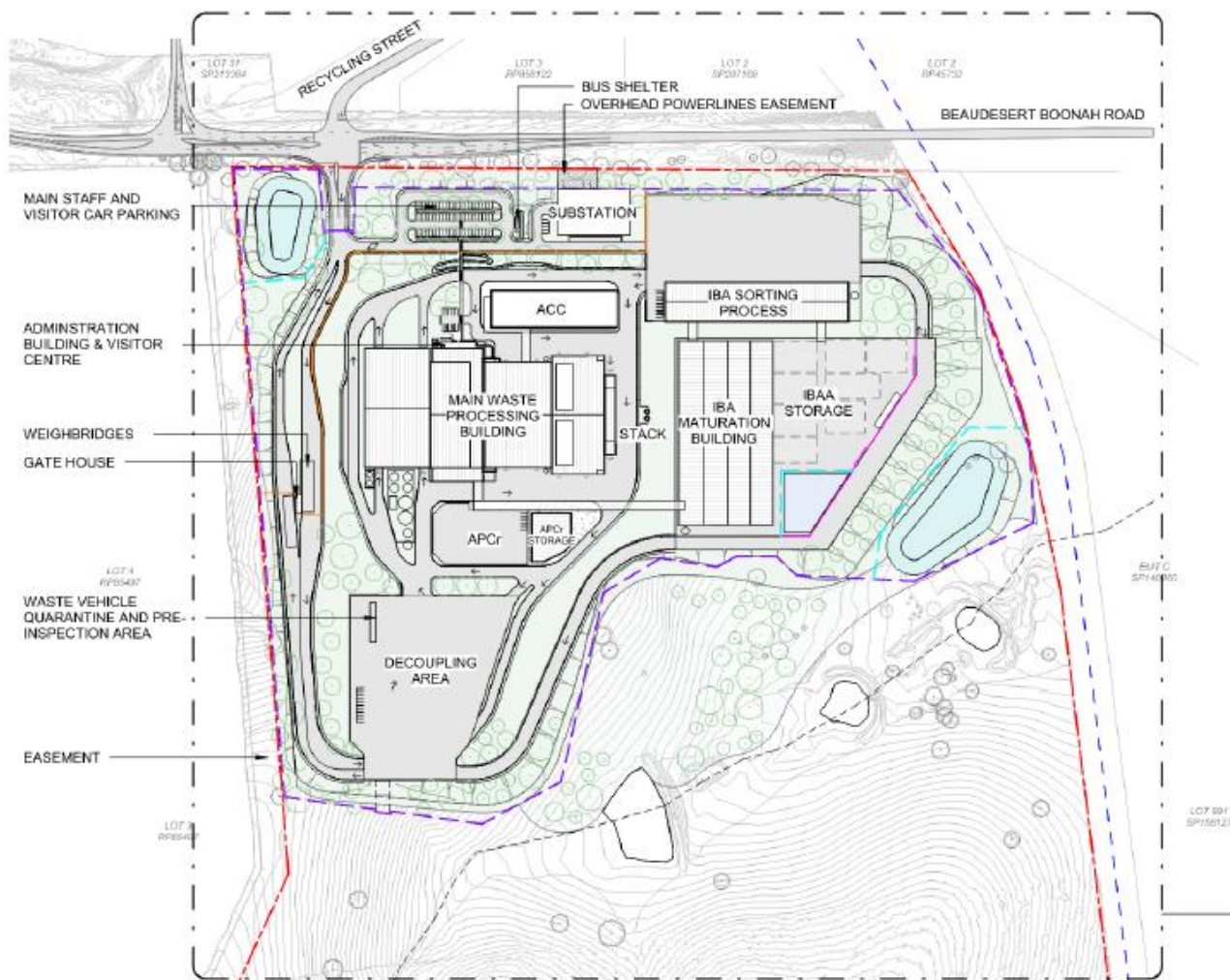


Figure 1. BERC Conceptual design (Source: Application documents)

IBA and APCr management:

- an enclosed conveyor for delivery of IBA from the EfW facility to the IBA temporary storage area;
- a dedicated building to store raw IBA in maturation piles prior to sorting in a fully enclosed sorting facility;
- an undercover Air Pollution Control residue (APCr) stabilisation area where treated APCr is allowed to cure into solid concrete prior to transport offsite for landfill disposal.

Process description

The process diagram is presented in Figure 2, and a video of the proposal is available through the following link: [Bromelton Energy & Resource Centre – Cleanaway Australia](#). Only pre-registered waste delivery vehicles will be accepted on the site. Vehicles arriving to the site are fully enclosed and no unloading of waste outside is to occur (to prevent odours). Each vehicle will proceed through a weighbridge and a radiation detection check. The vehicle will then proceed to the tipping hall (Figure 2 (item 1)). The tipping hall is a fully enclosed building with fast acting entry and exit roller doors and adjustable ventilation louvres.

Waste is then tipped into the waste bunker (Figure 2 (item 3)) which has a storage capacity equivalent of up to five days of operation, and up to seven days of operation with closed bays. Combustion air intakes for the furnace combustion system are located above the waste bunker area, thus creating a negative air pressure within the waste receiving hall and waste bunker. This serves as a primary odour control design feature for the facility along with tipping hall roller doors.

A waste grab crane (Figure 2 (item 4)) continuously mixes the waste in the waste bunker to homogenise the waste prior to loading into the boiler feed hopper (Figure 2 (item 5)). An automated ram-feeder pushes the waste from the feed hopper onto the inclined moving grate combustor (Figure 2 (item 6)), where waste is dried, gasified, and then combusted.

An Automatic Combustion Control System (ACCS) that is part of the plant Control and Monitoring System (CMS) controls the waste feed rate, the grate speed, the injection of both primary combustion air (introduced below the grate) and secondary combustion air (blown into the furnace above the grate). A reducing reagent (urea solution or ammonia solution) is sprayed into the furnace (Figure 2 (item 7)) where the flue gas remains at a high temperature, allowing for the removal of NO_x generated during the combustion process.

The design of the furnace ensures that the flue gases are held at minimum 850°C for at least two seconds after the final injection of combustion air. This assists with a high level of carbon burnout to destroy products of incomplete combustion or undesirable by-products of combustion. Diesel fuel fired auxiliary burners are also provided to facilitate safe start-up (warm-up) and shutdown of each grate-boiler line. The auxiliary burners can also be called upon by the ACCS, if the flue gas temperature approaches the minimum temperature (850°C) to avoid temperature dropping below this level. If the system is unable to achieve the minimum temperature, the system safeguard initiates the shutdown.

Heat recovery and electricity generation

Hot flue gases are cooled in the heat recovery steam boiler, producing steam in the steam drum (Figure 2 (item 8)), superheating it in the boiler's horizontal convective tube banks (Figure 2 (item 9)), and preheating feedwater in the final economiser. The high-pressure steam drives a turbine (Figure 2 (item 10)) connected to an electrical generator (Figure 2 (item 11)). Exhaust steam is condensed in the air-cooled condenser (Figure 2 (item 20)) and returned to the boiler, forming a closed-loop water–steam cycle. The system is equipped with a bypass in the event of a failure and includes an emergency diesel generator and an uninterruptible power system (UPS) will be provided to facilitate a shutdown in the event of a major power system failure.

Electricity generated by the steam turbine supports the operation of the entire plant. The excess electricity (approximately 90% of gross electricity generated) is delivered to the transformer (Figure 2 (item 21)) for export to the Beaudesert Bulk Supply Substation (Figure 2 (item 22)) and then into the electricity grid.

Air pollution control equipment

Flue gases leaving the economiser are cooled and conditioned with water sprays, then treated with lime, powdered activated carbon and recirculated baghouse residue. In the semi-dry reactor (Figure 2 (item 12)), acid gases are neutralised and heavy metals and residual organic compounds adsorbed. The baghouse filter (Figure 2 (item 13)) removes reagents, reaction products and fly ash. An induced-draft fan (Figure 2 (item 17)) draws the cleaned gas through the system for discharge via the 95 m stack (Figure 2 (item 14)).

Each boiler line will have a dedicated CEMS in the flue duct or stack to continuously monitor potential pollutants and flue gas flow, temperature, moisture and oxygen content.

Incinerator bottom ash processing and APCr

Non-combustible materials and bound ash remaining after combustion form IBA. The IBA is quenched in a wet ash extractor (Figure 2 (item 15)), which also prevents air entering the negatively pressurised furnace, then conveyed (Figure 2 (item 16)) to an on-site maturation area. Carbonation during ageing stabilises the IBA before processing recovers ferrous and non-ferrous metals and produces aggregate potentially suitable for civil construction. Dedicated dust controls will be provided.

A purge of baghouse residue is combined with boiler and economiser ash and stored in APCr silos (Figure 2 (item 18)). It is then mixed with cement and water (Figure 2 (item 19)) to form a slurry that cures into stable concrete blocks for disposal at an appropriate landfill. Before treatment, APCr is typically less than 5% of the original waste feedstock by weight.

