Project Approval

Section 75J of the *Environmental Planning and Assessment Act 1979*

I, the Minister for Planning, approve the project referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:
- prevent and/or minimise adverse environmental impacts;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.

The Hon Kristina Keneally MP
Minister for Planning

Sydney 28/4 2009 File No: S07/01232

SCHEDULE 1

Application No:	07_0128
Proponent:	HEZ Nominees Pty Ltd
Approval Authority:	Minister for Planning
Land:	Part Lot 7 DP 1037092 (future Lot 290 of Precinct 1 subdivision), Weston within the Cessnock local government area.
Project:	The WIPS facility, comprising the construction and operation of a large industrial building for the manufacture and distribution of pre-fabricated wall and floor panels.
Major Project:	The project was declared a Major Project under section 75B(1)(a) of the *Environmental Planning and Assessment Act 1979*, because it is development of a kind described in clause 10(1)(g) of Schedule 1 of *State Environmental Planning Policy (Major Projects) 2005.*

KEY TO CONDITIONS

<u>**SCHEDULE 2**</u>

APZ	Asset Protection Zone
Conditions of Approval	The Minister's conditions of approval for the project.
Council	Cessnock City Council
DBH	Diameter at Breast Height
DECC	Department of Environment and Climate Change
Department, the	Department of Planning
Director-General, the	Director-General of the Department of Planning (or delegate).
Director-General's Approval or the agreement or satisfaction of the Director-General	A written approval from the Director-General (or delegate). Where the Director-General's Approval is required under a condition the Director-General will endeavour to provide a response within one month of receiving an approval request. The Director-General may ask for additional information if the approval request is considered incomplete. When further information is requested the time taken for the Proponent to respond in writing will be added to the one month period.
Dust	Any solid material that may become suspended in air or deposited
EA	*Hunter Economic Zone, Kurri Kurri – Environmental Assessment of Concept and Project Plan (Volumes 1 and 2)* prepared by HEZ Nominees Pty Ltd ATF the HEZ Unit Trust and dated July 2008. *Environmental Assessment of "WIPS Management" Project Application (Volume 1)* prepared by Caladines Town Planning Pty Ltd and dated June 2008.
INP	*New South Wales Industrial Noise Policy* (EPA, 2000)
Minister, the	Minister for Planning
Proponent	HEZ Nominees Pty Ltd and/or the Registered Owner of the WIPS Facility for the purposes of this approval.
Publicly Available	Available for inspection by a member of the general public (for example available on an internet site or at a display centre).
Reasonable and feasible	Consideration of best practice taking into account the benefit of proposed measures and their technological and associated operational application in the NSW and Australian context. **Feasible** relates to engineering considerations and what is practical to build. **Reasonable** relates to the application of judgement in arriving at a decision, taking into account mitigation benefits and cost of mitigation versus benefits provided, community views and nature and extent of potential improvements.
Site	Land to which Major Projects Application 07_0128 applies.
Statement of Commitments	*Statement of Commitments*, as outlined in Section 14.0 of the Environmental Assessment prepared by Caladines Town Planning Pty Ltd and dated June 2008.
Submission Report	The Submissions Report from the Proponent comprises the following documents: *Letter dated 4 November 2008 responding to the issues raised in the submissions prepared by HEZ Nominees Pty Ltd.* *Response to Part 3A Submissions Report – Precinct 1 and Components – Hunter Economic Zone* prepared by RPS Harper Somers O'Sullivan and dated October 2008. *Assessment of the Significance for Regent Honeyeater within the Hunter Employment Zone (HEZ)* prepared by Biosis Research and dated 28 October 2008.

