

Project Approval

Section 75J of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning and Infrastructure under delegation dated 14 September 2011, we the Planning Assessment Commission of New South Wales (the Commission) approve the application referred to in Schedule 1, subject to the conditions in Schedules 2 to 8.

These conditions are required to:

- Prevent and minimise 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.

Member of the Commission

Member of the Commission

Sydney 16 March 2012

The Department has prepared a consolidated version of the consent which is intended to include all modifications to the original determination instrument.

The consolidated version of the consent has been prepared by the Department with all due care. This consolidated version is intended to aid the consent holder by combining all consents relating to the original determination instrument but it does not relieve a consent holder of its obligation to be aware of and fully comply with all consent obligations as they are set out in the legal instruments, including the original determination instrument and all subsequent modification instruments.

SCHEDULE 1

Application No:

10_0012

Proponent:

Veolia Environmental Services (Australia) Pty Ltd

Approval Authority:

Minister for Planning and Infrastructure

Land:

Woodlawn Bioreactor site: Lot 19 DP 827588, Lots 25, 30, 33, 34, 69, 88 & 91 DP 754919, Lot 4 and 5 DP 830765, Lot 1 DP 241092

Crisps Creek Intermodal Facility site: Lot 1 DP 1045652

Project:

Woodlawn Waste Expansion Project

Woodlawn Solid Recovered Fuel Processing Area Project: Construction and operation of a Solid Recovered Fuel processing area and associated infrastructure and changes to Crisps Creek Intermodal facility to transport SRF products to Port Kembla or Port Botany

SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
MP 10_0012 MOD-1	9 September 2016	Acting Executive Director, Key Sites and Industry Assessments	Changes to on-site stormwater and treated leachate management
MP 10_0012 MOD-2	22 December 2027	Director, Industry Assessments	Construction of a leachate plant and associated infrastructure and changes to regional waste limits and operating hours
MP 10_0012 MOD-3	9 April 2019	Executive Director, Key Sites and Industry Assessments	Construction and operation of a Solid Recovered Fuel (SRF) processing area within the Woodlawn Eco Precinct
MP 10_0012 MOD-4	16 March 2020	Director, Industry Assessments	Temporary increase to waste receival rates to accept waste from bushfire impacted areas
MP 10_0012 MOD-6	5 September 2025	A/Director, Industry Assessments	Installation and use of Tank Farm 1 and associated infrastructure

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For Information

DEFINITIONS

BCA	Building Code of Australia
CEMP	Construction Environmental Management Plan
Conditions of this Approval	Conditions contained in Schedules 2 to 6 of this approval
Construction	The demolition and removal of buildings or works, carrying out of works for the purposes of the development, including bulk earthworks, and erection of buildings and other infrastructure covered by this approval
Councils	Goulburn Mulwaree and Queanbeyan-Palerang Councils
Crisps Creek IMF	Crisps Creek Intermodal Facility (see definition of site)
DCCEEW	Department of Climate Change, Energy the Environment and Water
Department	Department of Planning, Housing and Infrastructure Environment
Director General	Director General of the Department (or delegate)
DPI	Department of Primary Industries – Minerals and Petroleum
DPI Water	Department of Primary Industries – Water
DoI L&W	Department of Industry – Lands & Water Division
EA	Environmental assessment titled Environmental Assessment - Woodlawn Expansion Project dated August 2010 and the associated response to submissions, dated March 2011 as modified by MP 10_0012 MOD 1, MOD 2 and MOD 3.
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
Coffer Dam	means coffer dam(s) in ED1 as referred to in MOD 3
ED1	Evaporation Dam No. 1 as referred to in MOD 3 (the unlined portion of ED1)
ED2	Evaporation Dam No. 2 as referred to in MOD 1
ED3	Evaporation Dam No. 3 as referred to in the EA
ED3N	Evaporation Dam No. 3 – North as referred to in MOD 1
ED3S	Evaporation Dam No. 3 – South as referred to in MOD 1
ED3S-S	Evaporation Dam No. 3 – South (southern lagoon) as referred to in Appendix 6
EPA	Environment Protection Authority of OEH
EP&A Act	Environmental Planning & Assessment Act 1979
EP&A Regulation	Environmental Planning & Assessment Regulation 2000
EPL	Environmental Protection Licence
Expanded operations	The point at which waste input at the Landfill exceeds 500,000 tonnes per annum
Feasible	Feasible relates to engineering considerations and what is practical to build
FRNSW	Fire & Rescue NSW
Heavy Vehicle	Any vehicle with a gross vehicle mass of 5 tonnes or more
Incident	An incident causing or threatening material harm to the environment, and/or an exceedance of the limits or performance criteria in this approval An occurrence or set of circumstance that causes or threatens to cause material harm and which may or may not be or cause a non-compliance. Note: “material harm” is defined in this approval
Land	In general, the definition of land is consistent with the definition in the EP&A Act Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Landfill	The Woodlawn Bioreactor (see definition of site)

LEMP	Landfill Environmental Management Plan
LGA	Local Government Area
LTP	Leachate Treatment Plant
Material Harm to the environment	Is harm that: a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)
Minister	NSW Minister for Planning (or delegate) and Infrastructure
Mitigation	Activities associated with reducing the impacts of the Project Activities associated with reducing the impacts of the development prior to or during those impacts occurring
ML	Megalitre
MOD 1	Modification Environmental assessment titled "Woodlawn Bioreactor, Modification to surface water and leachate management" dated 11 December 2015 and the Response to Submissions, dated June 2016
MOD 2	Modification Application titled Modification of DA 31 02 99 and MP10_0012 for the construction of a leachate treatment plant and associated infrastructure and changes to regional waste limits and operating hours prepared by SG Haddad Advisory and CW Strategic Planning Services, dated May 2017 and Response to Submissions dated October 2017
MOD 3	Modification Application titled Modification of MP 06_0230 and MP 10_0012 to enable the construction and operation of a Solid Recovered Fuel (SRF) processing area within the Woodlawn Eco Precinct prepared by SG Haddad Advisory and CW Strategic Planning Services dated July 2018 and Response to Submissions prepared by Veolia Environmental Services (Australia) Pty Ltd dated November 2018
Modification Application	The document assessing the environmental impact of a proposed modification of this consent and any other information submitted with the following modification applications made under the EP&A Act: (a) MOD 1 – Modification Environmental assessment titled 'Woodlawn Bioreactor, Modification to surface water and leachate management' dated 10 December 2015 and the Response to Submissions, dated June 2016 (b) MOD 2 – Modification Application titled Modification of DA 31-02-99 and MP 10_0012 for the construction and of a leachate treatment plant and associated infrastructure and charges to regional waste limits and operating hours prepared by SG Haddad Advisory and CW Strategic Planning Services, dated May 2017 and Response to Submissions dated October 2017; (c) MOD 3 – Modification Application titled Modification to enable the construction and operation of a Solid Recovered Fuel (SRF) processing area within the Woodlawn Eco Precinct prepared by SG Haddad Advisory and CW Strategic Planning Services dated July 2018 and Response to Submissions dated November 2018; and (d) MOD 4 – Modification Application titled Modification Application for the Woodlawn Bioreactor (SSD 10_0012) to accept waste from bushfire impacted areas prepared by Veolia Environmental Services (Australia) Pty Ltd dated March 2020. (e) MOD 6 – Modification Application titled 'Woodlawn Bioreactor Modification 6 Modification Report' prepared by Element Environment dated 11 April 2024 and 'Woodlawn Bioreactor Amendment and Submissions Report' prepared by Element Environment dated 11 March 2025.
Monitoring	Any monitoring required under this approval must be undertaken in accordance with section 9.40 of the EP&A Act
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
NOW	Department of Primary Industries—NSW Office of Water
OEH	NSW Office of Environment and Heritage
OEMP	Operational Environmental Management Plan