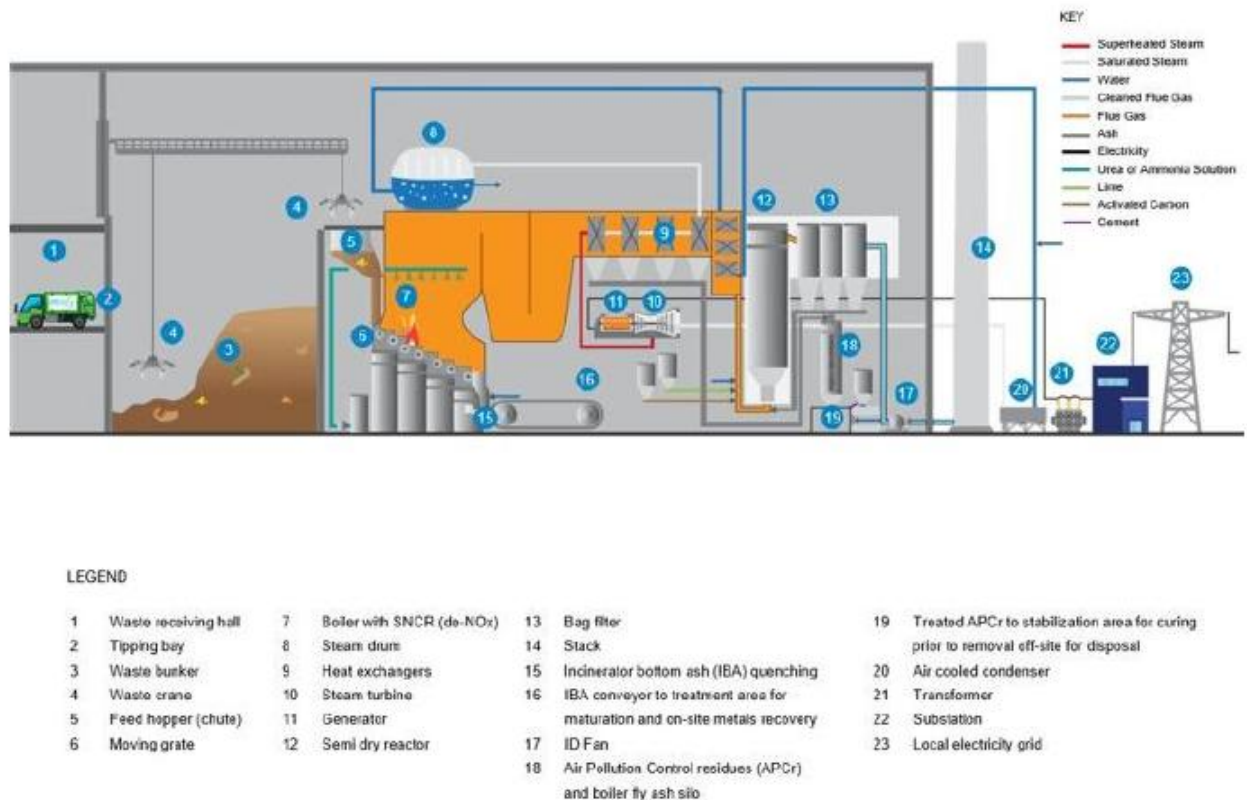


Figure 2. Process diagram (Source: Application documents)

The facility is expected to export approximately 73.2 MW (577,600 MWh/year) of electricity to the grid and recover ferrous and non-ferrous metals from IBA for recycling. Processed IBA is proposed to be beneficially reused as a construction aggregate, while stabilised APCr will be transported to a suitably licensed landfill for disposal.

The site is located within a predominantly industrial and rural landscape (Figure 3). It contains farm dams, drainage features and scattered native vegetation. However, no regulated vegetation, mapped wetlands, essential habitat, statewide biodiversity corridors or Koala habitat areas occur within the proposed development footprint. Existing drainage features and farm dams are proposed to be retained.

The locality is well serviced by transport infrastructure including Beaudesert Boonah Road, which is a State controlled road that links the settlements of Beaudesert and Boonah. This road also provides a direct link to the Mount Lindesay Highway, another State controlled road that connects to the major settlements of Logan, Brisbane and the Gold Coast. The locality is also adjacent to the Sydney-Brisbane rail line, an interstate freight rail corridor.



Figure 3. The proposed site location (Source: Queensland Globe)

Proposed location and sensitive receptors

The main land uses in the proposed development areas are rural, industrial and agricultural. Industrial uses include rail freight facility and warehouses, two quarries, concrete manufacturing, edible gelatine manufacturing, protein meal and tallow production, a council-operated waste transfer station and landfill, and a composting facility located adjacent to the proposed BERC.

The Energex Beaudesert Bulk Supply Substation is located approximately 6.5 km to the east of the site at Beaudesert, identified on Lot 183 on SP184476.

Sensitive receptors include residential locations and commercial receptors depicted in Figure 4 below. The closest sensitive receptors are commercial in nature. The closest residential receptor is approximately 1.4-2km north-east off the proposed site.

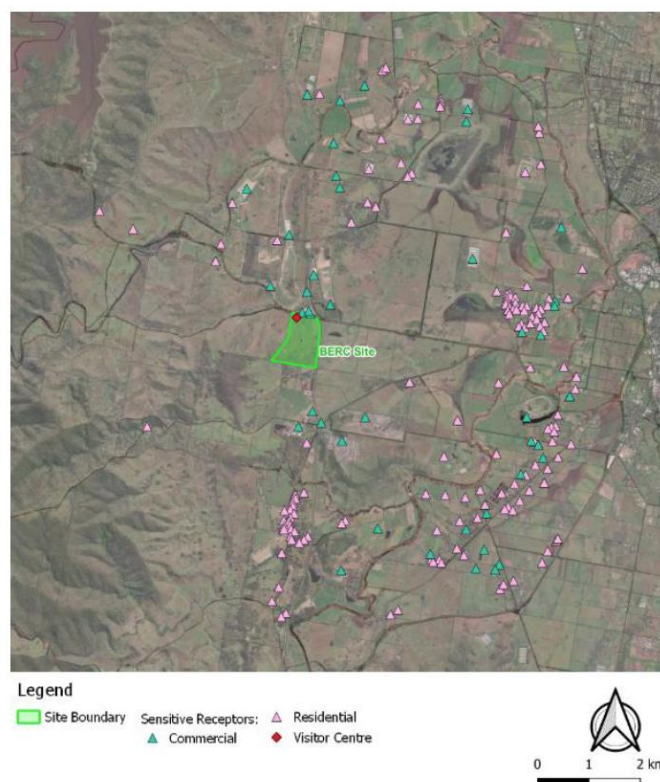


Figure 4. Sensitive receptor locations (Source: Application documents)

Assessment of the project against the relevant sections of the Bromelton SDA Development Scheme is as follows:

Strategic vision for the Bromelton SDA

Clause	Strategic vision requirement	How the applicant demonstrated compliance
(1)(a)	The vision for the Bromelton SDA is to: establish Bromelton as a major industrial area for industrial development of regional, State and national significance	N/A - outside DETSI's jurisdiction
(1)(b)	encourage industrial development and support services to take advantage of the access to key rail and road networks	N/A - outside DETSI's jurisdiction
(1)(c)	maximise opportunities for the clustering and co-location of synergistic developments, including supporting infrastructure	N/A - outside DETSI's jurisdiction
(1)(d)	maximise the utilisation of the rail network by establishing multi modal freight and logistics operations, manufacturing and warehousing facilities, and industries that are reliant on rail access	N/A - outside DETSI's jurisdiction
(1)(e)	encourage activities that require large lots, separation distances or other specialist needs	N/A - outside DETSI's jurisdiction
(1)(f)	protect the continued operation and future development of existing industrial activities, appropriately located rural activities and the regionally significant extractive resources within the Bromelton SDA from incompatible development and encroachment	N/A - outside DETSI's jurisdiction
(1)(g)	leverage the opportunities created by the proximity of the Bromelton SDA to the Beaudesert centre, by fostering synergies between industry and business activity clusters.	N/A - outside DETSI's jurisdiction
(2)	The strategic vision is supported by the overall objectives for development and preferred development intents of development precincts within the Bromelton SDA.	N/A - outside DETSI's jurisdiction

Overall objectives for development in the Bromelton SDA

	Objective	How the applicant demonstrate compliance
(1)	Development within the Bromelton SDA will:	N/A - outside DETSI's jurisdiction
(a)	be consistent with the strategic vision for the Bromelton SDA and the development precinct	N/A - outside DETSI's jurisdiction
(b)	ensure the integrity and long-term functionality of the Bromelton SDA is maintained and protected from land uses and activities that may be incompatible with, or adversely affect, the continued use of the Bromelton SDA for industrial development of regional, State and national significance	N/A - outside DETSI's jurisdiction
(c)	avoid new sensitive land uses and other incompatible land uses which could restrict the ability to establish and operate industrial development within the Bromelton SDA	N/A - outside DETSI's jurisdiction
(d)	maximise the efficient use of land, and existing and planned infrastructure	N/A - outside DETSI's jurisdiction
(e)	minimise adverse impacts on infrastructure and infrastructure corridors	N/A - outside DETSI's jurisdiction
(f)	support the safe and efficient function and operation of existing and planned transport infrastructure	N/A - outside DETSI's jurisdiction
(g)	include site specific stormwater and waste water controls to avoid potential adverse impacts on the water quality of receiving waters and water assets	The proponent has provided a Stormwater Management Plan and Flood Risk Assessment – Revision D (Appendix R) prepared by ARUP Australia Pty Ltd (dated 28 July 2026), which is considered satisfactory: <u>Stormwater quantity management</u> • The proposed stormwater strategy will generally maintain pre-development catchment distribution, discharge locations, and flow rates through the use of attenuation basins. • The northern attenuation basin will discharge to an existing swale within the road corridor, passing under Beaudesert Boonah Road via existing box culverts. • Most of the operations will be covered within covered areas, reducing the potential for stormwater contamination. • Water quality treatment measures will include bioretention basins and on-site detention basins, proprietary gross pollutant trap, vegetated swales.

		• Runoff from the IBAA hardstand will be drained to a separate lined retention basin via an inlet gross pollutant trap. • The eastern attenuation basin will discharge to the existing overland flow path, passing under the rail corridor via the existing culvert. • Sediment and erosion controls during construction phase will include shaker pads, sediment fences, cut-off drains, check dams, and sediment basins. • The development was designed to achieve the pollutant reduction targets for total suspended solids, total phosphorus, total nitrogen, and gross pollutants. • Flood modelling demonstrates that the post-development scenario will not materially worsen flood behaviour or the operational performance of the state-controlled road or railway during the 1% AEP event. <u>Wastewater controls</u> • Wastewater (sewage) will be collected into sewer holding tanks and transported off-site for treatment at an appropriately approved facility. • The tanks will be fully contained, sized for 7 days capacity, with no overflow to landscaped areas. <u>Process water</u> • Process water used by the facility is limited to steam and cooling water. • The system is “a closed-loop water-steam power cycle” and no process water is proposed to be released into the environment. • Process water will be recirculated through the system to reduce reliance on external water supply. <u>Water quality protection</u> • Stormwater runoff will be managed through the proposed attenuation basins, which will assist in reducing peak flows and minimising erosion risks at discharge locations. • The development is expected to minimise changes to downstream hydrology and potential impacts on receiving waters by maintaining existing discharge points and flow regimes. Based on the information provided, the proposed stormwater controls are considered adequate to avoid adverse impacts on receiving water quality and downstream water assets.
(h)	protect, and where possible, enhance the values of water supply catchments and key water supply infrastructure to ensure a safe and secure water supply	The proponent has provided an Engineering (Infrastructure) Report – Revision D (Appendix C) prepared by ARUP Australia Pty Ltd (dated 21 July 2026) and Human Health Risk Assessment (HHRA) – Revision E (Appendix U) prepared by Environmental Risk Sciences Pty Ltd (dated 15 July 2026). The information provided is considered satisfactory:

		• The facility will connect to the trunk water main within Beaudesert Boonah Road. As the infrastructure is not expected to be operational until 2031, testing will be undertaken prior to connection. • The site is located within the catchment of the Wyaralong Dam. However, it is located more than 5 km northwest of the facility. • The HHRA predicts that airborne contaminants deposited within the catchment will comprise negligible quantities of metals. Predicted concentrations are not expected to result in measurable changes to water quality within the catchment. Based on the information provided, the proposed development is not expected to adversely impact the values of the water supply catchment or the operation of key water supply infrastructure.
(i)	manage the risks associated with natural hazards, to protect people and property	The proponent has provided a Climate and Climate Change Assessment – Revision C (Appendix N) (dated 08 December 2025), prepared by Katestone Environmental Australia Pty Ltd, Bushfire Hazard Assessment (Appendix H) (dated 19 December 2025), Stormwater Management Plan and Flood Risk Assessment – Revision D (Appendix R) (dated 28 July 2026), and Hazards and Risk Assessment – Revision D (Appendix I) (dated 02 July 2026) prepared by ARUP Australia Pty Ltd, which collectively address the natural hazards relevant to the proposed development: • The assessments identify flood, extreme rainfall, severe storm, extreme wind, bushfire and extreme heat as the primary natural hazards relevant to the site. • The proposed development incorporates a range of mitigation measures including flood-responsive design, stormwater management infrastructure, climate adaptation measures, emergency response procedures, hazardous materials containment and bushfire management measures. • Site-specific assessments conclude that natural hazard risks can be appropriately managed through the proposed design, operational controls and emergency management measures. • The Hazards and Risk Assessment identified 59 hazard scenarios and found that, with the proposed safeguards and mitigation measures in place, no unacceptable residual risks to people, property or surrounding infrastructure are anticipated. The proposed development incorporates appropriate measures to manage risks associated with natural hazards and is therefore considered to protect people and property. See sections below for a more detailed assessment.

(j)	avoid adverse impacts on environmental, cultural heritage and community values, or minimise and mitigate impacts where they can't be reasonably avoided	The proposal has been supported by a range of technical assessments addressing ecological values, cultural heritage, water quality, air quality, noise, visual amenity, social impacts, climate resilience and natural hazards. • The development has been designed to avoid and minimise impacts on environmental values through the retention of key drainage features, implementation of stormwater quality controls, management of hazardous materials, water reuse measures and environmental management commitments. • Cultural heritage impacts will be managed in accordance with the approved Cultural Heritage Management Plan and associated procedures developed in consultation with the relevant Aboriginal parties. • Potential impacts on the surrounding community have been assessed through specialist studies addressing air quality, noise, traffic, visual amenity and social impacts. These assessments conclude that impacts can be appropriately managed through the proposed design, operational controls and mitigation measures. The proposed mitigation measures are considered to be satisfactory to mitigate potential impacts. • The proposal incorporates a range of environmental management, monitoring and emergency response measures designed to avoid or minimise impacts during both construction and operation. These also considered to be satisfactory to mitigate impacts. • Where impacts cannot be entirely avoided, mitigation and management measures have been incorporated into the design and operational framework of the facility. The proposed development has been designed to avoid adverse impacts on environmental, cultural heritage and community values where practicable and incorporates appropriate mitigation measures where impacts cannot be reasonably avoided. See sections below for a more detailed assessment.
(k)	be located, designed and constructed in accordance with best practice principles and	The proposed development has been informed by a comprehensive suite of specialist technical assessments addressing environmental, engineering, hazard, transport, flooding, bushfire, climate resilience, water quality, air quality and operational matters: • The facility has been designed in accordance with relevant statutory requirements, Australian Standards, industry guidelines and contemporary engineering practices

		- Stormwater infrastructure, flood management measures, hazardous materials storage areas and operational systems have been designed in accordance with recognised industry standards and best-practice guidance. - The Energy from Waste facility is proposed to utilise proven moving grate combustion technology, which has been widely implemented internationally, and is intended to meet the requirements of the European Industrial Emissions Directive and associated Best Available Techniques Reference Document for Waste Incineration. - The proposed development incorporates best-practice environmental management, risk management, emergency response and operational controls to minimise potential impacts on people, property and the environment. The proposed development has been located, designed and will be constructed in accordance with contemporary best-practice planning, environmental and engineering principles. See sections below for a more detailed assessment.
(I)	be located and designed to avoid impacts on the ongoing operation of quarries within key resource areas and their haulage routes.	N/A - outside DETSI's jurisdiction

SDA wide assessment criteria

	Consideration	How the applicant demonstrated compliance
Services		
(1)	Development maximises the use and minimises the costs for infrastructure associated with telecommunications, transport, water, wastewater, recycled water and energy.	N/A - outside DETSI's jurisdiction
(2)	Development plans for and addresses the impacts of the development on existing and future planned telecommunications, transport, water,	N/A - outside DETSI's jurisdiction

	wastewater, recycled water and energy networks.	
(3)	Development is adequately serviced by telecommunications, transport, water, wastewater, recycled water and energy networks as relevant.	N/A - outside DETSI's jurisdiction
(4)	Development is to avoid or minimise adverse impacts on existing or proposed state or local government services.	N/A - outside DETSI's jurisdiction
(5)	Development is located, designed and constructed to avoid or mitigate potential flood damage, ensure no net worsening, avoid risks to public safety, and not adversely impact on transport and service infrastructure.	N/A - outside DETSI's jurisdiction
Transport		
(1)	Increased traffic arising from development is either able to be accommodated within existing road networks, or works are undertaken to minimise adverse impacts on existing and future infrastructure networks.	N/A - outside DETSI's jurisdiction
(2)	Development is established to take advantage of proximity to appropriate	N/A - outside DETSI's jurisdiction

	transport routes and does not adversely impact on the safe and efficient functioning of the Sydney-Brisbane Rail corridor as well as integrated rail and road transport routes.	
(3)	Local road networks within the Bromelton SDA are to be designed to accommodate the proposed vehicle type and predicted traffic volumes associated with the development and the precinct/s.	N/A - outside DETSI's jurisdiction
(4)	The establishment and operation of existing and planned transport infrastructure is not compromised.	N/A - outside DETSI's jurisdiction
(5)	Sufficient car parking, vehicular manoeuvring and off-street loading/unloading facilities, which are adaptable to a variety of uses, are provided within the development site.	N/A - outside DETSI's jurisdiction
(6)	Development is designed to facilitate safe and efficient vehicular ingress and egress and does not unduly impact on the safe and efficient operation of external roads, rail, transport infrastructure or services.	N/A - outside DETSI's jurisdiction
(7)	Rail spurs and sidings are designed	N/A - outside DETSI's jurisdiction

	in accordance with appropriate design standards.	
Character and amenity		
(1)	Visual impacts of development are minimised through building design, materials and landscaping when viewed from a significant publicly accessible viewpoint such as major roads.	The proponent has provided a Landscape Character and Visual Impact Assessment (Appendix D, dated 09 January 2026) prepared by ARUP Australia Pty Ltd, which is considered satisfactory. The proposed measures to minimise visual impacts from publicly accessible viewpoints, including Beaudesert Boonah Road, are considered appropriate: • The facility will be setback from Beaudesert Boonah Road, with a car park located between the road and the main buildings, reducing the visual prominence of the development. • Existing vegetation will be retained where practicable, and additional landscaping will be established to screen the facility, improve visual amenity, and integrate the development with the surrounding landscape character and topography. • Additional frontage landscaping is proposed to further screen the facility and minimise visual impacts when viewed from Beaudesert Boonah Road. • The proposed planting is expected to improve visual screening over time as vegetation matures. • Gates and fencing will be incorporated into the landscaped design to reduce visual impacts. • No waste storage areas are proposed outdoors, limiting the visibility of operational activities from surrounding public viewpoints. • The IBA maturation process will occur within enclosed buildings and will not be visible from Beaudesert Boonah Road. • Building materials and colours have been selected to minimise visual contrast with the surrounding environment. The main building will incorporate silver metal cladding, while the administration and visitor centre will use a colour palette comprising shades of green, grey and beige, which will complement the proposed landscaping. • Although visible, the stack will be constructed of light-coloured concrete with minimal texture to reduce its visual prominence from both nearby and distant viewpoints. • Black smoke emissions will not be permitted, reducing the potential for adverse visual impacts associated with facility operations. Based on the proposed building design, materials, landscaping, and operational controls, the visual impacts of the proposed development are considered to be minimised when viewed from significant publicly accessible viewpoints.
Emissions		
(1)	Development is designed to avoid or minimise: (a) adverse impacts from air, noise and other emissions that will affect the health	The proponent has provided specialist assessments addressing air quality, noise, odour, stormwater quality and visual amenity. The information provided is considered satisfactory. (a) <u>Avoid adverse impacts on health, safety, wellbeing and amenity</u> • Air quality modelling indicates that predicted ground-level concentrations of assessed pollutants comply with the relevant air quality objectives and will not adversely affect the environmental

