

# Development Consent

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

As delegate for the Minister for Planning under delegation executed on 14 September 2011, the Planning Assessment Commission (the Commission) of New South Wales, approves the Development Application referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

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

**Mr David Johnson (Chair)**  
**Member of the Commission**

**Ms Carol Austin**  
**Member of the Commission**

**Mr Soo-Tee Cheong**  
**Member of the Commission**

Sydney

20 December 2017

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### SCHEDULE 1

Application No:	SSD 7421
Applicant:	Bingo Recycling Pty Ltd
Consent Authority:	Minister for Planning
Site:	Lot 102 in DP 585775 20 Hearne Street, Mortdale, NSW
Development:	Demolition of buildings and construction and operation of a resource recovery facility to process up to 220,000 tpa of general solid waste (non-putrescible).

## TABLE OF CONTENTS

<b>DEFINITIONS.....</b>	<b>iii</b>
<b>PART A: ADMINISTRATIVE CONDITIONS .....</b>	<b>1</b>
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT .....	1
TERMS OF CONSENT .....	1
LIMITS OF CONSENT .....	1
STAGED SUBMISSION OF PLANS OR PROGRAMS.....	2
EVIDENCE OF CONSULTATION.....	2
STATUTORY REQUIREMENTS .....	2
DEMOLITION.....	2
STRUCTURAL ADEQUACY AND CERTIFICATION.....	3
EXTERNAL WALLS AND CLADDING FLAMMABILITY .....	3
UTILITIES AND SERVICES .....	3
PROTECTION OF PUBLIC INFRASTRUCTURE.....	3
COMPLIANCE .....	3
WORKS-AS-EXECUTED PLANS.....	3
OPERATION OF PLANT AND EQUIPMENT .....	3
SURRENDER OF CONSENTS .....	4
<b>PART B: ENVIRONMENTAL PERFORMANCE AND MANAGEMENT .....</b>	<b>5</b>
TRAFFIC AND ACCESS .....	5
WASTE MANAGEMENT .....	6
NOISE AND VIBRATION.....	8
SOILS, WATER QUALITY AND HYDROLOGY.....	9
AIR QUALITY .....	10
HAZARDS AND RISK.....	11
FIRE SAFETY.....	12
CONTAMINATION.....	12
VISUAL AMENITY .....	12
<b>PART C: ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING.....</b>	<b>13</b>
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN .....	13
OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN.....	13
MANAGEMENT PLAN REQUIREMENTS .....	13
ANNUAL REVIEW .....	14
REPORTING .....	14
AUDITING.....	15
ACCESS TO INFORMATION .....	15
<b>APPENDIX A DEVELOPMENT LAYOUT PLANS.....</b>	<b>16</b>
<b>APPENDIX B APPLICANT’S MANAGEMENT AND MITIGATION MEASURES .....</b>	<b>19</b>

## DEFINITIONS

Applicant	Bingo Recycling Pty Ltd, or any other person(s) authorised to carry out any development to which this consent applies
BCA	Building Code of Australia
CEMP	Construction Environmental Management Plan
Certifying Authority	A person who is authorised by or under section 109D of the EP&A Act to issue Part 4A certificates
Construction	The demolition of buildings or works, the carrying out of works, including earthworks, and erection of buildings and other infrastructure permitted by this consent
Council	Georges River Council
CTMP	Construction Traffic Management Plan
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Demolition	The removal of buildings, sheds and other structures on the site
Department	Department of Planning and Environment
Development	The development as described in the EIS and RTS, and as generally depicted in Appendix A
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
EIS	Environmental Impact Statement titled <i>Environmental Impact Statement – Mortdale Resource Recovery Facility</i> prepared by AAP Corporation dated 29 June 2016
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPL	Environment Protection Licence issued by the EPA under the POEO Act
Evening	The period from 6 pm to 10 pm
FRNSW	Fire and Rescue NSW
General solid waste (non-putrescible)	As defined in the <i>Protection of the Environment Operations Act 1997</i>
Heavy vehicle	Any vehicle with a gross vehicle mass of 4.5 tonnes or more
Incident	A set of circumstances causing or threatening material harm to the environment, and/or an exceedance of the limits or performance criteria in this consent
Land	In general, the definition of land is consistent with the definition in the EP&A Act
Management & Mitigation Measures	The Applicant's management and mitigation measures included in Appendix B
Material harm to the environment	Harm to the environment is material if it involves actual or potential harm to the health or safety of human beings or to ecosystems that is not trivial
Minister	Minister for Planning (or delegate)
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
NCC	National Construction Code
OEMP	Operational Environmental Management Plan
Operation	The receipt, removal or processing of waste
PCA	Principal Certifying Authority authorised under section 109D of the EP&A Act
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
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
Residual waste	Waste that is no longer intended to be further processed or undergo further resource recovery and is destined for disposal to a landfill
RTS	Response to Submissions titled <i>Response to Submissions Report</i> prepared by APP dated 5 December 2016 and 6 April 2017
Secretary	Secretary of the Department (or nominee)
Sensitive Receivers	A location where people are likely to work or reside, this may include a dwelling, school, hospital, office or public recreational area
Site	The land listed in Schedule 1
Site Auditor	As defined in the <i>Contaminated Land Management Act 1997</i>
Site Audit Report	As defined in the <i>Contaminated Land Management Act 1997</i>

Site Audit Statement  
Soil  
SSD 7421  
Waste  
WSUD Guideline  
Year

As defined in the *Contaminated Land Management Act 1997*  
Soils that meet the limits prescribed in the EPL for the site  
The development as described in Schedule 1, the EIS and the RTS  
Has the same definition of the term in the Dictionary to the POEO Act  
*Water Sensitive Urban Design Guideline*  
A period of 12 consecutive months

## SCHEDULE 2

### PART A: ADMINISTRATIVE CONDITIONS

#### OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- A1. In addition to meeting the specific performance criteria established under this consent, the Applicant must implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the Development.

#### TERMS OF CONSENT

- A2. The Development may only be carried out in:
- (a) in compliance with the conditions of this consent;
  - (b) in accordance with the directions of the Secretary;
  - (c) in accordance with the EIS and RTS;
  - (d) in accordance with development layout plans and drawings in the EIS (see Appendix A); and
  - (e) in accordance with the Management and Mitigation Measures (see Appendix B).
- 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 must comply with all written requirement(s) of the Secretary arising from the Department's assessment of:
- (a) any strategies, plans, programs, reviews, audits, reports or correspondence that are submitted in accordance with this consent (including any stages of these documents); and
  - (b) the implementation of any actions or measures contained within these documents.

#### LIMITS OF CONSENT

- A5. This consent lapses five years after the date from which it was granted, 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.
- A6. The Applicant must not receive or process on site more than 220,000 tonnes of waste per year.
- A7. The only type of waste permitted to be received or processed on the premises is waste classified as general solid waste (non-putrescible).
- A8. The Applicant must not exceed the following maximum stockpile volumes detailed in **Table 1** in any one stockpile at any one time, unless otherwise agreed in writing by the Secretary.

