

Project Approval

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

I approve the project application referred to in Schedule 1, subject to the conditions in Schedules 2 to 4.

These conditions are required to:

- Prevent, minimise, and/or offset adverse environmental impacts;
- Set standards and performance measures for acceptable environmental performance;
- Require regular monitoring and reporting; and
- Provide for the ongoing environmental management of the project.

The Hon Kristina Keneally MP
Minister for Planning

Sydney 4 November 2008

SCHEDULE 1

Application No: 07_0146
Applicant: Riverina Oils and Bio Energy Pty Ltd
Approval Authority: Minister for Planning
Land: Lot 12 DP 1130519, 299 Trahairs Road, Wagga Wagga
Development: Riverina Oils and Bio Energy Biodiesel Facility

CONSOLIDATED CONSENT

SUMMARY OF MODIFICATIONS

Modification	Description	Decider	Determination Date
Mod-1	Removal of the biodiesel component, alternations to the site layout, increase in the vegetable oil output to 66,000 tpa and reduce the vegetable protein meal output to 90,000 tpa	Director-General	28 April 2011
Mod-2	Increase the seed crushing capacity to 200,000 tpa and increase the vegetable oil and vegetable protein meal outputs to 81,5000 tpa and 116,000 tpa	Acting Director	11 November 2015
Mod-3	Installation of an additional storage tank and a blending tank to produce blended oils	N/A	Withdrawn
Mod-4	Installation of an additional storage tank, a blending tank and ancillary works to produce blended oils	Director	30 August 2019
Mod-5	Addition of a bioenergy plant	N/A	Withdrawn
Mod-6	Remove the production limits on refined vegetable oil and protein vegetable meal	Team Leader	15 September 2023

DEFINITIONS

AEMR	Annual Environmental Management Report
Applicant	Riverina Oils
BCA	Building Code of Australia
Council	Wagga Wagga City Council
Day	The period from 7 am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Department	Department of Planning, Industry and Environment
Development	Establishment of an Integrated Oilseed Processing Plant (IOPP)
Director-General	Secretary
DPI	Department of Primary Industries
EA	<i>Integrated Oilseed Processing and Biodiesel Plant</i> , prepared by ENSR Australia Pty Ltd, and dated March 2008
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning & Assessment Regulation 2000</i>
EPA	Environment Protection Authority
EPL	Environmental Protection Licence
Evening	The period from 6pm to 10pm
Minister	Minister for Planning and Public Spaces
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
Response to Submissions	Riverina Oils and Bio Energy Pty Ltd's Response to Submissions prepared by ENSR Australia Pty Ltd, and dated May 2008
Secretary	Planning Secretary under the EP&A Act, or nominee
Site	Land to which the Development application applies
Statement of Commitments	Riverina Oils and Bio Energy Pty Ltd's Statement of Commitments prepared by ENSR Australia Pty Ltd, and dated March 2008
VOC	Volatile Organic Compounds

SCHEDULE 2 ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

1. The Applicant must implement all practicable measures to prevent and/or minimise any harm to the environment that may result from the construction and/or operation of the Development.

Terms of Approval

2. The Applicant must carry out the Development generally in accordance with the:
 - a) EA;
 - b) Revised site plans (see Appendix A);
 - c) Response to submissions
 - d) Revised statement of commitments (see Appendix B);
 - e) Modification Application 07_0146 MOD 1 and supporting documentation titled *Riverina Oils and Bioenergy, Integrated Oilseed Processing Plant, Environmental Assessment, August 2010, prepared by Lennon Salvestro Planning, and 299 Trahairs Road, Wagga Wagga, Response to Submissions – 07_0146 Mod 1, Integrated Oilseed Processing Plant, January 2011*, prepared by RPS; and
 - f) Modification Application 07_0146 MOD 2 and supporting documentation titled *Riverina Oils and BioEnergy, Section 75W Modification Environmental Assessment*;
 - g) Modification Application 07_0146 MOD 4 and supporting documentation titled *Riverina Oils – Blending tank project application* prepared by Riverina Oils and dated 19 July 2019;
 - h) **Modification Application 07_0146-Mod-6 and supporting documentation titled 'MOD 6 Production Limits Amendments Modification Report Riverina Oils and Bio Energy Pty Ltd' prepared by GHD Pty Ltd dated 3 May 2023; and**
 - i) conditions of this consent.
3. If there is any inconsistency between the above, the conditions of this approval must prevail to the extent of any inconsistency.
4. The Applicant must comply with any reasonable requirement/s of the Secretary arising from the Department's assessment of:
 - a) any reports, plans, strategies, programs or correspondence that are submitted in accordance with this approval; and
 - b) the implementation of any actions or measures contained in these reports, plans, strategies, programs or correspondence.
5. Prior to each of the events listed below, or within such period otherwise agreed by the Secretary, the Applicant must certify in writing to the satisfaction of the Secretary, that it has complied with all conditions of this consent applicable prior to that event:
 - a) commencement of any physical works associated with the development; and
 - b) commencement of operations.

Limits on Approval

6. The Applicant must not process more than 200,000 tonnes per year of oil seed.
7. The Applicant must not store more than 27,000 tonnes of oilseed, more than 3,000 tonnes of vegetable protein meal, and more than 3,232 kilolitres of vegetable oil on site at any one time.

Section 94

8. Deleted.

Management Plans/Monitoring Programs

9. With the approval of the Secretary, the Applicant may submit any management plan or monitoring program required by this approval on a progressive basis.

Structural Adequacy

10. The Applicant must ensure that all new buildings and structures on the site are constructed in accordance with the relevant requirements of the BCA.

Notes:

- Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.

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- *Part 8 of the EP&A Regulation sets out the requirements for the certification of the Development.*

Protection of Public Infrastructure

11. Prior to commencement of construction, the Applicant must:
 - a) prepare a dilapidation report of the public infrastructure in the vicinity of the site (including roads, gutters, footpaths) in consultation with Council; and
 - b) submit a copy of this report to the Director-General.
12. The Applicant must:
 - a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
 - b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

Operation of Plant and Equipment

13. The Applicant must ensure that all plant and equipment used on the site is maintained and operated in an efficient manner, and in accordance with relevant Australian Standards.

