

Development Consent

Section 89E of the *Environmental Planning and Assessment Act 1979*

As delegate for the Minister for Planning under delegation executed on 16 February 2015, I approve the Development Application referred to in Schedule A subject to the conditions in Schedule B.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts including economic and social impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the Development.



Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Sydney 11 January

2017

SCHEDULE A

Application No.:	SSD 6767
Applicant:	JJ Richards and Sons Pty Ltd
Consent Authority:	Minister for Planning
Land:	14 Rayben Street, Glendenning (Lot 123 DP 870988)
Development:	Glendenning Liquid Waste Treatment Facility, comprising the construction and operation of a liquid waste treatment facility with the capacity to process up to 52,000 tonnes of liquid waste per annum.

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DEFINITIONS

Applicant	JJ Richards and Sons Pty Ltd, or anyone else entitled to act on this consent
BCA	Building Code of Australia
Construction	The demolition of buildings or works, the carrying out of works, including bulk earthworks, and erection of buildings and other infrastructure covered by this consent
Council	Blacktown City Council
Day	The period from 7 am to 6 pm Monday to Saturday, and 8 am to 6 pm Sundays and Public Holidays
Department	Department of Planning and Environment
Development	The Development that is approved by this Development consent and as generally described in Schedule A
EIS	Environmental Impact Statement, titled <i>Environmental Impact Statement for Liquid Waste Facility and Depot at 14 Rayben Street, Glendenning</i> prepared by Duggan and Hede Pty Ltd dated March 2016
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPA	Environment Protection Authority
EPA Waste Codes	The EPA's waste codes are based on the <i>Controlled Waste National Environmental Protection Measure</i> (National Environment Protection Council)
EPL	Environment Protection Licence under the <i>Protection of the Environment Operations Act 1997</i>
Evening	The period from 6 pm to 10pm
Feasible	Feasible relates to engineering considerations and what is practical to build
Heavy vehicle	Any vehicle with a gross vehicle mass of 5 tonnes or more
Heritage Item	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> .
Incident	A set of circumstances that: • causes or threatens to cause material harm to the environment; and/or • breaches or exceeds the limits or performance measures/criteria in this consent
Management and Mitigation Measures	The Management and Mitigation Measures at Appendix 5 of this consent
J100 Waste	Waste mineral oils as defined by the EPA's Waste Codes
J120 Waste	Oil/hydrocarbons mixtures/emulsions in water as defined by the EPA's Waste Codes
K110 Waste	Grease trap waste as defined by the EPA's Waste Codes
K120 Waste	Liquid food waste as defined by the EPA's Waste Codes
Material harm to the environment	Actual or potential harm to the health or safety of human beings or to ecosystems that is not trivial
Mitigation	Activities associated with reducing the impacts of the Development prior to or during those impacts occurring
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays.
OMP	Odour Management Plan

Operation	The receipt or processing of waste
Organics Building	As described in the EIS
PCA	Principal Certifying Authority authorised under section 109D of the <i>Environmental Planning and Assessment Act 1979</i>
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
POEO (Waste) Regulation	<i>Protection of the Environment Operations (Waste) Regulation 2014</i>
Reasonable	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements
RTS	Response to Submissions, titled <i>Re: State Significant Development – Ref: SSD 6767 Environmental Impact Statement for Liquid Waste Facility and Depot 14 Rayben Street, Glendenning (Lot 123 DP 870988)</i> prepared by Duggan and Hede Pty Ltd dated 27 September 2016
Secretary	Secretary of the Department of Planning and Environment, or nominee
Significantly odourous load	A waste load which exudes an odour which is uncharacteristic of a normal waste load received at the site
Site	Land referred to in Schedule 1
Waste	As defined in the POEO Act

SCHEDULE B

PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- A1. The Applicant 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 Development.

TERMS OF CONSENT

- A2. The Applicant shall carry out the Development in accordance with the:
- a) Development Application (SSD 6767);
 - b) EIS;
 - c) RTS;
 - d) Conditions in Schedule B;
 - e) The development layout plans and drawings listed at Appendix 1; and
 - f) management and mitigation measures as identified in Appendix 5.
- A3. 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 consent shall prevail to the extent of any inconsistency.
- A4. The Applicant shall 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 consent; and
 - b) the implementation of any actions or measures contained in these reports, plans, strategies, programs or correspondence.

LIMITS OF CONSENT

- A5. This consent lapses five years after the date from which it operates, unless the Development has physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse under Section 95 of the EP&A Act.

