Development Consent

Section 4.38 of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 11 October 2017, I approve the Development Application referred to in Schedule 1, subject to the conditions specified 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
- provide for the ongoing environmental management of the Development.

Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Sydney 2018

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

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

SCHEDULE 1

Application No:	SSD 7698
Applicant:	Benedict Recycling Pty Ltd
Consent Authority:	Minister for Planning
Land:	Lot 1 DP 874109 1a McIntosh Drive, Mayfield West
Development:	Increase in processing capacity of an existing resource recovery facility to 315,000 tonnes per year of general solid waste (non-putrescible) including construction and demolition waste and commercial and industrial waste **and acid sulfate soils / potentially acid sulfate soils materials.**

SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-7698-Mod-1	27 October 2021	Team Leader Industry Assessments	Amended site boundary and layout
SSD-7698-Mod-2	13 June 2023	Director, Industry Assessments	Amended development to permit actual or potential acid sulfate soils to be received and processed onsite

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DEFINITIONS

Applicant	Benedict Recycling Pty Ltd or any other person carrying out any development to which this consent applies
Amended Application	Mayfield West Recycling Facility SSD 7698 - Development Application Amendment letter, dated 24 August 2017, prepared by EMM
ANZECC (2000)	Australian and New Zealand Guidelines for Fresh and Marine Water Quality, prepared by Australian and New Zealand Environment and Conservation Council 2000
AS	Australian Standard
BCA	Building Code of Australia
CEMP	Construction Environmental Management Plan
Certifying Authority	A person who is authorised by or under Section 6.17 of the EP&A Act to issue Part 4A certificates
Conditions of this consent	The conditions contained in Schedule 2 of this document
Construction	The demolition and removal of buildings or works, the carrying out of works for the purpose of the Development, including earthworks, and erection of buildings and other infrastructure permitted by this consent (including sealing the site and installation of the 40,000 L diesel tank)
Council	Newcastle City Council
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Decommissioning	The controlled process of safely retiring a facility from service, including decontamination, dismantling and disposal after the cessation of operations
Department	Department of Planning and Environment
Development	The development as described in the EIS and RTS and Amended Application and as generally depicted in Appendix A including the works and activities comprising resource recovery of waste, as modified by the conditions of this consent
DPI	NSW Department of Primary Industries
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	The Environmental Impact Statement titled Environmental Impact Statement, Mayfield West Recycling Facility, prepared by EMM, dated 11 October 2016 submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application
EPA	NSW Environment Protection Authority
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	*Environmental Planning and Assessment Regulation 2000*
EPL	Environment Protection Licence issued by the EPA under the POEO Act
Evening	The period from 6 pm to 10 pm
Feasible	Relates to engineering considerations and what is practical to build
FRNSW	Fire and Rescue NSW
General solid waste (non-putrescible)	As defined in Part 3 Schedule 1 of the POEO Act
Heavy vehicle	Any vehicle with a gross vehicle mass of five tonnes or more
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage Item	An item as defined under the Heritage Act 1977, and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the National Parks and Wildlife Act 1974
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
kL	Kilolitre
Land	In general, the definition of land is consistent with the definition in the EP&A Act
Limited Occasions	No greater than six times per year and only for a period of less than two weeks in length for each occasion
Management & Mitigation Measures	The management and mitigation measures set out in Appendix B
Material harm	Is harm that:

	• involves actual or potential harm to the health or safety of human beings or to ecosystems that is not trivial, or • results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding $10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment).
Minister	Minister for Planning (or delegate)
Mitigation	Activities associated with reducing the impacts of the Development prior to or during those impacts occurring
Modification Assessments	**(a) Modification application SSD 7698 MOD 1 prepared by Benedict Recycling Pty Ltd and dated May 2021.** **(b) Modification application SSD 7698 Mod 2 prepared by Benedict Industries and dated 27 July 2022.**
NCC	National Construction Code
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
OEH	Office of Environment and Heritage
OEMP	Operational Environmental Management Plan
Operation	The receipt, removal or processing of waste, upon the completion of construction
PCA	Principal Certifying Authority authorised under Section 6.17 of the EP&A Act
POEO Act	*Protection of the Environment Operations Act 1997*
POEO (Waste) Regulation	*Protection of the Environment Operations (Waste) Regulation 2014*
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
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
RRF	Resource Recovery Facility
Registered Aboriginal Parties	Means the Aboriginal persons identified in accordance with the document entitled "Aboriginal cultural heritage consultation requirements for proponents 2010" (DECCW)
RTS **SSD-7698**	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act, titled Mayfield West Recycling Facility Response to Submissions, prepared by EMM, dated 20 July 2017
RTS SSD 7698 Mod 2	**Response to RFI prepared by Benedict Industries and dated 9 December 2022.**
Secretary	Secretary of the Department, or nominee
Sensitive Receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational are
Site	The land listed in Schedule 1
SSD 7698	The Development as described in Schedule 1, the EIS and the RTS and the Amended Application
Waste	Has the same meaning as the definition of the term in the dictionary to the POEO Act
Year	A period of 12 consecutive months

SCHEDULE 2

PART A: ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

A1. In In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.

TERMS OF CONSENT

A2. The Development may only be carried out:
- (a) in compliance with the conditions of this consent;
- (b) in accordance with the directions of the Secretary;
- (c) in accordance with the EIS, RTS and Amended Application;
- **(d) in accordance with the Modification Assessments**
- (e) in accordance with development layout plans and drawings in the RTS and Amended Application (see Appendix A); and
- (f) in accordance with the management and mitigation measures (see Appendix B).

A3. Consistent with the requirements in this consent, the Secretary may make written directions to the Applicant in relation to:
- (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Secretary; and
- (b) the implementation of any actions or measures contained in any such document referred to in (a) above.

A4. The conditions of this consent and directions of the Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c), A2(d) and A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), A2(d) and A2(e) the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

Note: For the purposes of this condition, there will be an inconsistency between documents if it is not possible to comply with both documents, or in the case of a condition of consent or direction of the Secretary, and a document, if it is not possible to comply with both the condition or direction, and the document.

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 that date.

A6. The Applicant must not receive or process on site more than 315,000 tonnes per year of general solid waste (non-putrescible).

A7. The Applicant must not:
- (a) crush more than 71,000 tonnes per year of waste; ~~and~~
- (b) shred more than 5,400 tonnes per year of timber; **and**
- **(c) receive or process more than 30,000 tonnes per year of actual or potential Acid Sulfate Soils.**

A8. The amount of waste stored on site at any one time must not exceed 53,733 tonnes.

A8(a). No more than 500 tonnes of Actual or Potential Acid Sulfate Soils may be stored on the site at any one time.

A9. This consent does not permit any areas of the site to be leased to third parties for storage purposes or approval of any portion of the site as a storage premises.

A10. The Applicant shall aim to achieve a recycling rate of 95% of all waste and a disposal rate of not more than 5% to landfill.

A11. Stockpiles of waste and recycled product on-site must not be more than seven (7) metres in height when measured from the finished ground level of the site.

A12. Heavy vehicles are not permitted to access Werribi Street.

NOTIFICATION OF COMMENCEMENT

A13. The date of commencement of each of the following phases of the Development must be notified to the Department in writing, at least one month before that date:
(a) construction;
(b) operation;
(c) cessation of operations; and
(d) decommissioning.

A14. If the construction or operation or decommissioning of the Development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the Development to be carried out in that stage.

STAGING, COMBINING AND UPDATING STRATERGIES, PLANS OR PROGRAMS

A15. With the approval of the Secretary, the Applicant may:
(a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the Development 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);
(b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the Development).

A16. If the Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.

A17. If approved by the Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

REQUEST FOR INFORMATION

A18. 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.

A19. 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

A20. Where conditions of this consent require consultation with an identified party, the Applicant must:
(a) consult with the relevant party prior to submitting the subject document to the Secretary for approval; and
(b) provide details of the consultation undertaken including:
(i) a description of how matters raised by those consulted have been resolved to the satisfaction of both the Applicant and the party consulted; and
(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

STATUTORY REQUIREMENTS

A21. 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.

STRUCTURAL ADEQUACY

A22. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the Development, must be constructed in accordance with the relevant requirements of the BCA.

A23. Prior to the commencement of the operations, the Applicant must obtain a Building Information Certificate from Council in accordance with Division 6.7 of the *Environmental Planning and Assessment Act 1979*.

***Note**:*

- *Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.*
- *Part 8 of the EP&A Regulation sets out the requirements for the certification of the Development.*

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.

PROTECTION OF PUBLIC INFRASTRUCTURE

A25. Before the commencement of construction, the Applicant must:
(a) consult with the relevant owner and provider of services that are likely to be affected by the Development to make suitable arrangements for access to, diversion, protection and 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 the dilapidation report to the Secretary and Council.

A26. 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 carrying out 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

A27. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the Development.

SECTION 7.12 CONTRIBUTIONS TO COUNCIL

A28. Prior to the commencement of the operations, a contribution must be paid to Council in accordance with Section 7.12 of the EP&A Act, in particular the *City of Newcastle Section 94A Development Contributions Plan 2009 (Updated July 2017)* (adjusted on a quarterly basis (from the date of this consent), to account for movements in the Australian Bureau of Statistics Consumer Price Index – Building Construction (NSW)). A receipt for the payment to Council of the Section 7.12 Levy Contributions must be submitted to the Secretary prior to the commencement of the operations.