SCHEDULE 3 SPECIFIC ENVIRONMENTAL CONDITIONS

SOIL AND WATER

Discharge Limits

15. Prior to the commencement of the modified operations (under MP 07_0146 MOD 2) the Applicant must pay a contribution of 1% of the additional cost of carrying out the modified development in accordance with the *City of Wagga Wagga Section 94A Levy Contributions Plan 2006*.

Notes: This contribution is subject to indexation to reflect quarterly variations in the Consumer Price Index All Group Index Number for Sydney, as published by the Australian Bureau of Statistics.

Design Criteria for Storage Areas

16. The Applicant must ensure that the design of all wastewater storage ponds:
- a) meets the requirements of the DPI and EPA;
 - b) has a compacted clay or modified soil layer of at least 900 millimetres thick with an in-situ coefficient of permeability of less than 1×10^{-9} m/s, unless otherwise agreed to by the EPA; and
 - c) incorporates a leakage detection system.
- 16a. The Applicant must ensure that all solid waste storage areas that have impermeable pads, and are located in controlled drainage areas on the site.
- 16b. The Applicant must undertake all monitoring of any discharge point or utilisation area in accordance with the EPL.

Wastewater Irrigation

17. The Applicant must ensure that:
- a) no runoff or spray from the wastewater irrigation goes beyond the boundary of the site;
 - b) the volume of wastewater directed to the irrigation area does not exceed the capacity of the area to assimilate wastewater or cause groundwater pollution;
 - c) the irrigation area is at least 40m away from any channels and 250m from any domestic groundwater well;
 - d) the irrigation system is only used for secondary-treated effluent complying with the effluent-quality requirements of Part 4, Appendix 4.2A, 4.2A10.6 of AS1574:200
 - e) the proper drainage system must be incorporated with the land application system design as appropriate to ensure surface run-off does not enter into the system.

Bunding

18. The Applicant must store all chemicals, fuels and oils used on site in appropriately banded areas, with impervious flooring and sufficient capacity to contain 110% of the largest container stored within the bund. These bunds must be designed and installed in accordance with the requirements of all relevant Australian Standards, and/or DECCW's Environmental Protection Manual *Technical Bulletin Bunding and Spill Management*.
- 18A. The Applicant must ensure the tanks approved under Modification Application 07 _0146 MOD 4 are sub-banded separately from the existing tank farm with the bund retention capacity being for the largest single stored volume within the sub-bund. Adequate fire water cooling using hydrants and hoses must be provided to the new tanks to minimise the potential for incident escalation.

Soil and Water Management Plan

19. The Applicant must prepare and implement a Soil and Water Management Plan for the Development to the satisfaction of the Secretary. This plan must:
- a) be submitted to the Secretary for approval prior to construction;
 - a) be prepared by a suitably qualified and experienced expert in consultation with DPI, Secretary and Council;
 - b) include:
 - a Stormwater Management Scheme and monitoring program;
 - a Wastewater and Irrigation Management Plan and monitoring program; and
 - Groundwater Management Plan and monitoring program.
20. The Stormwater Management Scheme must:
- a) be prepared by a suitably qualified and experienced expert in consultation with Council;
 - b) be consistent with the guidance in the latest version of *Managing Urban Stormwater: Council Handbook*;
 - c) mitigate the impacts of stormwater run-off from and within the site;
 - d) include detailed plans of the stormwater system; and

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- e) ensure that peak stormwater discharge from the development site does not exceed peak discharge of the pre-development site.
21. The Wastewater and Irrigation Management Plan must:
- be consistent with the *Environmental Guidelines: Use of Effluent by Irrigation* and the Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (phase1) - 2006;
 - be prepared by a suitably qualified and experienced expert in consultation with Council and NSW Health;
 - demonstrate that the Applicant has been granted a Network Operator's Licence under the *Water Industry Competition Act 2006*
 - outline the design and management of the irrigation system, and crop system, including measures to minimise soil degradation and nutrient and salt accumulation; and
 - include:
 - the wastewater and soil quality impact assessment criteria and the effluent treatment and irrigation system performance measures;
 - details of wastewater management for the Development;
 - detail the wastewater monitoring program;
 - procedures for reporting the monitoring results against the criteria;
 - contingency measures to address exceedances, pollutant triggers and problems with the wastewater management systems; and
 - a description of how the effectiveness of actions and measures would be monitored over time.
22. The Groundwater Management Plan must:
- be prepared by a suitably qualified expert in consultation with DPI;
 - be submitted to the Secretary for approval within three months of Development Consent or otherwise agreed by the Secretary;
 - includes:
 - a site water balance, which includes details of water sources and security of water supply, site water use and management, measures to minimise water use and maximise reuse of contaminated water;
 - details of the on and off-site groundwater monitoring program that includes baseline data of groundwater quality, levels and flow prior to the commencement of construction
 - groundwater impact assessment criteria, including nutrient, salt and groundwater levels that would trigger an investigation and/or application of specified contingency measures;
 - identified all activities that could impact groundwater quality;
 - identify management measures to ensure compliance with groundwater impact assessment criteria
 - a groundwater response plan which describes the measures and/or procedures that would be implemented to respond to any leakages from the evaporative pond, exceedances of groundwater assessment criteria, notification to DPI within 48 hrs of detection of an exceedance; and
 - a surface water response plan which describes the measures and/or procedures that would be implemented to respond to potential flooding and/or loss of contaminated water from the evaporative pond.
- 22a. In the event that the groundwater monitoring referred to in Condition 22 above identifies an exceedance, the Applicant must outline the measures to remediate the issue and prevent future incidents occurring. These measures must be determined in consultation with DPI, and the measures to be implemented and the timing of their implementation must be to the satisfaction of the Secretary.
- 22b. The Applicant must connect to Council's sewer infrastructure once it becomes available in the vicinity of the site and disposal of all black water in accordance with a trade waste agreement, unless otherwise agreed to by the Secretary.

NOISE

Operating Hours

23. The Applicant must comply with the restrictions in Table 1, unless otherwise agreed by the Secretary.

Table 1: Construction and Operation Hours for the Development

Activity	Day	Time
Construction	Monday – Friday	7:00am to 6:00pm
	Saturday	8:00am to 1:00pm
	Sunday and Public Holidays	Nil
Operation	All days	Any time

Note: Construction activities may be conducted outside the hours in Table 1 provided that the activities are not audible at any residence beyond the boundary of the site.