Waste Limits

- A6. The Applicant shall not receive or process on Site more than 52,000 tonnes of liquid waste per calendar year comprising:
- a) 42,000 tonnes of liquid organic waste (K110 and K120 wastes); and
 - b) 10,000 tonnes of used oil/industrial oily water (J110 and J120 wastes).

STATUTORY REQUIREMENTS

- A7. The Applicant shall ensure that all licences, permits, and approvals/consents are obtained as required by law and maintained as required throughout the life of the Development. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits or approvals/consents.

BUILDING CODE OF AUSTRALIA

- A8. The Applicant 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 *Building Code of Australia*.
- A9. Prior to the commencement of operation, the Applicant shall provide a report from a PCA demonstrating that the site's buildings and structures comply with the relevant requirements of the BCA and relevant fire safety requirements, to the satisfaction of the Secretary. This report

shall identify any non-compliances with the BCA and provide details of measures that would be implemented to address these non-compliances.

ENGINEERING WORKS

A10. All engineering works must be designed and undertaken in accordance with the relevant aspects of:

- a) Council's Works Specification - Civil (Current Version);
- b) Council's Engineering Guide for Development (Current Version);
- c) Council's Development Control Plan (Current Version) including Part J – Water Sensitive Urban Design and Integrated Water Cycle Management;
- d) Council's Soil Erosion and Sediment Control Policy (Current Version);
- e) Council's On Site Detention General Guidelines and Checklist; and
- f) Upper Parramatta River Catchment Trust's On Site Stormwater Detention Handbook THIRD Edition December 1999.

Design plans, calculations and other supporting documents prepared in accordance with the above requirements must be submitted to Council or the PCA with any application for a Construction Certificate, *Road Act 1993* or *Local Government Act 1993* Approval.

DEMOLITION

A11. The Applicant 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.

SURRENDER OF CONSENT

A12. Prior to the commencement of operation, or as otherwise agreed to in writing by the Secretary, the Applicant shall surrender all existing development consents for the site listed in Appendix 2 in accordance with Clause 97 of the EP&A Regulation.

Note: This requirement does not extend to the surrender of construction and occupation certificates for existing and proposed building works under Part 4A of the EP&A Act. Surrender of a consent or approval should not be understood as implying that works legally constructed under a valid consent or approval can no longer be legally maintained or used.

STAGED SUBMISSION OF PLANS OR PROGRAMS

A13. With the approval of the Secretary, the Applicant may:

- a) submit any strategy, plan or program required by this consent on a progressive basis; and/or
- b) combine any strategy, plan or program required by this consent.

A14. If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program shall clearly describe the specific stage to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program. A clear relationship between the strategy, plan or program that is to be combined shall be demonstrated.

EVIDENCE OF CONSULTATION

A15. Where consultation with any public authority is required by the conditions of this consent, the Applicant shall:

- a) consult with the relevant public authority prior to submitting the required documentation to the Secretary or the PCA for approval, where required;
- b) submit evidence of this consultation as part of the relevant documentation required by the conditions of this consent; and
- c) include the details of any outstanding issues raised by the relevant public authority and an explanation of disagreement between any public authority and the Applicant or any person acting on this Development consent.

OPERATION OF PLANT AND EQUIPMENT

- A16. The Applicant shall ensure that all plant and equipment used for the Development is:
- a) maintained in a proper and efficient condition; and
 - b) operated in a proper and efficient manner.

PROTECTION OF PUBLIC INFRASTRUCTURE

- A17. The Applicant shall:
- 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.

PART B ENVIRONMENTAL PERFORMANCE

WASTE MANAGEMENT

- B1. The Applicant shall not cause, permit or allow any materials or waste (as defined by the POEO Act) generated outside the site to be received at the site for storage, treatment, processing, reprocessing, or disposal on the site, except as expressly permitted by an EPL.
- B2. From the commencement of operation, the Applicant shall implement a Waste Monitoring Program for the Development. The Program must:
- a) be prepared by a suitably qualified and experienced person(s) prior to the commencement of operation;
 - b) include suitable provision to monitor the:
 - (i) quantity, type and source of waste received on site; and
 - (ii) quantity, type and quality of the outputs produced on site.
 - c) ensure that:
 - (i) all waste that is controlled under a tracking system has the appropriate documentation prior to acceptance at the site; and
 - (ii) staff receive adequate training in order to be able to recognise and handle any hazardous or other prohibited waste.
- B3. The Applicant shall ensure the transportation of waste is:
- a) undertaken by a transporter authorised to transport such wastes; and
 - b) to a place that can lawfully accept that waste.