***Note:** The Section 7.12 Levy as determined at the date of this consent is $3938.69*

OPERATION OF PLANT AND EQUIPMENT

A29. All plant and equipment used on site, or to monitor the performance of the development must be:
(a) maintained in a proper and efficient condition; and
(b) operated in a proper and efficient manner.

MODIFICATION OF CONSENT

A30. Prior to the commencement of operations and in order for the development of land to proceed in a coordinated and orderly manner and to avoid potential conflicts with this consent, the Applicant must modify DA2015/0291 (described in **Table 1**) pursuant to Section 4.17(1)(b) of the *Environmental Planning and Assessment Act 1979* and Clause 97 of the *Environmental Planning and Assessment Regulation 2000* such that the recycling facility including acceptance of up to 90,000 tonnes per annum of waste (pre-classified general solid wastes (non-putrescible waste)) is removed from the development consent.

Table 1: Consent to be Modified

Determination Date	DA Number	Details
8 March 2016	DA2015/0291	Recycling facility involving: • acceptance of up to 90,000 tonnes per annum of waste (pre-classified general solid wastes (non-putrescible waste)) such as construction and demolition wastes • ancillary waste activities • construction of truck wash facilities • associated site works.

A31. Within 12 months of the commencement of SSD-7698-MOD-1 and in order for the development of land to proceed in a coordinated and orderly manner and to avoid potential conflicts with this consent, the Applicant must modify DA2015/0291 pursuant to Section 4.17(1)(b) of the *Environmental Planning and Assessment Act 1979* and Clause 97 of the Environmental Planning and Assessment Regulation 2000 to amend the DA2015/0291 boundary to remove those areas to be included within the site under SSD-7698-MOD-1.

PART B: ENVIRONMENTAL PERFORMANCE AND MANAGEMENT

WASTE MANAGEMENT

Statutory Requirements

B1. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.

B2. 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.

B3. The Applicant must record the amount of waste (in tonnes) received at the site on a daily basis.

B4. The Applicant must retain all sampling and waste classification data for the life of the Development in accordance with the requirements of the EPA.

B5. No biochar production or storage is approved under the terms of this consent.

Receipt, Storage & Handling of Waste

B6. The Applicant must only receive waste on site that is authorised for receipt by an EPL.

B6A. The Applicant must only receive Actual or Potential Acid Sulfate Soils on the site with a pH range of between 4.5 and 5.5.

B6B. Actual or Potential Acid Sulfate Soils must be neutralised via lime dosing within 24 hours of receiving the soils on site.

B6C. The receival bays containing Actual or Potential Acid Sulfate Soils must be fitted with misting sprays to keep the material damp at all times.

B7. The Applicant must ensure any waste generated on the site during construction and from general office activities 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.

B8. Loads predominantly containing glass are not permitted to be crushed at the site.

B9. The Applicant must:
- (a) implement auditable procedures to:
  - (i) ensure the site does not accept wastes that are prohibited; and
  - (ii) screen incoming waste loads.
- (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 must be 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 must be provided to the EPA and the Secretary when requested; and
  - (iv) staff receive adequate training in order to be able to recognise and handle any hazardous or other prohibited waste including asbestos.

B10. 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.

B11. All waste must be:
- (a) stored wholly within the designated waste stockpile areas.
- (b) loaded and unloaded within the designated loading and unloading areas.

Waste Monitoring Program

B12. From the commencement of operations, 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 operations;
- (b) include suitable provision to monitor the:

(i) quantity, type and source of waste received on site;
(ii) type of waste and the material crushed and shredded on site;
(iii) quantity, type and quality of the outputs produced on site; and
(iv) number of days crushing has occurred per calendar year.

(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 to be able to recognise and handle any hazardous or other prohibited waste including asbestos.

Waste Management Plan

B13. Prior to the commencement of operations, 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 C7. 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 areas;
(c) include procedures for ensuring no build-up of waste will occur in the incoming waste receival area during unexpected machinery breakdown and 24-hour waste receival for major infrastructure projects; and
(d) details the requirements for non-conforming waste handling and removal.

B14. The Applicant must:
(a) not commence the operations until the Waste Management Plan required by Condition B13 is approved by the Secretary; and
(b) implement the most recent version of the Waste Management Plan approved by the Secretary.

Pests, Vermin and Noxious Weed Management

B15. 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*.

SOILS, WATER QUALITY AND HYDROLOGY

Erosion and Sediment Control

B16. 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.

Pollution of Waters

B17. The Development must comply with Section 120 of the *POEO Act*, which prohibits the pollution of waters, except as expressly provided in an EPL.

B18. Any discharge or water quality criteria specified under the EPL must be complied with.

B19. Surface water must only be discharged from the location specified in the EPL.

B20. Overland flow from the Development must be contained within the sealed areas of the site.

B21. Any spills must be contained and disposed of at a licenced facility.

B22. Any servicing or repair work on motor vehicles or mobile plant is to be carried out within a sealed area that has environmental controls appropriate for servicing or repair work. This must include bunding where there this work could result in liquids being spilled.

Truck and Wheel Wash

B23. The floor of the truck wash is to be suitably graded and or bunded across the external door openings to prevent the escape of stored materials, process water or spilt liquids.

B24. All excess water from the truck wash and wheel wash is to be discharged into suitable holding tanks and removed from the facility for treatment at an appropriately licensed facility or via trade waste.

Surface Water Management System

B25. Prior to the commencement of operations, the Applicant must design, install and operate a surface water management system for the Development. The system must:

(a) be designed and constructed by a suitably qualified and experienced person(s) endorsed by the Secretary;

(b) be generally in accordance with the conceptual design in the RTS, the letter titled Mayfield West Recycling Facility (SSD 7698) – Water Assessment, dated 8 September 2017 prepared by EMM and applicable Australian Standards;

(c) 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);

(d) include detention basins with a minimum capacity to contain the 90th percentile rainfall over any consecutive 5 day period in accordance with *Managing Urban Stormwater - Soils and Construction Vol. 2B: Waste landfills* (Department of Environment and Climate Change NSW, 2008). The wet weather capture capacity requirements of the sediment basins and water treatment system may be modified by the EPL subject to the required surface water characterisation (Condition B33);

(e) ensure vegetation within the sediment basin and perimeter drain has been removed and the surface water infrastructure has been sealed to prevent surface water infiltration to groundwater; and

(f) bund any potentially contaminating waste, any surface water leaving this area must be directed to the three-stage pit or equivalent for treatment, the water must then be directed to holding tanks for testing and depending on its quality either discharged to the perimeter drain or sewer as trade waste see Appendix A.

B26. The Applicant must provide a Compliance Certificate to the Secretary prior to the commencement of operations, that confirms the surface water management system has been designed and installed as per the requirements of Condition B25 and the alterations will not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties.

B27. Prior to the commencement of operations, works-as-executed drawings signed by a registered surveyor must be submitted to the certifying authority demonstrating that the stormwater drainage and finished ground levels have been constructed as approved.

B28. The surface water management system must be operated and maintained for the duration of the Development.

B29. The Applicant must maintain the surface water management system to minimise the infiltration of surface water to groundwater. This includes inspecting the infrastructure monthly for cracking and vegetation break through, removing the vegetation and sealing the infrastructure. Any maintenance on the surface water management system must be undertaken by a suitably qualified and experienced person(s), a record of these works must be kept for the life of the Development.

B30. The Applicant must maintain the surface water detention basins on site with a minimum capacity to contain the 90th percentile rainfall over any consecutive 5-day period in accordance with *Managing Urban Stormwater - Soils and Construction Vol.* 2B: Waste landfills. The *Managing Urban Stormwater* series of document relate to clean sediment and therefore the wet weather capture and storage capacity requirements of the sediment basins and treatment systems may be modified by the EPL based on the required surface water characterisation (Condition B33).

B31. The Applicant must ensure that a visible marker is installed in the sediment detention basin in a position that shows the freeboard in the basin that equates to the volume required to contain all rainfall and runoff in the catchment from a 90th percentile rainfall event over any consecutive 5-day period.

B32. ~~**All waste unloaded at the public hand unloading area must be unloaded and stockpiled underneath the public unloading awning or within the main processing building.**~~

All hand unloading activities must be carried out in the hand unloading area as shown on the Development Layout Plan in Appendix A. All waste unloaded at the hand unloading area must be unloaded and stockpiled in the hand unload shed or hand unloading area as shown on the Development Layout Plan in Appendix A.

B32A. The Applicant must not commence the external unloading or storing of hand unload waste in the hand unloading area as shown on the Development Layout Plan in Appendix A prior to the Surface Water Validation Report (SWVR) in Condition B35 being provided to the satisfactory of the Planning Secretary.

B32B. The hand unloading shed shown on the Development Layout Plan in Appendix A must be fitted with an internal dust suppression system.