Noise Limits

24. The Applicant must ensure that the noise from the operation of the Development does not exceed the noise limits presented in Table 2.

Table 2: Development Noise Limits (dB(A))

Day	Evening	Night	Location
L _{Aeq} (15 minute)			L _{A1} (1 minute) or L _A max
35	35	35	45
At any residence or other noise sensitive receiver			

Notes:

- a) *To determine compliance with the L_{Aeq} (15 minute) noise level limits in the above table, noise from the Development is to be measured at the most affected point within the residential boundary, or at the most affected point within 30 metres of a dwelling where the dwelling (rural situations) is more than 30 metres from the boundary. To determine compliance with the L_{A1} (1 minute) noise level limits in the above table, noise from the Development is to be measured at 1 metre from the dwelling façade. Where it can be demonstrated that direct measurement of noise from the Development is impractical, the EPA may accept alternative means of determining compliance (see Chapter 11 of the NSW Industrial Noise Policy).*

The modification factors in Section 4 of the NSW Industrial Noise Policy must also be applied to the measured noise levels where applicable.

- b) *The noise emission limits identified in the above table apply under meteorological conditions of:*
- o *wind speeds of up to 3 m/s at 10 metres above ground level; and*
 - o *temperature inversion conditions of up to 3°C/100m, and wind speeds of up to 2 m/s at 10 metres above ground level.*

Construction Noise Management Plan

25. The Applicant must prepare and implement a Construction Noise Management Plan in consultation with the EPA, outlining measures to manage and minimise construction noise impacts. The Plan must be submitted and approved by the Secretary prior to the commencement of construction and must include:
- a) identification of all construction activities that would generate noise and the associated noise levels;
 - b) details of the length and staging of construction;
 - c) identification of all potentially affected sensitive receivers;
 - d) an assessment of potential construction noise impacts against the noise objectives;
 - e) monitoring procedures to measure compliance with noise objectives;
 - f) procedures for implementing noise mitigation treatments and monitoring their effectiveness in meeting the noise objectives;
 - g) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity, and procedures for managing complaints; and
 - h) contingency measures to be implemented in the event of non-compliances with noise objectives.

Operating Conditions

26. The Applicant must ensure trucks associated with the Development are operated at low speed or power and are turned off when not being used. Vehicles are not to be left idling for prolonged periods.

Noise Monitoring

27. After the commencement of the modified operations under MP 07 0146 MOD 2 during a period of normal operating conditions, the Applicant must undertake a Noise Compliance Validation Assessment. The noise compliance validation assessment must identify whether the Development is complying with the Development noise limits specified in Condition 24.
28. The Applicant must prepare a Noise Compliance Validation Report outlining the findings of the noise compliance validation assessment. The Report must be prepared by a suitably qualified expert and be submitted to the EPA and the Secretary for approval within three months of the commencement of the modified operations under MP 07 0146 MOD 2. The Report must include:
- a) monitored noise levels, compared against Development noise limits specified in the Condition 24.
 - b) additional measures that would be implemented to ensure compliance, if non-compliances are detected;
 - c) details of how the effectiveness of these measures would be measured and reported to the Secretary; and
 - d) details of any noise related complaints and action taken to respond to these complaints.

- 28a. In the event that the noise compliance validation referred to in Condition 28 above identifies an exceedance, the Applicant must outline the measures to remediate the issue and prevent future incidents occurring. These measures must be determined in consultation with EPA, and the measures to be implemented, and the timing of their implementation must be to the satisfaction of the Secretary.
29. The Applicant must prepare and implement a Noise Monitoring Plan, in consultation with the EPA. The Plan must be submitted for the approval of the Secretary within three month of the commencement of operation, and must include a noise monitoring protocol to evaluate compliance with Development noise limits specified in Condition 24 and management measures to address any exceedances.

ODOUR

30. The Applicant must not cause or permit the emission of offensive odours from the site, as defined under Section 129 of the *Protection of the Environment Operations Act 1997*.

Note: Section 129 of the Protection of the Environment Operations Act, 1997 provides that the licensee must not cause or permit the emission of any offensive odour from the premises but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence at minimising odour.

Odour Management Plan

31. The Applicant must prepare and implement an Odour Management Plan, in consultation with the EPA, outlining measures to minimise odour impacts associated with the operation of the Development. The Odour Management Plan must be submitted and approved by the Secretary prior to commencement of operation, and must include:
- all point and diffuse sources of odour associated with the operation;
 - best practice odour mitigation and management practices to be implemented to ensure offensive odour impacts do not occur off-site;
 - a program to monitor the odour impacts, and the effectiveness of the odour mitigation and management practices, associated with the operation of the Development;
 - details of proposed contingency measures should odour impacts occur;
 - details of the proposed maintenance procedures to ensure potential odour impacts are managed; and
 - details of a odour complaints system that will be implemented to record, investigate, report and action any odour complaints received.

32. When directed by the EPA, the Applicant must commission a comprehensive odour audit of the fully operational facility to confirm compliance with Section 129 of the *Protection of the Environment Operations Act 1997*.

The comprehensive odour audit must be prepared by a recognised odour control specialist to quantify the odour abatement efficiency of the odour controls and the odour emission rate of the discharge to atmosphere, and confirm compliance with odour assessment specifications and assumptions.

The recognised odour control specialist must also conduct a review of Development operations against each of the mitigation measures and management practices described in the Odour Management Plan and the documents submitted in support of the Development, as modified.

The scope and timing of the odour control specialist's audit report and review must be to the satisfaction of the EPA.

- 32a. In the event that the odour audit referred to in Condition 32 above identifies an exceedance, the Applicant must outline the measures to remediate the issue and prevent future incidents occurring. The measures to be implemented and the timing of their implementation must be to the satisfaction of the EPA.

AIR

Air Quality Assessment Criteria

33. The Applicant must ensure that the emissions from discharge points serving the plant do not exceed the air quality impact assessment criteria outlined in the EPL for the Development.

Construction

34. During construction, the Applicant must ensure that:
- all trucks entering or leaving the site with loads have their loads covered;
 - trucks associated with the Development do not track dirt onto the public road network; and
 - the public roads used by these trucks are kept clean.