1. ADMINISTRATIVE CONDITIONS

Terms of Approval

1.1 The Proponent shall carry out the project generally in accordance with the:

a) Major Projects Application 07_0128;

b) *Environmental Assessment of "WIPS Management" Project Application (Volume 1)* prepared by Caladines Town Planning Pty Ltd and dated June 2008 containing the Statement of Commitments;

c) *Hunter Economic Zone, Kurri Kurri – Environmental Assessment of Concept and Project Plan (Volumes 1 and 2)* prepared by HEZ Nominees Pty Ltd ATF the HEZ Unit Trust and dated July 2008;

d) *Response to Submissions* comprising *letter dated 4 November 2008 responding to the issues raised in the submissions* prepared by HEZ Nominees Pty Ltd, *Response to Part 3A Submissions Report – Precinct 1 and Components – Hunter Economic Zone* prepared by RPS Harper Somers O'Sullivan and dated October 2008, and *Assessment of the Significance for Regent Honeyeater within the Hunter Employment Zone (HEZ)* prepared by Biosis Research and dated 28 October 2008;

e) the concept approval granted by the Minister for Planning with respect to the *Hunter Economic Zone, Kurri Kurri – Environmental Assessment of Concept and Project Plan (Volumes 1 and 2)* (Application Number 07_0128); and

f) the conditions of this approval.

1.2 In the event of an inconsistency between:

a) the conditions of this approval and any document listed from condition 1.1a) and 1.1d) inclusive, the conditions of this approval shall prevail to the extent of the inconsistency; and

b) any document listed from condition 1.1a) and 1.1e) inclusive, the most recent document shall prevail to the extent of the inconsistency.

1.3 The Proponent shall comply with any reasonable requirement(s) of the Director-General arising from the Department's assessment of:

a) any reports, plans or correspondence that are submitted in accordance with this approval; and

b) the implementation of any actions or measures contained in these reports, plans or correspondence.

Limits of Approval

1.4 This project approval shall lapse five years after the date on which it is granted, unless the works the subject of this approval are physically commenced on or before that time.

Statutory Requirements

1.5 The Proponent shall ensure that all licences, permits and approvals are obtained and maintained as required throughout the life of the project. No condition of this approval removes the obligation for the Proponent to obtain, renew or comply with such licences, permits or approvals. The Proponent shall ensure that a copy of this approval and all relevant environmental approvals are available on the site at all times during the project.

1.6 The Proponent may elect to construct the project in discrete work packages or stages. In this case, these conditions of approval may be complied with separately for each discrete work package or stage, as relevant.

HEZ Association

1.7 Any subdivision certificate issued consistent with this approval shall include a condition, pursuant to Section 88B of the *Conveyancing Act 1919*, requiring the registered proprietor of the land to be a financial member of the HEZ Association as required by concept approval 07_0128.

Building Works

1.8 All building work on site shall be carried out in accordance with the *Building Code of Australia.*

> *Note:*
> *The Proponent must comply with Section 75S of the Environmental Planning and Assessment Act 1979 in relation to the erection and occupation of buildings and the subdivision of land.*

1.9 The Proponent shall construct a concrete sealed access crossing from the edge of the road formation of the HEZ Spine Road to the property boundary. The construction of the access crossing shall be in accordance with Australian Standard 2890.1 & 2 with respect to location, size and type of driveway.

1.10 The Proponent shall provide access and facilities for the disabled in accordance with AS 14281.1 including two parking spaces designated and signposted for use by disabled persons for the life of the project.

1.11 The Proponent shall ensure that all driveways, access corridors and carparking areas are designed in accordance with AS 2890.1 & 2 – Parking Facilities. The carparking areas shall be constructed with a base course of adequate depth to suit the traffic loadings with an all weather surface treatment, graded and drained in accordance with Cessnock Council's *Engineering Requirements for Development.*

Public Infrastructure

1.12 The Proponent shall:

a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the project; and

b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the project.

Subdivision

1.13 Project approval is granted to the subdivision of Part Lot 7 DP 1037092 to create Lot 290 which has an area of 7.857 hectares for the purposes of construction and operation of the WIPS Facility.