and safety, wellbeing and amenity of communities and individuals; and (b) conflicts arising from (but not limited to), spray drift, odour, noise, dust, light spill, smoke or ash emissions with sensitive and/or incompatible land uses.	values conducive to protecting the health and biodiversity of ecosystems, to human health and wellbeing, to protecting the aesthetics of the environment, including the appearance of buildings, structures and other property and protecting agricultural use of the environment. • The facility will incorporate technology aligned with and operated in accordance with the European Industrial Emissions Directive and associated Best Available Techniques Reference Document for Waste Incineration (WI BREF). • The facility will incorporate air pollution control systems and continuous emissions monitoring systems (CEMS) to minimise emissions and verify compliance with emission limits. • The waste receiving hall will be a fully enclosed building with roller doors, adjustable ventilation louvres and negative air pressure to minimise the risk of odours. • Dust suppression systems (such as water sprays) will be utilised to maintain moisture levels in IBAA stockpiles and reduce dust at the site. • Noise assessments conclude that operational noise impacts can be managed through the proposed site layout, building design, and mitigation measures. • Stormwater quality treatment measures, including gross pollutant traps, bio-retention basins and detention basins, are proposed to minimise adverse impacts on receiving waters. • Lighting has been designed to minimise spill beyond the site boundary and is not expected to adversely affect nearby sensitive receptors. <u>(b) Avoid conflicts with sensitive and incompatible land uses</u> • Waste handling and storage activities will occur within enclosed buildings maintained under negative air pressure, minimising the potential for odour emissions. • Dust generating activities will be managed through dust suppression measures and operational controls. • No waste will be stored outside, reducing the potential for odour, litter, vermin and pest issues. • Air quality, noise and odour assessments indicate that impacts on surrounding sensitive receptors are expected to be acceptable. • The proposed development is located within the Special Industry Precinct of the Bromelton SDA, where industrial development is anticipated and separated from most sensitive land uses. <i>PFAS contaminants in air emissions</i> Residual waste to be processed may contain PFAS contaminants. PFAS chemicals are used in manufacturing a wide range of household items e.g. water and fireproofed clothing, cookware, food packaging, and personal care products (e.g. cosmetics and toothpaste). Discarded items and packaging from these items may end up at the processing facility. The amount of PFAS contamination is expected to be minimal. The large proportion of PFAS contaminants will be destroyed during high temperature incineration. A June 2026 US EPA study of PFAS emissions from a municipal EfW plant demonstrated destruction efficiency of 98% (measured as destruction of hexafluoroethane) through combustion. The study also
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		attempted to measure PFAS in stack emissions, but the PFAS concentrations in gas emissions were too low to calculate the PFAS removal efficacy of the air pollution control system. Further treatment of gas flue in air pollution control system that includes semi-dry scrubbing in combination with baghouse filter, with hydrated lime and powdered activated carbon injection and residue recirculation will further minimise the presence of these contaminants in air emissions from the stack. The proponent included PFAS assessment in their Air Quality Assessment – Revision D (Appendix S) (dated 22 June 2025) and Air Quality Assessment Technical Memorandum (dated 08 June 2026) (Katestone Environmental Australia Pty Ltd) as well as HHRA report – Revision E (Appendix U) prepared by Environmental Risk Sciences Pty Ltd (dated 15 July 2026). The HHRA report satisfactorily demonstrated that given the control measures built into the facility, the estimated levels of PFAS are not expected to pose a danger to human health and the risk of environmental harm is negligible. Therefore, the proposed development incorporates a range of design, operational and management measures to avoid or minimise adverse impacts from emissions and reduce the potential for conflicts with surrounding land uses.
(2)	Development supports the achievement of the relevant acoustic and air quality objectives of the Environmental Protection (Noise) Policy 2019 and the Environmental Protection (Air) Policy 2019. <i>(Note: the Bromelton SDA refers to 2008 Policies. However, those documents are now superseded by the new Policies in 2019. The assessment was carried out against the current Policies).</i>	(a) <u>Acoustic objectives</u> The proponent provided the Noise and Vibration Technical Report prepared by ARUP Australia Pty Ltd (dated 19 December 2025). • While the proposed facility will operate 24 hours per day, 7 days per week, with waste deliveries generally occurring between 6:00 am and 6:00 pm, the proponent demonstrated that all relevant environmental values of the acoustic environment will not be adversely impacted. • Noise modelling assessed both construction and operational noise emissions from the proposed development. • The assessment predicts compliance with the relevant acoustic objectives of the Environmental Protection (Noise) Policy at surrounding sensitive receptors. • Key noise-generating activities, including the IBA sorting process, will be undertaken within enclosed buildings to minimise noise emissions. • Building design, equipment selection and operational controls have been incorporated to minimise noise impacts on surrounding land uses. (b) <u>Air quality objectives</u> The proponent provided the Air Quality Assessment – Revision D (Appendix S) (dated 22 June 2025) and Air Quality Assessment Technical Memorandum (dated 08 June 2026) prepared by Katestone Environmental Australia Pty Ltd. • Air quality modelling assessed emissions from the proposed facility, including cumulative impacts on surrounding sensitive receptors as well as worst case scenario. • The facility will incorporate best-practice air pollution control systems and continuous emissions monitoring. • The air quality modelling and assessment demonstrated compliance with the relevant air quality objectives prescribed by the Environmental

		Protection (Air) Policy at surrounding sensitive receptors for all modelled scenarios. • The assessment also demonstrated that the environmental values at the sensitive receptors will not be adversely impacted by the proposed facility. • Waste receipt, storage and handling activities will occur within enclosed buildings maintained under negative pressure to minimise odour emissions. • Additional measures, including dust suppression systems and enclosed processing areas, are proposed to minimise dust and particulate emissions. Based on the information provided, the proposed development can operate in compliance with the relevant acoustic and air quality objectives of the Environmental Protection (Noise) Policy and Environmental Protection (Air) Policy.
(3)	Development with high levels of emissions is to, in accordance with current best practice, avoid adverse impacts on the cumulative air quality* of the Bromelton air shed. * Consideration of cumulative impacts includes the impacts of one or more existing and future pressures and the interactions between those pressures.	The proponent has provided an Air Quality Impact Assessment, which is considered satisfactory. • The assessment modelled emissions from the proposed facility and considered cumulative air quality impacts within the Bromelton airshed. • The facility is proposed to be designed and operated in accordance with the European Industrial Emissions Directive and associated Best Available Techniques Reference Document for Waste Incineration. • Predicted ground-level concentrations of assessed pollutants are within the relevant air quality objectives and environmental values. • Continuous emissions monitoring systems will be installed to monitor stack emissions and verify compliance with applicable emission limits. • The facility incorporates air pollution control systems designed to minimise emissions and manage potential impacts on surrounding sensitive receptors. Based on the information provided, the proposed development has been designed in accordance with current best practice and is not expected to result in unacceptable cumulative air quality impacts within the Bromelton airshed. However, the establishment of an independent air quality monitoring station within the Bromelton SDA would be beneficial for the ongoing assessment and management of cumulative air quality impacts.
Natural hazards – flooding		
(1)	Development, in accordance with current best practice, is to: (a) achieve an appropriate level of flood immunity; and (b) not adversely affect existing flow rates, flood heights or cause or	The proponent has provided a Stormwater Management Plan and Flood Risk Assessment – Revision D (Appendix R) prepared by ARUP Australia Pty Ltd (dated 28 July 2026), which is considered satisfactory: (a) <u>Flood immunity</u> • The proposed development has been sited on the upper portions of the site and has been designed to achieve an appropriate level of flood immunity. • All buildings are located above the 1% AEP flood level, with the EFW building situated more than 10 m above the modelled 1% AEP flood level.

	contribute to other flooding impacts on upstream, downstream or adjacent properties. This includes potential impacts from changes to stormwater flows and local flooding.	• Site grading directs runoff away from buildings and towards the stormwater management system and detention basins. • Hazardous materials, chemicals and operational storage areas are located outside flood-affected areas. (b) <u>Flood impacts and flow management</u> • The stormwater management strategy generally maintains pre-development catchment distribution, discharge locations and discharge rates through the use of on-site detention basins. • Existing farm dams and the primary overland flow path will be retained, and the southern catchments will remain undeveloped, maintaining their existing drainage regime. • Stormwater infrastructure has been designed in accordance with Queensland Urban Drainage Manual and Australian Rainfall and Runoff guidelines. • The two detention basins have been sized to ensure post-development discharge rates do not exceed pre-development discharge rates for the 10-year ARI event. • Flood modelling demonstrates that the proposed development will not result in a material worsening of flood behaviour, flood levels, flood hazard or the operation of surrounding transport infrastructure, including Beaudesert Boonah Road and the railway corridor. • Peak flows at the existing road and rail culverts are predicted to be reduced under the post-development scenario. • Potential downstream flood impacts are mitigated through the inclusion of the on-site detention basins. The proposed development achieves an appropriate level of flood immunity and is not expected to adversely affect existing flow rates, flood heights or flooding behaviour on upstream, downstream or adjacent properties.
(2)	The risk of, and the adverse impacts from, flooding are avoided, minimised or mitigated to protect people and property, and enhance the community's resilience to flooding.	As discussed under the previous criterion, the proponent has proposed a number of flood-related measures, which are considered satisfactory: • The proposed development has been sited on the upper portions of the site, with key operational infrastructure located outside the 1% AEP flood extent and above the modelled flood level • Site levels and grading direct runoff away from buildings and critical infrastructure towards the stormwater management system, reducing the risk of localised flooding. • A stormwater management strategy incorporating pits, pipes, rainwater harvesting tanks, bio-retention basins and detention basins has been designed in accordance with Queensland Urban Drainage Manual and Australian Rainfall and Runoff guidelines. Post-development discharge rates will not exceed pre-development discharge rates for the 10-year ARI event. • Potential downstream flood impacts are mitigated through the inclusion of two on-site detention basins, which attenuate stormwater flows and reduce peak discharges from the site. • A separate lined retention basin will capture runoff from the IBAA hardstand for reuse within the facility. Monitoring of rainfall and basin water levels will be undertaken and, where required, collected runoff