Operations	Operations are triggered by the receipt of waste on site
Planning Secretary	Planning Secretary under the EP&A Act, or nominee
Regional waste	Waste from Goulburn Mulwaree, Palerang, Queanbeyan, Bega Valley, Upper Lachlan, Yass Valley, Eurobodalla and the Australia Capital Territory, or other interested regional LGAs
POEO Act	Protection of the Environment Operations Act 1997
Privately owned land	Land not owned by the Proponent or a related party
Private residential receiver	Residence in Privately owned land
Project	The development described in the EA
Proponent	Veolia Environmental Services (Australia) Pty Ltd, or its successor
Reasonable	Reasonable relates to the application of judgment in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Rehabilitation	The treatment or management of land disturbed by the project for the purpose of establishing a safe, stable and non-polluting environment
RMS	Roads and Maritime Services
Site	Both the Woodlawn Bioreactor Site and the Crisps Creek Intermodal Facility Site as described in Schedule 1, unless referred to separately
Secretary	Secretary of the Department (or delegate)
SRF	Solid Recovered Fuel
SRF Processing Area	The Woodlawn SRF Processing Area off Collector Road approved by the Executive Director, Key Sites and Industry Assessments (MP 10_0012 MOD 3)
Statement of Commitments	The Proponent's Statement of Commitments in Appendix 1
Tank Farm 1	Four leachate storage tanks and associated infrastructure approved under MP10_0012-Mod-6.
tpa	Tonnes per annum
VENM	Virgin Excavated Natural Material
Water NSW	NSW Water Supplier NSW manager and protector of the Sydney Drinking Water Catchment
Year	A period of 12 consecutive months

SCHEDULE 2 GENERAL ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

1. The Proponent shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction, operation or decommissioning of the Project.

TERMS OF APPROVAL

2. The Proponent may only carry out the Project in accordance with:
 - (a) EA;
 - (b) statement of commitments (see Appendix 1);
 - (c) all written directions of the Planning Secretary;
 - (d) The development layout in Appendix 2
 - (e) ~~Modification Application MP 10_0012 MOD 1;-~~
 - (f) ~~Modification Application MP 10_0012 MOD 2;-~~
 - (g) ~~Modification Application MP 10_0012 MOD 3;-~~
 - (f) Modification Assessments;
 - (g) conditions of this approval.
3. If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this approval shall prevail to the extent of any inconsistency.
4. The Proponent shall comply with any reasonable requirement/s of the Planning Secretary arising from the Department's assessment of:
 - (a) any reports, plans, strategies, programs or correspondences 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 correspondences.

LIMITS OF APPROVAL

Woodlawn Bioreactor

5. The Proponent shall not exceed the maximum annual input rates in Table 1 for the Landfill, unless otherwise agreed to by the Planning Secretary in accordance with condition 6 below.

Table 1: Maximum waste input rates at the Landfill

Putrescible waste received by rail from Sydney	Received as residual waste from Woodlawn AWT	Putrescible regional waste received by road
900,000 tpa	100,000 tpa	50,000 tpa

6. Prior to the receipt of more than 5,000 tpa of regional waste by road at the Landfill, the Proponent shall obtain approval in writing from the Planning Secretary to vary the limit for the receipt of regional waste not exceeding 130,000 tpa at the Landfill. Any such request must demonstrate to the satisfaction of the Planning Secretary that the receipt of the additional regional waste from each LGA, state or territory government:
 - would result in a net environmental benefit, including but not limited to:
 - the permanent closure of a smaller municipal landfill facility with poor environmental performance;
 - is not inconsistent with and would not undermine any resource recovery strategy, target/s or initiative of the source local, state or territory government; and
 - would not significantly impact on the capacity of the Landfill and its primary purpose to accept waste from Sydney.

Note: this condition is linked to condition 3 in Schedule 6 of this approval which restricts the haulage of regional waste by road to certain routes (see Appendix 4), unless otherwise approved by the Planning Secretary.
7. In any event, no more than 1.13 million tpa of waste shall be accepted at the Landfill.

- 7A. Irrespective of conditions 5, 6 and 7 of Schedule 3, the Proponent may receive up to 200,000 cubic metres of bushfire impacted waste material from regional areas of NSW between March and September 2020, unless otherwise agreed to in writing by the Planning Secretary. The regional waste received from bushfire impacted areas is to be excluded from the maximum annual input rates in conditions 5, 6 and 7 of Schedule 2.

Note: Road maintenance contributions outlined in Condition 10 of Schedule 6 also applies to the bushfire impacted waste referred to in Condition 7A above.

Crips Creek IMF

8. The Proponent shall not exceed the annual throughput rates in Table 2 for the Crips Creek IMF.

Table 2: Maximum waste throughput rates at the Crips Creek IMF

Received by rail from Sydney	Received by rail from Sydney for processing at the Woodlawn AWT	Received by road from SRF facility for transporting to Port Kembla/Port Botany
900,000 tpa	280,000 tpa	37,400 tpa

STRUCTURAL ADEQUACY

9. The Proponent shall ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures are constructed in accordance with the relevant requirements of the BCA.

Notes:

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

TRANSITIONAL ARRANGEMENTS

10. This approval does not affect the rights or obligations under DA No. 31-02-99 except in the event of any inconsistency between DA No. 31-02-99 and this approval, this approval shall prevail.
11. The Proponent shall ensure that the receipt of waste at the Landfill is restricted to 500,000 tpa until all conditions of this approval relating to the commencement of expanded operations have been satisfied.
12. All existing environmental management plans that apply to the site under DA No. 31-02-99 shall continue to be fully applied until replaced under this approval.

DEMOLITION

13. The Proponent shall ensure that all demolition work is carried out in accordance with Australian Standard AS 2601:2001: The Demolition of Structures, or its latest version.

OPERATION OF PLANT AND EQUIPMENT

14. The Proponent shall ensure that all plant and equipment used for the Project is:
- a) maintained in a proper and efficient condition; and
 - b) operated in a proper and efficient manner.

STAGED SUBMISSION OF PLANS OR PROGRAMS

15. With the approval of the Planning Secretary, the Proponent may submit any plan or program required by this approval on a progressive basis.

COMPLIANCE

16. The Proponent must assess and manage project-related risks to ensure that there are no exceedances of the criteria and/or performance measures in Schedules 3, 4, 5 and 6. Any exceedance of these criteria and/or performance measures constitutes a breach of this approval and may be subject to penalty or offence provisions under the EP&A Act or EP&A Regulation. Where any exceedance of these criteria and/or performance measures has occurred, the Proponent must, at the earliest opportunity:
- a) take all reasonable and feasible steps to bring the operation back into compliance;
 - b) ensure that the exceedance does not recur;
 - c) consider all reasonable and feasible options for remediation (where relevant) and how to prevent a recurrence and submit a report to the Department describing those options and any preferred remediation measures or other course of action; and
 - d) implement remediation and prevention measures as directed by the Planning Secretary, to the satisfaction of the Planning Secretary.

SCHEDULE 4

SPECIFIC ENVIRONMENTAL CONDITIONS – LANDFILL SITE

WASTE MANAGEMENT

Restrictions of the Receipt, Storage, Handling and Disposal of Waste

1. The Proponent shall only receive waste on site that is authorised for receipt by an EPL.

Cover Material

2. The Proponent shall ensure that all waste cover material used on site is virgin excavated natural material and/or alternative daily cover, as approved in writing by the [QEH EPA](#).

Litter Control

3. The Proponent shall:
 - (a) implement suitable measures to prevent the unnecessary proliferation of litter both on and off site, including the installation and maintenance of a mesh fence of not less than 1.8 metres high around the landfill; and
 - (b) inspect daily and clear the site (and if necessary, surrounding area) of litter on at least a weekly basis.

AIR

Landfill Gas Limits

4. The Proponent shall ensure that landfill gas engine (LGE) emissions at the Bioreactor comply with the requirements of the POEO (Clean Air) Regulation 2010.

Greenhouse Gas

5. The Proponent shall implement all reasonable and feasible measures to minimise:
 - (a) energy use on site; and
 - (b) the greenhouse gas emissions produced on site,to the satisfaction of the [Planning Secretary](#).

Odour

Discharge Limits

6. The Proponent shall not cause or permit the emission of offensive odours from the site, as defined under Section 129 of the POEO Act.