Operation

35. The Applicant must carry out all reasonable and feasible measures to minimise the dust generated by the construction and operation of the Development.
36. All storage tanks that require venting must be connected to an emission control device.

Meteorological Monitoring

37. Prior to the commencement of construction, the Applicant must establish a permanent meteorological station on site to the satisfaction of the EPA. This meteorological station must be capable of measuring parameters specified in the EPL.

Emissions Validation Monitoring Program

38. After the commencement of the modified operations under MP 07_0146 MOD 2, the Applicant must undertake source emission validation monitoring to demonstrate compliance with:
 - a) air emission predictions in the EA submitted in support of Modification Application 07_0146 MOD 2; and
 - b) the air concentration limits specified in the EPL.
39. The Applicant must prepare an Emission Validation Monitoring Report outlining the findings of the source emission validation monitoring. The Report must be prepared by a suitably qualified expert and be submitted to the EPA and the Secretary for approval within three months of the commencement of the modified operations. The Report must include:
 - a) levels of emissions measured, compared against air emission predictions in the EA submitted in support of Modification Application 07_0146 MOD 2 and the air concentration limits specified in the EPL; and
 - b) any additional measures that would be implemented to comply with the air concentration limits specified in the EPL.
- 39a In the event that the emission validation monitoring referred to in Condition 39 above identifies an exceedance, the Applicant must outline the measures to remediate the issue and prevent future incidents occurring. These measures must be determined in consultation with EPA, and the measures to be implemented and the timing of their implementation must be to the satisfaction of the Secretary.
40. The Applicant must undertake air emission monitoring as required in the EPL, to demonstrate that the Development meets the air quality impact assessment criteria outlined in the EPL.
- 40a The Applicant must ensure that all storage tanks that require venting are connected to an emission control device.

HAZARDS

Pre-construction Studies

41. At least one month prior to construction of Modification Application 07_0146 MOD 4 (except for construction of preliminary works that are outside the scope of the hazard studies), the Applicant must submit for the approval of the Secretary:
 - a) an updated Fire Safety Study prepared in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 2 'Fire Safety Study Guidelines'* and the New South Wales Government's *Best Practice Guidelines for Contaminated Water Retention and Treatment Systems*.

Pre-commissioning Plans and Systems

42. At least two months prior to commissioning of the modified operations under MP 07_0146 MOD 4, the Applicant must prepare and submit the following pre-commissioning studies for the approval of the Secretary:
 - a) an updated Emergency Plan detailing emergency procedures for the development, including detailed procedures for the safety of people outside of the development who may be at risk from the development. The updated Emergency Plan must be prepared in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 1 'Industry Emergency Planning Guidelines'*;
 - b) an updated Safety Management System covering all on-site operations and associated transport activities involving hazardous materials. The updated Safety Management System must be prepared in accordance with the Department's *Hazardous Industry Planning Advisory Paper No.9 'Safety Management'* and must specify all safety related procedures, responsibilities and policies, along with mechanisms for ensuring adherence to the procedures. Records must be kept on-site and be available for inspection by the Secretary upon request.

Pre-operation Compliance Report

43. One month prior to the commencement of operation, the Applicant must prepare and submit a report to the Secretary detailing compliance with conditions 45 and 46 including:
- a) approval dates for the required studies, plans and systems;
 - b) actions taken, or proposed to be taken, to implement the recommendations of the studies, plans and systems; and
 - c) responses to any requirements from the Secretary resulting from recommendations of the studies, plans and systems.

Post-operation Compliance Report

44. Within three months after the commencement of operation, the Applicant must prepare and submit a report to the Secretary verifying that:
- a) the Emergency Plan is effectively in place and at least one emergency exercise has been conducted; and
 - b) the Safety Management System has been fully implemented and that the records required by the system are being kept.

TRANSPORT

Traffic Management Plan

45. The Applicant must prepare and implement a Traffic Management Plan for the Development, in consultation with Council. The Plan must be submitted to the Secretary prior to the commencement of construction and must:
- a) describe the traffic volumes and movements to occur during construction and operation;
 - b) detail the proposed measures to minimise the impact of construction and operation traffic on the surrounding road network, including route selection, driver behaviour and vehicle maintenance; and
 - c) detail the procedures to be implemented in the event of a complaint from the public regarding construction and operation traffic.

Road Network and Parking

46. The Applicant must ensure that all vehicles enter and depart the site in forward direction and that the internal road network and parking associated with the Development are designed, constructed and maintained in accordance with the latest versions of the Australian Standards AS 2890.1:2004, AS 2890.2:2002 and AUSTROADS.
- 46a. The Applicant must ensure that the emergency access to Byrnes Road is:
- a) accessed by emergency vehicles only;
 - b) appropriately signposted; and
 - c) located so as to comply with the required Safe Intersection Sight Distance (SISD) in either direction in accordance with the RTA's Road Design Guide and/or relevant Australian Standards for the prevailing speed limit (currently 100 Km/H). Compliance with this requirement is to be certified by an appropriately qualified person prior to construction of the vehicular access.
47. The Applicant must ensure that Trahairs Road between the site entrance and Byrnes Road, including the intersection with Byrnes Road, is upgraded to the satisfaction of Council and the RTA prior to the commencement of operation, at full cost to the Applicant.
48. The Applicant must ensure that all parking generated by the Development is accommodated on site. No vehicles associated with the Development must park on the public road system at any stage.
49. All construction vehicles must access the site from Trahairs Road.
- 49a. The Applicant must ensure that:
- a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the Development are constructed and maintained in accordance with the latest versions of AS 2890.1 and AS 2890.2;
 - b) the swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, is in accordance with AS 2890.2-2002 "Off-street commercial vehicle facilities" and to Council's satisfaction and in a manner to allow all vehicles to be able to enter and exit the subject site in a forward direction;
 - c) the Development does not result in any vehicles queuing on the public road network;
 - d) heavy vehicles and bins associated with the Development do not park or stand on local roads or footpaths in the vicinity of the site;
 - e) all vehicles are wholly contained on site before being required to stop;
 - f) all loading and unloading of materials is carried out on site;
 - g) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times;

- h) any driveway is sealed from the edge of seal of the carriageway to the entry gate or the property boundary whichever is the greater. The remainder of the driveway access should be constructed using an all weather surface to address maintenance and dust concerns;
 - i) any access driveway is designed and constructed to minimise water from proceeding onto the carriageway of the adjoining road reserve; and
 - j) appropriate directional signage and line marking is to be strategically located and maintained throughout the site to assist in directing vehicles around and through the facility.
50. The Applicant must implement a training and awareness program incorporating a driver code of conduct for vehicles travelling to, from and within the site during operation. The training program must cover speed limits within the site, restrictions on vehicle idling and queuing on local roads.