Limits on Outputs

- B4. Except for the following, the Applicant shall dispose of all outputs produced on site to a suitably licensed facility or to sewer as Trade Waste:
- a) liquid food waste approved for application to land under the POEO Act and Waste Regulation; and
 - b) treated grease trap waste approved for application to land under the POEO Act and Waste Regulation.

AIR QUALITY

Meteorological Monitoring

- B5. Prior to the commencement of operation, the Applicant shall ensure that there is a suitable meteorological station on the site that complies with the requirements in the latest version of the *Approved Methods for Sampling of Air Pollutants in New South Wales*. The Applicant shall operate the meteorological station for the life of the Development.

Construction Mitigation

- B6. During construction, the Applicant shall ensure that:
- a) all vehicles on site do not exceed a speed of 30 kilometres per hour;
 - b) all loaded construction vehicles entering or leaving the site have their loads covered; and
 - c) all construction vehicles leaving the site are cleaned of dirt, sand and other materials before they leave the site, to avoid tracking the materials on public roads.

Dust Management

- B7. The premises shall be maintained in a condition which minimises or prevents the emission of dust from the premises.

Odour

- B8. The Applicant shall ensure the Development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).
- B9. Prior to the commencement of operation, the Applicant shall ensure that any gaps/voids in the external walls, roof structure and between the external walls and roof of the organics building are sealed to prevent fugitive odour emissions unless otherwise approved by the EPA.

- B10. Prior to the commencement of operation, the activated carbon filters (or equivalent odour emission control system approved by the EPA) in the organics building must be installed and operational and all point sources for odour emissions must be effectively covered and ducted to the activated carbon filters.
- B11. During operation, the Applicant shall ensure:
- a) the discharge from all vacuum pumps are sent to the odour control system for treatment before discharging to the atmosphere; and
 - b) all external doors of the organics building are kept shut at all times except to allow the ingress and egress of vehicles, materials and personnel.

Odour Management Plan

- B12. Prior to the commencement of construction, the Applicant shall prepare an Odour Management Plan to the satisfaction of the Secretary. The Plan must:
- a) be prepared by a suitably qualified and experienced person(s) in consultation with the EPA;
 - b) describe the measures that would be implemented on site to ensure:
 - (i) all reasonable and feasible measures are employed to minimise odour emissions, including details of the air pollution control device(s) and all other operational odour mitigation measures;
 - (ii) compliance with the relevant conditions of this consent; and
 - (iii) contingency measures are deployed to minimise impacts should adverse odour emissions occur or appear likely to occur;
 - c) include procedures for the monitoring of odour emissions in accordance with the requirements of the *Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales* and any requirements of the EPA including a description of monitoring methods, location, frequency and duration. The odour monitoring program shall include, but not be limited to:
 - (i) results of the complaints handling system; and
 - (ii) system and performance review for continuous improvement;
 - d) include well defined performance measures and triggers for the deployment of odour mitigation and contingency measures;
 - e) include a protocol to determine the occurrence of an exceedance of any criteria in the EPL should an exceedance occur;
 - f) include a protocol for detecting activated carbon breakthrough, and initiating active carbon filter change out (if activated carbon filters are the chosen air emission control system);
 - g) include contingency measures for design or system failure including the ability to retrofit and /or upgrade the air emissions controls; and
 - h) ensure a record is kept of any significantly odourous loads, any management measures implemented in response and any relevant preventative actions.
- B13. The Applicant shall carry out the Development in accordance with the Odour Management Plan approved by the Secretary (as revised and approved by the Secretary from time to time), unless otherwise agreed by the Secretary.

Odour Audit

- B14. Within 6 months of the commencement of operation or as otherwise directed by the Secretary, the Applicant shall carry out an Odour Audit of the Development. The audit must:
- a) be carried out by a suitably qualified, experienced and independent expert(s) whose appointment has been endorsed by the Secretary;
 - b) audit the Development whilst in full operation and during receipt of organic waste;
 - c) include sampling and analysis undertaken in accordance with an EPL;
 - d) include a summary of air and odour emission related complaints and any actions that were carried out to address the complaints;
 - e) if odour complaints are received, the audit team must review the meteorological data for the Site and the region to establish the likelihood that the source of odour originated from the development. If it is likely that odour originated from the development it must be reported in accordance with condition C7;
 - f) validate the Development against the odour predictions in the EIS and RTS;
 - g) review design and management practices of the Development against industry best practice for air emissions and odour management; and

- h) include an action plan that identifies and prioritises additional air and odour emission mitigation measures that may be necessary to reduce air emissions.

