

Development Consent

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

As delegate of the Minister for Planning and Public Spaces under delegation executed on 26 April 2021, 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, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development



Chris Ritchie
Director
Industry Assessments

Sydney

26 May 2021

File: EF19/12177

SCHEDULE 1

Application Number:	SSD 8593
Applicant:	Bulk Recovery Solutions Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	16 Kerr Road, Ingleburn Lot 16 DP 717203
Development:	Ingleburn Resource Recovery Facility comprising: Construction and operation of a facility with the capacity to process up to 125,000 tonnes per annum of liquid waste

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DEFINITIONS

Amended Application	Amended Application titled <i>State Significant Development Application Resource Recovery Facility (SSD8593)</i> – Amendment Application under Cl.55 of the Environmental Planning and Assessment Regulation, 2000 and dated 23 April 2021
Applicant	Bulk Recovery Solutions Pty Ltd, or any person carrying out any development to which this consent applies
BCA	Building Code of Australia
Calendar year	A period of 12 months commencing on 1 January
Certifier	A council or an accredited certifier (including principal certifiers) who is authorised under section 6.5 of the EP&A Act to issue Part 6 certificates
CEMP	Construction Environmental Management Plan
Conditions of this consent	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 bulk earthworks, and erection of buildings and other infrastructure permitted by this consent.
Council	Campbelltown 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	NSW Department of Planning, Industry and Environment
Development	The development described in Schedule 1, the EIS and RTS as amended by the Amended Application and supplementary information, including the works and activities comprising construction and operation, as modified by the conditions of this consent.
Development layout	The plans at Appendix 1 of this consent
DPIE	Department of Planning, Industry and Environment
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 <i>Environmental Impact Statement for State Significant Development Proposed Expansion of Resource Recovery Facility</i> , prepared by KDC Pty Ltd dated May 2019, submitted with the application for consent for the development,
ENM	Excavated Natural Material
Environment	As defined in section 1.4 of the EP&A Act
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPL	Environment Protection Licence under the POEO Act
Evening	The period from 6 pm to 10 pm
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 <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> , the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance Note: “material harm” is defined in this consent
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Liquid Waste by-products	Consists of sewer grit, filter cake and oily sludge
Material harm	Is harm that: <ul style="list-style-type: none"> a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)
Minister	NSW Minister for Planning and Public Spaces (or delegate)

Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Monitoring	Any monitoring required under this consent must be undertaken in accordance with section 9.40 of the EP&A Act
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
OEMP	Operational Environmental Management Plan
Operation	The use of the resource recovery facility as described in the EIS and RTS and as amended by the Amended Application and supplementary information
PA	Means a planning agreement within the meaning of the term in section 7.4 of the EP&A Act.
Principal Certifier	The certifier appointed as the principal certifier for the building work under section 6.6(1) of the EP&A Act or for the subdivision work under section 6.12(1) of the EP&A Act.
Planning Secretary	Secretary of the Department, or delegate
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements.
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting.
RTS	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 and includes the document titled Bulk Recovery Solutions 16 Kerr Road, Ingleburn State Significant Development No 8593 Response to Submissions prepared by Bulk Recovery Solutions Pty Ltd and dated October 2020 and additional documents titled SSD 8593-Ingleburn Resource Recovery Facility 16 Kerr Road Ingleburn NSW 2565 Addendum to Revised Response to Submissions dated January 2021.
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area.
Site	The land defined in Appendix 1.
Supplementary Information	The documents provided with the Amended Application titled <i>Ingleburn Resource Recovery Facility (SSD-8593) Response to Request for Additional Information</i> dated 19 February 2021 and dated 23 April 2021.
Upgrading	The carrying out of works (including replacing plant, equipment, or machinery or updating relevant technology) to improve the efficiency of the development or to enable or enhance its continued operation, and the carrying out of any maintenance works.
VENM	Virgin Excavated Natural Material
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 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 all written directions of the Planning Secretary;
 - (c) in accordance with the EIS and Response to Submissions, addendum RTS and Amended Application and Supplementary Information;
 - (d) in accordance with the Development Layout in Appendix 1; and
 - (e) in accordance with the management and mitigation measures in Appendix 2.
- A3. Consistent with the requirements in this consent, the Planning 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 Planning Secretary; and
 - (b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

LIMITS OF CONSENT

Lapsing

- 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.

Waste Limits

- A6. The Applicant must not receive or process on the site more than 125,000 tonnes per year of liquid waste comprising drilling mud and non-destructive drill mud, cement slurry, concrete washout, oily water (J120), sewage sludge including sewer grit or screenings, stormwater, groundwater (including M250, J100, N160, and F100), industrial wastewater, leachate and firewater (N140).
- A7. The total volume of 125,000 tonnes per year of liquid waste, as specified in Condition A6, includes 11,000 tonnes per year of liquid waste permitted to be received or processed under DA 948/2015/DA-I/B (Amendment 1).
- A8. This consent does not permit the storage of more than 5,100 tonnes of liquid waste and liquid waste by-products on the site at any one time.
- A9. The Applicant must ensure that only liquid waste by-products are stored in the liquid waste by-products storage bays as shown in Figure 1 in Appendix 1 of this consent.

NOTIFICATION OF COMMENCEMENT

- A10. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:
- (a) construction;
 - (b) operation;
 - (c) cessation of operations; and
 - (d) decommissioning.
- A11. If the construction or operation or decommissioning of the development is to be staged, the Planning Secretary must be notified in writing, at least one week before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.