Vehicle Queuing

51. During the Development, the Applicant must ensure that the Development does not result in any vehicles queuing on the public road network.

VISUAL

Lighting

52. The Applicant must ensure that the lighting associated with the Development:
- a) complies with the latest version of Australian Standard AS 4282(INT) - *Control of Obtrusive Effects of Outdoor Lighting*; 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.

Landscape

53. The Applicant must prepare, and implement a detailed Landscape Plan for the site. The Plan must:
- a) be prepared in consultation with Council and submitted to the Secretary for approval prior to commencement of construction;
 - b) include details of screening trees to be planted along the boundary of the site;
 - c) use predominantly endemic species,
 - d) where practicable, provide for the early planting of advanced plants along the boundary of the site to minimise the visual impacts of the Development;
 - e) include a program for implementation; and
 - f) provide for the maintenance of landscaping on site.

WASTE

Operating Conditions

54. The Applicant must ensure that all waste generated on the site during construction and operation of the Development is classified in accordance with the EPA Environmental Guidelines: *Assessment, Classification and Management of Liquid and Non-Liquid Wastes* and disposed of to a facility that may lawfully accept the waste.
55. Except as expressly permitted by an EPL, the Applicant must 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 at the site to be disposed of at the site.

Waste Management Plan

56. The Applicant must prepare, and implement a Waste Management Plan in consultation with EPA and Council. The plan must be submitted and approved by the Director-General prior to the commencement of construction and must:
- a) identify the types and quantities of waste that would be generated during construction and operation, and the standards and performance measures for dealing with this waste;
 - b) detail procedures to monitor the amount of waste generated by the Development;
 - c) outline measures to minimise the production and impact of all wastes generated by the Development, including details of how this waste would be reused, recycled, and if necessary, appropriately treated and disposed of in accordance with the EPA's guidelines on the Assessment, Classification & Management of Liquid and Non-Liquid Waste;
 - d) describe how the effectiveness of these actions and measures would be monitored over time;
 - e) describe what procedures would be followed to ensure compliance if any non-compliance is detected; and
 - f) detail the contingency measures that would be implemented should the production of vegetable protein meal exceed offsite demand.

ENERGY EFFICIENCY

57. The Applicant must prepare and implement an Energy Savings Action Plan for the Development to the satisfaction of the Secretary. This plan must be prepared in accordance with the *Guidelines for Energy Savings Action Plans, DEUS 2005*, and be submitted to the Secretary for approval prior to the commencement of operations on site.

PROCUREMENT OF FEEDSTOCK

58. The Applicant must implement a Procurement Plan for the Development, to the satisfaction of the Secretary. The plan must be submitted prior to commencement of operation and must:
- a) identify environmentally and socially responsible feedstock materials;
 - b) include procedures for the sourcing of such feedstock materials;
 - c) include evidence of legal sourcing of feedstock; and
 - d) contain procedures for regular review of suppliers.
59. The Applicant must provide evidence on an annual basis, to the satisfaction of the Secretary, to demonstrate compliance with condition 64.

SCHEDULE 4 ENVIRONMENTAL MANAGEMENT AND MONITORING

ENVIRONMENTAL MANAGEMENT STRATEGY

60. The Applicant must prepare and implement an Environmental Management Strategy for the Development to the satisfaction of the Secretary. This strategy must be submitted to the Secretary prior to carrying out any development on site, and:
- provide the strategic context for environmental management of the Development;
 - identify the statutory requirements that apply to the Development;
 - describe in general how the environmental performance of the Development would be monitored and manage;
 - describe the procedures that would be implemented to:
 - keep the local community and relevant agencies informed about the operation and environmental performance of the Development;
 - receive, handle, respond to, and record complaints;
 - resolve any disputes that may arise during the course of the Development;
 - respond to any non-compliance;
 - manage cumulative impacts; and
 - respond to emergencies; and
 - describe the role, responsibility, authority, and accountability of all the key personnel involved in environmental management of the Development.

Construction Environmental Management Plan

- 60a. The Applicant must prepare and implement a Construction Environmental Management Plan (CEMP) to outline environmental management practices and procedures to be followed during the construction of the Development. The Plan must include, but not necessarily be limited to:
- a description of all activities to be undertaken on the site during construction of the ceramic tile manufacturing facility, including an indication of stages of construction, where relevant;
 - statutory and other obligations that the Applicant is required to fulfil during construction, including all approvals, consultations and agreements required from authorities and other stakeholders, and key legislation and policies;
 - specific consideration of measures to address any requirements of the Department, Council and the EPA during construction;
 - 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; and
 - a description of the roles and responsibilities for all relevant employees involved in the construction of the Development.

The CEMP must be submitted for the approval of the Secretary prior to the commencement of construction of the Development.

Revision of Strategies, Plans and Programs

- 60b. Within three months of:
- the submission of an AEMR under condition 63;
 - the submission of an Incident Report under condition 62;
 - the submission of an Independent Audit under condition 64;
 - the approval of any modification of the conditions of this consent; or
 - the issue of a direction of the Planning Secretary under condition 4

the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.

- 60c. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.

Note: This is to ensure that strategies, plans and programs are updated on a regular basis, and incorporate any recommended measures to improve the environmental performance of the development.

ENVIRONMENTAL REPORTING

Incident Reporting

61. Within 24 hours of detecting an exceedance of the limits/performance criteria in this approval or the occurrence of an incident that causes (or may cause) harm to the environment, the Applicant must notify the Department and other relevant agencies of the exceedance/incident.
62. Within 6 days of notifying the Department and other relevant agencies of an exceedance/incident, the Applicant must provide the Department and these agencies with a written report that:
 - a) describe the date, time, and nature of the exceedance/incident;
 - b) identify the cause (or likely cause) of the exceedance/incident;
 - c) describe what action has been taken to date; and
 - d) describe the proposed measures to address the exceedance/incident.