Surface Water Characterisation and Mitigation Plan

B33. Prior to the commencement of operations, the Applicant must prepare a Surface Water Characterisation and Mitigation Plan (SWCMP) to the satisfaction of the Secretary to characterise the surface water and implement a mitigation plan, the SWCMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C7. The SWCMP must:

(a) be carried out by a suitably qualified and experienced person(s) whose appointment has been endorsed by the Secretary;
(b) be prepared in consultation with the EPA;
(c) detail the triggers of when the pump which transfers surface water from the three-stage pit to the holding tanks would be activated;
(d) detail the type and size of the bunding around the potentially contaminating waste area;
(e) detail the frequency of overflows from the three-stage pit and sediment basin;
(f) collect representative samples, including a minimum of four surface water samples from the sediment basin and the three-stage pit. The surface water samples must be analysed for the analytical suite identified in Table 3.16 of the RTS;
(g) characterise the surface water for the entire development and detail the potential impact of discharges on receiving surface waters with reference to ANZECC (2000) assessment criteria;
(h) be based on the results of the surface water characterisation, investigate all practical alternatives to discharge and whether sediment basin sizing, at-source pollution controls, tertiary water treatment, water treatment plants and other treatment and reuse options are appropriate;
(i) provide the Secretary with a timeframe for and implement the measures identified in sub-clause (h);
(j) consider the human health risks associated with the surface water reuse process at the site;
(k) include details of the maintenance procedures of the sediment basins and surface water infrastructure;
(l) describe the procedures for maintaining vegetation along the perimeter drain and sediment basin;
(m) establish an ongoing surface water monitoring program to validate the proposed mitigation measures. The surface water monitoring program must provide monitoring details of surface water flows, quality, storage and discharge limits;
(n) identify measures for managing pollutant exceedances; and
(o) identify contingency options to account for any mitigation measures that do not adequately address the site water pollution risks.

B34. The Applicant must:

(a) not commence the operations until the SWCMP required by Condition B33 is approved by the Secretary: and
(b) implement the most recent version of the SWCMP approved by the Secretary for the duration of the development.

Water Quality Validation

B35. Within six months of the commencement of operations and following the management measures being implemented as per SWCMP (Condition B33), the Applicant must provide a Surface Water Validation Report (SWVR) to the satisfaction of the Secretary. The SWVR must:

(a) be carried out by a suitably qualified and experienced expert whose appointment has been endorsed by the Secretary;
(b) be prepared in consultation with the EPA;
(c) collect a minimum of four surface water samples from the sediment basin and four from the three-stage pit system;
(d) characterise the surface water data (samples) and detail the potential impact of discharges on receiving surface waters with reference to ANZECC (2000) assessment criteria;
(e) compare the results with the surface water characterisation in the SWCMP (Condition B33);
(f) ensure surface water is being managed in accordance the EPL;
(g) provide an assessment of the effectiveness of implemented mitigation measures;
(h) if necessary, provide additional mitigation measures to control and/or treat all pollutants to ensure the ANZECC (2000) assessment criteria can be met including further storage or the installation of a water treatment plant; and
(i) update the SWCMP to reflect any changes to the surface water management system.

B36. Any alterations to the surface water management system identified in the SWVR must be implemented prior to any further controlled discharges occurring to the satisfaction of the Secretary.

B37. The Applicant must comply with any amended surface water quality criteria and discharge limits identified in the EPL.

Surface Water Audit

B38. Within 18 months of the commencement of operations, the Applicant must commission an independent Surface Water Audit of the Development to the satisfaction of the Secretary. The audit must:
(a) be carried out by a suitably qualified and experienced expert whose appointment has been endorsed by the Secretary;
(b) be conducted in consultation with the EPA;
(c) audit the Development whilst it is in operation;
(d) validate the development against the SWCMP required by Condition B33;
(e) include a summary of any EPL water quality exceedances;
(f) review the design and management practices of the Development against industry best practice for surface water;
(g) include an action plan that identifies and prioritises additional surface water mitigation measures and/or treatment options that may be necessary to reduce surface water impacts; and
(h) provide a further program of monitoring to address water quality issues that may emerge over time.

B39. Within three months of commissioning this audit, 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. The Applicant must comply with any reasonable requirement(s) of the Secretary arising from the Surface Water Audit.

Groundwater

B40. Within 12 months of the commencement of operations the Applicant must conduct a Groundwater Monitoring Program to the satisfaction of the Secretary. The program must:
(a) be carried out by a suitably qualified and experienced expert in consultation with the EPA;
(b) ascertain the potential for leakage of the sediment basin and perimeter drain to groundwater;
(c) detail baseline data, groundwater levels and groundwater quality against the relevant criteria;
(d) provide mitigation and contingency measures to prevent the sediment basins from leaking; and
(e) identify a program for ongoing groundwater monitoring and reporting.

B41. Within three months of the completion of the Groundwater Monitoring Program, the Applicant must submit a copy of the Groundwater Monitoring Program as identified in Condition B40 to the Secretary and the EPA.

Diesel Tank Management

B42. As a minimum, the Applicant must ensure the 40,000 litre self-bunded diesel tank is managed as follows:
(a) the tank must be installed in the centre of the site in accordance with Figure 3.1 of the RTS;
(b) the tank must be installed in accordance with the relevant Australian Standards, must be above ground and be protected against impact from heavy vehicles;
(c) the refuelling area must be covered with an awning to minimise dirty water run-off;
(d) overfilling of the tank must be prevented through gauging and monitoring of the tank's contents;
(e) hoses used for transfer of diesel must be inspected weekly;
(f) in an emergency, flow of liquid from the storage tank to a consuming device must be immediately shut off;
(g) the shut off valve must comply with the relevant Australian Standard and be fire resistant;
(h) the diesel tank and re-fuelling area must be bunded within an area of impervious hardstand; and
(i) a diesel spill kit must be stored in the refuelling area and deployed in the event of a spill.

Chemical Spills and Fire Water Containment

B43. To ensure that chemical spills and fire-water are contained on-site, prior to the commencement of operations and to the satisfaction of FRNSW, the Applicant must ensure:
(a) a stormwater isolation valve is installed, the stormwater isolation valve must be closed at all times unless stormwater is being discharged and its closure must be monitored weekly;
(b) during an incident, the stormwater isolation valve must remain in the closed position until manually opened upon confirmation that stormwater isolation is no longer required or once any contaminated water is disposed via trade waste or at a site that can lawfully receive the waste; and
(c) the location of the stormwater isolation valve and any associated controls must be clearly identified on the site's fire hydrant block plan, fire sprinkler block plan and the site plan located within the site's Emergency Response Plan prepared as part of the OEMP as required by Condition C7.

TRAFFIC AND ACCESS

Traffic and Access

B44. The Applicant must implement all reasonable and feasible measures to minimise the impact on the site's access road and any impacts on 1 McIntosh Drive, Mayfield West (Lot 16 in DP 270249).

B45. Prior to the commencement of operations, the vehicular entrance and exit driveways and the direction of traffic movement within the site are to be permanently marked on the pavement surface.

B46. All customers are not permitted to leave their vehicles anywhere on the site other than the public unloading area and to access the pedestrian walkways between marked car parking spaces and the weighbridge and office area.

B46A. The Applicant must ensure a tipping inspector is present in the hand unloading area as shown on the Development Layout Plan in Appendix A when vehicles or customers are present.

B46B. Prior to the commencement of operations under Modification application SSD 7698 MOD 1, the Applicant must amend the bay wall in the heavy waste processing and stockpiling area shown on the Development Layout Plan in Appendix A to accommodate the largest vehicle entering the site to travel unobstructed through the heavy waste processing area.

Parking

B47. Prior to the commencement of operations, the Applicant must provide and mark 25 on-site parking spaces (including two accessible spaces) for staff and visitors to ensure that traffic associated with the Development does not utilise public and residential streets or public parking facilities. Parking areas are to be constructed in accordance with the latest version of Australian Standard 2890. All parking associated with the Development must be contained on site.

B48. Parking is only permitted within the designated parking spaces.

Operating Conditions

B49. The Applicant must ensure:
- (a) all vehicular movement to and from the site must be in a forward direction;
- (b) 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 maintained in accordance with the latest version of Australian Standard 2890.1 and Australian Standard 2890.2;
- (c) 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 AUSTROADS guidelines;
- (d) the Development does not result in any vehicles queuing on the public road network or along the sites access road owned known as 1 McIntosh Drive, Mayfield West (Lot 16 in DP 270249) which is subject to a right of carriageway;
- (e) heavy vehicles and bins associated with the Development are not to be parked on local roads or footpaths in the vicinity of the site;
- (f) only light vehicles and trailers are permitted within the public unloading area, no heavy vehicles are permitted within the public unloading area;
- (g) all vehicles are wholly contained on site before being required to stop;
- (h) all loading and unloading of materials is carried out on-site in designated areas;
- (i) the different activities such as unloading (public and contractor), processing and stockpiling areas at the site are clearly marked and separated by physical barriers to ensure safety is maintained;
- (j) signage must be erected to direct the public and contractors to the designated unloading and loading areas;
- (k) public and contractor unloading areas are kept separate;
- (l) pedestrian access paths are clearly marked and interactions between pedestrians and vehicles must be minimised;
- (m) an outbound wheel wash must be installed behind the exit weighbridge as per Figure 3.9 of the RTS;
- (n) signage is erected and vehicles at the site do not exceed a speed of 20 km/h;
- (o) vehicle manoeuvring areas must always be kept clear of any obstacles, including parked cars; and
- (p) the turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