> *Note:*
> *The Proponent must comply with Section 75S of the Environmental Planning and Assessment Act 1979 in relation to the erection and occupation of buildings and the subdivision of land.*

1.14 The Proponent shall supply evidence that the requirements of the energy supplier, Hunter Water Corporation and relevant telecommunication authorities have been met with regard to the provision of site services provided by those authorities to the subdivision. These details must be provided to Council or a PCA prior to a Subdivision Certificate pursuant to Section 109C(1)(d) of the *Environmental Planning and Assessment Act 1979* being obtained for the subdivision.

1.15 Prior to registration of a plan of subdivision under Division 3 of Part 23 of the *Conveyancing Act 1919* for Lot 290, a Subdivision Certificate pursuant to Section 109C(1)(d) of the *Environmental Planning and Assessment Act 1979* must be obtained from the Council or PCA.

Pre-Operation Compliance Audit

1.16 Prior to the commencement of operations, and subject to the requirements of condition 2.5, the Proponent shall submit work as executed plans to the Department for all development associated with the project. These plans must be prepared by a suitable qualified and experienced expert, and must include plans showing the work as executed plans laid over the approved plans to demonstrate that the development has been carried out in accordance with the approved plans.

2. SPECIFIC ENVIRONMENTAL CONDITIONS

Air Quality Impacts

Dust Generation

2.1 The Proponent shall construct the project in a manner that minimises dust emissions from the site, including wind-blown and traffic-generated dust. All activities on the site shall be undertaken with the objective of preventing visible emissions of dust from the site. Should such visible dust emissions occur at any time, the Proponent shall identify and implement all practicable dust mitigation measures, including cessation of relevant works, as appropriate, such that emissions of visible dust cease.

2.2 During construction, the Proponent shall ensure that:
- a) all trucks entering or leaving the site with loads have their loads securely covered;
- b) trucks associated with the project do not track dirt onto the HEZ Spine Road or the public road network; and
- c) the public roads used by these trucks are kept clean.

Odour

2.3 The Proponent shall not permit any offensive odour, as defined under section 129 of the *Protection of the Environment Operations Act 1997,* to be emitted from the site which impacts on any sensitive surrounding receptors. Burning of any garbage, vegetation or other combustible material is not permitted.

Noise Impacts

Construction Noise

2.4 The Proponent shall only undertake construction activities associated with the project that would generate an audible noise at any residential premises during the following hours:
- a) 7:00 am to 6:00 pm, Mondays to Fridays, inclusive; and
- b) 8:00 am to 4:00 pm on Saturdays, Sundays and public holidays.

This condition does not apply in the event of a direction from police or other relevant authority for safety reasons.

Flora and Fauna

2.5 All buildings on site shall be designed to reduce bird strike and the ongoing collision potential for the Swift Parrot, in accordance with the guidelines *Minimising the Swift Parrot Collision Threat (Pfennigwerth, 2008).* The building on site must be designed, in consultation with the DECC and must incorporate the following measures:
- a) all walls must be non-reflective and all windows must be of low reflectivity (i.e. 0-10%);
- b) avoid the placement of windows on opposites sites of the building, creating the illusion of a flight path for birds;
- c) avoid the placement of windows so that they appear to extend the garden or sky through reflection;
- d) avoid uninterrupted panes of glass near the ground or greater than three metres in height (i.e. maximise the visual noise of glass to fragment window reflection and reduce the overall transparency); and
- e) avoid the use of wire mesh/chain link fencing on the site.

The design of the building shall be updated taking into account the abovementioned measures and be submitted to the Director-General for approval prior to the commencement of site preparation or construction activities on the site. The outcomes of the consultation undertaken with the DECC shall be submitted to the Department when approval is sought from the Director-General.

2.6 The Proponent shall ensure that a qualified ecologist is present during all vegetation clearing activities on the site.

2.7 All mature trees (DBH >50 cm) and hollow-bearing trees not located within the building footprint or within an APZ (as shown on Figure 1.3 Vegetation Management Regime of Appendix D of the EA) shall be protected from construction activities and adequately protected for the life of the project.