Independent Odour Audit

7. Within 3 months of the date of this project approval, and annually thereafter, unless otherwise agreed to by the [Planning Secretary](#) pursuant to Condition 8 of this Schedule, the Proponent shall commission and pay the full cost of an Independent Odour Audit of the project. This audit must be conducted by a suitably qualified, experienced and independent expert whose appointment has been endorsed by the [Planning Secretary](#). During the audit, this expert must:
 - (a) consult with [QEH, EPA](#) and the Department;
 - (b) audit the effectiveness of the odour controls on site in regard to protecting receivers against offensive odour;
 - (c) review the Proponent's production data (that are relevant to the odour audit) and complaint records;
 - (d) review the relevant odour sections of the Air Quality and Greenhouse Gas Management Plan for the project and assess the effectiveness of the odour controls;
 - (e) measure all key odour sources on site including:
 - i. consideration of wet weather conditions providing all raw sampling data used in this analysis;
 - ii. consideration of (but not limited to) all liquid storage areas, active tipping faces, waste cover area, aged waste areas and recirculation of leachate onto waste in the void; and
 - iii. a comparison of the results of these measurements against the predictions in the EA;
 - (f) determine whether the project is complying with the requirements in this approval to protect receivers against offensive odour;

- (g) outline all reasonable and feasible measures (including a cost/benefit analysis, if required) that may be required to improve odour control at the site; and
 - (h) recommend and prioritise (mandatory and non-mandatory) recommendations for their implementation.
8. The **Planning Secretary** may vary the frequency of the audit after 5 years depending on the performance of the project and demonstrated compliance with Condition 6 of Schedule 4. This condition is linked to condition 9 in Schedule 5.
 9. Within 6 weeks of the completion of an odour audit, the Proponent shall submit a copy of the audit report to both OEHL and the Department with a response to any recommendations contained in the audit report.
 10. Unless otherwise directed by the **Planning Secretary**, the Proponent shall implement all the mandatory odour controls and recommendations of any Independent Odour Audit/s. Recommendations of the **preceding first** Independent Odour Audit/s required under this approval shall be implemented prior to the commencement of expanded operations.

This audit must be documented in the Landfill EMP (see condition 3 in schedule 7).

Dust Limits

11. The Proponent shall ensure that dust generated by the project does not exceed the criteria listed in Tables 3 to 5 at any private residential receiver, or on more than 25 percent of any privately-owned land surrounding the site.

Table 3: Long term criteria for particulate matter

Pollutant	Averaging period	^d Criterion
Total suspended particulate (TSP) matter	Annual	^a 90 µg/m ³
Particulate matter < 10 µm (PM ₁₀)	Annual	^a 30 µg/m ³

Table 4: Short term criterion for particulate matter

Pollutant	Averaging period	^d Criterion
Particulate matter < 10 µm (PM ₁₀)	24 hour	^a 50 µg/m ³

Table 5: Long term criteria for deposited dust

Pollutant	Averaging period	Maximum increase in deposited dust level	Maximum total ¹ deposited dust level
^c Deposited dust	Annual	^b 2 g/m ² /month	^a 4 g/m ² /month

Notes for Tables 3 -5:

- ^a Total impact (i.e. incremental increase in concentrations due to the project plus background concentrations due to other sources);
- ^b Incremental impact (i.e. incremental increase in concentrations due to the project on its own);
- ^c Deposited dust is to be assessed as insoluble solids as defined by Standards Australia, AS/NZS 3580.10.1:2003: Methods for Sampling and Analysis of Ambient Air - Determination of Particulate Matter - Deposited Matter - Gravimetric Method; and
- ^d Excludes extraordinary events such as bushfires, prescribed burning, dust storms, fire incidents or any other activity agree to by the **Planning Secretary** in consultation with OEHL.

- 11A. The Applicant must ensure the specific mitigation measures that will be implemented to manage dust generation from construction stockpiles for MP10_0012-Mod-6 are included in the Construction Environmental Management Plan required by Condition 4A of Schedule 7.

Air Quality Monitoring, Management and Validation

12. The Proponent shall prepare and implement an Air Quality and Greenhouse Gas Management Plan for the Landfill to the satisfaction of the **Planning Secretary**. This plan must:
 - (a) be prepared in consultation with **OEHL EPA** by a suitably qualified and experienced expert whose appointment has been endorsed by the **Planning Secretary**;
 - (b) be approved by the **Planning Secretary** prior to the commencement of expanded operations;

- (c) describe in detail the measures that would be implemented on site to manage the air quality (particularly odour) and greenhouse gas impacts of the project to ensure compliance with this approval and other relevant statutory controls;
- (d) include a program for monitoring the air quality impacts of the project, in particular:
 - LGE specifications and monitoring of LGE emissions against the requirements of the POEO (Clean Air) Regulation 2010 including measures that would be taken to ensure compliance with this regulation;
- (e) be revised to consider mandatory odour controls and recommendations of any Independent Odour Audit required by this approval; and
- (f) detail the remedial actions to be taken in the event that a non-compliance is identified.

This plan must be documented in the Landfill EMP (see condition 3 in schedule 7).

SOIL AND WATER

Pollution of Waters

13. Except as may be expressly provided in the EPL for the site, the Proponent shall comply with Section 120 of the POEO Act.

Soil

14. The Proponent shall:
 - (a) minimise any soil loss through erosion on site;
 - (b) where possible, set aside any topsoil won on site for the proposed revegetation and rehabilitation of the site; and
 - (c) ensure that any topsoil stockpiles on site are suitably managed to ensure that the topsoil in these stockpiles can be beneficially used in the proposed revegetation and rehabilitation of the site.

Bunding

15. The Proponent shall 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, unless double-skinned tanks are used. Any bunds shall be designed and installed in accordance with the requirements of all relevant Australian Standards, and/or OEH's Environmental Protection Manual: Technical Bulletin Bunding and Spill Management.

Erosion and Sediment Control

16. During the construction, the Proponent shall implement suitable erosion and sediment control measures on site, in accordance with the relevant requirements in the latest version of the Managing Urban Stormwater: Soils and Construction guideline.

Water and Leachate

16A. The Applicant must:

- (a) ensure all surface water ensure all surface water from areas not subject to waste disposal or leachate disposal is directed away from the leachate management system;
- (b) treat all water that has entered areas filled with waste, or been contaminated by leachate, as leachate;
- (c) not reuse water from the Sediment Dam onsite until testing (including testing for presence of leachate) confirms it is of suitable quality for its intended use; and
- (d) Prepare a Trigger Action Response Plan (TARP) for groundwater levels, and water levels in the Raw Water Dam to prevent inundation of the pad for Tank Farm 1.

Soil and Water Management Plan

17. The Proponent shall prepare and implement a Soil & Water Management Plan for the Landfill to the satisfaction of the **Planning Secretary**. This plan must:
 - (a) be prepared in consultation with **EPA**, **Water NSW**, **OEH** and **DPI Water** **Dol Lands & Water** by a suitably **qualified** and experienced expert whose appointment has been endorsed by the **Planning Secretary**;
 - (b) be approved by the **Planning Secretary** prior to the commencement of expanded operations;
 - (c) must specifically consider soil and water management (including leachate management) at the Landfill **and**, **ED3N**, **ED3S**, **ED3S-S**, **ED2**, **coffer dam(s)** **and** **ED1**;
 - (d) include a water balance for the project;
 - (e) include a surface water monitoring program;
 - (f) include a groundwater monitoring program; and

- (g) ensure that suitable measures are implemented to minimise water use, control soil erosion, prevent groundwater contamination, and comply with any surface water discharge limits.

This plan must be documented in the Landfill EMP (see condition 3 in schedule 7).

17A. The Proponent shall update the Soil and Water Management Plan for the landfill by including the proposed changes to water and leachate management in MOD 1, MOD 2 and MOD 3. The Plan shall be prepared in accordance with the requirements of Condition 17, in consultation with Water NSW and the EPA and to the satisfaction of the Planning Secretary. Prior to the operations of the LTP or as otherwise agreed by the Secretary, the Proponent must submit a Soil and Water Management Plan to the satisfaction of the Secretary.