**Table 1:** Maximum stockpile volumes

Stockpile	Waste Type	Maximum Volume (m <sup>3</sup> )
Incoming waste receipt/stockpile area	Unprocessed material	4,131
Storage bay	Residual waste	105
Storage bay	Residual waste	105
Storage bay	Residual waste	105
Storage bay	Soil	105
Storage bay	Plastic	105
Storage bay	Timber	105
Covered skip	Green Waste	35
Storage bay	Brick and concrete	105
Storage bay	Paper and cardboard	105
Storage bay	Metal	105
Covered skip	Plasterboard	15
<b>Total</b>		<b>5,126 m<sup>3</sup></b>

- A9. All asbestos, gas bottles, fire extinguishers, batteries and other non-conforming wastes not permitted to be received onsite must be placed in a designated quarantine area, as described in the EIS and RTS, and removed from site within 24 hours to a waste management facility or premises lawfully permitted to accept the materials.
- A10. The maximum height of all structures and buildings on site must be no more than 14.5 metres from natural ground level.
- A11. Heavy vehicles associated with the development are prohibited from using Barry Avenue and must exit the site by turn left only.
- A12. All vehicles must enter and exit the site in a forward direction.
- A13. The Applicant must ensure that no more than 15 employees are permitted to work on the site at any one time.

#### **STAGED SUBMISSION OF PLANS OR PROGRAMS**

- A14. 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.
- A15. If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program must 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 must be demonstrated.

#### **REQUEST FOR INFORMATION**

- A16. The Applicant must retain all weighbridge records as required by the POEO (Waste) Regulation and for the life of the development. The weighbridge records must be made immediately available on request by the Secretary and/or the EPA.
- A17. The Applicant must retain waste classification records for all wastes received on the site and waste disposed from the site for the life of the development. The waste classification records must be made immediately available on request by the EPA and/or the Secretary.

#### **EVIDENCE OF CONSULTATION**

- A18. Where consultation with any public authority is required by the conditions of this consent, the Applicant must:
- (a) consult with the relevant public authority prior to submitting the required documentation to the Secretary or the PCA for approval;
  - (b) submit evidence of such consultation as part of the relevant documentation required by the conditions of this consent;
  - (c) describe how matters raised by the public authority have been addressed and identify matters that have not been resolved; and
  - (d) 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.

#### **STATUTORY REQUIREMENTS**

- A19. The Applicant must ensure that all licences, permits and approval/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 approval/consents.

#### **DEMOLITION**

- A20. The Applicant must ensure that all demolition associated with the Development is carried out in accordance with Australian Standard AS 2601:2001: *The Demolition of Structures*, or its latest version and the requirements of the *Work Health and Safety Regulation, 2011*.

## **STRUCTURAL ADEQUACY AND CERTIFICATION**

- A21. The Applicant must ensure 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.
- A22. Prior to the commencement of construction, the final design of the development must be finalised in consultation with and to the satisfaction of Fire and Rescue NSW (FRNSW) and include suitable additional provisions for special hazards by specifically addressing Clauses E1.10 and E2.3 of Volume One of the National Construction Code (NCC) Series.

## **EXTERNAL WALLS AND CLADDING FLAMMABILITY**

- A23. The external walls of the building including attachments must comply with the relevant requirements of the NCC. Prior to the issue of a Construction Certificate and Occupation Certificate the Certifying Authority must:
- (a) be satisfied that suitable evidence is provided to demonstrate that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the relevant requirements of the NCC; and
  - (b) ensure that the documentation relied upon in the approval processes include an appropriate level of detail to demonstrate compliance with the NCC as proposed and as built.
- A copy of the documentation required under (b) must be provided to the Secretary within 7 days of being accepted by the Certifying Authority.

## **UTILITIES AND SERVICES**

- A24. Prior to the construction of any utility works associated with the Development, the Applicant must obtain relevant approvals from service providers.
- A25. Prior to the commencement of construction, all approved plans must be submitted to the Sydney Water “*Tap In*” service to determine if the development will have any impacts on Sydney Water assets.
- A26. Prior to operation of the Development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*

## **PROTECTION OF PUBLIC INFRASTRUCTURE**

- A27. Prior to the commencement of construction, the Applicant must:
- (a) consult with the relevant owner and/or provider of services that are likely to be affected by the Development to make suitable arrangements for access to, diversion, protection, and/or support of the affected infrastructure;
  - (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
  - (c) submit a copy of this report to the Secretary and Council.
- A28. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing any public infrastructure that is damaged by the Development; and
  - (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the Development.

## **COMPLIANCE**

- A29. The Applicant must ensure that employees, contractors and sub-contractors are aware of, and comply with, the conditions of this consent relevant to their respective activities.

## **WORKS-AS-EXECUTED PLANS**

- A30. Prior to the issue of the final Occupation Certificate, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the PCA.

## **OPERATION OF PLANT AND EQUIPMENT**

- A31. The Applicant must 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.

## SURRENDER OF CONSENTS

A32. Within 12 months of the date of commencement of development to which this consent applies, or within another timeframe agreed by the Secretary, the Applicant must surrender the existing development consents dated 8 June 2011 and 4 November 2015 described in **Table 2** in accordance with the EP&A Regulation.

Following commencement of development to which this consent applies, and before the surrender of existing development consent or project approvals required under condition A32, the conditions of this consent prevail to the extent of any inconsistency with the conditions of those consents or approvals.

**Table 2: Consents to be Surrendered**

Determination Date	DA Number	Details
8 June 2011	10/DA55	Use of premises as a waste transfer facility
4 November 2015	MOD2015/0063 (10/DA55)	Modification to Approved Waste Transfer Facility – Modification to Conditions Relating to Capacity, Loading and Sorting and Storage of Bins

Notes:

- *Any existing management and monitoring plans/strategies/programs/protocols/committees under the existing consents or approvals for the development will continue to apply until the comparable plan/strategy/program/protocol/committee is approved under this consent.*
- *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.*



## **PART B: ENVIRONMENTAL PERFORMANCE AND MANAGEMENT**

### **TRAFFIC AND ACCESS**

#### **Construction Traffic Management Plan**

- B1. Prior to the commencement of construction, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the Development to the satisfaction of the Secretary. The CTMP must form part of the CEMP required by Condition C1. The CTMP must:
- (a) be prepared by a suitably qualified and experienced person(s) in consultation with Council;
  - (b) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;
  - (c) detail heavy vehicle routes that are the same as operational haul routes;
  - (d) detail traffic controls to avoid conflict with road users and the public;
  - (e) detail adequate parking arrangements for the projected number of staff in each phase of construction;
  - (f) not proposed to utilise public and residential streets or public parking facilities;
  - (g) include a Driver Code of Conduct to:
    - (i) minimise the impacts of earthworks and construction on the local and regional road network;
    - (ii) minimise conflicts with other road users;
    - (iii) minimise road traffic noise; and
    - (iv) ensure truck drivers use specified haul routes and do not use Barry Avenue;
  - (h) include a program to monitor the effectiveness of these measures; and
  - (i) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.
- B2. The Applicant must:
- (a) not commence construction until the Construction Traffic Management Plan required by Condition B1 is approved by the Secretary; and
  - (b) implement the most recent version of the Construction Traffic Management Plan approved by the Secretary for the duration of construction.

#### **Parking**

- B3. Prior to the commencement of operation, the Applicant must: prepare and submit to the Department a parking layout plan providing 12 parking spaces on site in accordance with the latest version of AS 2890.

#### **Operating Conditions**

- B4. The Applicant must ensure:
- (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the Development are constructed and maintained in accordance with the latest version of AS 2890.1 and AS 2890.2;
  - (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTRROADS guidelines;
  - (c) the Development does not result in any vehicles queuing on the public road network, including Hearne Street;
  - (d) heavy vehicles and bins associated with the Development are not parked on local roads or footpaths in the vicinity of the site;
  - (e) all vehicles are wholly contained on site before being required to stop;
  - (f) all loading and unloading of materials is carried out on-site;
  - (g) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and
  - (h) the proposed turning areas are kept clear of any obstacles, including parked cars, at all times.