Operational Traffic and Pedestrian Management Plan

B50. Prior to the commencement of operations, the Applicant must prepare an Operational Traffic and Pedestrian Management Plan (OTPMP) 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 C7. The OTPMP must:
- (a) be prepared by a suitably qualified and experienced person(s);
- (b) be prepared in consultation with Council;
- (c) detail the measures that would be implemented to ensure road safety and network efficiency during operation;
- (d) detail measures to ensure public safety is maintained at all times including marking pedestrian access ways and signage to direct the public to the public unloading area;
- **(e) ~~detail how the public unloading area will be barricaded from the contractor unloading areas and processing areas to ensure safety is maintained:~~**

detail measures to minimise the potential for conflicts between light vehicles entering and exiting the hand unloading area as shown on the Development Layout Plan in Appendix A and heavy vehicles and mobile plant;

(f) detail how traffic exiting the main processing building will give way to traffic exiting the segregated heavy waste processing and stockpiling area to ensure vehicles safely exit the site;
(g) detail heavy vehicle routes, access and parking arrangements;
(h) include a Driver Code of Conduct to:
  (i) minimise the impact 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 Steel River Boulevard and McIntosh Drive (the use of Murray Dwyer Circuit is not permitted);
  (v) ensure truck drivers use specified routes
(i) include a program to monitor the effectiveness of these measures; and
(j) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.

B51. The Applicant must:
(a) not commence the operations until the OTPMP required by Condition B50 is approved by the Secretary; and
(b) implement the most recent version of the OTPMP approved by the Secretary for the duration of the development.

AIR QUALITY

Meteorological Station

B52. Before the commencement of the operations, the Applicant must install a suitable meteorological station on the site that complies with the requirements in the EPA's *Approved Methods for Sampling of Air Pollutants in New South Wales*.

B53. The Applicant must maintain the meteorological station to the satisfaction of the EPA for the life of the development.

Dust Minimisation

B54. All reasonable steps must be taken to minimise dust generated during all works authorised by this consent.

B55. The Applicant must ensure that:
(a) all on-site roads and car parking areas are sealed with concrete or asphalt;
(b) all operating, storage, unloading and loading areas must be sealed with concrete, asphalt or other impervious barrier(s) of the same or greater quality;
(c) water sprinklers at the crushing and screening plant must be utilised at all time when the plant is operational;
(d) dust suppressants must be used to prevent particulate emissions from stockpiles and other dust generating sources;
(e) trucks and vehicles entering and leaving the Development that are carrying loads of dust generating materials must have their loads covered at all times, except during loading and unloading;
(f) crushing occurs for no more than 46 days per year in total;
(g) crushing does not occur during adverse meteorological conditions;
(h) all operations and activities occurring at the Development must be carried out in a manner that minimises the emissions of air pollutants from the Development;
(i) trucks associated with the Development do not track dirt onto the public road network;
(j) public roads used by these trucks are kept clean; and
(k) any works are carried out progressively on site to minimise exposed surfaces.

Air Quality Discharges

B56. Equipment must be installed and operated in accordance with best practice to ensure that the development complies with all load limits, air quality criteria, air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.

Air Quality Management Plan

B57. Prior to the commencement of operations, 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 C7. The AQMP must:

(a) be prepared by a suitably qualified and experienced person(s);
(b) be prepared in consultation with the EPA;
(c) detail and rank all emissions from all sources of the Development, including particulate emissions and odour;
(d) describe the measures that will be implemented to minimise the potential risks to adverse air quality in the area including:
    (i) the management and mitigation measures to be employed at the 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 adverse meteorological conditions or extraordinary events;
    (iv) identification of high emission generating 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;
    (v) compliance with the relevant conditions of this consent;
(e) identify the control measures that will be implemented for each emission source; and
(f) define what constitutes an air quality incident and includes a protocol for identifying and notifying the Department and relevant stakeholders of any air quality incidents.

B58. The Applicant must:
(a) not commence the operations until the AQMP required by Condition B57 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.

Air Quality Monitoring and Reporting

B59. The Applicant must carry out Air Quality Monitoring and Reporting of the Development for the first three crushing events following the commencement of the operations to the satisfaction of the Secretary. The monitoring and reporting must:
(a) be carried out by a suitably qualified and experienced person(s) whose appointment has been endorsed by the Secretary;
(b) monitor the dust emissions whilst the Development is in operation and crushing (as described section 3.5 of the RTS) is occurring;
(c) include a summary of air emission related complaints and any actions that were carried out to address the complaints;
(d) validate the Development against air quality predictions in the RTS;
(e) review design and management practices of the Development against industry best practice for dust emissions; and
(f) include an action plan that identifies and prioritises additional dust mitigation measures that may be necessary to reduce emissions.

B60. Within three months of each monitoring event, the Applicant must submit a copy of the Air Quality Monitoring Report (Condition B59) to the Secretary, together with its response to any recommendations.

Odour

B61. The Applicant must ensure the Development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

Odour Management

B61A. During operations the Applicant must implement the mitigation measures outlined in the Odour advice prepared by EMM Consulting and dated 30 September 2022.

NOISE

Hours of Work

B62. The Applicant must comply with the hours detailed in **Table 2**.

Table 2: Hours of Work

Activity	Day	Time
Construction	Monday to Friday Saturday Sunday and Public Holidays	7 am to 6 pm 8 am to 1 pm Not Permitted
Waste Receival	Monday to Friday Saturday Sundays and Public Holidays	6 am to 6 pm 6 am to 5 pm 7 am to 3 pm
Waste Processing	Monday to Friday Saturday Sundays and Public Holidays	6 am to 6 pm 6 am to 5 pm Not Permitted
Waste Dispatch	Monday to Friday Saturday Sunday and Public Holidays	6 am to 6 pm 6 am to 5 pm Not Permitted

B63. Works outside of the hours identified in Condition B62 may be undertaken in the following circumstances:
(a) the works are inaudible at the nearest sensitive receivers;
(b) for the delivery or dispatch of materials as requested by the NSW Police Force or other public authorities for safety reasons; or
(c) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

B64. Waste receival is permitted on a 24-hour per day basis on limited occasions to facilitate major infrastructure projects. Limited occasions is defined as:
(a) no greater than six times per year; and
(b) only for a period of less than two weeks in length for each occasion.

B65. The Secretary, Council and all adjacent landowners must be notified no later than 48 hours prior to each of the 24-hour waste receival periods referred to in Condition B64 along with a description of the major infrastructure projects which necessitate the 24-hour operations.

B66. During the 24-hour waste receival period (as stipulated in Condition B64), the number of heavy vehicles accessing the site from 6 pm to 6 am must not exceed 12.

Noise Management

B67. The crusher and shredder are only permitted to be operated in the segregated heavy waste processing and stockpiling area, no further south than 130 m from the northern site boundary (see Appendix A).

B68. The mobile screens in the segregated heavy waste processing and stockpiling area must not be operated simultaneously with the crusher or shredder.

B69. The Applicant must:
(a) implement best practice, including all reasonable and feasible noise management and mitigation measures to minimise operational, low frequency and traffic noise generated by the Development;
(b) minimise the noise impacts of the Development during adverse meteorological conditions;
(c) 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
(d) regularly assess noise emissions and relocate, modify and/or stop operations to ensure compliance with the relevant conditions of this consent.

Operational Noise Limits

B70. The Applicant must ensure that noise generated by operation of the Development does not exceed the noise limits in **Table 3.**

Table 3: Noise Limits dB(A)

Location	Day $L_{Aeq(15\ minute)}$	Evening $L_{Aeq(15\ minute)}$	Night $L_{Aeq(15\ minute)}$	Night L_{AMax}
R1	48	40	40	51
R2	49	41	41	52
R3	47	39	39	51
R4	47	39	39	50

Location	Day $L_{Aeq(15\ minute)}$	Evening $L_{Aeq(15\ minute)}$	Night $L_{Aeq(15\ minute)}$	Night L_{AMax}
R5	50	42	42	53
R6	48	41	41	51
R7	48	41	41	52
R8	48	40	40	52
R9	49	42	42	52
R10	49	41	41	51
R11	49	42	42	52
R12	42	41	41	48
R13	40	36	36	47
Mayfield West Primary School	Internal 35 dB(A) – Noisiest 1 hr period (when in use)			
Church of Christ	Internal 40 dB(A) LAeq, period (when in use)			
Scout Hall	External 55 dB(A) Leq, period (when in use)			

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.*

VIBRATION

Vibration Criteria

B71. 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).

FIRE MANAGEMENT

B72. Prior to the commencement of operations, the final design of the development must be finalised in consultation with and to the satisfaction of the Secretary 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*. In particular, the following matters must be addressed:
(a) Clauses E1.10 and E2.3 of Volume One of the NCC be complied with to the meet the operational requirements of FRNSW;
(b) the stockpile storage within any building and/or open yard storage on the allotment be limited in size and volume and arranged to minimise fire spread;
(c) the arrangement of stockpiles of combustible material, stored externally, on the allotment be sufficiently separated to permit FRNSW vehicle access between stockpiles;
(d) the site must be serviced by a fire hydrant system that has a minimum water supply capable to extinguishing the sites largest fire load stockpile;
(e) buildings which store recyclable material must include a smoke hazard system that facilitates FRNSW firefighting operations;
(f) if deemed necessary by the Secretary, by virtue of applying Clauses E1.10 and E2.3 to the Development, that any significant building used to process recyclable material is provided with an appropriate fire suppression system; and
(g) the containment on-site of fire water run-off.