Annual Reporting

63. Within 12 months of this approval, and annually thereafter, the Applicant must submit an AEMR to the Secretary and relevant agencies. This report must:
 - a) identify the standards and performance measures that apply to the Development;
 - b) describe the works carried out in the last 12 months;
 - c) describe the works that will be carried out in the next 12 months;
 - d) include a summary of the complaints received during the past year, and compare this to the complaints received in previous years;
 - e) include a summary of the monitoring results for the Development during the past year;
 - f) include an analysis of these monitoring results against the relevant:
 - impact assessment criteria/limits;
 - monitoring results from previous years; and
 - predictions in the EA;
 - g) identify any trends in the monitoring results over the life of the Development;
 - h) identify any non-compliance during the previous year; and
 - i) describe what actions were, or are being, taken to ensure compliance.

AUDITING

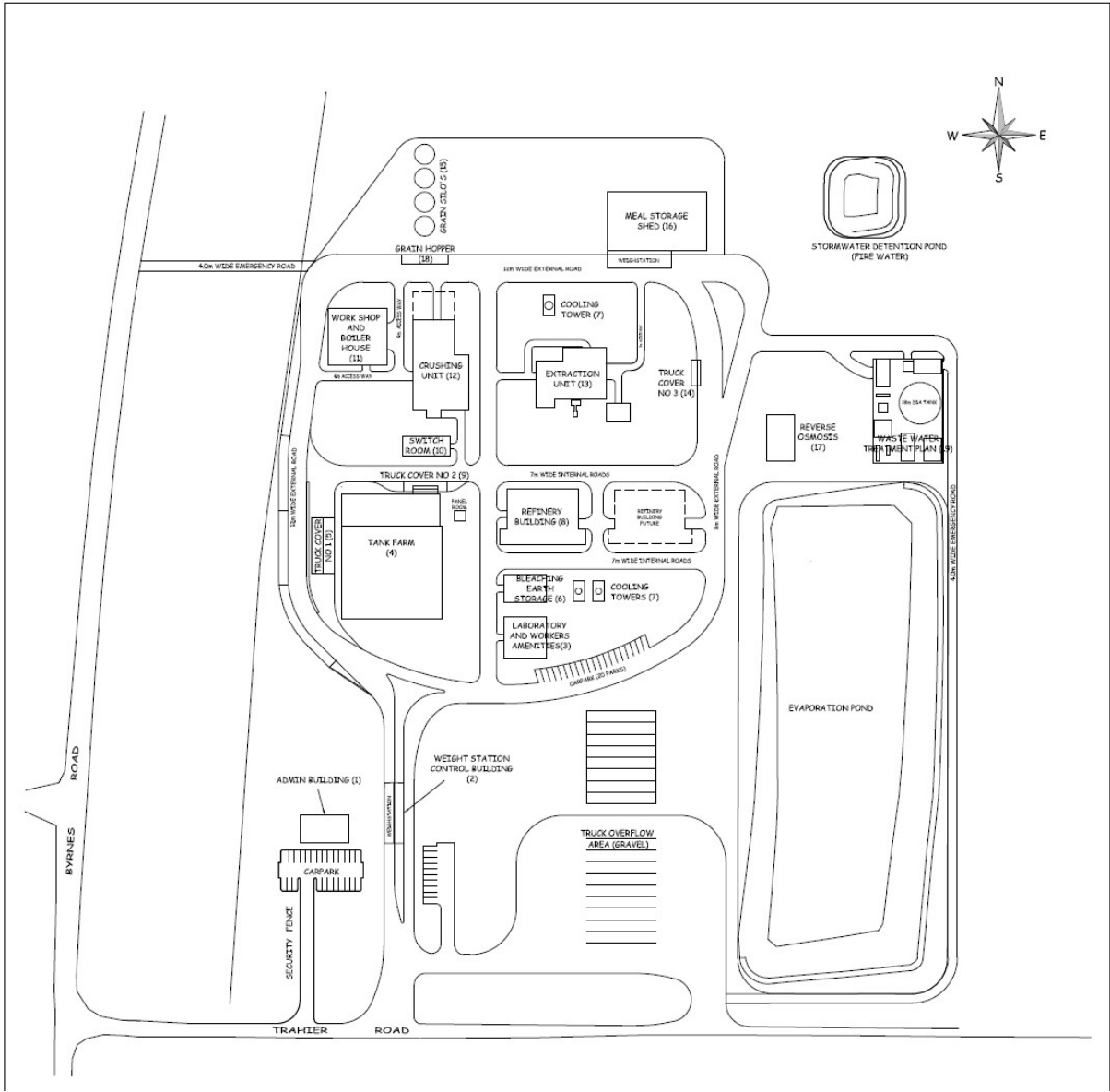
Independent Environmental Audit

64. Within 12 months of the commencement of operations, and every 3 years thereafter, unless the Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit of the Development. This audit must:
 - a) be conducted by a suitably qualified, experienced, and independent team of experts whose appointment has been endorsed by the Secretary;
 - b) be undertaken in consultation with EPA, DPI and Council;
 - c) assess whether the Development is being carried out in accordance with industry best practice;
 - d) assess the environmental performance of the Development, and its effects on the surrounding environment and sensitive receivers;
 - e) assess whether the Development is complying with the relevant standards, performance measures, and statutory requirements;
 - f) review the adequacy of any strategy/plan/program required under this approval; and, if necessary,
 - g) recommend measures or actions to improve the environmental performance of the Development, and/or any strategy/plan/program required under this approval.
65. Within 6 weeks of completing this audit, or as otherwise agreed by the Secretary, the Applicant must submit a copy of the audit report to the Secretary with a response to any recommendations contained in the audit report.
66. Within 3 months of submitting an audit report to the Secretary, the Applicant must review and if necessary revise the strategy/plans/programs required under this approval to the satisfaction of the Secretary.