#### **Operational Traffic Management Plan**

- B5. Prior to the commencement of operation, the Applicant must prepare an Operational Traffic Management Plan (OTMP) for the Development to the satisfaction of the Secretary. The plan must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C6. The OTMP must:
- (a) be prepared by a suitably qualified and experienced person(s);
  - (b) be prepared in consultation with Council;
  - (c) detail the measures that are to be implemented to ensure road safety and network efficiency including:
    - (i) ensuring no queuing or parking of vehicles occur on Hearne Street or the surrounding road network;
    - (ii) redirecting incoming trucks to other facilities to prevent traffic build-up; and

- (iii) prioritising the removal of recycled products and residual waste outside of the road network peak hours;
- (d) detail heavy vehicle routes, access and parking arrangements;
- (e) include a Driver Code of Conduct to:
  - (i) minimise the impacts on the local and regional road network;
  - (ii) minimise conflicts with other road users;
  - (iii) minimise road traffic noise;
  - (iv) ensure truck drivers use specified haul routes and do not use Barry Avenue; and
  - (v) include a program to monitor the effectiveness of these measures.
- (f) include a Traffic Control Plan (TCP) detailing:
  - (i) the on-site measures to be implemented to control the manoeuvring of vehicles in designated areas;
  - (ii) installation of way-finding signage, including a 'left turn only' sign at the exit; and
  - (iii) use of a traffic controller at entry/exit to prioritise the entry of vehicles to the site to prevent queuing in Hearne Street.
- (g) include an Employee Transport Plan that:
  - (i) details a strategy for the utilisation of public transport or carpooling to ensure no staff parking occurs offsite; and
  - (ii) includes a program to monitor the effectiveness of this strategy.

B6. The Applicant must:

- (a) not commence operation until the OTMP required by Condition B5 is approved by the Secretary; and
- (b) The Applicant must ensure the OTMP (as required and approved by the Secretary from time to time) is implemented for the operational life of the Development.

## WASTE MANAGEMENT

- B7. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.
- B8. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal, except as expressly permitted by an EPL.
- B9. The Applicant must record the amount of waste (in tonnes) received at the site on a daily basis.
- B10. The Applicant must retain all sampling and waste classification data for the life of the Development in accordance with the requirements of the EPA.

## Receipt, Storage & Handling of Waste

- B11. The Applicant shall only receive waste on site that is authorised for receipt by an EPL. No putrescible waste may be received, stored or processed on site.
- B12. The Applicant shall ensure any waste generated on the site during construction is classified in accordance with the EPA's *Waste Classification Guidelines, 2014* or its latest version, and disposed of to a facility that may lawfully accept the waste.
- B13. The Applicant shall:
  - (a) implement auditable procedures to:
    - (i) ensure the site does not accept wastes that are prohibited;
    - (ii) screen incoming waste loads; and
  - (b) ensure that:
    - (i) all waste types that are controlled under a tracking system have the appropriate documentation prior to acceptance at the site;
    - (ii) all waste received at the site is recorded in accordance with clause 27 of the POEO (Waste) Regulation;
    - (iii) details of the quantity, type and source of wastes received on the site are provided to the EPA and the Secretary when requested; and
    - (iv) staff receive adequate training to recognise and handle any hazardous or other prohibited waste.
- B14. The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the EPA's *Waste Classification Guidelines Part 1: Classifying Waste, November 2014*, or its latest version and dispose of all wastes to a facility that may lawfully accept the waste.
- B15. All waste must be stored wholly within the designated waste storage areas.

- B16. All waste must be loaded and unloaded within the designated loading and unloading areas.
- B17. No crushing or grinding works are permitted on site at any time.
- B18. Garden waste may only be stored in one 35 m<sup>3</sup> sealed and covered skip bin and must be removed from site within 72 hours of receipt.

### **Waste Monitoring Program**

- B19. From the commencement of operation, the Applicant must 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; and
  - (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, including asbestos.

### **Waste Management Plan**

- B20. Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan (WMP) for the Development to the satisfaction of the Secretary. The WMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C6. The WMP must:
- (a) detail the type and quantity of waste to be received during operation of the Development;
  - (b) include details of stockpile limits in the incoming waste receival area and waste storage bunkers;
  - (c) include procedures for ensuring no build-up of waste will occur in the incoming waste receival area during unexpected machinery breakdown; and
  - (d) details the requirements for non-conforming waste handling and removal.
- B21. The Applicant must:
- (a) not commence operation until the Waste Management Plan is approved by the Secretary; and
  - (b) implement the most recent version of the Waste Management Plan approved by the Secretary.

### **Construction Waste Management**

- B22. Prior to the commencement of construction, the Applicant must prepare a Construction and Demolition Waste Management Plan (CDWMP) for the Development to the satisfaction of the Secretary. The plan must form part of the CEMP required by Condition C1. The CDWMP must:
- (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and
  - (b) be implemented for the duration of construction works.
- B23. The Applicant must:
- (a) retain disposal records for all waste disposed of under the CDWMP for 4 years and provide these to the EPA as requested;
  - (b) not commence construction until the CDWMP is approved by the Secretary; and
  - (c) implement the most recent version of the Construction and Demolition Waste Management Plan approved by the Secretary.

### **Pests, Vermin and Noxious Weed Management**

- B24. The Applicant must:
- (a) implement suitable measures to manage pests, vermin and declared noxious weeds on the 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 the 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.

## NOISE AND VIBRATION

### Hours of Work

B25. The hours of work detailed in **Table 3** must be complied with.

**Table 3: Hours of Work**

Activity	Day	Time
Earthworks and construction	Monday – Friday	7 am to 6 pm
	Saturday	8 am to 1 pm
Operation	Monday – Saturday Sunday and Public Holidays	6 am to 10 pm No operation permitted

B26. Works outside of the hours identified in Condition B25 may be undertaken in the following circumstances:

- works that are inaudible at the nearest sensitive receivers;
- for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
- where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental harm.

### Construction Noise Limits

B27. The Development must be constructed to achieve the construction noise management levels detailed in the *Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009)*. All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the EIS.

### Operational Noise Limits

B28. Noise generated by the operation of the development, including vehicles moving and idling onsite, must not exceed the noise limits in **Table 4**.

**Table 4: Noise Limits dB(A)**

Location	Morning Shoulder (6 am-7am) L <sub>Aeq</sub> (15 minute)	Day L <sub>Aeq</sub> (15 minute)	Evening L <sub>Aeq</sub> (15 minute)
All residential receivers	44	47	43

**Note:** Noise generated by the Development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Industrial Noise Policy. Refer to the plan in Appendix A for the location of residential sensitive receivers.

### Post-Commissioning Noise Verification Report

B29. A noise verification report must be submitted to the satisfaction of the Secretary within three months of the completion of commissioning. The report must be prepared by a suitably qualified and experienced acoustical consultant and include:

- an analysis of compliance with noise limits specified in Condition B28;
- an outline of management actions to be taken to address any exceedances of the limits specified in Condition B28; and
- a description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.