B72A. Prior to accepting any actual or potential Acid Sulfate Soils at the site, the Applicant must:

(a) install a fire hydrant system that is designed and installed in accordance with Australian Standard AS 2419.1-2021 and has an enhanced standard of performance appropriate to special hazards;

(b) install a fire hose reel system that is designed and installed in accordance with Clause E1.4 of the National Construction Code, Building Code of Australia and Australian Standard AS 2411-2005 and has an enhanced standard of performance appropriate to special hazards;

(c) review the existing on site road traffic plan to ensure safe, efficient and effective access for emergency vehicles as detailed in the FRNSW *Fire Safety Guideline – Access for fire brigade*

***vehicles and firefighters 2020*. Aerial appliance access is to be provided as the facility is located in a fire district covered by an aerial appliance.**

(d) prepare an Emergency Services Information Package (ESIP) in accordance with FRNSW *Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans.* The ESIP must be stored in an Emergency Information Cabinet located directly adjacent to the site's main entry point/s.

ABORIGINAL HERITAGE

Unexpected Finds Protocol

B73. If Aboriginal objects are uncovered during construction work in the immediate area, work must stop and the Regional Operations Group of the OEH, Council and the Registered Aboriginal Parties are to be consulted.

HAZARDS AND RISK

Dangerous Goods

B74. 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.

B75. Dangerous goods, as defined by the *Australian Dangerous Goods Code*, must be stored and handled strictly in accordance with:
(a) all relevant Australian Standards;
(b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and
(c) the Environment Protection Manual for Authorised Officers: Bunding and Spill Management, technical bulletin (EPA,1997).

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

Bunding

B76. The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual* (DECC, 2007) (as may be updated or replaced from time to time).

B76A. Prior to accepting any actual or potential Acid Sulfate Soils at the site, a 150 mm high bund must be constructed inside the perimeter of the processing area to be used for the storage and treatment of actual or potential Acid Sulfate Soils. The Applicant must provide written evidence to the satisfaction of the Planning Secretary confirming the bund wall has been constructed, prior to receiving actual or potential Acid Sulfate Soils on the site.

B76B. During treatment of Actual or Potential Acid Sulfate Soils, the Applicant must capture water from the AASS treatment area and transfer it to a holding tank for removal off site to a licensed facility or in accordance with a trade waste agreement.

CONTAMINATION

B77. Any works carried out on the site that involve the disturbance of (or contact with) soil or groundwater are to be carried out in accordance with the requirements of the report titled *Site Management Plan for Subsurface Disturbance Activities, McIntosh Drive Mayfield NSW. Ref: N4113204_SMP_Rev4_2Oct09*, prepared by AECOM Pty Ltd, dated 2 October 2009.

B78. Prior to the commencement of operations, the main processing building and segregated heavy waste processing and stockpiling area must be sealed with either asphalt or concrete to minimise infiltration of surface water to groundwater.

B79. 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 Council, prior to its removal from the site.

VISUAL AMENITY

Landscaping

B80. The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Plan prepared by Terras Landscape Architects dated 9 September 2015 in Appendix A.

Lighting

B81. The Applicant must ensure the lighting associated with the Development:
- (a) complies with the latest version of *AS 4282 (INT) - Control of Obtrusive Effects of Outdoor Lighting;*
- (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network including at night; and
- (c) is not installed on the exterior of the Development and does not flash, chase or scintillate or contain promotional material of a visually intrusive nature.

SITE SECURITY

B82. The Applicant must:
- (a) maintain the 1.8 m perimeter fence and security gates on the site in accordance with Council's requirements; and
- (b) ensure the security gates are locked whenever the site is not in operation or unattended.

COMMUNITY ENGAGEMENT

B83. The Applicant must consult with the community regularly throughout the Development, including consultation with the nearby, adjacent landowners, sensitive receivers, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.

CONCEPTUAL DECOMISSIONING PLAN

B84. Prior to the commencement of operations, the Applicant must prepare a Conceptual Decommissioning Management Plan (CDMP) for the Development to the satisfaction of the Secretary. The plan must form part of the OEMP required by Condition C4. The CDMP must:
- (a) include a schedule for the decommissioning of the Development;
- (b) detail how the following would be achieved:
  - (i) ensure the site is left in a safe, stable and non-polluting manner;
  - (ii) removal of all waste from the site in a lawful manner;
  - (iii) restoration of the site so that the contamination status is no worse than that described in the Site Audit Report -Former EMD Facility Mayfield West, prepared for Delta EMD, prepared by Environ Australia Pty Ltd, November 2009; and
  - (iv) ensure public safety is maintained.
- (c) include procedures for notification of the surrounding landowners;
- (d) include procedures for safe removal of any machinery and structures;
- (e) include measures to mitigate any environmental impacts associated with the removal of the Development;
- (f) include details of monitoring that would be undertaken during the decommissioning of the Development; and
- (g) be reviewed 12 months prior to the closure of the site to the satisfaction of the Secretary.

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) describe all activities to be undertaken on the site during construction of the Development, including a clear indication of construction stages in particular how the sealing works will be staged and any associated impacts on operation, construction of surface water infrastructure must also be addressed;
- (d) outline all environmental management practices and procedures to be followed during construction works associated with the Development;
- (e) detail how unexpected finds, traffic, erosion and sedimentation and noise will be managed;
- (f) include a complaints handling procedure;
- (g) detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts; and
- (h) describe the roles and responsibilities for all relevant employees involved in construction works associated with the Development.

C2. As part of the CEMP required under Condition C1 of this consent, the Applicant must include the following:
- (a) Erosion and Sediment Control Plan (see Condition B16);
- (b) Unexpected Finds Protocol (see Condition B79).

C3. The Applicant must 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), unless otherwise agreed by the Secretary.

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 approved by the Secretary prior to the commencement of operations;
- (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; and
  - (v) **respond to emergencies and provide an updated Emergency Response Plan to incorporate the Modification Applications**;
- (g) include the following environmental management plans:
  - (i) Waste Management Plan (see Condition B13);
  - (ii) Surface Water Characterisation and Mitigation Plan (see Condition B33);
  - (iii) Operational Traffic and Pedestrian Management Plan (see Condition B50);
  - (iv) Air Quality Management Plan (see Condition B57); ~~**and**~~
  - (v) Conceptual Decommissioning Management Plan (see Condition B84); and
  - **(vi) Odour Management (see Condition B61A).**

C5. The Applicant must carry out the construction of the Development in accordance with the OEMP approved by the Secretary (and as revised and approved by the Secretary from time to time), unless otherwise agreed by the Secretary.

COMPLIANCE REGISTER TABLE

C6. The Applicant must submit a Compliance Register Table to the Secretary with any Environmental Management Plans, which details where the relevant conditions have been addressed within the Environmental Management Plan.

MANAGEMENT PLAN REQUIREMENTS

C7. 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

C8. Within three months of:
(a) approval of a modification;
(b) approval of an annual review under Condition C9;
(c) submissions of an incident report under Condition C11; or
(d) completion of an audit under Condition C13.

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

C9. Each year, 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 calendar year, and the Development that is proposed to be carried out over the next year;
(b) provide a conditions compliance report which tracks the compliance of the development with the conditions of this approval;
(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 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 years; and
  (iv) the relevant predictions in the EIS;
(d) detail and provide evidence for the number of days crushing and the 24-hour waste receival operations has occurred;
(e) identify any non-compliance over the last year, and describe what actions were (or are being) taken to ensure compliance;
(f) identify any trends in the monitoring data over the life of the Development;
(g) identify any discrepancies between the predicted and actual impacts of the Development, and analyse the potential cause of any significant discrepancies; and
(h) describe what measures will be implemented over the next year to improve the environmental performance of the Development.

REPORTING

Incident Reporting

C10. The Applicant must notify the Secretary and any other relevant agencies of any incident or potential incident with actual or potential significant off-site impacts on people or the biophysical environment associated with the Development immediately after the Applicant becomes aware of the incident.

C11. Within seven days of the date of this incident, the Proponent must provide the Secretary and any relevant agencies with a detailed report on the incident.

Regular Reporting

C12. 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

C13. Within one year of the commencement of operations, and every three years thereafter, unless the Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit of the Development. This audit must:

(a) be conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Secretary;
(b) 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.*

C14. 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.