17B. Prior to the commencement of use of Tank Farm 1 as approved under MP10_0012-Mod-6 the Applicant must prepare a Site-Wide Water Management Plan (SWMP) to replace the Soil and Water Management Plan required by condition 18. The SWMP must be prepared to the satisfaction of the Planning Secretary and must:

- (a) be prepared by a suitably qualified and experienced person(s) whose appointment has been endorsed by the Planning Secretary;
- (b) be prepared in consultation with EPA, DCCEE Water and Water NSW;
- (c) provide details of:
 - (i) water use, metering, disposal and management on-site;
 - (ii) the number and location of piezometers on-site;
 - (iii) the water licence requirements for the development;
 - (iv) the management of wastewater streams on-site;
- (d) contain a **Surface Water Management Plan**, including:
 - (i) a program to monitor:
 - surface water flows and quality;
 - surface water storage and use; and
 - sediment basin operation;
 - (ii) a water balance for the site;
 - (iii) sediment and erosion control plans;
 - (iv) surface water impact assessment criteria, including trigger levels for investigating any potential adverse surface water impacts; and
 - (v) a protocol for the investigation and mitigation of identified exceedances of the surface water impact assessment criteria;
- (e) contain a **Groundwater Management Plan**, including:
 - (i) a program to monitor groundwater levels and quality;
 - (ii) groundwater impact assessment criteria, including trigger levels for investigating any potentially adverse groundwater impacts; and
 - (iii) a protocol for the investigation and mitigation of identified exceedances of the groundwater impact assessment criteria;
- (f) contain a **Leachate Management Plan**, including:
 - (i) a full overview of the leachate management approach, including the landfill leachate barrier system and leachate treatment and storage system;
 - (ii) details of the measures to collect and store all leachate generated by the landfill and prevent it from escaping to surface water, groundwater or the surrounding subsoils;
 - (iii) procedures for monitoring inflows and outflows into leachate tanks and dams on a daily basis;
 - (iv) procedures to ensure all leachate management infrastructure (tanks, dams, Leachate Treatment Plant (LTP), pipelines, bunded areas and any additional infrastructure) are maintained in a proper and efficient condition and operated in a proper and efficient manner;
 - (v) details of management measures for the LTP, tanks, pipelines, dam(s) and any additional infrastructure, including how leachate would be managed during an emergency or system failure; and
 - (vi) details of the leak monitoring and detection system for Tank Farm 1 and any additional tanks and associated pipelines and measures to respond to any identified leaks.

This plan must be documented in the Landfill EMP required by condition 3 in schedule 7.

Note: The requirement for a Site-Wide Water Management Plan has been included to consolidate and contemporise the

existing water-related management plans to ensure water and leachate continue to be appropriately managed across the site.

17C. The Applicant must:

- (a) Not commence use of Tank Farm 1 until the Site-wide Water Management Plan required by condition 17B is approved by the Planning Secretary; and
- (b) Implement the most recent version of the Site-Wide Water Management Plan approved by the Planning Secretary from the commencement of use of Tank Farm 1 and thereafter the duration of the development.

Leachate Management

18. The Proponent shall prepare and implement a Leachate Management Plan for the Landfill to the satisfaction of the Planning Secretary. This plan must:

- (a) be prepared in consultation with EPA OEH, Water NSW and DPI Water by a suitably qualified and experienced expert whose appointment has been endorsed by the Planning Secretary;
- (b) be approved by the Planning Secretary prior to the commencement of expanded operations;
- (c) describe in the detail the leachate barrier system installed on site;
- (d) detail measures to collect and store all leachate generated by the landfill;
- (e) detail measures to prevent leachate from escaping to surface water, groundwater or the surrounding subsoils;
- (f) ensure all surface water from areas not subject to waste disposal or leachate disposal is directed away from the leachate management system;
- (g) treat all water that has entered areas filled with waste, or been contaminated by leachate, as leachate;
- (h) detail the management measures for the LTP, pipeline and coffer dam(s); and
- (i) detail how the LTP would be managed during an emergency or system failure.

This plan must be documented in the Landfill EMP (see condition 3 in schedule 7).

18A. The Proponent shall update the Leachate Management Plan for the landfill by including the proposed changes to the leachate management in MOD 1 and MOD 2. The Plan shall be prepared in accordance with the requirements of Condition 18, in consultation with Water NSW and the EPA and to the satisfaction of the Secretary. Prior to the operation of the LTP or as otherwise agreed by the Secretary, the Proponent must submit a revised Leachate Management Plan to the satisfaction of the Planning Secretary.

Coffer Dam(s)

18AA. Should any additional coffer dams in ED1 be required, the Applicant must submit revised management plans in accordance with conditions 17 and 18 to the satisfaction of the Planning Secretary prior to any treated leachate being discharged to the coffer dams. The plans must be prepared in consultation with the EPA and Water NSW and be documented in the Landfill LEMP.

Long-term Leachate Management

18B. The Proponent must develop and implement a Long-term Leachate Management Strategy that:

- Minimises the generation of leachate at the premises;
- Captures, treats and disposes of all leachate generated at the premises;
- Maintains leachate levels in the waste mass to a level that does not inhibit the efficiency of the landfill gas extraction system;
- Progressively removes all treated leachate from ED3; and
- Minimise the emission of offensive odours from leachate treated and stored onsite so there is no offsite impact.

The Long-term Leachate Management Strategy must be submitted to the Secretary and the EPA (for inclusion as a Pollution Reduction Program attached to environment protection licence 11436) for approval within two months of the approval date of MOD 1.

18C. Treated leachate must not be discharged to any part of ED3S, other than ED3S-S, until such time as the Long-term Leachate Management Strategy has been approved by the Secretary and the EPA.

18D. Seepage or leakage points in ED2 must be identified and repaired to the satisfaction of the Secretary and EPA prior to the transfer of any stormwater from ED3S to ED2.

18E. The Long-term Leachate Management Strategy must be operational no later than 30 September 2018 or as otherwise agreed by the Secretary.

Leachate Treatment Plant

- 18F. The Proponent must construct the Leachate Treatment Plant (LTP) and associated infrastructure in accordance with the Construction Environment Management Plan prepared by Veolia dated 12 December 2017.
- 18G. All run-off during construction must be contained on the site, no discharges off-site are permitted. 18H. The LTP must be:
- (a) capable of processing at least 4 litres per second of leachate; and
 - (b) bunded to contain 110 % of the facilities largest sized tank.
- 18I. The sludge skip bin must be bunded and covered to prevent contaminants entering surface water.

Coffer Dam(s)

- 18J. Treated leachate must not be discharged to any part of ED1, other than within lined coffer dam(s).
- 18K. The coffer dam(s) in ED1 must be designed and constructed:
- (a) by a suitably qualified and experienced person(s);
 - (b) based on a geotechnical investigation and any recommendations prepared by a suitable qualified person(s); and
 - (c) ensuring that all coffer dams are lined with a High Density Polyethylene liner to the satisfaction of the EPA and in consultation with Water NSW.
- 18L. The Proponent must provide works-as-executed drawings signed by a registered surveyor demonstrating that the coffer dam(s) have been constructed in accordance with the design required by Condition 18K. The Proponent must submit the works-as-executed drawings to the EPA, Water NSW and Secretary prior to the discharge of treated leachate into the coffer dam(s).
- 18M. Prior to the discharge of treated leachate into any coffer dam(s) in ED1, the Proponent must confirm in writing and provide a quality assurance report to the EPA, Water NSW and the Secretary that the High Density Polyethylene dam lining has been adequately installed. From the commencement of discharge of treated leachate into the coffer dam(s), the Proponent shall provide quarterly updates to the EPA, Water NSW and the Secretary of the leachate volume in the coffer dam(s) and the remaining leachate storage volume.
- 18N. Prior to the discharge of treated leachate to any coffer dam(s), the Proponent must install a leak detection system which monitors flows along all pipelines which carry leachate. Any leaks must be investigated, contained and rectified.
- 18O. Only treated leachate from the LTP is permitted to be stored within coffer dam(s) in ED1 unless otherwise agreed to by the Secretary.
- 18P. The coffer dam(s) are not permitted to exceed 80 per cent capacity until either:
- (a) a new coffer dam has been designed and constructed in accordance with condition 18K to 18N and is ready to accept treated leachate from the LTP and a revised management plan has been submitted to the satisfaction of the Secretary in accordance with Condition 17 and 18; or
 - (b) sections of ED3N have been emptied of partially treated leachate, had its liner assessed and, if necessary, repaired, and is capable of receiving treated leachate from the LTP.
- 18Q. No interaction between the treated leachate in the coffer dam(s) and the mine stormwater in ED1 is permitted.
- 18R. Within six months of commissioning the LTP and annually thereafter, unless otherwise agreed to by the Secretary, the Proponent shall commission and pay the full cost of an independent assessment of the leachate and water management system. This audit must be conducted by a suitably qualified, experienced and independent expert whose appointment has been endorsed by the Secretary. During the audit, this expert must:
- (a) consult with the EPA, Water NSW and the Secretary;
 - (b) assess actual performance against the assumptions and predictions made in the project water balance prepared by WSP dated September 2017. This must include:
 - (i) actual versus predicted inputs and outputs into and out of each dam;
 - (ii) actual versus predicted mechanical evaporation from each dam;
 - (iii) actual versus predicted rainfall and evaporation; and
 - (iv) the actual versus predicted volume of water or treated leachate stored in each dam.
 - (c) assess actual versus predicted performance of the LTP. This must include:
 - (i) actual versus target effluent quality; and
 - (ii) actual versus target throughput.
 - (d) determine whether the leachate and water management system is achieving its intended objectives;

and

- (e) outline all reasonable and feasible measures that may be required to improve water and leachate management at the site

ED1

18S. The volume of mine water stored in ED1 must be no more than 10 ML by 31 December 2023.