### Operational Noise and Vibration Management Plan

B30. Prior to the commencement of operation, the Applicant must prepare an Operational Noise and Vibration Management Plan (ONVMP) for the Development to the satisfaction of the Secretary. The ONVMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C6. The ONVMP must:

- be prepared by a suitably qualified and experienced noise expert;
- describe all noise and vibration sources from the Development;
- describe the measures, in line with best practice, that will be implemented to minimise the noise and vibration emissions in the area including:

- (i) the management and mitigation measures to be employed on site;
- (ii) how the noise impacts of the development will be minimised during any adverse meteorological conditions or extraordinary events;
- (iii) identification of high emission generating construction and operational activities, including proposed times when these works will be carried out (including respite periods if required) and mitigation measures to minimise adverse impacts from these activities; and
- (d) Until the Secretary directs otherwise, include a quarterly monitoring program over a 12-month period that evaluates and reports on:
  - (i) compliance with the noise criteria specified in Condition B28 and vibration criteria specified in Condition B33;
  - (ii) the management actions to be taken to address any exceedances of the criteria specified in Conditions B28 and B33; and
  - (iii) the contingency measures that will be implemented in the event management actions are not effective in reducing noise levels to an acceptable level;
- (e) identify the control measures that that will be implemented for each emission source; and
- (f) defines what constitutes a noise and vibration incident, and includes a protocol for identifying noise incidents and notifying the Department and relevant stakeholders of any such incident.

B31. The Applicant must:

- (a) not commence operation until the ONVMP required by Condition B30 is approved by the Secretary; and
- (b) The Applicant must ensure the ONVMP (as required and approved by the Secretary from time to time) is implemented for the operational life of the Development.

#### Road Traffic Noise

B32. Prior to the commencement of construction, the Applicant must prepare a Driver Code of Conduct and induction training for the Development to minimise road traffic noise. The Applicant must update the Driver Code of Conduct and induction training for construction and operation and must implement the Code of Conduct for the life of the Development.

#### Vibration Criteria

B33. Vibration caused by construction at any residence or structure outside the site must be limited to:

- (a) for structural damage, German Standard *DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures*; and
- (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (Department of Environment and Conservation, 2006).

### SOILS, WATER QUALITY AND HYDROLOGY

#### Erosion and Sediment Control

B34. Prior to the commencement of construction, the Applicant must install and maintain 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* and the Erosion and Sediment Control Plan included in the CEMP required by Condition C1.

#### Stormwater Management System

B35. Prior to the commencement of operation, the Applicant must design and install a stormwater management system for the Development. The system must:

- (a) be designed by a suitably qualified and experienced person(s) whose appointment has been endorsed by the Secretary;
- (b) include a system to capture leachate generated within the processing shed and the bund under the awning for offsite disposal and treatment;
- (c) include a system to capture, contain and dispose of contaminated firewater, prepared in consultation with and to the satisfaction of Fire and Rescue NSW;
- (d) be generally in accordance with the conceptual design in the EIS;
- (e) be in accordance with applicable Australian Standards;
- (f) demonstrate that discharge limits can meet those in Landcom's *WSUD Guideline*;
- (g) ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines (as may be updated or replaced from time to time);
- (h) divert existing clean surface water around operational areas of the site;
- (i) direct all sediment laden water in overland flow away from the leachate management system; and

- (j) prevent cross-contamination of clean and sediment or leachate laden water.
- B36. Prior to the issue of a Construction Certificate, a certificate must be submitted to the Certifying Authority certifying that:
- (a) satisfactory arrangements have been made for the disposal of stormwater;
  - (b) the proposed development will not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties; and
  - (c) the piped drainage system has been designed to Council's Stormwater Drainage Policy.
- B37. Prior to the issue of the Final Occupation Certificate, Works-As-Executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved must be submitted to the Certifying Authority.
- B38. The stormwater management system must be operated and maintained for the duration of the Development.

### **Water Management Plan**

- B39. Prior to the commencement of operation, the Applicant must prepare a Water Management Plan (Water MP) to the satisfaction of the Secretary. The Water MP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C6. The Water MP must:
- (a) detail water use, metering, disposal and management on-site;
  - (b) detail the management of wastewater streams on-site, including leachate;
  - (c) 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) sediment and erosion control plans;
    - (iii) surface water impact assessment criteria, including trigger levels for investigating and potential adverse surface water impacts; and
    - (iv) a protocol for the investigation and mitigation of identified exceedances of the surface water impact assessment criteria.
- B40. The Applicant must:
- (a) not commence operation until the Water MP required by Condition B39 is approved by the Secretary; and
  - (b) implement the most recent version of the Water MP approved by the Secretary for the duration of the Development.

## **AIR QUALITY**

### **Dust Minimisation**

- B41. All steps must be taken to minimise dust generated during all works authorised by the consent.
- B42. In lieu of the 'proposed rumble grids', the Applicant must install a truck wheel wash immediately after the exit weighbridge to clean truck wheels prior to exiting the site.
- B43. The processing building must be fitted with a dust suppression system, as described in the EIS.
- B44. During construction, the Applicant must ensure that:
- (a) exposed surfaces and stockpiles are suppressed by regular watering;
  - (b) all trucks entering or leaving the site with loads have their loads covered;
  - (c) trucks associated with the Development do not track dirt onto the public road network;
  - (d) public roads used by these trucks are kept clean; and
  - (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

### **Air Quality Discharges**

- B45. The Applicant must install and operate equipment in line with best practice to ensure that the Development complies with all load limits, air quality criteria and air quality monitoring requirements as specified in the EPL for the site.

## Operational Air Quality Management Plan

- B46. Prior to the commencement of operation, the Applicant must prepare an Air Quality Management Plan (AQMP) to the satisfaction of the Secretary. The AQMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C6. The AQMP must:
- (a) be prepared by a suitably qualified and experienced person(s);
  - (b) detail and rank all emissions from all sources of the Development, including particulate emissions;
  - (c) provide information on the following:
    - (i) proactive and reactive management strategies;
    - (ii) key performance indicators;
    - (iii) monitoring methods and location frequency and duration of monitoring;
    - (iv) record keeping;
    - (v) response mechanisms;
    - (vi) complaints handling protocol; and
    - (vii) reporting.
  - (d) describe measures to be implemented to minimise the potential risks to air quality in the area including:
    - (i) management and mitigation measures to be employed on site;
    - (ii) plant and equipment being maintained to ensure that it is in good order;
    - (iii) how the air quality impacts of the development will be minimised during any adverse meteorological conditions or extraordinary events;
    - (iv) identification of high emission generating construction and operational activities, including proposed times when these works will be carried out (including respite periods if required) and mitigation measures to minimise adverse impacts from these activities; and
    - (v) compliance with the relevant conditions of this consent including Condition B48.
  - (e) identify the control measures that will be implemented for each emission source;
  - (f) defines what constitutes an air quality incident, and includes a protocol for identifying and notifying the Department and relevant stakeholders of any air quality incidents.
- B47. The Applicant must:
- (a) not commence operation until the AQMP required by Condition B46 is approved by the Secretary; and
  - (b) implement the most recent version of the AQMP approved by the Secretary for the duration of the Development.

## Odour Management

- B48. The Applicant must ensure the Development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

## HAZARDS AND RISK

### Hazardous Waste

- B49. The Applicant must implement auditable procedures to handle and dispose of hazardous waste materials such as asbestos, sharps and chemical/biological materials that have been received on site.

### Dangerous Goods

- B50. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.
- B51. Dangerous goods, as defined by the *Australian Dangerous Goods Code*, must be stored and handled strictly in accordance with:
- (a) the latest version of the relevant Australian Standards, particularly *AS 1940-2004 The storage and handling of flammable and combustible liquids* (Standards Australia, 2004) and *AS/NZS 1596:2014 The storage and handling of LP Gas* (Standards Australia, 2014), and the *Australian Dangerous Goods Code*; and,
  - (b) the *Environment Protection Manual for Authorised Officers: Bunding and Spill Management, technical bulletin* (EPA, 1997) (as may be updated or replaced from time to time).

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

## **Bunding**

- B52. The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or the EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Handbook*.