ACCESS TO INFORMATION

C15. 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; and
    (viii) any other matter required by the Secretary
(b) keep this information up to date, to the satisfaction of the Secretary

APPENDIX A PLANS

Development Layout Plan

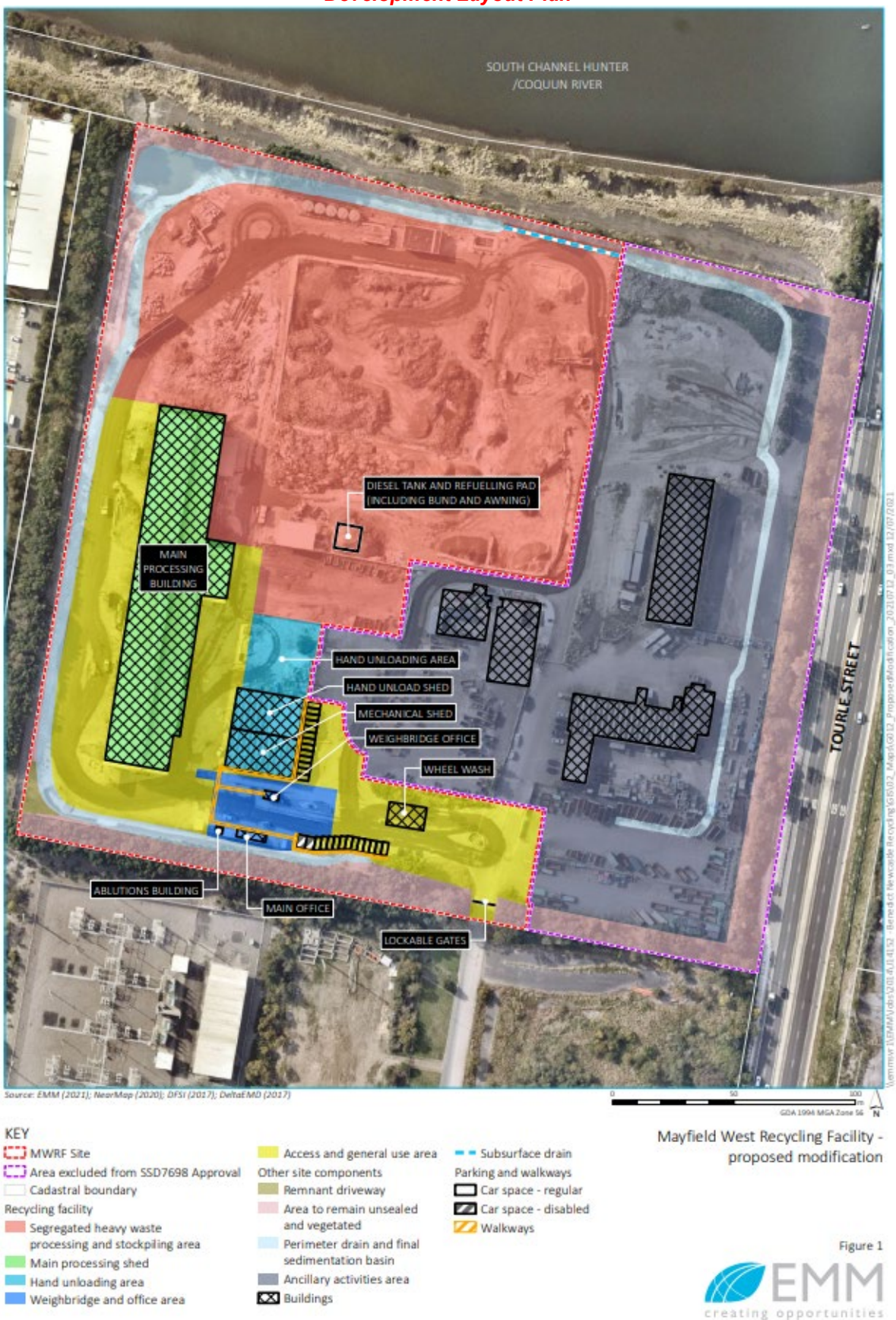
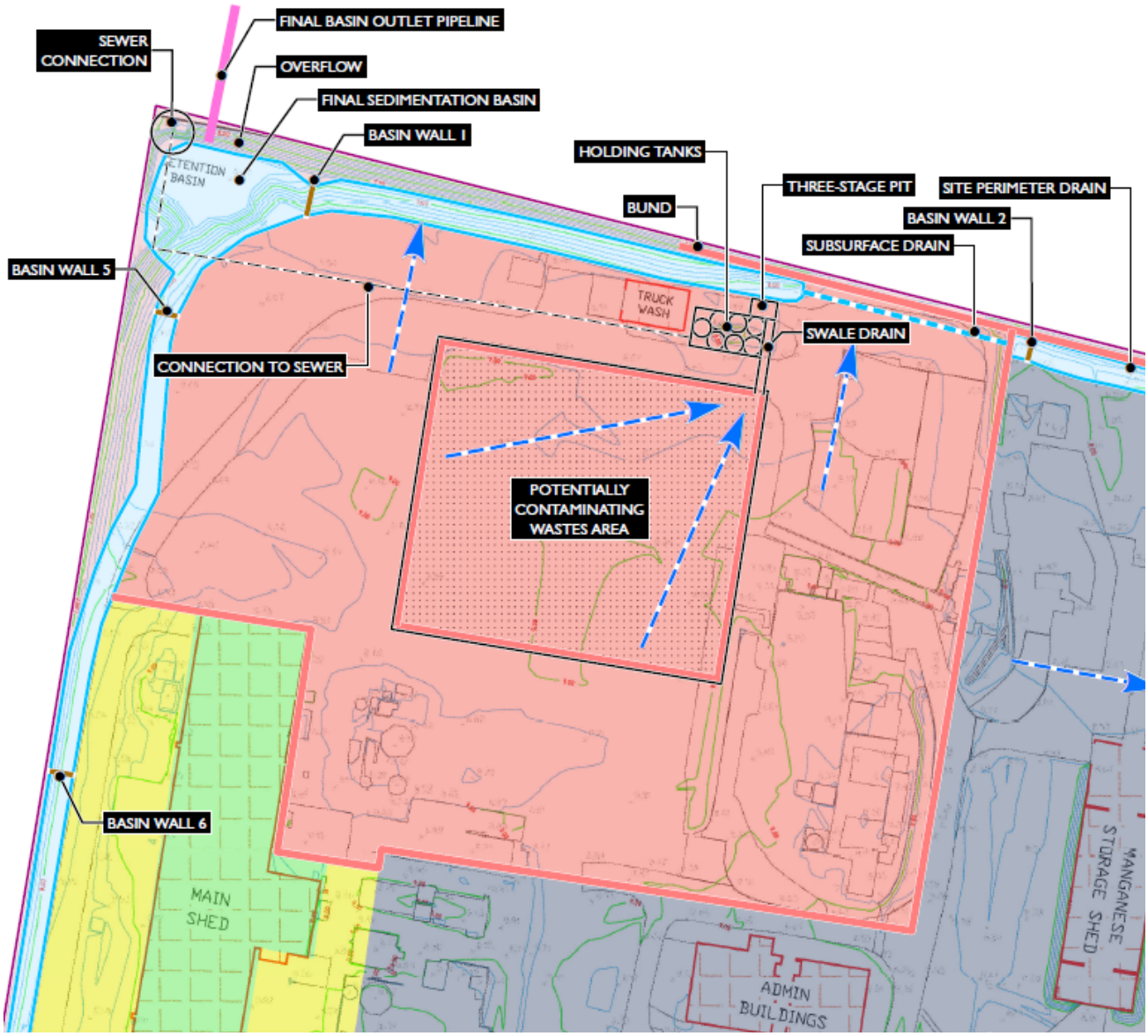


Figure 1

EMM creating opportunities

Location of Surface Water Management Infrastructure



Location of Crusher, Shredder and Screens

Sensitive Receiver Locations

Landscape Plan

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7698

APPENDIX B

APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Key issue	Management measure
General	A public hand unloading area has been established outside of the northern end of the main processing shed to separate contactor and public tipping for safety reasons. Only light vehicles and trailers are permitted in the public hand unloading area. No heavy vehicles are permitted in this area. Currently unsealed areas within the site that are not part of the 'Area to remain unsealed and vegetated' will be progressively sealed with concrete or asphalt. Trucks delivering or picking up stored items will access the storage compounds on sealed access roads. Lighting in the southern car park will be designed to comply with AS 1158.
Rubbish and light waste	All light waste (including light waste within co-mingled waste) will be tipped inside the main processing shed. The access road between McIntosh Drive and the recycling facility site will be inspected daily to ensure that there is no rubbish is left along the access road (most likely food and beverage waste from drivers). The site boundary fences will be inspected daily and any wind-blown light waste within the site will be removed and sent to the main processing shed. Any rubbish found along the access road between McIntosh Drive and the recycling facility site will be removed promptly.
Security	The site's security measures will continue to be implemented, including deployment of guards when the site is not operating (including at night), use of remotely accessed security cameras and maintenance of fences and gates.
Air quality	The following management measures will continue to be implemented to minimise air quality impacts: • all existing sealed/hardstand areas will be retained; • water sprays will be used over any other bare or unsealed surfaces that have not yet been sealed and have the potential to generate unacceptable amounts of dust; • all vehicle movements will be restricted to designated routes marked out by appropriate signage and fencing using sealed internal roads; • access to unsealed areas will be prevented; • water sprays will be used at stockpiles, crushing and screening plants and during material handling as necessary; • a wheel wash in the weighbridge area will be used if required to clean truck tyres to prevent mud or sediment being carried to and deposited on the access road (and public roads); and • existing sheds will be used to undertake particulate generating activities where possible. Irrigation sprays will only used when the surface of a stockpile is dry and irrigation will be ceased when the surface is wet. Dust and odour control procedures, including current monitoring requirements, are detailed in the EMP (see EIS Appendix D).
Greenhouse gases	The following management measures will continue to be implemented to minimise greenhouse gases emissions: (i) on site equipment will be regularly maintained and serviced to maximise fuel efficiency; (ii) vehicle kilometres travelled on site will be minimised; (iii) energy efficiency will be progressively reviewed and, where necessary, changes will continue to be implemented throughout the life of the operations.
Noise	The following management measures will continue to be implemented to minimise noise emissions: (iv) operations will be limited to the hours and types of operation approved; and (v) machinery will be correctly operated and maintained. Regular noise monitoring is conducted by the Site Leading Hand/Supervisor and any noise complaints received are referred to the Site Leading Hand/Supervisor and to the Site Manager. The two mobile screens in the segregated heavy waste processing and stockpiling area, the crusher/screen and the shredder will be operated no further south than 130 m from the northern site boundary. The two mobile screens in the segregated heavy waste processing and stockpiling area will not be operated simultaneously with the crusher/screen and shredder.