		will be removed to a licensed facility to maintain available storage capacity. • Flood modelling demonstrates that the proposed development will not result in a material worsening of flooding impacts on surrounding properties or adjacent transport infrastructure, including Beaudesert Boonah Road and the railway corridor. • Hazardous materials and chemicals are proposed to be stored outside flood-affected areas, reducing the risk of environmental harm during flood events The risk of, and adverse impacts from, flooding have been appropriately avoided, minimised and mitigated through the siting, design and operation of the proposed development. The proposal is therefore considered to protect people and property and support community resilience to flooding.
(3)	Development maintains the safety of noxious and hazardous materials and chemicals manufactured or stored in bulk during flood events.	The proponent has provided a Stormwater Management Plan and Flood Risk Assessment – Revision D (Appendix R) prepared by ARUP Australia Pty Ltd (dated 28 July 2026), which is considered satisfactory: • Hazardous materials and chemicals associated with the facility have been located outside the 1% AEP flood extent. • The primary EfW building, where hazardous materials and chemicals are stored and handled, is located within the central elevated portion of the site and is more than 100 m from identified drainage features. • Diesel storage tanks will be double-skinned and designed in accordance with Australian Standards. Spill response kits will be available on site to respond to any accidental releases. • An oil-water separator is proposed at the high voltage substation drainage connection to manage potential oil spills • Flood modelling indicates that the proposed development will not experience flooding of key operational areas during the 1% AEP event, reducing the likelihood of hazardous materials being mobilised during flood events. • The proponent will be required to include secondary containment and bunding measures for hazardous materials and chemicals to prevent releases during flood events. Based on the information provided, hazardous materials and chemicals are proposed to be stored, handled and managed in a manner that maintains their safety during flood events and minimises the risk of release to the environment.
Natural hazards – other		
(1)	Development, in accordance with current best practice: (a) identifies relevant natural hazards that may impact upon the development; (b) appropriately manages risk associated with the	The proponent has provided a Climate and Climate Change Assessment – Revision C (Appendix N) (dated 08 December 2025), prepared by Katestone Environmental Australia Pty Ltd, Bushfire Hazard Assessment (Appendix H) (dated 19 December 2025), Stormwater Management Plan and Flood Risk Assessment – Revision D (Appendix R) (dated 28 July 2026), and Hazards and Risk Assessment – Revision D (Appendix I) (dated 02 July 2026) prepared by ARUP Australia Pty Ltd, which collectively identify the natural hazards relevant to the proposed development and the measures proposed to manage associated risks: (a) <u>Identification of relevant natural hazards</u>

	identified hazards; and (c) avoids increasing the severity of the natural hazard.	• The assessments identify flood, extreme rainfall, severe storm, extreme wind, bushfire and extreme heat as the primary natural hazards relevant to the site. • Site-specific flood modelling, climate risk assessment and bushfire investigations have been undertaken to assess the potential impacts of these hazards on the proposed development. (b) <u>Management of identified hazards</u> • Flood risks are managed through site layout, grading, stormwater infrastructure and detention basins. Buildings are located above the modelled 1% AEP flood level, and key infrastructure is located outside flood-affected areas. • Climate-related risks are managed through climate-responsive design measures, emergency response procedures, worker safety measures, severe weather monitoring and implementation of a Climate Change Adaptation and Risk Management Plan. • A site-specific Bushfire Hazard Assessment determined that the proposed development is subject to a low bushfire risk, with the site assessed as BAL-LOW (Note: BAL - <i>Bushfire Attack Level</i>) due to its separation from vegetation capable of supporting a fully developed fire front. • The Hazards and Risk Assessment identified 59 hazard scenarios and concluded that, following implementation of proposed safeguards and mitigation measures, all credible hazards present either low or medium residual risk, with no unacceptable off-site risks identified. (c) <u>Avoidance of increasing hazard severity</u> • Flood modelling demonstrates that post-development stormwater flows are managed such that flood behaviour and flood risk are not materially worsened on surrounding land or adjacent infrastructure. • The Bushfire Hazard Assessment concluded that the proposed development is appropriately set back from bushfire-prone vegetation and will not increase bushfire hazard, subject to ongoing vegetation management and landscaping practices. • The development incorporates hazard mitigation measures, including emergency response planning, hazardous material containment, bushfire management measures and stormwater management infrastructure, to minimise the potential for natural hazard impacts on adjoining land and infrastructure. The proponent has identified the natural hazards relevant to the proposed development, incorporated appropriate risk management measures and demonstrated that the development will not increase the severity of those hazards.
(2)	Development within the sunny day failure extent of the Bromelton Offstream Storage is designed and sited to be compatible with the risk to public safety	N/A - outside DETSI's jurisdiction

	and property associated with a failure of the facility.	
Contaminated land		
(1)	Development on land likely to be contaminated or recorded on the Environmental Management Register or Contaminated Land Register does not adversely impact on human health or the environment by exposure, management, or movement of contaminants.	The proponent has provided a Report on Preliminary Site Investigation for Contamination (Appendix F1) prepared by Douglas Partners Pty Ltd (dated 19 December 2025), which is considered satisfactory: • The site is not listed on the Environmental Management Register (EMR) and Contaminated Land Register (CLR). • The investigations found that the site has been used predominantly for agricultural and grazing purposes since at least 1944. A former livestock spray race and historical livestock dip activities were identified as potential contamination sources. • The intrusive soil investigations indicated that contamination was not detected at concentrations that would present a risk to human health or ecological receptors for the proposed commercial/industrial land use. No asbestos was detected in the soil samples analysed. • Additional soil and groundwater investigations were undertaken in the vicinity of the former spray race, which represented the area of highest contamination risk. The investigation concluded that the spray race area is suitable for the proposed development and that contamination was not present at concentrations that would present a risk to human health or ecological receptors. • Groundwater samples collected from monitoring wells identified exceedances of the adopted site assessment criteria for pH, electrical conductivity, turbidity and certain metals. However, groundwater is not proposed to be used at the site and the investigation concluded that the detected concentrations do not present a significant risk to potential human receptors. • Surface water sampling undertaken within on-site dams identified exceedances of adopted site assessment criteria for pH, turbidity, metals and nutrients. Therefore, for any groundwater or surface water discharge to a watercourse treatment would be required. • The proponent will be required to appropriately store, handle and manage hazardous chemicals associated with facility operations in accordance with relevant legislative requirements Based on the contamination investigations undertaken, the site is considered suitable for the proposed development. The proposed development is not expected to adversely impact human health or the environment through exposure to, management of, or movement of contaminants.
(2)	Where required, develop a strategy to manage any existing contamination and the potential for additional contamination such that human health and the environment	As outlined in the previous section, the contamination investigations identified no contamination that would preclude the proposed development. Where potential contamination risks have been identified, including those associated with the former spray race and groundwater or surface water discharge, appropriate management measures and regulatory requirements have been identified to ensure human health and the environment are not adversely affected.

	are not adversely affected.	
Water quality		
(1)	Development, consistent with the Environmental Protection (Water) Policy 2009, avoids potential adverse impacts on the environmental values and water quality objectives of receiving waters, arising from: (a) altered stormwater quality or flow (b) wastewater (other than contaminated stormwater and sewage); and (c) the creation or expansion of non-tidal artificial waterways. <i>(Note: the Bromelton SDA refers to Environmental Protection (Water) Policy 2009. However, the policy was superseded by the new Environmental Protection (Water and Wetland Biodiversity) Policy 2019. The assessment was carried out against the current policy).</i>	The proponent has provided a Stormwater Management Plan and Flood Risk Assessment – Revision D (Appendix R) prepared by ARUP Australia Pty Ltd (dated 28 July 2026), which is considered satisfactory: (a) <u>Altered stormwater quality or flow</u> • The proposed development incorporates a stormwater management strategy comprising rainwater harvesting tanks, gross pollutant traps, bio-retention basins, detention basins and a piped stormwater network. • Existing discharge locations will be maintained, and stormwater detention basins have been designed to ensure post-development discharge rates do not exceed pre-development discharge rates for the 10-year ARI event. • The provided MUSIC modelling demonstrates that the proposed stormwater treatment measures achieve pollutant reduction targets for total suspended solids, total phosphorus, total nitrogen and gross pollutants. • Existing farm dams and the primary overland flow path will be retained, and the southern catchments of the site will remain largely unaffected by the proposed development. (b) <u>Wastewater (other than contaminated stormwater and sewage)</u> • No process wastewater discharge is proposed from the facility. • Runoff from the IBAA hardstand will be captured within a dedicated lined retention basin and reused within the facility for dust suppression and moisture management as part of the IBAA maturation process. • In the event that the retention basin approaches capacity, collected runoff will be removed from the site by a licensed waste contractor and transported to a licensed facility. • Sewage wastewater generated on site will be collected within dedicated holding tanks and removed off site by a licensed contractor. While this approach avoids impacts on receiving waters, connection to a future reticulated wastewater network would provide a more permanent wastewater management solution should such infrastructure become available. (c) <u>Creation or expansion of non-tidal artificial waterways</u> • The proposed development does not involve the creation or expansion of non-tidal artificial waterways. • Existing farm dams will be retained, and existing overland flow paths will be maintained. Based on the stormwater management, wastewater management and water reuse measures proposed, the development is not expected to adversely impact the environmental values or water quality objectives of receiving waters. The proposed wastewater management approach relies on collection and off-site removal of sewage wastewater, which represents an interim solution until reticulated wastewater infrastructure becomes available. Temporary storage and off-site removal of sewage wastewater represent a low-risk interim wastewater management solution. Potential impacts associated with wastewater transport are considered unlikely, and the

		proposed storage tanks have sufficient capacity, including a contingency allowance, to safely contain wastewater and prevent uncontrolled releases.
(2)	Development protects the ecological and hydraulic function of water assets within and adjacent to the Bromelton SDA.	As mentioned above, the proponent has provided a Stormwater Management Plan and Flood Risk Assessment – Revision D (Appendix R) prepared by ARUP Australia Pty Ltd (dated 28 July 2026), which is considered satisfactory: - Existing water assets within and adjacent to the site, including the existing farm dams and primary overland flow path, will be retained and protected. - The proposed development is confined to the northern portion of the site, allowing the southern catchments and associated drainage features to continue operating in their existing condition. - The stormwater management strategy has been designed to maintain existing discharge locations and generally maintain pre-development drainage patterns and catchment behaviour. - Existing overland flow paths, including the drainage feature traversing the site, will remain functional and will continue to convey stormwater through the catchment. - The existing farm dams will be retained, maintaining their current role in stormwater attenuation and sediment settlement. - Stormwater quality treatment measures, including gross pollutant traps, bio-retention basins and rainwater harvesting, will reduce the potential for adverse impacts on downstream water assets and receiving environments. The proposed development has been designed to maintain the ecological and hydraulic function of water assets within and adjacent to the Bromelton SDA through the retention of existing drainage features and farm dams, maintenance of existing flow paths and discharge locations, and implementation of stormwater management measures.
(3)	Development incorporates current best practice integrated water cycle management strategies and integrates water sensitive urban design principles.	As mentioned above, the proponent has provided a Stormwater Management Plan and Flood Risk Assessment – Revision D (Appendix R) prepared by ARUP Australia Pty Ltd (dated 28 July 2026), which is considered satisfactory: - The proposed development incorporates integrated water cycle management principles through the collection, treatment, reuse and controlled discharge of stormwater across the site. - Rainwater harvesting systems are proposed for the EfW Building and IBA facilities, with captured rainwater reused on site as process water, reducing demand on the reticulated water supply. Four 100 kL rainwater harvesting tanks are proposed. - Stormwater quality treatment measures include gross pollutant traps, bio-retention basins, detention basins and rainwater harvesting infrastructure. - MUSIC modelling demonstrates that the proposed stormwater management system achieves stormwater quality objectives for total suspended solids, total phosphorus, total nitrogen and gross pollutants. - Runoff from the IBAA hardstand will be separately collected in a lined retention basin and reused within facility operations, providing an additional water reuse opportunity and preventing contaminated runoff from entering the stormwater system.