## **FIRE SAFETY**

### **Fire Safety System**

- B53. The Applicant must consult with FRNSW during preliminary design of fire safety measures to ensure the fire systems and strategies are adequate and meet FRNSW operational requirements.
- B54. Prior to the commencement of construction, the Applicant must develop a Fire Safety Study, including firewater containment system, in accordance with HIPAP No. 2 and submit it for assessment and approval by FRNSW.

## **CONTAMINATION**

- B55. Prior to the commencement of construction, the Applicant must prepare an unexpected finds protocol to ensure that potentially contaminated material is appropriately managed. The protocol must form part of the CEMP required by Condition C1 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Secretary, prior to its removal from the site.

## **VISUAL AMENITY**

### **Landscaping**

- B56. Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Secretary. The plan must form part of the OEMP in Condition C4 and be prepared in accordance with Condition C6. The plan must:
- detail the species to be planted on-site in accordance with Council's recommended native species available on Council's website;
  - describe the monitoring and maintenance measures to manage revegetation and landscaping works; and
  - be consistent with the Applicant's Management and Mitigation Measures at Appendix B.
- B57. The Applicant must:
- not commence operation until the Landscape Management Plan is approved by the Secretary;
  - implement the most recent version of the Landscape Management Plan approved by the Secretary; and
  - maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B56 for the duration of the development.

### **Lighting**

- B58. The Applicant must ensure the lighting associated with the Development:
- complies with the latest version of *AS 4282 (INT) - Control of Obtrusive Effects of Outdoor Lighting*; and
  - is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.



## **PART C: ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING**

### **CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN**

- C1. The Applicant must prepare a Construction Environmental Management Plan (CEMP) to the satisfaction of the Secretary. The CEMP must:
- (a) be approved by the Secretary prior to the commencement of construction;
  - (b) identify the statutory approvals that apply to the Development;
  - (c) outline all environmental management practices and procedures to be followed during construction works associated with the Development;
  - (d) describe all activities to be undertaken on the site during construction of the Development, including a clear indication of construction stages;
  - (e) detail how the environmental performance of the construction works 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 works associated with the Development; and
  - (g) include the management plans required under Condition C2 of this consent.
- C2. As part of the CEMP required under Condition C1 of this consent, the Applicant must include the following:
- (a) Construction Traffic Management Plan (see Condition B1);
  - (b) Erosion and Sediment Control Plan; and
  - (c) Construction and Demolition Waste Management Plan (see Condition B22).
- C3. The Applicant must:
- (a) not commence construction of the Development until the CEMP is approved by the Secretary; and
  - (b) carry out the construction of the Development in accordance with the CEMP approved by the Secretary (and as revised and approved by the Secretary from time to time).

### **OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN**

- C4. The Applicant must prepare an Operational Environmental Management Plan (OEMP) to the satisfaction of the Secretary. The OEMP must:
- (a) be submitted to the Secretary for approval prior to the commencement of operation;
  - (b) be prepared by a suitably qualified and experienced expert;
  - (c) provide the strategic framework for environmental management of the Development;
  - (d) identify the statutory approvals that apply to the Development;
  - (e) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the Development;
  - (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;
    - (v) respond to emergencies; and
  - (g) include the following environmental management plans:
    - (i) Traffic;
    - (ii) Noise and Vibration;
    - (iii) Air Quality (see Condition B46);
    - (iv) Waste (see Condition B19); and
    - (v) Water (see Condition B39).
- C5. The Applicant must:
- (a) not commence operation until the OEMP is approved by the Secretary; and
  - (b) operate the Development in accordance with the OEMP approved by the Secretary (and as revised and approved by the Secretary from time to time).

### **MANAGEMENT PLAN REQUIREMENTS**

- C6. The Applicant must ensure that the environmental management plans required under Condition C4 of this consent are prepared by a suitably qualified person or persons in accordance with best practice 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; 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;
- (c) a description of the management measures that would be implemented to comply with the relevant statutory requirements, limits or performance measures/criteria;
- (d) a program to monitor and report on the:
  - (i) impacts and environmental performance of the Development; and
  - (ii) effectiveness of any management measures (see (c) above);
- (e) a contingency plan to manage any unpredicted impacts and their consequences;
- (f) a program to investigate and implement ways to improve the environmental performance of the Development over time;
- (g) a protocol for managing and reporting any:
  - (i) incidents;
  - (ii) complaints;
  - (iii) non-compliances with statutory requirements; and
  - (iv) exceedances of the impact assessment criteria and/or performance criteria; and
- (h) a protocol for periodic review of the plan.

### Revision of Strategies, Plans and Programs

- C7. Within three months of:
- (a) approval of a modification;
  - (b) approval of an annual review under Condition C8;
  - (c) submission of an incident report under Condition C9; or
  - (d) completion of an audit under Condition C12,

the Applicant must review, and if necessary revise, the strategies, plans, and programs required under this consent to the satisfaction of the Secretary.

*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.*

### ANNUAL REVIEW

- C8. Within 12 months from the commencement of operation, and each year thereafter, unless otherwise agreed by the Secretary, the Applicant must review the environmental performance of the Development to the satisfaction of the Secretary. This review must:
- (a) describe the development that was carried out in the previous reporting period, and the Development that is proposed to be carried out over the next reporting period;
  - (b) include a comprehensive review of the monitoring results and complaints records of the Development over the previous reporting period, which includes a comparison of these 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 reporting periods; and
    - (iv) the relevant predictions in the EIS;
  - (c) identify any non-compliance over the last reporting period, 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 Development;
  - (e) identify any discrepancies between the predicted and actual impacts of the Development, and analyse the potential cause of any significant discrepancies; and
  - (f) describe what measures will be implemented over the next reporting period to improve the environmental performance of the Development.

### REPORTING

#### Incident Reporting

- C9. Within 24 hours of any incident or potential incident with actual or potential significant off-site impacts on people or the biophysical environment, a report must be supplied to the Department outlining the basic facts. A further detailed report must be prepared and submitted following investigations of the causes and identification of necessary additional preventive measures. That report must be submitted to the Secretary no later than 14 days after the incident or potential incident.
- C10. The Applicant must maintain a register of accidents, incidents and potential incidents. The register must be made available for inspection at any time by the independent Hazard Auditor and the Department.

## Regular Reporting

- C11. The Applicant must 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.

## AUDITING

### Independent Environmental Audit

- C12. Within one year of the commencement of operation, and every three years thereafter, unless the Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit (audit) of the Development. Division 2B of Part 6 of the EP&A Act applies to these audits, which are for the purposes of ascertaining information in relation to the environmental performance of the Development and the adequacy of strategies, plans and programs. Audits must:
- (a) be conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Secretary;
  - (b) include consultation with the relevant agencies;
  - (c) assess the environmental performance of the Development and assess whether it is complying with the requirements in this consent, and any other relevant approvals, relevant EPL(s) (including any assessment, plan or program required under these approvals);
  - (d) review the adequacy of any approved strategy, plan or program required under the abovementioned consents; and
  - (e) recommend measures or actions to improve the environmental performance of the Development, and/or any strategy, plan or program required under these consents.

**Note:** *This audit team must be led by a suitably qualified auditor, and include relevant experts in any other fields specified by the Secretary.*

- C13. Within three months of commissioning this audit, or as otherwise agreed by the Secretary, the Applicant must submit a copy of the audit report to the Secretary, together with its response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The Applicant must implement these recommendations to the satisfaction of the Secretary.