2.8 All *Grevillea parviflora ssp parviflora* in the southern portion of the site (i.e. 40 individual stems from 14 plants as outlined in Appendix D of the document referred to in condition 1.1b)) shall be protected from construction activities and adequately protected and maintained on site for the life of the project.

2.9 The Proponent shall ensure that all hollow and fallen timber from the site is placed into the dedicated conservation area within Precinct 1 (i.e. Deferred Area 1 or adjacent lands zoned 7(b)) or utilised on site to improve potential habitat resources, under the guidance of a qualified ecologist who is familiar with the habitats within the study area.

2.10 Thirty (30) artificial nest boxes of suitable size variation designed to cater for the diversity of fauna species are to be installed in the dedicated conservation area within Precinct 1 (Deferred Area 1) to compensate for the loss of tree hollows on the site. The number of artificial nest boxes may be varied, subject to the provision of independent advice from a qualified ecologist in consultation with the DECC and only with the approval of the Director-General.

2.11 The Proponent shall ensure that the vegetation within the vegetation retention area in the southern portion of the site be actively managed to control weeds, inappropriate access, frequent fire, erosion, rubbish dumping and encourage natural regeneration. Any landscaping in this area shall only utilise locally indigenous plants to complement the existing natural vegetation.

2.12 The Proponent shall ensure that a weed eradication and control program be established and maintained for all retained vegetation and landscaped areas on the site.

Soil and Water Quality Impacts

2.13 Except as may be expressively provided by an Environment Protection Licence for the project, the Proponent shall comply with section 120 of the *Protection of the Environment Operations Act 1997* which prohibits the pollution of waters.

2.14 The Proponent shall exercise due care in all operations to ensure that pollution of land does not occur on the site in accordance with section 142A of the *Protection of the Environment Operations Act 1997.*

2.15 The Proponent shall carry out all site preparation and construction works to include all reasonable and feasible measures to minimise soil erosion and the discharge of pollutants and /or sediment from the site to downstream waterways, in accordance with Landcom's *Managing Urban Stormwater: Soils and Conservation.*

2.16 The Proponent shall ensure that the excavated and/or filled areas of the site are to be stabilised and drained to prevent scouring onto adjacent private or public property. The finished ground around the perimeter of the building is to be graded to prevent ponding of water and to ensure the free flow of water away from the building and adjoining properties.

2.17 The Proponent shall ensure that topsoil shall only be stripped from approved areas and shall be stockpiled for re-use during site rehabilitation and landscaping.

Site Drainage

2.18 The design of any stormwater outlets into a riparian zone or watercourse and their spillways shall be a soft engineering design and must be consistent with the DNR's guideline *Watercourse and Riparian Area Planning, Assessment and Works Design Guideline*.

2.19 The Proponent shall prepare and implement a Stormwater Management Plan for the project, in consultation with Council, and to the satisfaction of the Director-General. This plan must:
- a) be submitted to the Director-General for approval prior to the commencement of site preparation or construction activities;
- b) include detailed plans showing the design of the stormwater management scheme for the site, including any rainwater harvesting infrastructure;
- c) demonstrate that there will be no increase in minor or major flows from the site;
- d) demonstrate that the stormwater control infrastructure (including discharge rates, stormwater quality and detention volumes) will conform with, or exceed all relevant requirements and guidelines and those documented in the EA. Baseline water quality data from downstream waterways would be required to be collected and analysed prior to the commencement of any site preparation or construction works to utilise for comparative purposes during the monitoring program referred to below;
- e) describe the procedures for the installation, inspection and maintenance of the stormwater control infrastructure, including stormwater pollution control devices throughout the life of the project; and
- f) include a stormwater monitoring program for the construction and operation of the project to detail the procedures to be undertaken if any non-compliance is detected. .