		- The stormwater management system incorporates on-site detention to manage stormwater quantity while maintaining existing discharge locations and controlling post-development flows. - Existing farm dams and drainage features are retained where practicable and incorporated into the overall site water management strategy. The proposed development incorporates current best-practice integrated water cycle management strategies and effectively integrates water sensitive urban design principles through water reuse, rainwater harvesting, stormwater quality treatment and stormwater quantity management measures.
Energy and water efficiency		
(1)	Where practicable, building, site design and layout maximises energy efficiency, having regard to: (a) building orientation and passive solar design (b) natural lighting opportunities (c) maximising cross ventilation (d) provision of sun shading devices at north, west and east facing windows and doors; and (e) landscaping treatments to the western side of the building.	The proponent has provided a Planning and Assessment Report prepared by Therefor Group (dated 29 July 2026) and an Architecture and Landscape Design Strategy Report (Appendix A) prepared by ARUP Australia Pty Ltd (dated 19 December 2025) which demonstrate that the proposed development incorporates a range of measures to maximise energy efficiency. The proposed measures are considered satisfactory: (a) <u>Building orientation and passive solar design</u> - Passive solar design principles have been incorporated into the building design. The orientation and layout of the Administration Building and Visitor Centre have been designed to optimise energy performance and are considered satisfactory. - Treated and glazed glass is proposed to increase energy efficiency by reducing heat lost and gained by the building. (b) <u>Natural lighting opportunities</u> - Simple curtain wall glazing system is proposed for visitor and administration buildings which is expected to achieve high levels of daylight penetration, reducing reliance on artificial lighting. (c) <u>Maximising cross ventilation</u> - Occupied spaces within the Administration Building and Visitor Centre will be mechanically air-conditioned. - Operable louvres are proposed to aid cross ventilation within Administration Building and Visitor Centre during warmer months. - To improve indoor environmental quality and energy performance, the proposed development commits to outdoor air rates that are 50% above the minimum requirements of Australian Standards. (d) <u>Sun shading devices</u> - Perforated metal panel shading system with subtle colour is proposed to reduce solar heat gain to glass facades. - A horizontal shading device is proposed at each floor to minimise northern summer sun penetration while encouraging the northern sun during winter (e) <u>Landscaping treatments</u> - Landscaping incorporates tree canopy planting and retention of existing mature trees to provide shade and assist with microclimate moderation.

		Additional sustainability measures include endemic planting, vegetated swales, stormwater basins, water-sensitive urban design elements, and the use of recycled water where appropriate. The proposed development incorporates measures relating to building orientation, natural daylighting, ventilation, shading, and landscaping that maximise energy efficiency, where practicable.
(2)	The use of reticulated water supply is minimised through the use of alternative water supply sources, including: (a) rain water harvesting; and (b) recycled water sources.	The proponent has provided a Sustainability Management Plan (Appendix P) prepared by ARUP Australia Pty Ltd (dated 16 January 2026), which is considered satisfactory. The proposed development incorporates a range of water efficiency and water reuse measures to minimise reliance on reticulated water supply. Water-efficient fixtures and fittings are proposed, including 5-star WELS-rated toilets and dishwashers, 6-star taps and urinals, and 3-star shower heads. These measures are estimated to reduce potable water consumption by approximately 15%. (a) <u>Rainwater harvesting</u> - Rainwater harvesting systems will collect runoff from the EfW, IBA and IBA Maturation Buildings for reuse on site. - Harvested rainwater will be used for landscape irrigation where required, reducing demand for reticulated water. (b) <u>Recycled water sources</u> - Stormwater will be collected and managed through the on-site stormwater management system and reused where appropriate. - Greywater generated from staff and visitor amenities will be segregated from sewage wastewater to facilitate reuse. Greywater will be stored in tanks and may be reused within facility operations. - Process wastewater collected from washdown areas will be directed to internal process wastewater pits and reused on site, primarily for quenching hot IBA within the IBA extractors/dischargers. - Residual non-process wastewater generated from onsite staff amenities will be managed through an on-site septic system and removed off site to a licenced facility as required. The proposed development incorporates rainwater harvesting, water recycling and water-efficient design measures that minimise reliance on reticulated water supply. The proponent is encouraged to further investigate the implementation of an on-site greywater treatment system to maximise water reuse opportunities and further reduce reliance on reticulated water supply.
Climate change		
(1)	Development minimises its emission of greenhouse gases and demonstrates how it will adapt to projected climate change conditions.	The proponent has provided a Climate and Climate Change Assessment – Revision C (Appendix N) (dated 08 December 2025), Technical Memorandum (dated 15 June 2026), and Greenhouse Gas Assessment – Revision D (dated 29 July 2026) prepared by Katestone Environmental Australia Pty Ltd, which are considered satisfactory: <u>Climate change adaptation</u> The proponent identifies extreme heat, extreme rainfall, severe storms, extreme winds and bushfire weather as the key climate

		hazards relevant to the proposed development. The proponent proposes climate change adaptation design measures, including infrastructure design tolerances to manage future increases in temperature, rainfall intensity and extreme weather events. - The proponent will prepare and implement a Climate Change Adaptation and Risk Management Plan to address the risks associated with projected climate change conditions. Proposed measures include worker heat management procedures, emergency response procedures for extreme weather events, an early warning system for dangerous thunderstorms, operational controls for outdoor work during severe weather, fire response planning, and emergency controls for plant bypass or shutdown in the event of major infrastructure failures. <u>Greenhouse gas emissions</u> - While the facility is classed as a medium to high greenhouse gas emitter, with annual operational emissions exceeding the Safeguard Mechanism threshold of 100,000 t CO₂-e per annum, the facility is expected to generate grid electricity through energy recovery from combustion of waste and diverting residual waste from landfills thus contributing to CO₂ emissions reductions. This reduction in CO₂-e emissions is classified as “avoided emissions”. These avoided emissions are significantly higher than facility’s projected emissions of CO₂-e. The quantity of landfill emissions that would be avoided by the combustion of organic waste is between 252,800 t CO₂-e and 278,200 t CO₂-e. In addition, avoided emissions from recycling of recovered materials are estimated to be between 121,000 and 158,000 t CO₂-e, with non-ferrous metals contributing the greatest fraction of these. - The facility will generate electricity through the recovery of energy from residual waste streams that would otherwise be disposed of to landfill. Therefore, the facility is expected to contribute to avoided emissions through diversion of residual waste from landfill, avoidance of landfill methane generation, recovery of ferrous and non-ferrous metals and beneficial reuse of processed bottom ash materials. - The proposal incorporates a Greenhouse Gas Abatement and Mitigation Plan which includes measures to minimise emissions through high-efficiency energy recovery, optimisation of combustion processes, investigation of industrial heat and steam offtake opportunities within the Bromelton SDA, use of lower-emissions construction materials where feasible, procurement of lower-emissions operational materials and consideration of biodiesel for start-up processes. While the proposed development would generate substantial greenhouse gas emissions during operation, the proponent has identified and committed to a range of mitigation measures consistent with the Greenhouse Gas Guideline and has demonstrated how the facility will adapt to projected climate change conditions.
Environment, cultural heritage and community		
(1)	Environmental values, cultural	The proponent has provided an Updated Aboriginal Cultural Heritage Assessment (Appendix J) prepared by Everick Heritage Pty Ltd (dated 17

	heritage values and community values of the site on which the development is undertaken and immediate surrounds are identified and protected, consistent with current best practice.	December 2025) and a Socio-Economic Impact Assessment (Appendix V) prepared by ARUP Australia Pty Ltd (dated 06 February 2026). The information provided is considered satisfactory: <u>Environmental values</u> • Environmental values have been identified through specialist assessments addressing biodiversity, water resources, air quality, noise, visual amenity and human health (as assessed above). • Mitigation and management measures have been incorporated into the design and operation of the facility to avoid or minimise impacts on identified environmental values (see sections above). <u>Cultural heritage values</u> • The Aboriginal Cultural Heritage Assessment included desktop investigations, database searches, archaeological predictive modelling, test excavations and field surveys undertaken in consultation with the Danggan Balun People. Aboriginal cultural heritage values identified within the site include scarred trees, isolated artefacts, a potential ochre pod and a Potential Archaeological Deposit. • A test excavation program is recommended within the identified Potential Archaeological Deposit prior to disturbance. • An unexpected finds procedure will be implemented in consultation with the Danggan Balun People. Should Aboriginal cultural materials be identified during construction, works will cease in the affected area, and the Danggan Balun People will be notified. • Cultural awareness training and interpretation opportunities within the visitor centre are proposed to recognise and promote Danggan Balun cultural heritage. <u>Community values</u> • Community values, aspirations and concerns have been identified through stakeholder and community engagement undertaken as part of the Socio-Economic Impact Assessment. Key community values include the natural environment, rural character, sense of community and participation in decision-making. • Ongoing community engagement, operation of a Stakeholder Reference Group, implementation of a community complaints procedure, public reporting of air quality monitoring results and establishment of a Community Benefit Fund are proposed to support and protect community values. Environmental values, cultural heritage values and community values of the site and surrounding area have been identified, and appropriate measures are proposed to avoid, minimise and manage potential impacts. The proposed development is therefore considered to be consistent with current best practice.
(2)	Development is designed to avoid the clearing of regulated vegetation. Where	The proponent has provided a Biodiversity Technical Report (Appendix G) prepared by ARUP Australia Pty Ltd (dated 08 December 2025), which is considered satisfactory: • The Biodiversity Technical Report confirmed that no regulated vegetation or High Value Regrowth (HVR) occurs within the proposed