Note: The odour audit must be prepared so it addresses the requirements of this consent and the EPL for the Development.

- B15. Within two months of commissioning this audit, the Applicant shall submit a copy of the audit report to the Secretary and the EPA, together with its response to any recommendations contained in the audit report.
- B16. The Applicant shall comply with any reasonable requirement(s) of the Secretary arising from the Air Emissions Audit.

NOISE AND VIBRATION

Construction and Operation Hours

- B17. The Applicant shall comply with the construction and operation hours in Table 1 unless otherwise agreed to in writing by the Secretary.

Table 1: Hours of Construction and Operation

Activity	Day	Hours
Construction	Monday – Friday	7 am to 6 pm
	Saturday	8 am to 1 pm
	Sunday & Public Holidays	Nil
Operation	Monday – Saturday	4 am to 9 pm

- B18. Despite condition B17, the delivery of material to the site may occur at any time, if that delivery is required by police or other authorities; and/or of there is an on-site emergency that poses an immediate danger to personnel or equipment; and/or the operation or personnel or equipment are endangered. In such circumstances, prior notification shall be provided to the EPA and affected residents as soon as possible, or within a reasonable period in the case of emergency.

Noise Mitigation

- B19. The Applicant shall:

- implement best practice, including all reasonable and feasible noise management and mitigation measures to prevent and minimise operational, low frequency and traffic noise generated by the Development;
- minimise the noise impacts of the Development during adverse meteorological conditions;
- maintain the effectiveness of any noise suppression equipment on plant at all times and ensure defective plant is not used operationally until fully repaired; and
- regularly assess noise emissions and relocate, modify and/or stop operations to ensure compliance with the relevant conditions of this consent.

Noise Criteria

- B20. The Applicant shall ensure noise from the operation does not exceed the limits in Table 2 below.

Table 2: Operational Noise Limits

Receiver/location	Day/Evening/Night L _{Aeq} (15 minutes)	Sleep disturbance L _{AMax}
Receptor groups 1 and 2*	36	46

*Refer to the plan in Appendix 4 for the location of residential receivers.

Noise Compliance Measurement

- B21. Noise monitoring shall be undertaken in response to valid complaints or at the request of the Secretary. Noise generated by the Development is to be measured in accordance with the relevant requirements and exemptions (including certain meteorological conditions) of the latest version of the *NSW Industrial Noise Policy*.

SOIL AND WATER

Compliance

- B22. A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water prior to the commencement of operation.
- B23. Prior to the discharge of any waste to sewer, the Applicant shall enter into a Trade Waste Agreement with Sydney Water.

Pollution of Waters

- B24. The Development shall comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided in an EPL.

Stormwater

- B25. The Applicant shall:
- a) design, install and maintain the stormwater management system generally in accordance the EIS, RTS and as shown in Appendix 3, in consultation with Council;
 - b) ensure that the system capacity has been designed in accordance with *Managing Urban Stormwater: Soils and Construction Vol. 1* (Landcom, 2004); and
 - c) provide Council a maintenance schedule for the stormwater treatment measures prior to the commencement of construction; and
 - d) provide Council a reuse hydraulic plan to manage all rainwater reuse on site
- B26. Prior to the issue of a final Occupation Certificate, the Applicant shall provide a Restriction to User and Positive Covenant under Section 88B of the *Conveyancing Act 1919* over the stormwater quality devices and rainwater tanks in accordance with the requirements of Council's *Engineering Guide for Development 2005*.

On-site Detention

- B27. The Applicant shall design and construct any on-site stormwater detention system in accordance with condition A10, in consultation with Council.
- B28. Prior to the issue of a final Occupation Certificate, the Applicant shall provide a Restriction to User and Positive Covenant under Section 88B of the *Conveyancing Act 1919* over the on-site detention system in accordance with the requirements of Council's *Engineering Guide for Development 2005*.

Erosion and Sediment Control

- B29. The Applicant shall implement erosion and sediment control measures on-site in accordance with *Managing Urban Stormwater: Soils and Construction Vol. 1* (Landcom, 2004).