ED3N

- 18T. ED3N must be emptied of effluent from the existing leachate system by 31 December 2022.
- 18U. Prior to discharging treated leachate into sections of ED3N from the LTP, the Proponent must verify the integrity of the dam and prepare an integrity assessment of the ED3N liner to demonstrate the dam is not leaking and is suitable for the storage of treated leachate.
- 18V. Should the integrity assessment identified in Condition 18U find that the liner in ED3N is not adequate for treated leachate storage, the Proponent must submit management options to the Secretary, Water NSW and the EPA which will be adopted to rectify any integrity issues.
- 18W. The Proponent must not store treated leachate from the LTP in ED3N until the Secretary and the EPA are satisfied that either ED3N is not leaking or the management options identified in Condition 18V are acceptable.

Tank Farm 1

- 18X. The Applicant must:
 - (a) ensure Tank Farm 1 and associated pipework and pumps are constructed in accordance with the specification and design drawings included with the documents titled "Technical Memorandum – Permanent Tanks Installation Basis of Design" prepared by Resource Engineering Consultants and dated 10 March 2025 (Report: P23-72-PR-10/TM01 REV 2) and "Tank Farm 1 Foundations Technical Specification Veolia Environmental Services Pty Ltd Woodlawn Eco Precinct" prepared by Resource Engineering Consultants and dated 20 May 2025 (Report: P23-72-PR-10/R01 REV 1);
 - (b) prior to discharge of leachate into Tank Farm 1:
 - (i) install a leak detection system which monitors flows along all pipelines which carry leachate to or from Tank Farm 1. Any leaks detected must be contained, reported, investigated and rectified;
 - (ii) ensure float valves are installed in the tanks to prevent overfilling;
 - (c) provide a Construction Quality Assurance (CQA) Report to the EPA and the Planning Secretary prior to the discharge of leachate into Tank Farm 1. The CQA Report must confirm that the works were constructed in accordance with the approved designs and specifications and must contain:
 - (i) details of the works completed, including surveys, work-as-executed drawings, and an updated site plan showing the location of the works;
 - (ii) diary records by the CQA engineer giving details of the works progress and any remedial actions that were taken;
 - (iii) photographs of all aspects and stages of the construction;
 - (iv) details and results of all material testing, including data and certifications provided by manufacturers of supplied materials;
 - (v) details showing that the CQA Plan was followed;
 - (vi) an account of all variations from the approved design, specifications and CQA Plan; and
 - (vii) a declaration by the CQA engineer that there is sufficient information to demonstrate that the works were constructed in accordance with the approved designs and specifications.

NOISE

Limits

- 19. The Proponent shall ensure that the noise generated by the operations on-site does not exceed the limits in Table 6 at any private residential receiver.

Table 6: Noise impact assessment criteria dB(A)

Receiver	6am – 10pm	10pm – 6am	
	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _{Amax}
Any private residential receiver	35	35	45

Noise generated by the project is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Industrial Noise Policy.

Operating Hours

20. The Proponent shall comply with the operating hours in Table 7 for the site, unless otherwise agreed in writing by the ~~OEH~~ EPA.

Table 7: Operating Hours

Activity	Day	Hours
Construction	Monday - Friday	7 am – 6 pm
	Saturday	7 am – 1 pm
	Sunday & Public Holidays	Nil
Operations	Monday - Saturday	6am – 10 pm
	Sunday, Christmas Day and Good Friday	Nil

Monitoring and Management

21. The Proponent shall prepare and implement a Noise Monitoring and Management Plan for the Landfill to the satisfaction of the **Planning Secretary**. This Plan must:
- be prepared in consultation with the EPA by a suitably qualified and experienced expert whose appointment has been endorsed by the **Planning Secretary**;
 - be approved by the **Planning Secretary** prior to the commencement of expanded operations;
 - include a noise monitoring protocol for evaluating compliance with the noise impact assessment criteria in this approval;
 - details all reasonable and feasible measures to minimise noise at the site;
 - consider road traffic noise management and include a revised road traffic noise protocol;
 - describe mitigation measures that would be implemented in the event that a non-compliance is identified with the noise impact assessment criteria in this approval.

This plan must be documented in the Landfill EMP (see condition 3 in schedule 7).

Meteorological Monitoring

22. During the life of the project, the Proponent shall ensure that there is a suitable meteorological station in the vicinity of the site that complies with the requirements in the latest version of Approved Methods for Sampling of Air Pollutants in New South Wales guideline.

FLORA AND FAUNA

Vegetation Management Plan

23. The Proponent shall prepare and implement a Landscaping and Vegetation Management Plan for the Landfill. This plan must:
- be prepared in consultation with OEH and **DPI Water** **Dol Lands & Water** by a suitably qualified and experienced expert;
 - be approved by the **Planning Secretary** prior to the commencement of expanded operations;
 - include measures to minimise such vegetation loss and additional tree planting to offset this loss;
 - detail any landscaping treatments at the Landfill, with particular attention to minimising the visibility of the site/s from residences and public vantage points;
 - describe the on-going maintenance regime for rehabilitation and vegetation management in the rehabilitation area/s.

This plan must be documented in the Landfill EMP (see condition 3 in schedule 7).

Biodiversity

- 23A. Prior to any clearing or construction works for MP10_0012-Mod-6, the Applicant must purchase and retire 54 ecosystem credits and 67 species credits to offset the removal of PCT Goulburn-Lithgow Tableland Hills Grassy Forest and Southern Myotis habitat at the site. The ecosystem and species credits must be retired in accordance with the requirements of the Biodiversity Offsets Scheme and the *Biodiversity Conservation Act 2016*.

23B. The requirement to retire ecosystem and species credits (see condition 23A) may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem and species credits, as calculated by the Biodiversity Offsets Payment Calculator.

23C. Prior to undertaking any clearing or construction works for MP10_0012-Mod-6, the Applicant must provide the Planning Secretary with evidence that:

- (a) the retirement of ecosystem and species credits has been completed in accordance with condition 23A; or
- (b) a payment has been made to the Biodiversity Conservation Fund in accordance with condition 23B.

23D. The Applicant must ensure the recommendations of the Biodiversity Assessment Report for MP10_0012-Mod-6, including the relocation of the tree hollow on the site, are included in the Construction Environmental Management Plan required by Condition 4A of Schedule 7.

Pest, Vermin & Noxious Weed Management

24. The Proponent shall:

- (a) implement suitable measures to manage pests, vermin and declared noxious weeds on site; and
- (b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in surrounding area.

Note: For the purposes of this condition, noxious weeds are those species subject to an order declared under the Noxious Weed Act 1993.

These measures must be documented in the Landfill EMP (see condition 3 in schedule 7).

ABORIGINAL HERITAGE

Unexpected Finds Protocol

24A. If any item or object of Aboriginal heritage significance is identified on site:

- (a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;
- (b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and
- (c) Heritage NSW must be contacted immediately.

24B. Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the National Parks and Wildlife Act 1974.