2.20 Discharge of processed or other effluent to the on-site stormwater management system is prohibited.

Fire Management

2.21 The Proponent shall ensure that a 20 metre APZ is maintained around the building on site and that any landscaping in the APZ comply with the principles of Appendix 5 of *Planning for Bushfire Protection 2006*, or any future guideline that may supersede that document.

2.22 The Proponent shall ensure that a temporary 10 metre APZ is maintained over the adjoining lots for the time that these lots remain undeveloped within Precinct 1. Any landscaping within the temporary APZ is to comply with condition 2.21.

Lighting

2.23 The Proponent shall ensure that any lighting associated with the project:
- a) complies with the latest version of Australian Standard *AS 4282(INT) - Control of Obtrusive Effects of Outdoor Lighting*, the Cessnock DCP 2006 (Section E: HEZ) ; and
- b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Signage and Fencing

2.24 The Proponent shall not install any signage or fencing on site without the approval of the Director-General. In seeking this approval, the Proponent shall:
- a) submit detailed plans of the proposed signage and/or fencing; and
- b) demonstrate that the proposed signage and/or fencing is consistent with the relevant requirements of the HEZ Signage Strategy (dated December 2006) and the Cessnock DCP 2006 (Section E: HEZ).

Vehicle Queuing and Parking

2.25 The Proponent shall ensure that:
- a) all parking generated by the project is accommodated on site, and that no vehicles associated with the project shall park on the HEZ Spine Road at any stage; and
- b) that the project does not result in any vehicles queuing on the HEZ Spine Road.

Landscaping

2.26 The Proponent shall ensure that a 10 metre wide landscaped corridor is provided along that part of the site that forms a boundary with the HEZ Spine Road. Where practicable, existing vegetation should be retained and native and endemic species used for landscaping to is comply with the principles of Appendix 5 of *Planning for Bushfire Protection 2006,* or any future guideline that may supersede that document. This corridor may be used for site access infrastructure only.

2.27 The Proponent shall ensure that all landscaping works undertaken on site shall be carried out in accordance with the Landscape Plan provided in Appendix W of the EA.

Waste Generation and Management

2.28 The Proponent shall not cause, permit or allow any waste generated outside the site to be received at the site for storage, treatment, processing, reprocessing, or disposal or any waste generated on site to be disposed of at the site, except as expressly permitted by a licence under the *Protection of the Environment Operations Act 1997,* if such a licence is required in relation to that waste.

2.29 The Proponent shall ensure that all liquid and/or non-liquid waste generated and / or stored on the site is assessed and classified in accordance with *Waste Classification Guidelines Part 1: Classifying Waste* (DECC, 2008), or any future guideline that may supersede that document.

2.30 The Proponent shall ensure that a container of at least one (1) cubic metre capacity shall be provided and maintained on site from the commencement of site preparation works until completion of the building for the reception and storage of waste generated by the construction activities.

2.31 The Proponent shall ensure that all building materials, plant and equipment is located within the boundary of the building site. Building materials, plant and equipment (including water closets), are not to be placed on footpaths, roadways and/or public reserves.

Hazards and Risk

Bunding and Spill Management

2.32 The Proponent shall store and handle all chemicals, fuels and oils in appropriately bunded areas with impervious flooring and in accordance with:

a) all relevant Australian Standards;
b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and
c) the EPA's Environment Protection Manual Technical Bulletin *Bunding and Spill Management.*

In the event of an inconsistency between the requirements listed from a) to c) above, the most stringent requirement shall prevail to the extent of the inconsistency.

Subsidence

2.33 The Proponent shall comply with all conditions and requirements of the Mine Subsidence Board in relation to the construction of the building on site. Documentation demonstrating compliance shall be submitted to the PCA prior to approval or release of the Construction Certificate.

Aboriginal Objects

2.34 Prior to the commencement of any works on the site, the Proponent shall employ a representative from the Mindaribba Local Aboriginal Land Council to monitor site preparation and excavation activities to ensure that no previously unidentified Aboriginal object(s) is impacted as a result of the project.