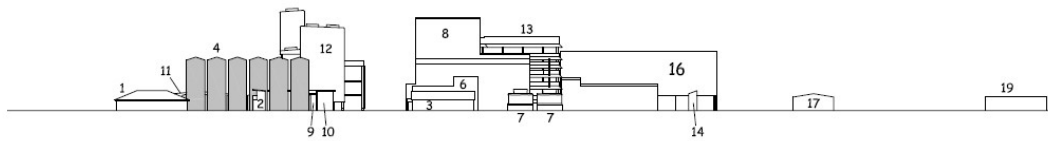
ACCESS TO INFORMATION

67. Within 3 months of the approval of any strategy/plan/program required under this approval (or any subsequent revision of these strategies/plans/programs), or the completion of the audits or AEMRs required under this approval, the Applicant must provide a copy of the relevant document/s to:
 - a) the relevant agencies, and
 - b) any interested party upon request.

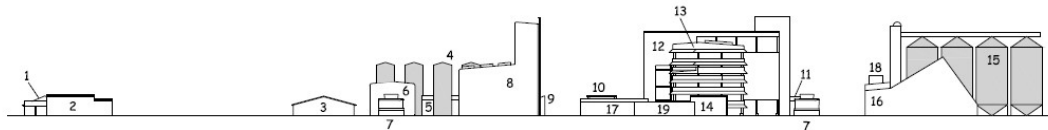
APPENDIX A
SITE LAYOUT & ELEVATIONS - INTEGRATED OILSEED PROCESSING PLANT



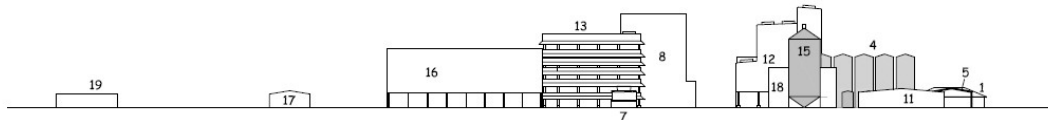
CONSOLIDATED CONSENT



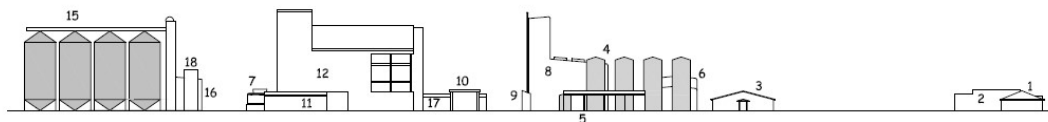
SOUTHERN ELEVATION



EASTERN ELEVATION



NORTHERN ELEVATION



WESTERN ELEVATION

	BUILDING NAME	SIZE
1	ADMIN BUILDING	21m LONG x 12m WIDE, 3m TO GUTTER, 6m TO RIDGE
2	WEIGH STATION CONTROL BUILDING	20m LONG x 13.6m WIDE, 6m TO GUTTER (SKILLON ROOF)
3	LABORATORY AND WORKERS AMENITIES	18m LONG x 18m WIDE, 3m TO GUTTER, 5.8m TO RIDGE
4	TANK FARM	24 TANKS (15m HIGH) 7 TANKS (8m HIGH)
5	TRUCK COVER NO 1	11.90m LONG x 11.9m WIDE, 4.7m TO GUTTER, 5.9m TO RIDGE
6	BLEACHING EARTH STORE	18.50m LONG x 12.6m WIDE, 7m TO RIDGE (2 THIRDS) 10m TO RIDGE (1 THIRD)
7	COOLING TOWER	8m LONG x 8m WIDE, 6.3m HIGH
8	REFINERY	37m LONG x 24m WIDE, 27m HIGH
9	TRUCK COVER NO 2	10.9m LONG x 3.5m WIDE, 5.5m TO GUTTER, 6.7m TO RIDGE
10	SWITCH ROOM	20m LONG x 7.5m WIDE, 5.5m TO GUTTER (SKILLON ROOF)
11	WORKSHOP & BOILER HOUSE	24.5m LONG x 25.4m WIDE, 6.6m TO GUTTER, 7.8m TO RIDGE
12	SPP - CRUSHING UNIT	39m LONG x 24m WIDE, 29m HIGH
13	SEP - EXTRACTION UNIT	30m LONG x 26m WIDE, 22.5m HIGH
14	TRUCK COVER NO 3	11.30m LONG x 4.2m WIDE, 5.5m TO GUTTER, 7m TO RIDGE
15	SILOS	4 SILOS - 20m HIGH x 9.3m DIA
	GRAVITY CHUTE FOR SILOS	27m HIGH
16	MEAL STORAGE SHED	42.5m LONG x 33.4m WIDE (AT WEIGH STATION) 17.5m TO RIDGE
17	REVERSE OSMOSIS SHED	20m LONG x 12m WIDE, 4m TO GUTTER, 5m TO RIDGE
18	GRAIN HOPPER	20m LONG x 6m WIDE, 12m HIGH FLAT ROOF
19	WASTE WATER TREATMENT PLANT	18m DIA TANK 4m HIGH

**APPENDIX B
STATEMENT OF COMMITMENTS**

Issue	Commitment
General	<p>The Applicant shall prepare and implement the following management plans for the project:</p> <ul style="list-style-type: none"> • A Construction Environmental Management Plan (CEMP) and Operational Environmental Management Plan, which incorporate an Erosion and Sediment Control Plan; • A Traffic Management Plan (TMP) shall be prepared prior to site establishment and construction. The TMP shall incorporate a Transport Code of Conduct, which would outline and manage the transportation routes to the site for heavy vehicles and B-doubles. The TMP would also include: <ul style="list-style-type: none"> ○ Heavy vehicle access to the site; ○ Deliveries and dispatch of products; ○ Heavy vehicle parking; ○ Internal speed limits; and ○ Use of truck turnaround areas. • Landscape Management Plan detailing requirements for roadside landscaping and planting to minimise distant views and enhance near views from Byrnes Road and Trahairs Roads, including monitoring and maintenance of landscaping; • An Energy Savings Action Plan in accordance with the requirements of DECCW and the <i>Guidelines for Energy Savings Action Plans</i> (DEUS 2005). The Energy Savings Action Plan would include details of greenhouse gas abatement measures and energy efficiency measures for the operation of the proposed IOPP; • A Procurement Plan for palm oil shall be implemented prior to commencement of operation which must: <ul style="list-style-type: none"> ○ Identify environmentally and socially responsible feedstock materials; ○ Include procedures for the sourcing of such feedstock; ○ Include evidence of legal sourcing of feedstock; and ○ Contain procedures for regular review of suppliers.
Additional general	<p>Applicant will facilitate the establishment of a community liaison group to keep communication open between the Applicant and the public regarding issues that may arise during construction and operation of the plant, and assist with the implementation of appropriate landscaping off site to the satisfaction of community and DOP.</p>
Odour and Air Quality	<p>The Applicant shall ensure the design and operation of the IOPP minimises the potential release of fugitive odour emissions</p>
	<p>The Applicant shall take all practicable measures to ensure that air emissions during the construction and operation of the project are within relevant air quality and odour criteria and guidelines</p>
	<p>The Applicant shall ensure that the CEMP includes an Erosion and Sediment Control Plan to minimise dust generation from the site</p>
	<p>The Applicant shall prepare and implement an Energy Savings Action Plan for the project, which would be prepared in accordance with the requirements of DECCW and the <i>Guidelines for Energy Savings Action Plans</i> (DEUS 2005) in order to maximise energy efficiency associated with the IOPP. The Energy Savings Action Plan would include details of greenhouse gas abatement measures and energy efficiency measures for the operation of the proposed IOPP.</p>
Hazard and Risk	<p>The Applicant shall develop a plant operating procedure documenting procedures for the shut down of operations and removal of flammable liquids in the event that nitrogen generation equipment at the plant fails</p>
	<p>The Applicant shall ensure that corrosive materials spill kits are installed throughout areas of the IOPP where corrosive materials are</p>