FIRE AND EMERGENCY MANAGEMENT

25. The Proponent shall prepare and implement a Fire and Emergency Management Plan for the Landfill. This plan must:

- (a) be prepared by a suitably qualified and experienced expert;
- (b) be approved by the Planning Secretary prior to the commencement of expanded operations;
- (c) identify all threats to the environment and public health that could arise from the operation of the project (e.g. fire, overflow or dam failure);
- (d) identify strategies to contain and minimise the effects of any threats to the environment and public health such as (but not limited to);
 - measures to minimise the risk of fire on site, including in the landfill area;
 - actions to extinguish any fires on site promptly;
 - measures to ensure adequate fire-fighting capacity on site, including a fire fighting tanker; and
- (e) detail a communication strategy for notifying the relevant government agencies and potentially affected community in the event of an emergency; and
- (f) address any chemical storage required to operate the LTP and be consistent with the Department of Planning and Environment's Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'.

This plan must be documented in the Landfill EMP (see condition 3 in schedule 7). Prior to the operation of the LTP and the SRF facility, the Fire and Emergency Management Plan must be revised and approved by the Planning Secretary.

Safety Management System

25A. A comprehensive Safety Management System, covering all on-site operations and associated transport activities involving hazardous materials. Records from the Safety Management System must be kept on-site and must be available for inspection by the Secretary upon request. The Safety Management System shall be consistent with the Department of Planning and Environment's Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management'.

Chemical Storage

25B. The Applicant must store all chemicals, fuels and oils used on-site in accordance with:

- (a) the requirements of all relevant Australian Standards; and
- (b) the NSW EPA's 'Storing and Handling of Liquids: Environmental Protection – Participants Handbook' if the chemicals are liquids.

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

VISUAL AMENITY

Lighting

26. The Proponent shall ensure that the lighting associated with the project:

- (c) complies with the latest version of AS 4282(INT) - Control of Obtrusive Effects of Outdoor Lighting; and
- (d) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

SECURITY

27. The Proponent shall:

- (a) install and maintain a perimeter stock fence and security gates on the site; and
- (b) ensure that the security gates on site are locked whenever the site is unattended.

LANDFILL CLOSURE AND REHABILITATION

28. The Proponent shall prepare and implement a Closure Plan for the Landfill to the satisfaction of the **Planning Secretary**. This plan must:

- (a) be prepared in consultation with the OEH, **EPA**, **Water NSW** and other relevant agencies by suitably qualified and experienced experts whose appointment has been endorsed by the **Planning Secretary**;
- (b) be submitted to the **Planning Secretary** for approval within six (6) months of the date of this approval;
- (c) ensure that the final landform of the site is consistent with the figure in Appendix 3 of this approval; and
- (d) include details of the post closure management measures for all aspects of the Project.

This plan must be documented in the Landfill EMP (see condition 3 in schedule 7).

29. The Proponent shall prepare and implement a Rehabilitation Management Plan for the Landfill to the satisfaction of the **Planning Secretary**. This plan must:

- (a) be prepared in consultation with the OEH, **EPA**, **Water NSW** and other relevant agencies by a suitably qualified and experienced expert;
- (b) be submitted to the **Planning Secretary** for approval within six (6) months of the date of this approval;
- (c) be undertaken in a manner which is complementary with the rehabilitation of the Woodlawn mine site; and
- (d) must ensure rehabilitation of the site does not impede or limit the rehabilitation works on any part of the Woodlawn Mine site.

This plan must be documented in the Landfill EMP (see condition 3 in schedule 7).

SCHEDULE 5

SPECIFIC ENVIRONMENTAL CONDITIONS – CRISPS CREEK IMF SITE

WASTE MANAGEMENT

Restrictions of the Receipt, Storage, Handling and Disposal of Waste

1. The Proponent shall only receive waste on site that is authorised for receipt by an EPL.
2. The Proponent shall ensure that any contaminated stormwater and sludges collected at the Crisps Creek IMF are disposed of at the landfill site, unless otherwise approved by OEH.
3. The Proponent shall ensure that there is no storage of sludges or overnight storage of containerised waste, on the Crisps Creek IMF site, unless otherwise approved by the OEH.

Waste Transportation

4. The Proponent shall ensure that all waste containers are designed, constructed and maintained to prevent the emission of offensive odour and be water-tight to prevent the leakage of leachate during transport and handling activities.

Litter Control

5. The Proponent shall inspect daily and clear the site (and if necessary, surrounding area) of litter on at least a weekly basis.

Pest, Vermin & Noxious Weed Management

6. The Proponent shall:
 - (a) implement suitable measures to manage pests, vermin and declared noxious weeds on site; and
 - (b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in surrounding area.

These measures must be documented in the Crisps Creek IMF EMP (see condition 4 in schedule 7).

Note: For the purposes of this condition, noxious weeds are those species subject to an order declared under the Noxious Weed Act 1993.

AIR

Greenhouse Gas

7. The Proponent shall implement all reasonable and feasible measures to minimise:
 - (a) energy use on site; and
 - (b) the greenhouse gas emissions produced on site,to the satisfaction of the **Planning Secretary**.

Odour

Discharge Limits

8. The Proponent shall not cause or permit the emission of offensive odours from the site, as defined under Section 129 of the POEO Act.

Independent Odour Audit

9. The Proponent shall include consideration of the Crisps Creek IMF site in any Independent Odour Audit required by condition 7 in schedule 4.

SOIL AND WATER

Pollution of Waters

10. Except as may be expressly provided in the EPL for the site, the Proponent shall comply with Section 120 of the POEO Act.

Wastewater Management

11. The Proponent shall ensure that there is no vehicle or container wash down at the Crisps Creek IMF.
12. The Proponent shall ensure that:
 - (a) the on-site sewage treatment system at the Crisps Creek IMF is operated in accordance with a Network Operator's Licence under the *Water Industry Competition Act 2006*, if required;

- (b) the design of the sewerage system is consistent with Council's DCP (if applicable); and
- (c) the disposal and irrigation of treated sewage is consistent with the Environmental Guidelines Use of Effluent by Irrigation (DECC) and the Australian guidelines for water recycling: managing health and environmental risks (phase1) – 2006.

Bunding

13. The Proponent shall store all chemicals, fuels and oils used on site in appropriately bunded areas, with impervious flooring and sufficient capacity to contain 110% of the largest container stored within the bund, unless double-skinned tanks are used. Any bunds shall be designed and installed in accordance with the requirements of all relevant Australian Standards, and/or OEH's Environmental Protection Manual: Technical Bulletin Bunding and Spill Management.

Erosion and Sediment Control

14. During the construction, the Proponent shall implement suitable erosion and sediment control measures on site, in accordance with the relevant requirements in the latest version of the Managing Urban Stormwater: Soils and Construction guideline.

NOISE

Limits

15. The Proponent shall ensure that the noise generated by the operations on-site, other than freight train activities, does not exceed the limits in Table 8 at any private residential receiver.

Table 8: Noise impact assessment criteria dB(A)

Receiver	6am – 10pm	10pm – 6am	
	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _{Amax}
Any private residential receiver	35	35	45

Noise generated by the project is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Industrial Noise Policy.

16. Noise emissions from freight trains entering and leaving the site must not exceed the noise limit of 45 dB(A) L_{Aeq} (15 minute) prior to 7:00 am and 50 dB(A) L_{Aeq} (15 minute) after 7:00 am.

Noise generated by the project is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Industrial Noise Policy.

Operating Hours

17. The Proponent shall comply with the operating hours in Table 9 for the site, unless otherwise agreed in writing by the [OEH EPA](#).

Table 9: Operating Hours

Activity	Day	Hours
Construction	Monday - Friday	7 am – 6 pm
	Saturday	7 am – 1 pm
	Sunday & Public Holidays	Nil
Operations	Monday - Saturday	6am – 10 pm
	Sunday, Christmas Day and Good Friday	Nil

VISUAL AMENITY

Lighting

18. The Proponent shall ensure that the lighting associated with the project:
 - (a) complies with the latest version of 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.

SECURITY

19. The Proponent shall:

- (a) install and maintain a perimeter stock fence and security gates on the site; and
- (b) ensure that the security gates on site are locked whenever the site is unattended.