2.35 If during the course of site preparation or construction the Proponent becomes aware of any previously unidentified Aboriginal object(s), all work likely to affect the object(s) must cease immediately and the DECC informed in accordance with the *National Parks and Wildlife Act 1974*. Works must not recommence until written authorisation from DECC advising otherwise is received by the Proponent.

Historical Relics

2.36 If during the course of site preparation or construction the Proponent becomes aware of any unexpected historical relic(s), all work likely to affect the relic(s) must cease immediately and the Heritage Branch of the Department of Planning notified in accordance with the *Heritage Act 1977*. Works must not recommence until the Proponent receives written authorisation from the Heritage Branch advising otherwise.

3. ENVIRONMENTAL MONITORING AND AUDITING

Noise Monitoring

3.1 Within 90 days of the commencement of operation of the WIPS facility or as otherwise agreed by the Director-General, and during a period in which the facility is operating under normal operating conditions, the Proponent shall undertake a program to confirm the noise emission performance of the project. The program shall include, but not necessarily be limited to:

a) noise monitoring, consistent with the guidelines provided in the *New South Wales Industrial Noise Policy* (EPA, 2000), to assess compliance with the noise contributions specified in Table 8 of the EA in relation to the locations specified in Table 8; and

b) details of any entries in the Complaints Register (condition 4.3 of this approval) relating to noise impacts.

A report providing the results of the program shall be submitted to the Director-General and the DECC within 28 days of completion of the assessment required under condition 3.1.

4. COMMUNITY INFORMATION, CONSULTATION AND INVOLVEMENT

4.1 Subject to confidentiality, the Proponent shall make all documents required under this approval available for public inspection on request.

Complaints Procedure

4.2 Prior to the commencement of construction of the project, the Proponent shall ensure that the following are available for community complaints for the life of the project (including construction and operation):

a) a telephone number on which complaints about construction and operational activities at the site may be registered;

b) a postal address to which written complaints may be sent; and

c) an email address to which electronic complaints may be transmitted.

The telephone number, the postal address and the email address shall be displayed on a sign near the entrance to the site, in a position that is clearly visible to the public, and which clearly indicates the purposes of the sign.

4.3 The Proponent shall record details of all complaints received through the means listed under condition 4.2 of this approval in an up-to-date Complaints Register. The Register shall record, but not necessarily be limited to:

a) the date and time, where relevant, of the complaint;

b) the means by which the complaint was made (telephone, mail or email);

c) any personal details of the complainant that were provided, or if no details were provided, a note to that effect;

d) the nature of the complaint;

e) any action(s) taken by the Proponent in relation to the complaint, including any follow-up contact with the complainant; and

f) if no action was taken by the Proponent in relation to the complaint, the reason(s) why no action was taken.

The Complaints Register shall be made available for inspection by the Director-General upon request.

5. ENVIRONMENTAL MANAGEMENT

Environmental Representative

5.1 Prior to the commencement of any site preparation and/or construction activities, or as otherwise agreed by the Director-General, the Proponent shall nominate for the approval of the Director-General a suitably qualified and experienced Environmental Representative(s) independent of the design and construction personnel. The Proponent shall engage the Environmental Representative(s) during all construction activities, or as otherwise agreed by the Director-General. The Environmental Representative(s) shall be the Proponent's principal point of advice in relation to the environmental performance of the project and shall have responsibility for:

a) overseeing the implementation of all environmental management plans and monitoring programs required under this approval, and advise the Proponent upon the achievement of these plans/programs;

b) considering and advising the Proponent on its compliance obligations against all matters specified in the conditions of this approval and the Statement of Commitments as referred to under condition 1.1b) of this approval, permits and licences; and

c) having the authority and independence to recommend to the Proponent reasonable steps to be taken to avoid or minimise unintended or adverse environmental impacts, and, failing the effectiveness of such steps, to recommend to the Proponent that relevant activities are to be ceased as soon as reasonably practicable if there is a significant risk that an adverse impact on the environment will be likely to occur.