Key issue	Management measure
Traffic	Site generated traffic will continue to be formally directed to continue to travel only via Steel River Boulevard and McIntosh Drive when travelling within the Steel River estate. Benedict Recycling will continue to maintain the access road between McIntosh Drive and the Recycling Facility site in a fit and proper condition and to a suitable standard, repairing it when required at no cost to Ausgrid. This will include repairing any minor areas of surface rutting using 50 mm hot mix asphalt. Trucks will not be allowed to queue on the access road between McIntosh Drive and the Recycling Facility site.
Water	The perimeter drain, installed prior to Benedict Recycling occupying the site, captures runoff from all active areas of the site. The site soil and water management system includes: • prevention of runoff from external areas discharging across the site; • a perimeter drain with seven sedimentation basins; • a final sedimentation basin with outlet controls; • sock filters treating runoff prior to discharge into the perimeter drain; • flocculation of stored water in the basins as necessary; and • pumping water in the final sedimentation basin, after testing, to the discharge chamber to reduce water levels in the basin prior to forecast rain if required. Only commercially available non-toxic flocculants will be used at the site. Actions that will continue to be implemented to prevent impacts to water include: • water is used for dust suppression but is not used for product processing; • there are no significant excavations within the site; • regularly maintaining sock filters; • removal of sediment from the sedimentation basins when the sediment depth is greater than 200 mm; • recycling of sediment if of appropriate quality or disposal to a facility approved to accept contaminated sediment; • water in the final sedimentation basin is tested before a controlled discharge and, unless it overflows, is only be discharged if it meets water quality trigger values; and • water in the sedimentation basins is used for dust suppression to minimise the mains water required; • groundwater is not used. The following actions will be taken as part of the proposal: • the trees will be removed from the perimeter drain and the perimeter drain will be sealed; • the final sedimentation basin will be sealed; • additional storage volume will be provided as part of the works to seal the drain and final sedimentation basin volume; • the sedimentation basins in the perimeter drain will be upgraded. Poorly graded rock (50–150 mm diameter) will be used to form the sedimentation basin dams in the perimeter drain. The top of each dam will be approximately 0.5 to 1.0 m wide with the crest level approximately 0.3 m below the top of the perimeter drain to allow overflow into the next basin when the storage capacity is exceeded; • the sealed perimeter drain and final sedimentation basin will be inspected monthly to ensure that vegetation is not growing through the seal. If vegetation is found to be growing through the sides of the drain or basin, it will be removed and the seal repaired; • the segregated heavy waste processing and stockpiling area will be sealed with concrete or asphalt with the sealed area extending to the perimeter drain; • a bund will be erected around the segregated heavy waste processing and stockpiling area directing all runoff from the area to the perimeter drain; • any material in the sealed segregated heavy waste processing and stockpiling area that is not in a stockpile will be removed using a front end loader bucket; • the sealed segregated heavy waste processing and stockpiling area will be routinely swept using a sweeper; • bunds will be erected to direct surface runoff away from unsealed areas; and • concrete will be applied to the floor of the main processing shed where liquids may infiltrate to groundwater, eg through cracks.

Key issue	Management measure
	The following actions will be taken in respect to water discharge: • If water levels are between about 2 m and 3 m from the base of the sedimentation basin and meets water quality trigger values, water will be manually discharged from the final sedimentation basin using the outlet valve to maintain a freeboard in the final sedimentation basin. • Water in the final sedimentation basin will be tested before a controlled discharge and unless it overflows, it will only be discharged if it meets water quality trigger values. • When the basin is discharging, daily samples of the discharging water will be collected from the final basin outlet pipe and will be analysed in accordance with the discharge monitoring program. • A water level gauge will be installed in the final sedimentation basin. A Surface Water Monitoring and Mitigation Plan will be prepared that details: • meteorological monitoring; • water level monitoring; • validation monitoring; • routine monitoring; and • sediment monitoring. It will provide trigger values and responses, including treatment of site runoff prior to discharge and contingency measures.
Soils and contamination	No further ground excavation is anticipated so contaminated soil will not be disturbed. However, should excavation be required, the SMP for Subsurface Disturbance Activities (EIS Appendix E) will be implemented. The following measures will be implemented to prevent site activities exacerbating contamination of the site: • plant and equipment will be maintained to prevent hydrocarbon leaks; • plant maintenance will only occur in sealed areas where spills, should they occur, will be contained and cleaned up immediately using a spill response kit; • a spill response kit will be deployed next to maintenance activities; • vehicles parked in the storage compounds will be parked on sealed areas; and • maintenance activities that may result in the loss of fluids will be conducted within a shed with a sealed floor and at least 5 m from the nearest open doorway. The diesel tank will be installed in accordance with Australian Standards and will incorporate the following measures: • Prevention: – overfilling of tanks will be prevented through gauging or monitoring of the tank's contents; – hoses used for transfer of diesel will be regularly inspected; – tanks, vents and fittings will be inspected regularly and valves will be regularly overhauled (at periods not exceeding 10 years); and – there will be regular inspections of the tank and surrounds and any liquid inside the bunded areas will be removed as soon as practicable following established procedures. • Protection: – the diesel tank will be self-bunded (with a capacity of 10% more than the tank's capacity); – the bund will be large enough to contain a spillage in accordance with the requirement of AS1940 para 5.8; – the bund drain valve will be kept closed and locked except during supervised drainage, and a sign will be placed to display the need to keep the drain valve closed and locked; – the tank will be enclosed by colourbond (or similar) walls to prevent leaks in the site of the tank spraying outside of the bund; – diesel pumps will be designed such that the discharge pressure cannot exceed design limit of pump or piping in the case of dead heading (shut-off at the pump discharge); – an emergency shut-off device will be provided on each pump;

~~Key issue~~	~~Management measure~~
	~~– provision will be made to quickly shut off the flow of liquid from the storage tank to a consuming device in an emergency. The shut off valve will comply with para 6.3.3 in AS1940, including resistance in a fire; and~~ ~~– diesel pumps will be designed such that the discharge pressure cannot exceed design limit of pump or piping in the case of dead heading (shut-off at the pump discharge).~~ ~~• Refuelling:~~ ~~– mobile plant will be refuelling within a bunded area with runoff from within the bund reporting to a oil-water separator;~~ ~~– the refuelling area will be covered by an awning so that rainwater does not enter the refuelling area;~~ ~~– there will be a diesel spill kit stored at the bowser; and~~ ~~– in the case of a spill, used absorbent material will be disposed at an appropriately licensed waste facility.~~
~~Visual~~	~~As part of the construction of the recycling facility, the following management measures were implemented to minimise potential visual impacts to the surrounding area:~~ ~~(vi) *Casuarina sp.* were planted along the northern boundary and the northern section of the western boundary of the site to mitigate visual impacts from viewpoints to the north, north-east and west; and~~ ~~(vii) rubbish from around the site boundaries was removed.~~ ~~• Litter is removed from the site on a regular basis and a number of litter control measures are listed within the EMP (EIS Appendix D).~~ ~~• Irrigation pipes have been installed and screening vegetation will be watered if required to maintain healthy growth.~~ ~~• Screening vegetation will be visually inspected and additional trees will be planted to ensure effective screening if required.~~

Key issue	**Management measure**
General	**A dedicated public hand unloading area has been established in the small shed and adjacent apron area in the southern part of the site to separate contractor and public tipping for safety reasons. Only light vehicles and trailers are permitted to unload in the public hand unloading area.** **The FEL will not operate in the hand unload shed while customers and light/heavy vehicles are in the shed building, hand unloading.** **A tipping inspector will be present in the hand unload area at all times while customers are in the hand unload areas.** **Dust control measures will be used in the public hand unloading areas when necessary.** **Currently unsealed areas within the site that are not part of the 'Area to remain unsealed and vegetated' will be progressively sealed with concrete or asphalt.** **Trucks delivering or picking up stored items will access the storage compounds on sealed access roads.** **Lighting in the southern car park will be designed to comply with AS 1158.**
Rubbish and light waste	**All light waste (including light waste within co-mingled waste) will be tipped inside the main processing shed or hand unload shed.** **The access road between McIntosh Drive and the recycling facility site will be inspected daily to ensure that there is no rubbish is left along the access road (most likely food and beverage waste from drivers).** **The site boundary fences will be inspected daily and any wind-blown light waste within the site will be removed and sent to the main processing shed.** **Any rubbish found along the access road between McIntosh Drive and the recycling facility site will be removed promptly.**
Security	**The site's security measures will continue to be implemented, including deployment of guards when the site is not operating (including at night), use of remotely accessed security cameras and maintenance of fences and gates.**