RAIL TRAFFIC

- 20. The Proponent ~~shall~~ **must** ensure that only 2 trains (4 movements) in total are permitted to ingress and egress from the Crisps Creek IMF per day from Monday to Saturday.
- 21. The tonnage of waste delivered to the IMF by train must not exceed 780,000 tpa, until the electronic signalling system has been implemented so as to eliminate the need for waste trains to stop across the road crossing at Tarago.
- 22. The tonnage of SRF Processing Area dispatched from the Crisps Creek IMF by train must not exceed 37,400 tpa.
- 23. The Proponent shall prepare and implement a Rail Transport Code of Conduct for the Crisps Creek IMF in consultation with ARTC and Countrylink and to the satisfaction of the **Planning Secretary**. This Plan must:
 - (a) be submitted to the **Planning Secretary** for approval prior to the commencement of expanded operations;
 - (b) detail operational rail traffic management measures including driver code of conduct, locomotive arrival and departure procedures (e.g. reduced locomotive speed);
 - (c) outline measures to minimise rail traffic noise; and
 - (d) detail measures to minimise rail traffic related conflicts with existing rail operations.

SCHEDULE 6
TRAFFIC AND ROAD UPGRADES

TRAFFIC AND TRANSPORT

Delivery of Waste from the IMF to the Landfill

1. The Proponent shall ensure that at all times heavy vehicles transporting waste from the Crisps Creek IMF to the Landfill travel via the Crisps Creek IMF site access road, onto Bungendore Road, onto Collector Road and then onto the Landfill site access road.
2. The Proponent shall ensure that the reverse of the route specified in condition 1 of this schedule above is used to egress from the Landfill site at all times.

Delivery of Regional Waste by Road

3. The Proponent shall ensure that all regional waste is transported to the Landfill by road along those routes specified in Appendix 4 of this approval, unless otherwise approved by the **Planning Secretary**. Alternative transport routes may be considered where they can be shown to be more efficient, if new roads are constructed in the region, where suitable upgrades occur along other transport routes to the Landfill or where they are required to allow waste to be delivered from a new locality.

Note: this condition is linked to condition 6 in schedule 3.

Transport Code of Conduct

4. Prior to the receipt of more than 50,000 tpa of regional waste by road at the Landfill, the Proponent shall prepare and implement a Transport Code of Conduct for the project to the satisfaction of the **Planning Secretary**. This protocol must:
 - (a) be prepared in consultation with the RMS, Goulburn Mulwaree Council, **Queanbeyan-Palerang Council** and the Community Liaison Committee, and be submitted to the **Planning Secretary** for approval;
 - (b) describe the measures to be implemented to:
 - minimise the impacts of the project on the local and regional road network including traffic noise;
 - ensure truck drivers only use road shoulders to encourage overtaking at locations where it is acceptable to do so (i.e. in terms of safety and pavement strength), as determined by Council;
 - minimise conflicts with other road users e.g. school bus operators; and
 - (c) include measures to ensure truck drivers are aware of the approved routes for the transport of waste by road.

Limits on Traffic

- 4A. Heavy vehicles associated with the construction of MP10_0012-Mod-6 must not operate in the vicinity of the school bus stop on Braidwood Road, Tarago during the times of 7.20am to 9.10am and 3.00pm to 4.30pm.

ROAD UPGRADES

Queanbeyan-Palerang LGA

5. Within 12 months of the date of this approval, the Proponent shall undertake a detailed pavement analysis/road safety audit of the section of Main Road 268 (Bungendore/Tarago Road) to the south of the intersection of Collector Road and Main Road 268 (Bungendore/Tarago Road) where the bitumen seal of the road is currently less than 7 metres wide. The audit shall:
 - (a) be prepared by a suitably independent and qualified expert whose appointment has been endorsed by the **Planning Secretary**;
 - (b) be prepared in consultation with **Queanbeyan-Palerang Council** and the RMS;
 - (c) establish the mandatory road upgrades and traffic management measures required to address all road pavement and safety issues associated with the project on this section of road; and
 - (d) determine the full cost of undertaking any upgrades, and the Proponent's proportional contribution to these works based on heavy vehicle usage along Main Road 268 (Bungendore/Tarago Road).

Note: the Proponent must submit a copy of this audit to the Department within 2 weeks of its completion. See Appendix 4 for reference to the intersection of Collector Road and Main Road 268.

6. Prior to the receipt of more than 30,000 tpa of regional waste at the Landfill by road from the south of the intersection of Collector Road and Main Road 268 (Bungendore/Tarago Road), the Proponent shall:
 - (a) implement all mandatory pavement and traffic management measures required to address all road pavement/safety issues associated with the project on Main Road 268 (Bungendore/Tarago Road)

recommended by the audit required by condition 5 of this schedule; and

- (b) forward fund the full cost of and provide (on Main Road 268 - Bungendore/Tarago Road) any mandatory road upgrades recommended by the audit required by condition 5 of this schedule, to the satisfaction of the **Planning Secretary**.

Note: a mechanism for recovering a proportion of the costs for undertaking any of the above measures is provided in condition 11 of this schedule. See Appendix 4 for reference to the intersection of Collector Road and Main Road 268.

- 7. In any case, the Proponent shall ensure that all mandatory road upgrades measures provided as part of condition 6 of this schedule are completed prior to the receipt of more than 30,000 tpa of regional waste at the Landfill by road from the south of the intersection of Collector Road and Main Road 268 (Bungendore/Tarago Road).

Note: the Proponent must notify the Department within 2 weeks of the completion of all road upgrades required as part of this condition. See Appendix 4 for reference to the intersection of Collector Road and Main Road 268.

Goulburn Mulwaree LGA

- 8. Prior to the commencement of expanded operations, the proponent shall assess the need for road upgrades, on the section of Main Road 268 (Bungendore/Tarago Road) between the Crisps Creek IMF site access and the intersection of Collector Road and Bungendore/Tarago Road. This assessment shall:

- a) be prepared to the satisfaction of the **Planning Secretary**;
- b) be prepared by a suitably independent and qualified expert whose appointment has been endorsed by the **Planning Secretary** in consultation with RMS;
- c) evaluate the suitability of the provision of a climbing lane or other suitable road upgrade alternative/s on this section of road in terms of road traffic safety and the safety of the Proponent's truck drivers negotiating the right-hand turn into Collector Road;
- d) based on the above, identify the most suitable road upgrade option for this section of road; and, if identified as the most suitable road upgrade option by this condition 8(d)
- e) assess the need for a climbing lane against Austroads Guide to Road Design Part 3: Geometric Design based on heavy vehicle usage associated with the Bioreactor on this section of road.

Note: Within 2 weeks of its completion, a report on this assessment shall be submitted to the Department for review. See Appendix 4 for reference to the intersection of Collector Road and Main Road 268.

- 9. Depending on which road upgrade option is identified as most suitable under condition 8(d) above, prior to the commencement of expanded operations, or a time otherwise agreed to by the **Planning Secretary**, the Proponent shall provide that road upgrade on the above section of Main Road 268 (Bungendore/Tarago Road), to the satisfaction of Goulburn Mulwaree Council.

Note: these works must be provided at no cost to Goulburn Mulwaree Council or RMS.

ROAD MAINTENANCE CONTRIBUTIONS

- 10. From the date of this approval, the Proponent shall pay a minimum quarterly contribution of 4.1 cents per kilometre per tonne to:

- (a) **Queanbeyan**-Palerang Council for waste hauled to the Landfill along Palerang Council maintained roads; and
- (b) Goulburn Mulwaree Council for waste hauled to the Landfill along Goulburn Mulwaree Council maintained roads.

The contribution rate shall be adjusted every year from the date of this approval to account for the effects of inflation (RMS Road Cost Index).

- 11. The Proponent shall receive a reduction in road maintenance contributions paid to **Queanbeyan**-Palerang Council (in cents per kilometre per tonne of waste hauled) as required by condition 10 of this schedule based on the difference between the full cost of undertaking any mandatory road upgrades along Main Road 268 (Bungendore/Tarago Road) and what the Proponent's proportional contribution should be (as determined by the audit required by condition 5 (d) of this schedule) unless other arrangements are made with **Queanbeyan**-Palerang Council, to the satisfaction of the **Planning Secretary**.

Note: at any time either party may refer the matter to the **Planning Secretary** for dispute resolution.

SCHEDULE 7

ENVIRONMENTAL MANAGEMENT, REPORTING & AUDITING

COMMUNITY LIASON COMMITTEE

1. The Proponent shall continue to operate a Community Liaison Committee (CLC) comprising representatives of the Proponent, the local community, Council and Supervisory Licensee. Representatives of relevant government agencies may be invited to attend meetings of the Committee as required.

The Chairperson and procedures for the Committee including frequency of meetings shall be determined by the Committee.
2. Within six (6) months of the date of this approval, the Proponent must submit details of the CLC members including the Chairperson and frequency of meetings to the Department for the Planning Secretary's endorsement.