## ACCESS TO INFORMATION

- C14. Prior to the commencement of construction and for the duration of the Development, the Applicant must:
- (a) make copies of the following publicly available on its website:
    - (i) the documents referred to in Condition A2;
    - (ii) all current statutory approvals for the Development;
    - (iii) all approved strategies, plans and programs required under the conditions of this consent;
    - (iv) a comprehensive summary of the monitoring results of the Development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;
    - (v) a complaints register updated on a monthly basis;
    - (vi) the annual reviews of the Development;
    - (vii) any independent environmental audit of the Development and the Applicant's response to the recommendations in any audit;
    - (viii) any other matter required by the Secretary; and
  - (b) keep this information up to date, to the satisfaction of the Secretary.

**APPENDIX A  
DEVELOPMENT LAYOUT PLANS**

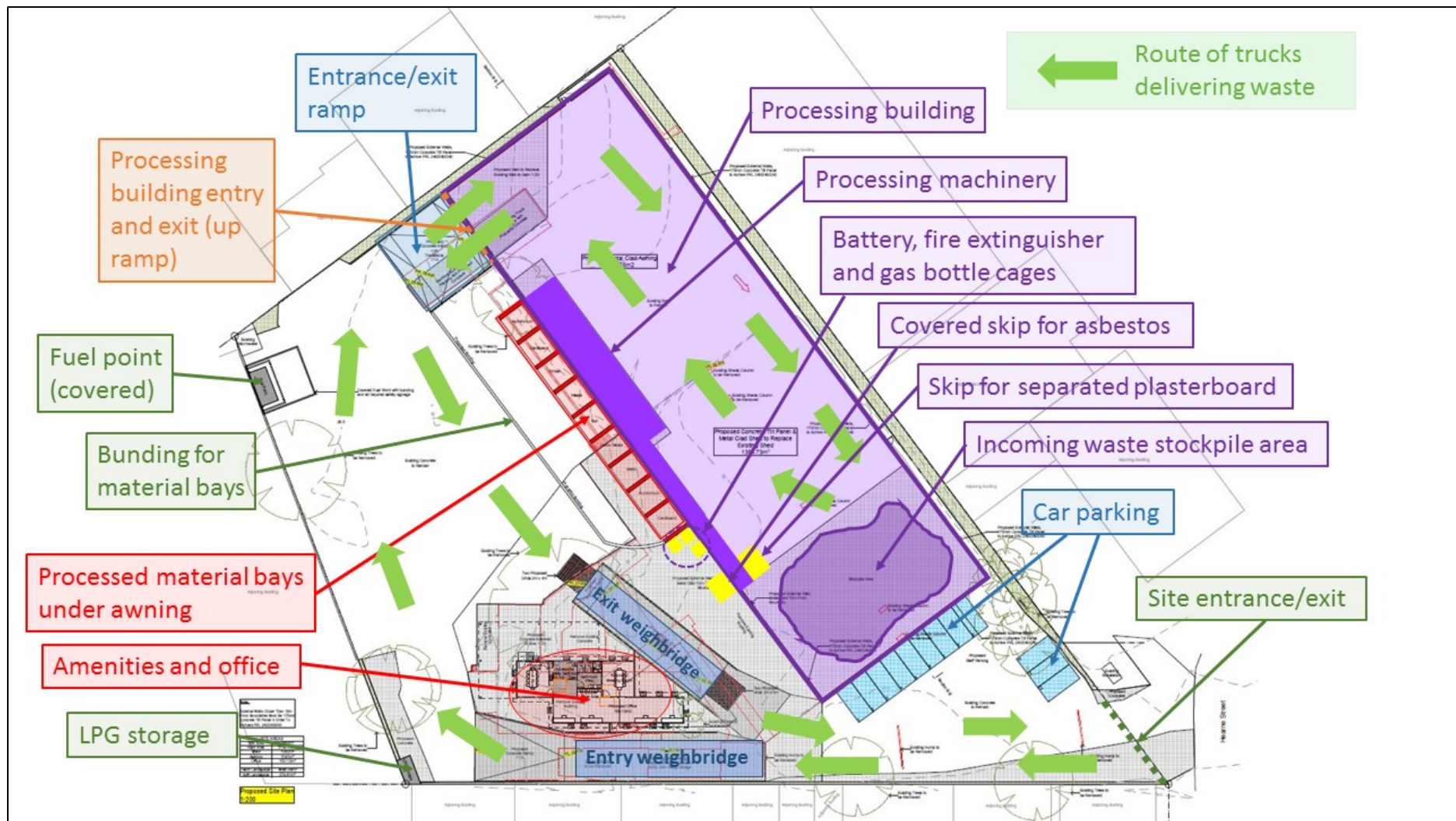
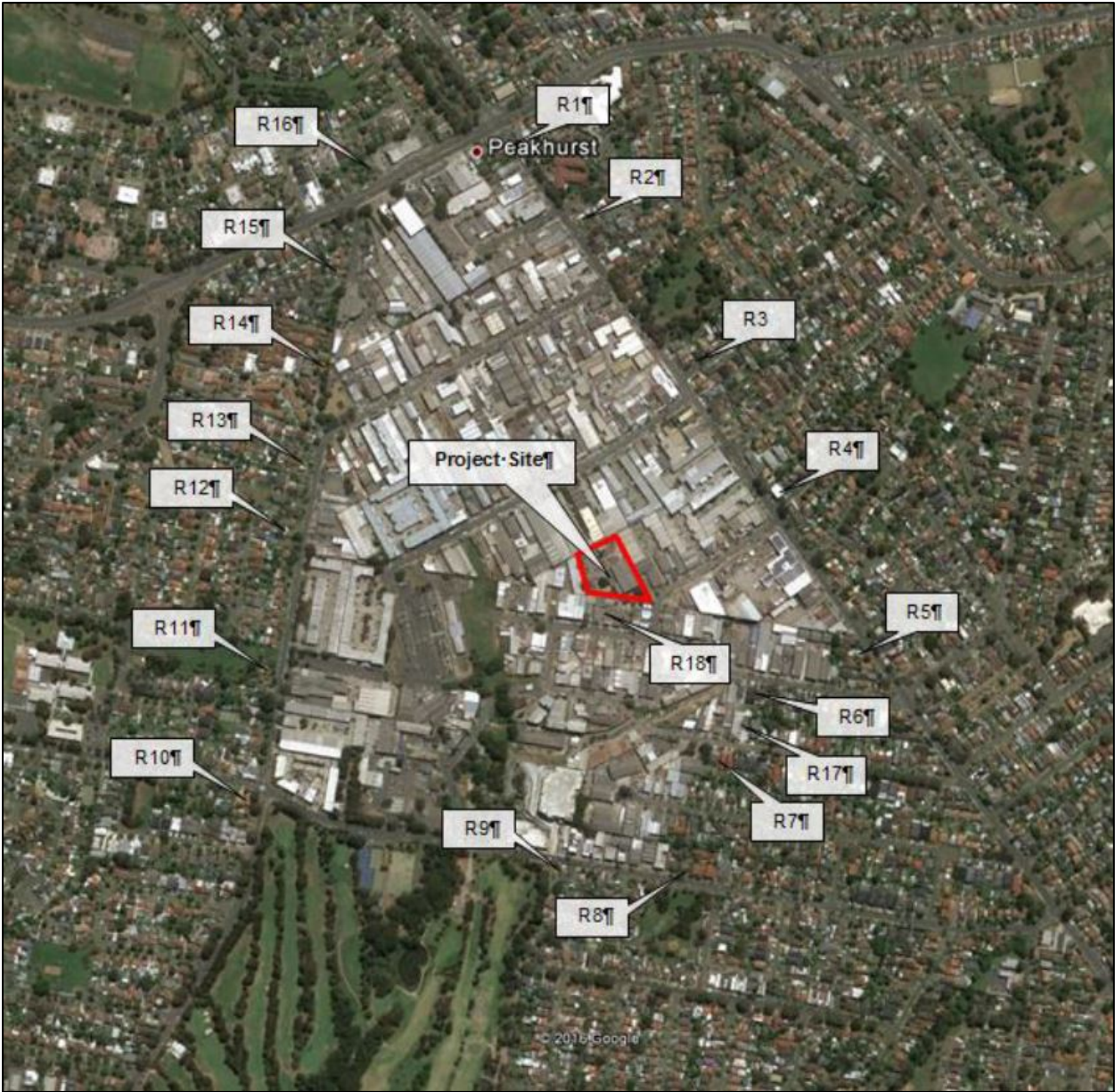


Figure 1: Site Plan



**Figure 2:** Sensitive Receivers

**APPENDIX B  
APPLICANT'S MANAGEMENT AND MITIGATION MEASURES**

## 1. Updated Statement of Commitments

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The proposed commitments are made to ensure any impacts arising from the construction and operation of the resource recovery facility are minimised and summarised in **Table 11** below.