Bunding

- B30. The Applicant shall store all liquid wastes and materials including chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's *Storing and Handling Liquids: Environmental Protection – Participant's Manual 2007*.
- B31. Prior to the commencement of operation, the Applicant shall ensure that:
- a) the banded areas are impervious to liquids handled or stored in the banded area;
 - b) the bund does not contain valves;
 - c) all pipe work goes over the bund walls, not through them;
 - d) house couplings for filling/emptying containers/tanks are located in the banded area; and
 - e) the bund floor is graded to a blind sump located within the banded area to facilitate the removal of liquids.

TRAFFIC AND ACCESS

B32. The Applicant shall ensure that:

- a) a total of 26 car parking spaces, including one disabled car parking space are provided;
- b) a total of 14 truck parking spaces are provided; trucks shall only be parked in the designated truck park areas as shown in the Traffic Impact Assessment prepared by Bitzios Consulting version 005 dated 18/02/2016;
- c) site access, driveways and parking areas are constructed and maintained in accordance with the latest versions of Australian Standards AS 2890.1, AS 2890.2, AS 2890.6 and AS 1428.1;
- d) the swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, is in accordance with *AUSTROADS Guide to Road Design*;
- e) the Development does not result in any vehicles parking or queuing on the public road network;
- f) all vehicles are wholly contained on site before being required to stop;
- g) all vehicles enter and leave the site in a forward direction;
- h) heavy vehicles do not leave the site via a right turn movement onto Power Street; and
- i) heavy vehicles access and egress the site between the hours of 4 am and 9 pm only, unless in accordance with Condition B20.

Driver Code of Conduct

B33. Prior to the commencement of operation, the Applicant shall prepare a driver code of conduct that details traffic management measures to be implemented during operation to:

- a) minimise the impacts of the development on the local and regional road network;
- b) minimise conflicts with other road users; and
- c) ensure truck drivers use the specified routes.

FIRE MANAGEMENT

B34. The Applicant shall:

- a) implement suitable measures to minimise the risk of fire on-site including but not limited to the recommendations in the EIS in consultation with Fire and Rescue NSW;
- b) extinguish any fires on-site promptly; and
- c) maintain adequate fire-fighting capacity on-site.

VISUAL AMENITY

Landscaping

B35. Prior to the commencement of operation, the Applicant shall implement the Landscape Concept Plan prepared by Jeremy Ferrier Architect dated June 2016, unless otherwise agreed by the Secretary.

Lighting

B36. All external lighting associated with the Development shall be mounted, screened, and directed in such a manner so as not to create a nuisance to the surrounding environment, properties and roadways. The lighting shall be the minimum level of illumination necessary and shall comply with *Australian Standard AS 4282 1997*.

Signage

B37. The Applicant shall install any new signage in consultation with Council and shall comply with the *State Environmental Planning Policy 64 – Advertising and Signage*, as relevant.

Note: This condition does not apply to signage identified as exempt or complying Development in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

HERITAGE

- B38. The Applicant shall cease all works on site in the event that any Aboriginal cultural object(s) or human remains are uncovered. If human remains are uncovered, you must immediately stop work, not further disturb the remains and notify NSW Police. OEH and the Aboriginal community must be contacted if the remains are suspected to be of Aboriginal origin. If other Aboriginal objects are discovered, you must immediately stop work, not further disturb the objects and notify OEH by calling Environment Line on 131 555. Works must not resume in the designated area until the relevant written consent is received from NSW Police and/or OEH. Any Aboriginal objects discovered must be registered on the Aboriginal Heritage Management Information System (AHIMS), in accordance with section 89A of the *National Parks and Wildlife Act 1974*.

SECURITY

- B39. The Applicant shall:
- a) install and maintain a perimeter fence and security gates on the site; and
 - b) ensure that the security gates on site are locked whenever the site is unattended.

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Construction Environmental Management Plan

- C1. Prior to the commencement of construction of the Development, the Applicant shall prepare a Construction Environmental Management Plan to the satisfaction of the Secretary. The Plan must:
- a) be prepared by a suitably qualified and experienced person(s);
 - b) describe all activities to be undertaken on the site during construction, including a clear indication of construction stages;
 - c) identify the statutory approvals that apply to the Development;
 - d) outline all environmental management practices and procedures to be followed during construction (e.g. construction traffic management, dust management and construction noise and vibration management), including all reasonable and feasible mitigation measures to protect the amenity of the surrounding environment;
 - e) detail how the environmental performance of construction will be monitored, and what actions will be taken to address identified adverse environmental impacts;
 - f) describe the roles and responsibilities for all relevant employees involved in construction;
 - g) include arrangements for community consultation and complaints handling procedures during construction; and
 - h) consolidate the construction related parts of any management plans and monitoring programs required in the conditions of this consent.
- C2. The Applicant shall carry out the Development in accordance with the Construction Environmental Management Plan approved by the Secretary (as revised approved by the Secretary from time to time), unless otherwise agreed by the Secretary.