Construction Environmental Management Plan

5.2 The Proponent shall prepare and implement a **Construction Environmental Management Plan** to outline environmental management practices and procedures to be followed during construction of the project and shall include, but not necessarily be limited to:

a) a description of all activities to be undertaken on the site during construction including an indication of stages of construction, where relevant;

b) statutory and other obligations that the Proponent is required to fulfil during construction including all approvals, consultations and agreements required from authorities and other stakeholders, and key legislation and policies;

c) details of how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts. In particular, the following environmental performance issues shall be addressed in the Plan:

i) measures to monitor and minimise soil erosion and the discharge of sediment and other pollutants to lands and/ or waters during construction activities, particularly during any construction works at or near drainage lines;

ii) measures to minimise and manage impacts on native ecology, including minimisation of vegetation clearing; methods to minimise unintended impacts on vegetation to be retained and fauna; topsoil, seed and vegetative material re-use initiatives to be employed; and measures to be undertaken to control weed spread;

iii) measures to monitor and manage indigenous heritage values on site including involvement of the Mindaribba Aboriginal Land Council;

iv) measures to monitor and manage dust emissions;

v) measures to monitor and control noise and vibration emissions during construction works; and
vi) measures to monitor and manage traffic impacts in consultation with relevant road authorities including details of traffic routes for heavy vehicles and any necessary route or timing restriction for oversized loads; detailed consideration of measures to be employed to ensure traffic volume, acoustic and amenity impacts along the heavy vehicle routes are minimised; and detailed consideration of alternative routes (where necessary);

d) a description of the roles and responsibilities for all relevant employees involved in the construction of the project; and
e) complaints handling procedures during construction.

The Plan shall be submitted for the approval of the Director-General no later than one month prior to the commencement of any site preparation/construction works associated with the project, or within such period otherwise agreed by the Director-General. Construction works shall not commence until written approval has been received from the Director-General.

Operation Environmental Management Plan

5.3 The Proponent shall prepare and implement an **Operation Environmental Management Plan** to detail an environmental management framework, practices and procedures to be followed during operation of the project. The Plan shall include, but not necessarily be limited to:

a) identification of all statutory and other obligations that the Proponent is required to fulfil in relation to operation of the project, including all approvals, licences, approvals and consultations;
b) a description of the roles and responsibilities for all relevant employees involved in the operation of the project;
c) overall environmental policies and principles to be applied to the operation of the project;
d) standards and performance measures to be applied to the project, and a means by which environmental performance can be periodically reviewed and improved, where appropriate;
e) management policies to ensure that environmental performance goals are met and to comply with the conditions of this approval;
f) specific details of how the following matters will be managed and monitored during operation:
    i) measures to manage and monitor air quality;
    ii) measures to manage and monitor noise;
    iii) measures to manage and monitor site water usage, stormwater and waste water management;
    iv) measures to manage and monitor hazards, including bushfire management; and
    v) measures to manage and monitor landscaping measures and ecology (including measures associated with any remnant vegetation onsite);

The Plan shall be submitted for the approval of the Director-General no later than one month prior to the commencement of operation of the project, or within such period as otherwise agreed by the Director-General. Operation of the facility shall not commence until written approval has been received from the Director-General.

6. ENVIRONMENTAL REPORTING

Incident Reporting

6.1 The Proponent shall notify the Director-General of any incident with actual or potential significant off-site impacts on people or the biophysical environment within 12 hours of becoming aware of the incident. The Proponent shall provide full written details of the incident to the Director-General within seven days of the date on which the incident occurred.

6.2 The Proponent shall meet the requirements of the Director-General to address the cause or impact of any incident, as it relates to this approval, reported in accordance with condition 6.1 of this approval, within such period as the Director-General may require.