Key issue	Management measure
Air quality	The following management measures will continue to be implemented to minimise air quality impacts: • all existing sealed/hardstand areas will be retained; • water sprays will be used over any other bare or unsealed surfaces that have not yet been sealed and have the potential to generate unacceptable amounts of dust; • all vehicle movements will be restricted to designated routes marked out by appropriate signage and fencing using sealed internal roads; • access to unsealed areas will be prevented; • water sprays will be used at stockpiles, crushing and screening plants and during material handling as necessary; • a wheel wash in the weighbridge area will be used if required to clean truck tyres to prevent mud or sediment being carried to and deposited on the access road (and public roads); and • existing sheds will be used to undertake particulate generating activities where possible. Irrigation sprays will only used when the surface of a stockpile is dry and irrigation will be ceased when the surface is wet. Dust and odour control procedures, including current monitoring requirements, are detailed in the EMP (see EIS Appendix D).
Greenhouse gases	The following management measures will continue to be implemented to minimise greenhouse gases emissions: (i) on-site equipment will be regularly maintained and serviced to maximise fuel efficiency; (ii) vehicle kilometres travelled on-site will be minimised; (iii) energy efficiency will be progressively reviewed and, where necessary, changes will continue to be implemented throughout the life of the operations.
Noise	The following management measures will continue to be implemented to minimise noise emissions: (iv) operations will be limited to the hours and types of operation approved; and (v) machinery will be correctly operated and maintained. Regular noise monitoring is conducted by the Site Leading Hand/Supervisor and any noise complaints received are referred to the Site Leading Hand/Supervisor and to the Site Manager. The two mobile screens in the segregated heavy waste processing and stockpiling area, the crusher/screen and the shredder will be operated no further south than 130 m from the northern site boundary. The two mobile screens in the segregated heavy waste processing and stockpiling area will not be operated simultaneously with the crusher/screen and shredder.
Traffic	Site generated traffic will continue to be formally directed to continue to travel only via Steel River Boulevard and McIntosh Drive when travelling within the Steel River estate. Benedict Recycling will continue to maintain the access road between McIntosh Drive and the Recycling Facility site in a fit and proper condition and to a suitable standard, repairing it when required at no cost to Ausgrid. This will include repairing any minor areas of surface rutting using 50 mm hot mix asphalt. Trucks will not be allowed to queue on the access road between McIntosh Drive and the Recycling Facility site.
Water	The perimeter drain, installed prior to Benedict Recycling occupying the site, captures runoff from all active areas of the site. The site soil and water management system includes: • prevention of runoff from external areas discharging across the site; • a perimeter drain with seven sedimentation basins; • a final sedimentation basin with outlet controls; • sock filters treating runoff prior to discharge into the perimeter drain; • flocculation of stored water in the basins as necessary; and

Key issue	Management measure
	• pumping water in the final sedimentation basin, after testing, to the discharge chamber to reduce water levels in the basin prior to forecast rain if required. Only commercially available non-toxic flocculants will be used at the site. Actions that will continue to be implemented to prevent impacts to water include: • water is used for dust suppression but is not used for product processing; • there are no significant excavations within the site; • regularly maintaining sock filters; • removal of sediment from the sedimentation basins when the sediment depth is greater than 200 mm; • recycling of sediment if of appropriate quality or disposal to a facility approved to accept contaminated sediment; • water in the final sedimentation basin is tested before a controlled discharge and, unless it overflows, is only be discharged if it meets water quality trigger values; and • water in the sedimentation basins is used for dust suppression to minimise the mains water required; • groundwater is not used. The following actions will be taken as part of the proposal: • the trees will be removed from the perimeter drain and the perimeter drain will be sealed; • the final sedimentation basin will be sealed; • additional storage volume will be provided as part of the works to seal the drain and final sedimentation basin volume; • the sedimentation basins in the perimeter drain will be upgraded. Poorly graded rock (50–150 mm diameter) will be used to form the sedimentation basin dams in the perimeter drain. The top of each dam will be approximately 0.5 to 1.0 m wide with the crest level approximately 0.3 m below the top of the perimeter drain to allow overflow into the next basin when the storage capacity is exceeded; • the sealed perimeter drain and final sedimentation basin will be inspected monthly to ensure that vegetation is not growing through the seal. If vegetation is found to be growing through the sides of the drain or basin, it will be removed and the seal repaired; • the segregated heavy waste processing and stockpiling area will be sealed with concrete or asphalt with the sealed area extending to the perimeter drain; • a bund will be erected around the segregated heavy waste processing and stockpiling area directing all runoff from the area to the perimeter drain; • any material in the sealed segregated heavy waste processing and stockpiling area that is not in a stockpile will be removed using a front end loader bucket; • the sealed segregated heavy waste processing and stockpiling area will be routinely swept using a sweeper; • bunds will be erected to direct surface runoff away from unsealed areas; and • concrete will be applied to the floor of the main processing shed where liquids may infiltrate to groundwater, eg through cracks. The following actions will be taken in respect to water discharge: • If water levels are between about 2 m and 3 m from the base of the sedimentation basin and meets water quality trigger values, water will be manually discharged from the final sedimentation basin using the outlet valve to maintain a freeboard in the final sedimentation basin. • Water in the final sedimentation basin will be tested before a controlled discharge and unless it overflows, it will only be discharged if it meets water quality trigger values. • When the basin is discharging, daily samples of the discharging water will be collected from the final basin outlet pipe and will be analysed in accordance with the discharge monitoring program. • A water level gauge will be installed in the final sedimentation basin. A Surface Water Monitoring and Mitigation Plan will be prepared that details:

Key issue	Management measure
	• meteorological monitoring; • water level monitoring; • validation monitoring; • routine monitoring; and • sediment monitoring. It will provide trigger values and responses, including treatment of site runoff prior to discharge and contingency measures.
Soils and contamination	No further ground excavation is anticipated so contaminated soil will not be disturbed. However, should excavation be required, the SMP for Subsurface Disturbance Activities (EIS Appendix E) will be implemented. The following measures will be implemented to prevent site activities exacerbating contamination of the site: • plant and equipment will be maintained to prevent hydrocarbon leaks; • plant maintenance will only occur in sealed areas where spills, should they occur, will be contained and cleaned up immediately using a spill response kit; • a spill response kit will be deployed next to maintenance activities; • vehicles parked in the storage compounds will be parked on sealed areas; and • maintenance activities that may result in the loss of fluids will be conducted within a shed with a sealed floor and at least 5 m from the nearest open doorway. The diesel tank will be installed in accordance with Australian Standards and will incorporate the following measures: • Prevention: – overfilling of tanks will be prevented through gauging or monitoring of the tank's contents; – hoses used for transfer of diesel will be regularly inspected; – tanks, vents and fittings will be inspected regularly and valves will be regularly overhauled (at periods not exceeding 10 years); and – there will be regular inspections of the tank and surrounds and any liquid inside the bunded areas will be removed as soon as practicable following established procedures. • Protection: – the diesel tank will be self-bunded (with a capacity of 10% more than the tank's capacity); – the bund will be large enough to contain a spillage in accordance with the requirement of AS1940 para 5.8; – the bund drain valve will be kept closed and locked except during supervised drainage, and a sign will be placed to display the need to keep the drain valve closed and locked; – the tank will be enclosed by colourbond (or similar) walls to prevent leaks in the site of the tank spraying outside of the bund; – diesel pumps will be designed such that the discharge pressure cannot exceed design limit of pump or piping in the case of dead heading (shut-off at the pump discharge); – an emergency shut-off device will be provided on each pump; – provision will be made to quickly shut off the flow of liquid from the storage tank to a consuming device in an emergency. The shut off valve will comply with para 6.3.3 in AS1940, including resistance in a fire; and – diesel pumps will be designed such that the discharge pressure cannot exceed design limit of pump or piping in the case of dead heading (shut-off at the pump discharge). • Refuelling: – mobile plant will be refuelling within a bunded area with runoff from within the bund reporting to a oil-water separator;

Key issue	Management measure
	– the refuelling area will be covered by an awning so that rainwater does not enter the refuelling area; – there will be a diesel spill kit stored at the bowser; and – in the case of a spill, used absorbent material will be disposed at an appropriately licensed waste facility.
Visual	As part of the construction of the recycling facility, the following management measures were implemented to minimise potential visual impacts to the surrounding area: (vi) *Casuarina sp.* were planted along the northern boundary and the northern section of the western boundary of the site to mitigate visual impacts from viewpoints to the north, north-east and west; and (vii) rubbish from around the site boundaries was removed. • Litter is removed from the site on a regular basis and a number of litter control measures are listed within the EMP (EIS Appendix D). • Irrigation pipes have been installed and screening vegetation will be watered if required to maintain healthy growth. • Screening vegetation will be visually inspected and additional trees will be planted to ensure effective screening if required.