**Table 11: Project Commitments and mitigation measures**

Issue	Proposed Mitigation Measure
Annual Throughput and storage limits	<p>The proponent is committed to limiting waste processed on site to 220,000 tonnes per annum. The proponent will maintain and monitor weighbridge records (inbound and outbound) to ensure limits are not exceeded.</p> <p>The proponent will make weighbridge records available at the request of DPE or the EPA to verify compliance.</p> <p>The proponent will ensure storage does not exceed the amount prescribed in the EPL</p>
Hours of Operation	<p>Operating hours will be limited to 6:00am to 10:00pm Monday to Saturday.</p>
Noise	<p><b>Operations</b></p> <p>A Noise Management Plan (NMP) is to be incorporated into the OEMP. The NMP would address matters such as:</p> <ul style="list-style-type: none"> <li>• Limiting site hours of operation to align with the NVA (SLR, March 2016).</li> <li>• Implementation of a general vehicle speed limit of 5 km/hr.</li> <li>• Vibration management – handling of heavy materials;</li> <li>• Inclusion of site access limitations and restrictions to encourage all access to the site via Boundary Road and Hearne Street;</li> <li>• Requirements for ongoing maintenance of fixed and mobile plant in accordance with manufactures specifications;</li> <li>• Development of protocols to ensure processing operations are undertaken wholly within the processing building; and</li> <li>• Procedures to handle complaints assessment of risk and impacts and corrective actions if required.</li> </ul> <p><b>Detailed Design</b></p> <p>Detailed design plans will:</p> <ul style="list-style-type: none"> <li>• Remove the proposed speed humps with alternate measures to limit speed within the site incorporated into the final design and site specific TMP.</li> <li>• Ensure the design of the slab and footings associated with the finger screen shall be prepared to take into account and accommodate vibration from dynamic loads associated with the operation of this plant.</li> </ul>

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**Issue****Proposed Mitigation Measure****Construction**

A comprehensive Construction Environmental Management Plan (CEMP) would include:

- Mitigation measures to ensure Construction Noise and Vibration are minimised and the measures are implemented and managed for the duration of the construction programme.

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Traffic and  
Access

**Operations:**

An Operational Traffic Management Plan (OTMP) will be incorporated into the OEMP to prescribe traffic management procedures for the development including:

- Identification of preferred routes to minimise noise impacts on the surrounding community;
- Incorporate the vehicle stacking plan (TTPP, March 2017) and associated management protocols to allow for up to 31 vehicles to be held on site at any one time;
- Physical and operational measures (including signage) to mitigate impacts of vehicles accessing and leaving the site;
- Maintaining internal vehicle swept paths through appropriate line marking to identify and prevent encroachment on parking areas;
- Driver education and information to promote driver habits to minimise noise and awareness of preferred heavy vehicle routes; and
- Provision for a traffic controller to be stationed at the site entry to:
  - Direct traffic to make a left hand turn when exiting to Hearne Street;
  - Record details of any vehicles approaching from Barry Avenue; and
  - Advise management of any observed breaches to the OEMP.
- Timetabling, scheduling and details of vehicle booking systems.

**Detailed Design:**

Ensure vehicle swept paths are not compromised in the detailed design phase. The minimum proposed site entry of 16.2m is to be maintained.

Detailed design plans are to include appropriate 'left out only' signage to guide heavy vehicles when departing the site.

**Construction:**

The CEMP would include measures to mitigate impacts associated with construction traffic including but not limited to:

- Hours of operations;
  - Temporary parking arrangements;
  - Access and manoeuvring arrangements;
  - Traffic control requirements; and
  - Oversize Vehicle Permits and arrangements (e.g. floating of plant and equipment).
-

**Issue****Proposed Mitigation Measure**

Air Quality and  
Greenhouse Gas

**Air Quality****Operations:**

An Air Quality Management Plan (AQMP) would be prepared to form part of a comprehensive OEMP. The AQMP would be prepared with regard given to the AQIA and address matters such as:

- The installation and regular maintenance of an operator-activated overhead dust suppression system;
- Use of a street sweeper over external hardstand areas;
- Use of hand held hoses to supplement overhead dust suppression system;
- Use of hand held hoses within any areas not covered by the overhead dust suppression system;
- Procedures to cease operations if weather conditions have a major negative impact on the operation.
- Implementation of a general vehicle speed limit of 5 km/hr will be imposed across all areas of the site.
- Procedure to check all vehicles are checked for mud and soil on tyres prior to leaving the site and where mud or soil is detected on the entrance road (i.e. "track out"), staff will be deployed to sweep the road.
- Maintenance requirements for all on-site, fixed and mobile diesel powered plant (excluding road vehicles) (e.g. manufactures specifications).
- Maintenance requirements of rumble grid and stormwater pits to prevent build up of dust / sediment.
- Assignment of roles and responsibilities for the management of air quality issues such as dust suppression, and outlining the mitigation measures to be implemented to minimise the generation of air pollutants.
- Procedures to handle potentially odour generating wastes such as green waste or hidden putrescible wastes.
- Procedures to handle complaints.

**Design**

Detailed design plans are to document the location and coverage of dust suppression measures including:

- The fogging system;
- Overhead dust suppression sprinklers;
- Hand held hoses; and
- Location of rumble grid and all stormwater pits.

**Construction**

The CEMP would include measures to mitigate impacts associated with air quality (dust) associated with construction. This would include but not be limited to:

- Deployment of dust suppression measures (sprinklers / watercart / hand held hoses) during construction;
-