Operational Environmental Management Plan

- C3. The Applicant shall prepare an Operational Environmental Management Plan for the Development to the satisfaction of the Secretary. This strategy must:
- a) be prepared by a suitably qualified and experienced person(s);
 - b) provide a strategic framework for environmental management of the Development;
 - c) identify the statutory approvals that apply to the Development;
 - d) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the Development;
 - e) describe in general how the environmental performance of the Development would be monitored and managed including the management of out of hours heavy vehicle parking; and
 - f) describe the procedures that would be implemented to:
 - (i) keep the local community and relevant agencies informed about the operation and environmental performance of the Development;
 - (ii) receive, handle, respond to, and record complaints;
 - (iii) resolve any disputes that may arise;
 - (iv) respond to any non-compliance; and
 - (v) respond to emergencies.
- C4. The Applicant shall carry out the Development in accordance with the Operational Environmental Management Plan approved by the Secretary (as revised approved by the Secretary from time to time), unless otherwise agreed by the Secretary

Management Plan Requirements

- C5. The Applicant shall ensure that the environmental management plans/strategies required under this consent are prepared in accordance with any relevant guidelines and include:
- a) detailed baseline data;
 - b) a description of:
 - (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
 - (ii) any relevant limits or performance measures/criteria;

- (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; and
 - (iv) the measures that would be implemented to comply with the relevant statutory requirements, limits, or performance measures/criteria;
- c) a program to monitor and report on the:
 - (i) impacts and environmental performance of the Development;
 - (ii) effectiveness of any management measures;
 - (iii) a contingency plan to manage any unpredicted impacts and their consequences; and
 - (iv) a program to investigate and implement ways to improve the environmental performance of the Development over time;
- d) a protocol for managing and reporting any:
 - (i) incidents;
 - (ii) complaints;
 - (iii) non-compliances with statutory requirements;
 - (iv) exceedances of the impact assessment criteria and/or performance criteria; and
 - (v) a protocol for periodic review of the plan.

C6. The Secretary may waive some of the requirements in Condition C5 if they are unnecessary or unwarranted for particular management plans/strategies.

REPORTING AND AUDIT

Incident Reporting

C7. The Applicant shall notify, at the earliest opportunity, the Secretary and any other relevant agencies of any incident that has caused, or threatens to cause, material harm to the environment. For any other incident associated with the Development, the Applicant shall notify the Secretary and any other relevant agencies as soon as practicable after the Applicant becomes aware of the incident. Within 7 days of the date of the incident, the Applicant shall provide the Secretary and any relevant agencies with a detailed report on the incident, and such further reports as may be requested.

Regular Reporting

C8. The Applicant shall provide regular reporting on the environmental performance of the Development on its website, in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent.

Independent Environmental Audit

- C9. Within 1 year of the date of this consent, and every 3 years thereafter, unless the Secretary directs or agrees otherwise, the Applicant shall 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 led by a suitably qualified auditor, and include experts in fields specified by the Secretary;
 - c) include consultation with the relevant agencies;
 - d) include a full odour audit of the Development, taking into consideration the relevant technical guidelines and any odour complaints made since the previous audit;
 - e) assess the environmental performance of the Development and assess whether it is complying with the requirements in this consent, and any other relevant approvals and relevant EPL/s (including any assessment, plan or program required under the approvals);
 - f) review the adequacy of any approved strategy, plan or program required under the abovementioned consents; and
 - g) recommend measures or actions to improve the environmental performance of the Development, and/or any strategy, plan or program required under the consents.
- C10. Within three months of commissioning this audit, or as otherwise agreed by the Secretary, the Applicant shall submit a copy of the audit report to the Secretary, together with its response to any recommendations contained in the audit report.