avoidance is not possible, minimise clearing to: (a) avoid land degradation (b) avoid the loss of biodiversity; and (c) maintain ecological processes.	development footprint. A small area mapped as HVR along the southern boundary was verified during field surveys as canopy overhang from vegetation located on adjoining land. - No clearing of regulated vegetation is proposed. The proposed development has been sited within the northern portion of the property to avoid impacts on identified ecological values. (a) <u>Avoid land degradation</u> - The site has been previously disturbed by historical clearing and grazing activities and is predominantly characterised by exotic pasture grasses, weeds and scattered native trees. - Biodiversity management measures include implementation of a Construction Environmental Management Plan, control of restricted invasive species and preparation of an Operational Environmental Management Plan. - Landscaping and revegetation are proposed to stabilise disturbed areas and support ongoing site management. (b) <u>Avoid the loss of biodiversity</u> - There are no known priority species Matters of State Environmental Significance (MSES) within the site. - Essential habitat and mapped Koala Habitat Area (Core) occur outside the proposed development area and are unlikely to be impacted by construction or operation of the facility. Environmental offsets are therefore not required. - Due to the limited extent of native vegetation and habitat features, the potential for threatened flora and fauna species to permanently reside within the site is considered low. No threatened flora or fauna species were identified during field surveys. - Biodiversity protection measures include engagement of a qualified fauna spotter-catcher during vegetation clearing and relocation of habitat features where practicable. - While 36 non-juvenile koala habitat trees are proposed to be removed, these trees are not located within mapped koala habitat. Clearing will be undertaken in accordance with the sequential clearing requirements for Koala District A and under an approved Low Risk Species Management Program. (c) <u>Maintain ecological processes</u> - The site is not located within a mapped Statewide Biodiversity Corridor and does not contain Matters of Local Environmental Significance or mapped wetlands. - The proposed development has been designed to avoid areas of higher ecological value and retain ecological features where practicable. - Landscaping and revegetation using native species are proposed to maintain ecological function within retained areas of the site. The proposed development avoids the clearing of regulated vegetation. Biodiversity impacts have been minimised through site selection, retention of ecological features where practicable, and implementation of biodiversity management measures. The proposal is therefore considered to avoid land degradation, minimise biodiversity loss and maintain ecological processes
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(3)	Development is designed and sited to: (a) minimise impacts on matters of local and state environmental significance (b) maintain ecological connectivity and avoid fragmentation of matters of local and State environmental significance (c) avoid or minimise impacts to the movement of fish (fish passage) along waterways.	In addition to the matters addressed under the previous criterion: (a) The proposed development has been sited within the northern portion of the property to avoid ecological values and minimise impacts on matters of state and local environmental significance. (b) No priority species MSES, mapped wetlands, essential habitat or mapped Koala Habitat Area (Core) occur within the proposed development area. The site is not located within a Statewide Biodiversity Corridor. Retention of the southern portion of the site will maintain existing ecological connectivity and avoid further habitat fragmentation. (c) Existing drainage features and farm dams will be retained and avoided by the proposed development. Accordingly, impacts on fish passage are not anticipated. The proposed development is designed and sited to minimise impacts on matters of local and state environmental significance, maintain ecological connectivity and avoid impacts on fish passage.
(4)	Where the development requires a buffer to mitigate the environmental impacts of the development, that buffer must be accommodated within the development site.	The proponent has demonstrated that no specific environmental buffer is required to mitigate the impacts of the proposed development. The proposed development has been designed and sited to avoid identified environmental values, including mapped ecological features and drainage features. Environmental impacts are proposed to be managed through the facility design, operational controls and environmental management measures, rather than through a dedicated buffer. Accordingly, no additional environmental buffer is considered necessary, and no buffer is required to be accommodated within the development site.
(5)	Development avoids significant adverse environmental impacts on matters of national or State significance, or where significant impacts cannot be reasonably avoided they are minimised. Any residual significant adverse impacts are offset in accordance with the relevant commonwealth or Queensland environmental offset framework.	As discussed in the previous sections, the proposed development has been designed and sited to avoid significant adverse impacts on MSES. No MSES within the proposed development area were identified during field surveys. Mapped Koala Habitat Area (Core), essential habitat and regulated vegetation occur outside the proposed development footprint and will not be impacted by the proposed development. The Biodiversity Technical Report concluded that significant residual impacts on matters of national or state environmental significance are unlikely. As no significant residual impacts are anticipated, environmental offsets are not required.

(6)	The ecological values associated with the Logan River, Allan Creek and Sandy Creek shall be protected and enhanced.	Logan River, Allan Creek and Sandy Creek are not located within the site or adjacent to the proposed development. The Biodiversity Technical Report identifies that there is no direct hydrological connection between the site's drainage feature and these waterways, with site runoff flowing downstream towards Lake Brabazon. Existing drainage features and farm dams will be retained and avoided by the proposed development. Stormwater generated by the facility will be treated through the proposed stormwater management system prior to discharge. Given the absence of Logan River, Allan Creek and Sandy Creek within or adjacent to the site, and the lack of a direct hydrological connection, the proposed development is not expected to adversely affect the ecological values of these waterways.
Built form		
(1)	The scale and character of built form is consistent with surrounding areas and the preferred land use intent of the precinct.	N/A - outside DETSI's jurisdiction
(2)	Development incorporates high quality urban design treatments to help integrate the building into the surrounding environment.	N/A - outside DETSI's jurisdiction
(3)	Development contributes to a high standard of amenity.	N/A - outside DETSI's jurisdiction
(4)	Development must be designed and built in accordance with current best practice.	The design technological elements of the EfW facility are current international best practice for these types of facilities.
Other government matters		
(1)	Development is to demonstrate consistency with other relevant legislative requirements that may be required for the development to proceed and operate and to the extent practicable, be consistent with regional plans, the State Planning Policy and the State	N/A - outside DETSI's jurisdiction

	Development Assessment Provisions where the State interests articulated by these instruments are likely to be affected by the development.	
(2)	Development is to avoid or minimise adverse impacts on existing or proposed state or local infrastructure.	N/A - outside DETSI's jurisdiction
Landscaping		
(1)	Development provides landscaping that: (a) minimises the visual impacts of the development (b) incorporates at least 50% local species; and (c) is low maintenance.	The proponent has provided an Architecture and Landscape Design Strategy Report (Appendix A, dated 19 December 2025), Architectural and Landscape Drawings (Appendix B1), and Landscape Character and Visual Impact Assessment (Appendix D, dated 09 January 2026) prepared by ARUP Australia Pty Ltd, which are considered satisfactory: (a) <u>Visual impact minimisation</u> - Existing vegetation will be retained where practicable, and additional perimeter landscaping will be established to screen the facility and filter views from surrounding areas. - Planting will include a mix of trees, shrubs and native grasses that reflect the existing landscape character and vegetation typology of the locality. - Landscaping is proposed around key infrastructure, including the facility frontage, air cooled condenser and substation, visitor centre, and stormwater basins. - The proposed planting is expected to improve visual screening over time as vegetation matures. (b) <u>Use of local species</u> - The proposed planting palette predominantly comprises native species, including Lightwood (<i>Acacia implexa</i>), Black She-oak (<i>Allocasuarina littoralis</i>), Narrow-leaved Ironbark (<i>Eucalyptus crebra</i>), Gum-topped Box (<i>Eucalyptus moluccana</i>), Queensland Blue Grass (<i>Dichanthium sericeum</i>), Kangaroo Grass (<i>Themeda triandra</i>), Jointed Twig-rush (<i>Baumea articulata</i>), Common Rush (<i>Juncus usitatus</i>), Sweet Bursaria (<i>Bursaria spinosa</i>), and Currant Bush (<i>Carissa ovata</i>). - Based on the species list provided, the landscaping is considered capable of achieving the requirement for at least 50% local species. (c) <u>Low maintenance design</u> - The landscape design incorporates species suited to local conditions, reducing ongoing maintenance requirements. - The species selection includes plants with lower fuel loads, contributing to bushfire risk management. - Landscaping has been designed to minimise irrigation demand, with harvested rainwater available for irrigation where required.

		The proposed landscaping is considered to minimise visual impacts, incorporate predominantly local native species, and achieve a low-maintenance landscape outcome.
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Referral entity recommended conditions

Our agency recommends that the following conditions be attached to the development approval:

No.	Conditions	Condition timing
Material Change of Use (Environmentally Relevant Activities)		
1	Carry out the development generally in accordance with the following plans and documents: BERC – INFRASTRUCTURE – Civil Engineering plans a) BERC-ARU-BNE-CICW-DRG-1001 GENERAL - COVER SHEET, LOCALITY PLAN AND DRAWING INDEX b) BERC-ARU-BNE-CICW-DRG-1005 GENERAL - NOTES c) BERC-ARU-BNE-CICW-DRG-1006 GENERAL - LEGEND d) BERC-ARU-BNE-CICW-DRG-1010 EXISTING SITE - PLAN e) BERC-ARU-BNE-CICW-DRG-1020 PROPOSED SITE - PLAN f) BERC-ARU-BNE-CICW-DRG-1021 PROPOSED SITE PLAN - DEVELOPMENT FOOTPRINT g) BERC-ARU-BNE-CICW-DRG-1030 PROPOSED SITE PLAN -CLEARANCES FROM DEVELOPMENT FOOTPRINT h) BERC-ARU-BNE-CICW-DRG-1080 DEMOLITION AND SITE CLEARANCE - PLAN i) BERC-ARU-BNE-CICW-DRG-1101 SOIL AND WATER MANAGEMENT - PLAN j) BERC-ARU-BNE-CICW-DRG-1191 SOIL AND WATER MANAGEMENT - DETAILS k) BERC-ARU-BNE-CICW-DRG-1601 STORMWATER - PRE-DEVELOPMENT CATCHMENT - PLAN l) BERC-ARU-BNE-CICW-DRG-1605 STORMWATER - PROPOSED CATCHMENT - PLAN m) BERC-ARU-BNE-CICW-DRG-1611 STORMWATER - PLAN - SHEET 1 n) BERC-ARU-BNE-CICW-DRG-1612 STORMWATER - PLAN - SHEET 2 o) BERC-ARU-BNE-CICW-DRG-1613 STORMWATER - PLAN - SHEET 3 p) BERC-ARU-BNE-CICW-DRG-1614 STORMWATER - PLAN - SHEET 4 q) BERC-ARU-BNE-CICW-DRG-1615 STORMWATER - PLAN - SHEET 5 r) BERC-ARU-BNE-CICW-DRG-1641 STORMWATER - LONGITUDINAL SECTIONS - SHEET 1 s) BERC-ARU-BNE-CICW-DRG-1642 STORMWATER - LONGITUDINAL SECTIONS - SHEET 2 t) BERC-ARU-BNE-CICW-DRG-1643 STORMWATER - LONGITUDINAL SECTIONS - SHEET 3 u) BERC-ARU-BNE-CICW-DRG-1644 STORMWATER - LONGITUDINAL SECTIONS - SHEET 4 v) BERC-ARU-BNE-CICW-DRG-1645 STORMWATER - LONGITUDINAL SECTIONS - SHEET 5 w) BERC-ARU-BNE-CICW-DRG-1646 STORMWATER - LONGITUDINAL SECTIONS - SHEET 6 x) BERC-ARU-BNE-CICW-DRG-1647 STORMWATER - LONGITUDINAL SECTIONS - SHEET 7 y) BERC-ARU-BNE-CICW-DRG-1648 STORMWATER - LONGITUDINAL SECTIONS - SHEET 8 z) BERC-ARU-BNE-CICW-DRG-1649 STORMWATER - LONGITUDINAL	At all times