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	<p>stored, handled and used at the site</p> <p>The Applicant shall engage an appropriately qualified consultant to undertake a fire safety study to determine locations at the site where fire water cooling would be required to minimise the potential for a fire incident, and implement recommendations of the report</p> <p>The Applicant shall ensure that fire hoses on the site are fitted with a foam generation attachment at each plant area where flammable and combustible liquids are stored and handled. A storage of at least 20 L of foam concentrate shall be maintained at locations where a foam generating attachment is held</p> <p>The Applicant shall implement all practicable measures to contain firewater on the site and ensure that the water management system maintains a minimum freeboard capacity of 162 m3. The first flush retention pond shall contain all stormwater from plant areas, roadways and open yard areas</p>
Surface Water Quality	<p>The Applicant shall implement all practicable measures to minimise soil erosion and discharge of sediments from the site. The Erosion and Sediment Control Plan prepared as part of the CEMP shall ensure:</p> <ul style="list-style-type: none"> • Sediment and erosion control measures, such as sediment fences, are installed and maintained, with particular attention where the drainage is towards a surface water body; • Stockpiles are stabilised and remain covered and appropriate sediment and erosion control measures are installed down slope of all stockpiles; and • Spill kits are made available to construction vehicles so that accidental leaks and spills can be controlled. <p>Areas containing storage tanks shall be fully bunded to contain accidental spills</p>
Soil Suitability	Deleted
Groundwater	<p>A Groundwater Monitoring Plan (GMP) will be developed and implemented prior to the operation of the proposed development. The GMP will include:</p> <ul style="list-style-type: none"> • Recommendations for the installation of additional monitoring wells including construction details; • Development of a groundwater monitoring schedule including sampling methodology and timetable; and • Preparation of a consolidated Groundwater Management Plan to be implemented during operation of the proposed development.
Waste Management	<p>The Applicant shall implement all practicable measures to minimise the generation of waste from the proposed IOPP</p> <p>Wastes requiring removal from the site shall be collected and disposed of by an appropriately licensed waste contractor</p> <p>Wastewater to be reused following treatment shall be stored in the 40 ML effluent storage dam, which shall be refurbished to the requirements of DECCW. This would include constructing the dam with a PVC liner.</p> <p>Deleted</p> <p>Deleted</p> <p>Deleted</p>
Traffic and Transport	<p>The Applicant shall ensure that construction and operational traffic is managed in accordance with the TMP</p> <p>The Applicant shall consult with the relevant traffic authority to obtain a s138 permit under the Roads Act 1993 to undertake an upgrade of the intersection at Byrnes Road and Trahairs Road, and to widen and seal Trahairs Road in accordance with relevant standards and guidelines</p>
Visual	<p>The Applicant shall prepare a Landscape Management Plan, which would consider local endemic species and accommodate future land uses and receptors in the area</p> <p>The Applicant shall ensure that landscaping is undertaken in accordance with the Landscape Management Plan</p> <p>Exterior lighting would be designed to minimise light spill, and would be generally in accordance with Australian Standard 4282-1997</p>

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	Control of the Obtrusive Effects of Outdoor Lighting, notwithstanding functional and safety requirements
Additional visual	Light spill from the extraction plant building will be minimized by hooding of eastern and northern façade openings to direct light downwards.
Noise	Regular noise monitoring, including attended monitoring, will be undertaken during operations at surrounding receivers to determine noise levels generated by the project. If exceedances are detected during monitoring, amelioration measures will be investigated by ROBE to ensure that noise criteria are met
Heritage	The Applicant shall ensure that in the event that Aboriginal objects are identified during works on site, works in the vicinity of the find would cease and the IOPP Environmental Representative would notify a heritage professional to obtain advice on how to proceed. Works would not recommence until heritage requirements identified through this process have been met
	Should suspected skeletal material be uncovered during the course of any site works or through subsidence landscape modification, all works must cease and the DECCW, the NSW Police and the NSW Coroners office contacted immediately, regardless of any existing environmental approvals
	Contractors shall be made aware of the above recommendations, and advised of their responsibilities in relation to the protection of Aboriginal objects and sites under state legislation
Flora and Fauna	The Applicant shall ensure that all practicable measures are implemented to minimise the potential impacts on flora and fauna, including: <ul style="list-style-type: none"> Felled trees shall remain in situ for at least 24 hours to allow fauna species to relocate; Qualified personnel shall be on hand to check trees hollows for wildlife and assist with relocation, if required; and Should wildlife be inadvertently injured, an accredited veterinarian (and through them possibly a wildlife care group) shall be contacted.
	The Applicant shall undertake weed monitoring during construction and operation to control weed infestations and apply appropriate control measures, if required. Measures to control Patterson's Curse shall be implemented in accordance with the Class 4 Noxious Weed Control Management Plan 2006 – 2011
	The Landscape Management Plan shall incorporate species endemic to the area
	Deleted