Issue	Proposed Mitigation Measure
	<ul style="list-style-type: none"> <li>• Protocols for restricting construction activities during adverse weather conditions (wind generated dust);</li> <li>• Use of street sweepers; and</li> <li>• Regular checking and maintenance of soil erosion and sediment control measures.</li> </ul> <p><b>Greenhouse Gases</b></p> <p>The following mitigation and management measures will be implemented at the site to minimise greenhouse gas emissions during operations:</p> <ul style="list-style-type: none"> <li>• Fixed plant maintenance requirements and practices will be incorporated into the OEMP to ensure all plant is operating in an efficient manner.</li> <li>• Prior to the release of a Construction Certificate issued pursuant to Section 109C of the EP &amp; A Act, a report addressing the energy efficiency requirements contained in Section J of the National Construction Code (BCA) will be prepared and submitted to the appointed Principal Certifying Authority. This report will document and assess the suitability of lighting and appliances proposed for the site office space.</li> <li>• Garden waste materials received on site (i.e. low volumes contained in skip bins from household clean up or demolition sites) are picked and stored separately, then transported off site to a local facility for recycling (e.g. mulched, chipped and/or composted). The final OEMP will include details relating to the identification, handling and diversion of greenwaste.</li> </ul>
Contamination	<p>A Construction Environmental Management Plan (CEMP) will be prepared prior to the commencement of demolition works or the approval of a Construction Certificate under section 109C of the Act.</p> <p>The CEMP will further report on the results of subsurface materials testing and will provide protocols to ensure the health and safety of construction workers when handling or working within disturbed areas and will include protocols for managing groundwater should it be encountered. Any testing of material will be undertaken in accordance with the relevant guidelines made under the Contaminated Land Management Act 1997. Should further approvals be required to undertake construction or remediation work, they will be sought and secured prior to the commencement of any works.</p> <p>The PIRMP will be reviewed and updated to reflect the operations and activities on site. The updated PIRMP will be submitted to the NSW EPA as part of any application to modify the EPL for the site.</p>
Water Cycle Management	<p><b>Operations</b></p> <p>A Water Cycle Management Plan (WCMP) will be incorporated into the OEMP. The OEMP will address matters such as:</p> <ul style="list-style-type: none"> <li>• The installation and regular maintenance of a control measures including: <ul style="list-style-type: none"> <li>○ Rocla First Defense treatment device;</li> <li>○ Rocla Water Level Controller;</li> <li>○ Litter baskets;</li> </ul> </li> </ul>

**Issue****Proposed Mitigation Measure**

- Rainwater tank;
- Gutters and downpipes;
- Sweeping of internal and external hardstand areas;
- Cleaning and removal of leachate from blind sumps;
- Fogging system; and
- Leachate sump and alarm system.
- Procedures to ensure all wastes are stored in an enclosed environment.
- Implementation of a general vehicle speed limit of 5 km/hr will be imposed across all areas of the site.
- Procedure to ensure all vehicles are checked for mud and soil on tyres prior to leaving site and where mud or soil is detected on the entrance road (i.e. “track out”), staff will be deployed to sweep the road.
- Procedures for monitoring any water quality limits as specified in the EPL.
- The Final OEMP will be developed in consultation with the EPA prior to commencement of operations and will include:
  - leachate management and disposal; and
  - maintenance triggers and actions for the stormwater management system.

**Detailed Design**

Detailed stormwater management plans document and confirm the suitability of proposed measures including:

- Rocla First Defense treatment device;
- Litter baskets;
- Sweeping of internal and external hardstand areas;
- Cleaning and removal of leachate from blind sumps;
- Leachate sump and alarm system
- Fogging system;
- Rainwater tank; and
- Bunding arrangements to fuel store and under awning material storage area.

**Construction**

The CEMP would include measures to mitigate impacts with water quality associated with construction. This would include but not be limited to:

- Regular checking and maintenance of soil erosion and sediment control measures;
- Procedures for monitoring water quality during the construction phase; and
- Procedures for managing groundwater should it be encountered.

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Hazardous and Dangerous Goods

**Operations**

To ensure the risks associated with the storage of potentially dangerous goods are not increased, the following measures are proposed:

- Storage of diesel fuel and LPG will be limited to the quantities contained in this EIS and the SEPP 33 Risk Screening Assessment;
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Issue	Proposed Mitigation Measure
	<ul style="list-style-type: none"> <li>• Diesel fuel will be stored within a bunded area with sufficient capacity in isolation of any other flammable liquids.</li> </ul> <p><b>Detailed Design</b></p> <ul style="list-style-type: none"> <li>• Fire safety measures recommended in the SLR Fire Safety Study (25/10/2016) are to be incorporated into the detailed design documents.</li> <li>• The diesel storage tank area and bund will be designed and constructed to satisfy the requirements of <i>AS1940-2004 - The storage and handling of flammable and combustible liquids</i>;</li> <li>• Storage locations are to be documented in accordance with <i>AS1940-2004</i> will be incorporated into the OEMP and submitted to the PCA prior to the release of a certificate issued under section 109C of the Act.</li> <li>• The design, construction and installation of the aboveground diesel storage tank in the context of any relevant Australian Standards will be submitted to the PCA prior to the release of a final occupation certificate issued under section 109C of the Act.</li> <li>• The design recommendations for the Fire Protection Systems, as contained in the SLR Fire Safety Study (March 2017) are to be incorporated in to the detailed design. This is to include the recommended fire safety measures and details relating to the containment of firefighting water.</li> </ul>
Visual Impact	<p>Prior to the issue of a final occupation certificate:</p> <ul style="list-style-type: none"> <li>• Landscaping works will be completed in accordance with a Landscape Plan at the completion of the building works; and</li> <li>• The proposed colour schedule will be documented in the construction documents and be in place at the completion of the construction works.</li> </ul>
Operational Waste Management	<p><b>General</b></p> <p>The following commitments are made to ensure the efficient handling of waste and movement of vehicles across the site:</p> <ul style="list-style-type: none"> <li>• Provision of upgraded sorting and processing machinery to ensure processing efficiency;</li> <li>• Scheduling and tracking of waste deliveries (in and out) by the operators dedicated scheduling team;</li> <li>• Utilising dedicated site traffic controllers during peak periods and enforcement of driver protocols will enhance vehicle operations onsite; and</li> </ul> <p>These commitments will be embodied in the Operations Environmental Management Plan (OEMP) and adopted to control the day to day handling of waste both on and off site. The OEMP will include protocols and procedures relating to:</p> <ul style="list-style-type: none"> <li>• Waste acceptance;</li> <li>• Waste source control;</li> <li>• On site storage requirements;</li> <li>• Resource recovery requirements;</li> <li>• Green waste management;</li> <li>• Operational noise management;</li> <li>• Dust and air quality management;</li> <li>• Leachate Management;</li> </ul>

Issue	Proposed Mitigation Measure
	<ul style="list-style-type: none"> <li>• Management and maintenance of stormwater infrastructure;</li> <li>• Transport and Disposal (Waste Tracking); and</li> <li>• Stockpile Management;</li> <li>• Special Waste Management (Asbestos and Tyres);</li> <li>• Third party material sampling;</li> <li>• Weighbridge operation (including calibration);</li> <li>• Emergency management procedures as contained in the SLR Fire Safety Study (25/10/2016).</li> </ul> <p>A final OEMP will be reviewed by the EPA prior to the variation of the EPL. Commencement of operations or the release of an occupation certificate under Section 109C of the Act. The OEMP will be reviewed biennially or following risk assessments review of procedures and other aspects and impacts that affect or are affected by conditions on the site.</p>
Construction Environmental Management	<p>A CEMP will be submitted to the PCA prior to the issue of relevant certificate under section 109R of the Act. The plan will address:</p> <ul style="list-style-type: none"> <li>proposed demolition and construction hours;</li> <li>the requirements of the DEWCAPE Construction Waste Management Plan (Rev 3 dated 11/11/2016)</li> <li>pedestrian and traffic management during demolition and construction;</li> <li>stormwater and waste management;</li> <li>noise management; and</li> <li>contamination;</li> </ul>
Stockpiles	Reduction in volume of each storage bay by approximately 30%.
Traffic	<p>Updated swept path diagram to account for additional safety measures to create separation and delineation of inbound and outbound traffic including:</p> <ul style="list-style-type: none"> <li>i. Widening of the driveway at the entrance</li> <li>ii. Construction of island to separate inbound and outbound traffic</li> </ul>
Storage	Updated architectural drawings to allocate storage areas for gas bottles, fire extinguishers, batteries and asbestos.