	SECTIONS - SHEET 9 aa) BERC-ARU-BNE-CICW-DRG-1650 STORMWATER - LONGITUDINAL SECTIONS - SHEET 10 bb) BERC-ARU-BNE-CICW-DRG-1651 STORMWATER - LONGITUDINAL SECTIONS - SHEET 11 cc) BERC-ARU-BNE-CICW-DRG-1652 STORMWATER - LONGITUDINAL SECTIONS - SHEET 12 dd) BERC-ARU-BNE-CICW-DRG-1653 STORMWATER - LONGITUDINAL SECTIONS - SHEET 13 ee) BERC-ARU-BNE-CICW-DRG-1691 STORMWATER - MISCELLANEOUS DETAILS ff) BERC-ARU-BNE-CICW-DRG-1700 PAVEMENT - PLAN gg) BERC-ARU-BNE-CICW-DRG-1791 PAVEMENT - PROFILES hh) BERC-ARU-BNE-CICW-DRG-1801 UTILITIES - PLAN ii) BERC-ARU-BNE-CICW-DRG-1802 OFF-SITE WATER AND SEWER PLAN Architectural and Landscape drawings: a) BERC-ARUP-BNE-ARAR-DRG-000001 GENERAL-DRAWING LIST AND GENERAL NOTES- R02 b) BERC-ARUP-BNE-ARAR-DRG-000002 GENERAL-SITE-3D VIEW R02 c) BERC-ARUP-BNE-ARAR-DRG-001002 GENERAL ARRANGEMENT-SITE-LOCATION PLAN R02 d) BERC-ARUP-BNE-ARAR-DRG-001101 GENERAL ARRANGEMENT-SITE-EXISTING R02 e) BERC-ARUP-BNE-ARAR-DRG-001102 GENERAL ARRANGEMENT-SITE-DEMOLISHED R02 f) BERC-ARUP-BNE-ARAR-DRG-001201 GENERAL ARRANGEMENT-SITE-PROPOSED R03 g) BERC-ARUP-BNE-ARAR-DRG-001202 GENERAL ARRANGEMENT-SITE-PROPOSED R03 h) BERC-ARUP-BNE-ARAR-DRG-002201 GENERAL ARRANGEMENT-SITE-ELEVATIONS R02 i) BERC-ARUP-BNE-ARAR-DRG-013001 GENERAL ARRANGEMENT-GROUND FLOOR-MAIN PROCESSING BUILDING R02 j) BERC-ARUP-BNE-ARAR-DRG-013002 GENERAL ARRANGEMENT-UPPER DECK AREA-MAIN PROCESSING BUILDING R02 k) BERC-ARUP-BNE-ARAR-DRG-013091 GENERAL ARRANGEMENT-ROOF-MAIN PROCESSING BUILDING R02 l) BERC-ARUP-BNE-ARAR-DRG-013101 GENERAL ARRANGEMENT-SECTIONS-MAIN PROCESSING BUILDING R02 m) BERC-ARUP-BNE-ARAR-DRG-013201 GENERAL ARRANGEMENT-ELEVATIONS-MAIN PROCESSING BUILDING R02 n) BERC-ARUP-BNE-ARAR-DRG-013202 GENERAL ARRANGEMENT-ELEVATIONS-MAIN PROCESSING BUILDING R02 o) BERC-ARUP-BNE-ARAR-DRG-023001 GENERAL ARRANGEMENT-PLANS-ADMINISTRATION OFFICE R02 p) BERC-ARUP-BNE-ARAR-DRG-023091 GENERAL ARRANGEMENT-PLANS-ADMINISTRATION OFFICE R02 q) BERC-ARUP-BNE-ARAR-DRG-023201 GENERAL ARRANGEMENT-ELEVATIONS-ADMINISTRATION OFFICE R02 r) BERC-ARUP-BNE-ARAR-DRG-043001 GENERAL ARRANGEMENT-PLANS-	
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	AIR COOLING CONDENSORS R02 s) BERC-ARUP-BNE-ARAR-DRG-043201 GENERAL ARRANGEMENT-ELEVATIONS-AIR COOLING CONDENSORS R02 t) BERC-ARUP-BNE-ARAR-DRG-053201 GENERAL ARRANGEMENT-ELEVATIONS-SUBSTATION R02 u) BERC-ARUP-BNE-ARAR-DRG-063091 GENERAL ARRANGEMENT-PLANS - GROUND LEVEL-IBA R02 v) BERC-ARUP-BNE-ARAR-DRG-063092 GENERAL ARRANGEMENT-PLANS - ROOF LEVEL-IBA R02 w) BERC-ARUP-BNE-ARAR-DRG-063201 GENERAL ARRANGEMENT-ELEVATIONS-IBA R02 x) BERC-ARUP-BNE-ARAR-DRG-073091 GENERAL ARRANGEMENT-PLANS-APCR STORAGE R02 y) BERC-ARUP-BNE-ARAR-DRG-073201 GENERAL ARRANGEMENT-ELEVATIONS-APCR STORAGE R02 z) BERC-ARUP-BNE-ARAR-DRG-093001 GENERAL ARRANGEMENT-PLANS AND ELEVATIONS-GATE HOUSE AND BUS SHELTER R02 aa) BERC-ARUP-BNE-ARAR-DRG-103091 GENERAL ARRANGEMENT-PLANS-IBA MATURATION BUILDING R02 bb) BERC-ARUP-BNE-ARAR-DRG-103092 GENERAL ARRANGEMENT-ELEVATIONS-IBA MATURATION BUILDING R02 cc) BERC-ARUP-BNE-ARAR-SCH-000011 SCHEDULE-ARCHITECTURAL-MATERIAL R02 dd) LANDSCAPE ARCHITECTURE ee) BERC-ARUP-BNE-LULX-DRG-001203 GENERAL ARRANGEMENT-LANDSCAPE SITE PLAN-PROPOSED R02 ff) BERC-ARUP-BNE-LULX-DRG-001204 GENERAL ARRANGEMENT-LANDSCAPE PLAN-PROPOSED R02 gg) BERC-ARUP-BNE-LULX-DRG-003100 GENERAL ARRANGEMENT-SECTION-NORTH SOUTH R02 hh) BERC-ARUP-BNE-LULX-DRG-003200 GENERAL ARRANGEMENT-ELEVATIONS-NORTH AND EAST R02 ii) BERC-ARUP-BNE-LULX-SCH-000012 SCHEDULE-LANDSCAPE-PLANTING R02 PLANS and REPORTS: a) Bromelton Energy and Resource Centre Waste Feedstock Report Reference: BERC-ARU-BNE-SYWP-RPT-0002 rev D dated 27 July 2026 (Arup Australia) b) Bromelton Energy and Resource Centre Technical Process Description Reference: BERC-ARU-BNE-SYWP-RPT-0003 rev D dated 27 July 2026 (Arup Australia) c) Bromelton Energy and Resource Centre Sustainability Management Plan Reference: BERC-ARU-BNE-ENSS-RPT-0003 Rev C dated 16 January 2026 (Arup Australia) d) Bromelton Energy and Resource Centre Resource and Waste Management Technical Report Reference: BERC-ARU-BNE-WEWM-RPT-0001 Reference: BERC-ARU-BNE-WEWM-RPT-0001 Rev C dated 19 December 2025 (Arup Australia)	
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2	“As Constructed” drawings, certified by a Registered Professional Engineer of Queensland (RPEQ), for the drawings and civil engineering plans in condition 1 must be provided to: Waste Assessment Department of the Environment, Tourism, Science and Innovation GPO Box 2454 BRISBANE QLD 4001	Within eight (8) weeks of the completion of each construction sequence.
Facility design		
3	a) Construct the following infrastructure: <u>Waste receiving hall:</u> • Weighbridge; and • Radiation detection equipment; and <u>Main waste processing buildings</u> • Impervious hardstand; and • Acoustic enclosure and louvres; and <u>Tipping hall:</u> • Fast-acting roller doors; and • Negative pressure system; and <u>Waste bunker:</u> • Automatic doors; and • Mixing cranes; and • Air extraction system; and <u>Incinerator:</u> • Inclined moving grate combustor; and • Control and monitoring system, including automatic combustion control system; and • Diesel fuel fired auxiliary burners; and • Temperature sensors; and • Integrated heat recovery steam boiler system; and • Boiler economiser; and • Emergency diesel generator; and • Uninterruptable power system; and • Multi-component continuous monitoring system; and <u>Air pollution control residue (APCr) stabilisation and storage area:</u> • Lime injection system; and • Activated carbon injection system; and • Baghouse filter; and • Continuous emission monitoring system (CEMS); and • Stack with two flues; and <u>Incinerator bottom ash (IBA) maturation and processing facility:</u> • Enclosed conveyor driver motors; and • Silencer for ID fan; and • Noise barrier around the main transformer; and • Water sprays for dust suppression; and • Lined retention basin; and <u>Stormwater management:</u> • Stormwater retention tanks; and • Two combined stormwater treatment and detention basins; and • Oil and water separator.	Prior to the receipt of any waste

	b) Provide certification from a Registered Professional Engineer of Queensland (RPEQ) that the required infrastructure has been constructed in accordance with part (a) of this condition to: Waste Assessment Department of the Environment, Tourism, Science and Innovation GPO Box 2454 BRISBANE QLD 4001 ██████████	
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