Management Plan Requirements

- 2A. From the date of approval of MP10_0012-Mod-6, any management plans required under this consent must be prepared in accordance with relevant guidelines, and include:
- (a) a condition compliance table for that plan;
 - (b) detailed baseline data;
 - (c) details of:
 - (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
 - (ii) any relevant limits or performance measures and criteria; and
 - (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;
 - (d) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;
 - (e) a program to monitor and report on the:
 - (i) impacts and environmental performance of the development; and
 - (ii) effectiveness of the management measures set out pursuant to paragraph (d) above;
 - (f) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;
 - (g) a program to investigate and implement ways to improve the environmental performance of the development over time;
 - (h) a protocol for managing and reporting any:
 - (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);
 - (ii) complaint;
 - (iii) failure to comply with statutory requirements; and
 - (i) a protocol for periodic review of the plan.

Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans

ENVIRONMENTAL MANAGEMENT

3. The Proponent shall prepare and implement an Environmental Management Plan (EMP) for the Landfill to the satisfaction of the Planning Secretary. This plan must:
 - a) be submitted to the Planning Secretary for approval prior to the commencement of expanded operations;
 - b) be prepared in consultation with the OEH EPA and other relevant agencies by a suitably qualified and experienced expert/s;
 - c) provide the strategic framework for environmental management of the Landfill including all plans specified for inclusion in schedule 4;
 - d) identify the statutory approvals that apply to the Landfill;
 - e) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the Landfill;
 - f) include procedures to keep the local community informed about the operation and environmental

- management of the Landfill;
 - g) describe the procedure for stakeholder consultation and complaints handling; and
 - h) include a clear plan depicting all the monitoring currently being carried out within and around the Landfill.
4. The Proponent shall prepare and implement an Environmental Management Plan (EMP) for the Crisps Creek IMF to the satisfaction of the **Planning Secretary**. This plan must:
- a) be submitted to the **Planning Secretary** for approval prior to the commencement of expanded operations;
 - b) be prepared in consultation with the **OEHL EPA** and other relevant agencies by a suitably qualified and experienced expert/s;
 - c) provide the strategic framework for environmental management of the Crisps Creek IMF including:
 - i. water management including any surface and groundwater monitoring programs, measures to minimise water use, control soil erosion, prevent groundwater contamination, and comply with any surface water discharge limits;
 - ii. noise management and monitoring protocols for evaluating compliance with the noise impact assessment criteria in this approval;
 - iii. landscaping treatment at the Crisps Creek IMF to minimise visibility of the site from residences and public vantage points;
 - iv. details of the on-going maintenance regime ('Works Plan') for riparian stream rehabilitation and vegetation management along the Mulwaree River;
 - v. identify all threats to the environment and public health that could arise from the operation of the Crisps Creek IMF, measures to minimise these risks and notify the relevant government agencies and community in the event of an emergency;
 - d) identify the statutory approvals that apply to the Crisps Creek IMF;
 - e) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the Crisps Creek IMF;
 - f) include procedures to keep the local community informed about the operation and environmental management of the Crisps Creek IMF;
 - g) describe the procedure for stakeholder consultation and complaints handling; and
 - h) include a clear plan depicting all the monitoring currently being carried out within and around the Crisps Creek IMF.

Construction Environmental Management Plan

- 4A. Prior to construction for MP10_0012-Mod-6, the Applicant must prepare a Construction Environmental Management Plan (CEMP) in accordance with the requirements of condition 2A of Schedule 7 and to the satisfaction of the **Planning Secretary**. The CEMP must:
- a) include specific requirements to manage impacts from construction traffic from MP10_0012-Mod-6 and any subsequent modifications.
- 4B. The Applicant must:
- a) not commence construction works associated with MP10_0012-Mod-6 and subsequent modification assessments until the CEMP is approved by the **Planning Secretary**; and
 - b) carry out the construction of the works in accordance with the CEMP approved by the **Planning Secretary** and as revised and approved by the **Planning Secretary** from time to time.

Annual Environmental Management Review

5. One (1) year after the commencement of expanded operations, and annually thereafter, the Proponent shall prepare an Annual Environmental Management Report (AEMR) to review the environmental performance of the project to the satisfaction of the **Planning Secretary**. This review must:
- a) describe the operations that were carried out in the past year;
 - b) analyse the monitoring results and complaints records of the Project over the past year, which includes a comparison of these results against the
 - relevant statutory requirements, limits or performance measures/criteria;
 - monitoring results of previous years; and
 - relevant predictions in the EA;

- c) identify any non-compliance over the last year, and describe what actions were (or are being) taken to ensure compliance;
- d) identify any trends in the monitoring data over the life of the Project; and
- e) describe what measure will be implemented over the next year to improve the environmental performance of the Project.

INDEPENDENT ENVIRONMENTAL AUDIT

6. Every three (3) years after the first Independent Odour Audit required under condition 7 of schedule 4 of this approval, unless the **Planning Secretary** directs otherwise, the Proponent shall commission and pay the full cost of an Independent Environmental Audit of the Project. This audit must:
 - a) be conducted by a suitably qualified, experienced, and independent team of experts, including both traffic and odour experts, whose appointment has been endorsed by the **Planning Secretary**;
 - b) incorporate and consider the findings/mandatory recommendations of any Independent Odour Audit required by this approval;
 - c) assess the environmental performance of the Project, and its effects on the surrounding environment;
 - d) assess whether the Project is complying with the relevant standards, performance measures, and statutory requirements;
 - e) review the adequacy of any strategy/plan/program required under this approval; and, if necessary,
 - f) recommend measures or actions to improve the environmental performance of the Project, and/or any strategy/plan/program required under this approval.

COMPLAINTS HANDLING PROCEEDURE

7. Within 6 months of the date of this approval, a Complaints Handling Procedure must be submitted to the **Planning Secretary** for approval. The procedure shall be prepared in consultation with the Department, Goulburn-Mulwaree Council, the EPA and the Community Liaison Committee. The complaints handling procedure must include:
 - a formal complaint/incident reporting procedure;
 - an investigation procedure; and
 - a complaint resolution procedure.

A report of the complaint and the response/action taken to resolve the complaint must be made publicly available on the proponent's website within 7 days of a complaint being made. Note: The level of detail contained in the report of the complaint shall be determined in consultation with the Department, Goulburn-Mulwaree Council, the EPA and the Community Liaison Committee.

- 7A. The Proponent shall provide a report to the Secretary of the complaints received, the response/action taken and timeframe in accordance with Condition 7, on an annual basis which is to be submitted within the AEMR. The report shall include all the matters required within subsections of Condition 7.

INCIDENT REPORTING

8. Upon detecting an exceedance of the limits/performance criteria in this approval or the occurrence of an incident that causes (or may cause) material harm to the environment, the Proponent shall immediately (or as soon as practical thereafter) notify the Department and other relevant agencies of the exceedance/incident. Within 7 days of the date of the incident, the Proponent shall provide the **Secretary** and any relevant agencies with a detailed report on the incident, and such further reports as may be requested.

Revision of Plans & Programs

9. Prior to the commencement of construction of any works associated with any modification to this consent, or within three months of any:
 - a) audit required under this approval;
 - b) incident report under condition 8 of this schedule; or
 - c) annual review under condition 5 of this schedule; or
 - d) approval of any modification of the conditions of this consent,

The Proponent shall review, and if necessary revise the plans and programs required under this approval to the satisfaction of the **Planning Secretary**.

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

ACCESS TO INFORMATION

10. From the commencement of expanded operations, the Proponent shall make the following information publicly available on its website as it is progressively required by the approval:
- a) a copy of all current statutory approvals;
 - b) a copy of the Environmental Management Plan required under this approval;
 - c) a copy of any Annual Environmental Management Report including monitoring results (over the last 5 years);
 - d) a copy of any Independent Environmental ~~and~~ ~~or~~ Odour Audit, and the Proponent's response to the recommendations in any audit;
 - e) report of the complaints and the response/action taken to resolve the complaint as required by Condition 7 of Schedule 7;
 - f) a copy of the minutes of the Community Liaison Committee Meetings; and
 - g) any other matter required by the Planning Secretary.

APPENDIX 2: Tank Farm 1