Annual Review

- C11. Within 1 year of the date of this consent, and every year thereafter, the Applicant shall review the environmental performance of the Development. This review must:
- a) describe the Development that was carried out in the previous calendar year, and the Development that is proposed to be carried out over the next year;
 - b) include a report on the previous calendar year's water treatment and non-potable water use;
 - c) include a comprehensive review of the monitoring results and complaints records of the Development over the previous calendar year, which includes a comparison of the results against the:
 - (i) the relevant statutory requirements, limits or performance measures/criteria;
 - (ii) requirements of any plan or program required under this consent;
 - (iii) the monitoring results of previous years; and
 - (iv) the relevant predictions in the EIS;
 - d) identify any non-compliance over the last year, and describe what actions were (or are being) taken to ensure compliance;
 - e) identify any trends in the monitoring data over the life of the Development;
 - f) identify any discrepancies between the predicted and actual impacts of the Development, and analyse the potential cause of any significant discrepancies; and
 - g) describe what measures will be implemented over the next year to improve the environmental performance of the Development.

Revision of Strategies, Plans and Programs

- C12. Within 3 months of the submission of an:
- a) annual review under Condition C11 above;
 - b) incident report under Condition C7 above;
 - c) audit under Condition C9 above; or
 - d) any modification to this consent,

the Applicant shall review, and if necessary revise, the strategies, plans, and programs required under this consent.

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

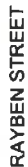
- C13. The Applicant shall ensure that the operation of the Development is undertaken in accordance with all relevant updated and/or amended strategies, management plans and programs approved by the Secretary (or as revised and approved by the Secretary), unless otherwise agreed by the Secretary.

APPENDIX 1 – SCHEDULE OF APPROVED DRAWINGS

Site Plans by Duggan and Hede Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
RI456-DO-02	A	Proposed Site Layout	11/16
RI456-DO-11	A	Organics Building – Plan	11/16
RI456-DO-12	A	Organics Building – Elevations	11/16
RI456-DO-13	A	Organics Building – Roof	11/16
RI456-DO-14	A	Organics Tank Farm - Initial	11/16
RI456-DO-15	A	Organics Tank Farm – Final	11/16
RI456-DO-16	A	Organics Building – Colours & External Views	11/16
RI456-DO-21	A	Oil Storage Roof Structure – Plan	11/16
RI456-DO-22	A	Oil Storage Rood Structure – Elevations	11/16
RI456-DO-23	A	Oil Storage Roof Structure – Roof Plan	11/16
RI456-DO-24	A	Oil Storage Tank Farm – Initial	11/16
RI456-DO-25	A	Oil Storage Tank Farm – Final	11/16
RI456-DO-26	A	Oil Storage Roof Structure – Colours & External Views	11/16
RI456-DO-50	A	Erosion and Sediment Control Plan	11/16
RI456-DO-51	-	Erosion and Sediment Control Details	11/15
RI456-DO-5	A	Electrical Services Area Lighting Plan	11/02/16
RI456-DO-32	-	Waste Bin Storage Area	11/15
R RI456-SW-01	D	Stormwater Quality Management Strategy	11/16
Landscape Plan by Jeremy Ferrier Landscape Architect			
Drawing No.	Revision	Name of Plan	Date
2016.065 SK01	A	Landscape Concept	June 2016

APPENDIX 2 –CONSENTS TO BE SURRENDERED

Determination date	DA number	Details
18 November 1993	DA-93-263	Truck maintenance workshop, truck holding yard and ancillary offices
28 March 1994	BA-93-4570	Building permit
2 July 1997	IA-97-3020	Above ground diesel tank



REVISIONS		TECHNICALLY APPROVED:		DATE		PROJECT	
NO.	DATE	DESCRIPTION	BY	DATE	BY	DATE	DESCRIPTION
1	11/11/11	TANK MODIFICATIONS	SCM	11/11/11	SCM	11/11/11	SCM
2	11/11/11	STORAGE TO EXISTING PITS	SCM	11/11/11	SCM	11/11/11	SCM
3	11/11/11	APPROVAL	SCM	11/11/11	SCM	11/11/11	SCM
4	11/11/11	REVISD DESIGNS	SCM	11/11/11	SCM	11/11/11	SCM
5	11/11/11	REVISION	SCM	11/11/11	SCM	11/11/11	SCM

APPENDIX 4 – NOISE RECEIVER LOCATIONS



Summary of Mitigation Measures

The major mitigation measures incorporated in the design include:

Mitigation Measure	Environmental Element						
	Land	Stormwater	Groundwater	Air	Noise	Ecology	Traffic
<i>Site Layout and Civil Works</i>							
• Trafficked areas are sealed;	X	X	X	X	X	X	X
• Appropriate distances to sensitive receivers;				X	X		X
• 28 passenger vehicle spaces in accordance with AS2890.1 for use by administration / management / operation staff and visitors will be provided;							X
• 14 heavy vehicle parking spaces;							X
• Commercial vehicles and tankers can enter and leave the site in a forward direction;							X
<i>Organics Building</i>							
• The building will be roofed and walled to prevent the ingress of rain and generation of additional trade waste; and egress of odours and unacceptable air and noise emissions;	X	X	X	X	X	X	
• Electric operated roller shutters to prevent the ingress of rain and egress of odours and unacceptable air emissions;	X	X	X	X	X		
• The unloading and loading bays will be bunded (including 200mm edge bunding a 75mm high drive over bund at the entrance) and drain to inground sumps to collect any spillage during unloading activities;	X	X	X				

Any liquids from the inground sumps will then be transferred to the process tanks for treatment;	X	X	X				
Floor levels within the proposed building are greater than 0.5m above the Blacktown City Council Probable Maximum Flood (PMF) event;	X	X	X				
Roofwater will be collected in a water tank for reuse in washdown and irrigation;	X	X	X				
Overflow from the water tank will be treated prior to discharge from the site;	X	X	X				
All storage tanks and the DAF will be within a 400mm high bunded tank farm (approximate capacity 218 m³);	X	X	X				
All tanks will be vented through an appropriately sized carbon filter;				X			
The DAF will be fully enclosed and vented to the carbon filter;				X			
<i>Oil Storage Area</i>							
The building will be roofed (with overhangs) to prevent the ingress of rain and generation of additional trade waste; and egress of odours and unacceptable air and noise emissions;	X	X	X	X	X	X	
The unloading and loading bays will be bunded (including 200mm edge bunding a 75mm high drive over bund at the entrance) and drain to inground sumps to collect any spillage during unloading activities;	X	X	X				
Any liquids from the inground sumps will then be transferred to the used oil or oily water tanks for aggregation and transport to an appropriately licenced facility;	X	X	X				

• Floor levels within the proposed building are greater than 0.5m above the Blacktown City Council Probable Maximum Flood (PMF) event;	X	X	X				
• Roofwater will be collected in a water tank for reuse in washdown and irrigation;	X	X	X				
• Overflow from the water tank will be treated prior to discharge from the site;	X	X	X				
• All storage tanks and the DAF will be within a 600mm high bunded tank farm (approximate capacity 301 m3);							
<i>Vehicles</i> • All trucks carry an emergency spill kit and the necessary equipment to prevent waste from entering the environment; • All vehicles purchased by J.J. Richards for the performance of waste management duties have built-in emission control measures to ensure exhaust emissions are kept to a minimum in compliance with Australian Design Rules and emission standards;						X	X

Operational measures to minimise unacceptable emissions include:

Mitigation Measures	Environmental Element						
	Land	Stormwater	Groundwater	Air	Noise	Ecology	Traffic
Implementation of established systems and procedures, including driver inductions and ongoing training (refer Section 8 and Appendix 17);	X	X	X	X	X	X	X
Trafficked areas are to be kept clean;	X	X	X	X	X	X	X
All on site equipment and vehicles will be properly maintained;	X	X	X	X	X	X	X
Spill kits to be kept on site, and where possible used for mopping up any spillages;	X	X	X			X	X
Where possible, wash down will be limited to within bunded areas;	X	X	X				
Only material in accordance with specific acceptance criteria will be permitted at the facility;		X	X	X		X	
On-site odorous waste storage will be minimised;				X	X	X	
Trucks will be kept clean;							X
All plant and equipment including trucks will be fitted with efficient exhaust mufflers;					X		X
The receipt of waste will only occur during normal operating hours;					X		X
Noise generation is covered in the Vehicle Pre-trip Inspection procedure and the Vehicle Breakdown and Defects procedure;					X		X
Where possible oils and lubricants from site plant and machinery will							X

be collected for recycling by Southern Oil Refinery in Wagga Wagga;							
• Treated liquids will be discharged to Sydney Water's sewer system;	X						
• The resultant solids or sludge from grease trap waste and aggregated liquid food waste will be transported for beneficial reuse in the cultivation of feed crops on farms in the Sydney region;	X	X	X				
• Where possible, office waste such as paper, cardboard, glass, metals and plastics, as well as Ewaste, including computers, printers and ink cartridges will be sorted and sent to recycling services;		X	X				
• Used oil will be aggregated and transported for recycling to the Southern Oil Refinery in Wagga Wagga;							
• If an odorous load is received, work procedures will be in place to minimise any potential impact. These will include shutting any open doors; dousing the load with an odour neutraliser; identifying the waste source and investigating preventative actions;				X			