EVIDENCE OF CONSULTATION

- A12. 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 Planning Secretary for approval; and
 - (b) provide details of the consultation undertaken including:
 - (i) the outcome of that consultation, matters resolved and unresolved; and
 - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS

- A13. With the approval of the Planning 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).
- A14. If the Planning 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.
- A15. If approved by the Planning 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.

PROTECTION OF PUBLIC INFRASTRUCTURE

- A16. Prior to the commencement of construction of the development, the Applicant must 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;
- A17. 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 public infrastructure that needs to be relocated as a result of the development.

STRUCTURAL ADEQUACY

- A18. 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;

Note:

- *Under Part 6 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.*

- A19. Within 60 days of the date of this consent, the Applicant must provide the Planning Secretary with copies of all necessary building information certificates from Council for all existing structures and items listed in Table 1, in accordance with Section 6.26 of the EP&A Act.

Table 1 Existing Structures

Structure	Location
Three story office	Southern wall of main building as shown in Site Plan 1, (Figure 1, Appendix 1)

COMPLIANCE

- A20. 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.

OPERATION OF PLANT AND EQUIPMENT

A21. 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.

UTILITIES AND SERVICES

A22. Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.

WORK AS EXECUTED PLANS

A23. Before the issuing of the Occupation Certificate for the development, work-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.

APPLICABILITY OF GUIDELINES

A24. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.

A25. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

ADVISORY NOTES

- AN1.** All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

TRAFFIC AND ACCESS

Operational Traffic Management Plan

- B1. Prior to the commencement of operation, the Applicant must prepare an Operational Traffic Management Plan (OTMP) for the development to the satisfaction of the Planning Secretary. The OTMP must form part of the OEMP required by condition C2 and must
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) detail the measures that are to be implemented to ensure road safety and network efficiency during operation;
 - (c) detail the measures that are to be implemented to ensure delivery vehicle arrival times are appropriately staggered, including procedures to manage night-time deliveries;
 - (d) detail heavy vehicle routes, access and parking arrangements and queuing procedures;
 - (e) include a Driver Code of Conduct which details traffic management measures to be implemented during operation to:
 - (i) minimise impacts of the development on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) minimise road traffic noise;
 - (iv) ensure truck drivers use specified routes and minimise traffic during night-time hours; and
 - (v) manage/control pedestrian movements; and
 - (f) include a program to monitor the effectiveness of these measures.
- B2. The Applicant must:
- (a) not commence operation until the OTMP required by condition B1 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the OTMP approved by the Planning Secretary for the duration of the development.

Parking

- B3. The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.

Operating Conditions

- B4. The Applicant must ensure:
- (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of *AS 2890.1:2004 Parking facilities Off-street car parking* (Standards Australia, 2004), *AS 2890.2:2018 Parking facilities Off-street commercial vehicle facilities* (Standards Australia, 2018) and *AS 2890.6:2009 Parking facilities Off-street parking for people with disabilities* (Standards Australia, 2009)
 - (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;
 - (c) the development does not result in any vehicles queuing on the public road network;
 - (d) no more than 4 heavy vehicles are located on site at any one time;
 - (e) vehicles over 12.5 m in length do not enter the main building;
 - (f) no more than one vehicle in total under 12.5 m in length must be within the main building at any one time;
 - (g) no more than one heavy vehicle per hour can access the site between 10 pm and 7 am and only during emergencies;
 - (h) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;
 - (i) all vehicles must enter and exit the site in a forward direction;
 - (j) all vehicles are wholly contained on site before being required to stop;
 - (k) all loading and unloading of materials is carried out on-site;

- (l) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and
- (m) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

AIR QUALITY

Dust Minimisation

- B5. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- B6. During construction of the development, the Applicant must ensure that:
 - (a) exposed surfaces and stockpiles are suppressed by regular watering;
 - (b) all trucks entering or leaving the site with loads have their loads covered;
 - (c) trucks associated with the development leaving the site do not track dirt onto the public road network; and
 - (d) public roads used by these trucks are kept clean.

Air Quality Discharges

- B7. The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.

Odour Management

- B8. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).
- B9. All fugitive emission points associated with the storage of liquid waste and the dissolved air floatation device (DAF) must be fitted with carbon filters which are fit for purpose and prevent or minimise the emission of odour.
- B10. The Applicant must ensure all liquid waste is transported to the site in vacuum sealed trucks.

Odour Management Plan

- B11. Prior to the commencement of operation of the development, the Applicant must prepare an Odour Management Plan (OMP) to the satisfaction of the Planning Secretary. The OMP must form part of the OEMP required by condition C5. The OMP must
 - (a) be prepared by a suitably qualified and experienced person(s) whose appointment has been endorsed by the Planning Secretary;
 - (b) describe a program that is capable of evaluating the performance of the operation and determining compliance with key performance indicators;
 - (c) identify the control measures that will be implemented for each emission source including preventative maintenance to ensure emission control infrastructure is operating efficiently
 - (d) include a carbon breakthrough strategy including proactive and reactive management measures that will be used to ensure pollutant breakthrough from the carbon adsorbent material is prevented or minimised;
 - (e) include proactive and reactive response mechanisms; and
 - (f) nominate the following for each of the proposed controls:
 - i) key performance indicator;
 - ii) monitoring method;
 - iii) location, frequency and duration of monitoring;
 - iv) record keeping;
 - v) complaints register;
 - vi) response procedures;
 - vii) performance review; and
 - viii) compliance monitoring.
- B12. The Applicant must:
 - (a) not commence operation until the Odour Management Plan required by condition B11 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the Odour Management Plan approved by the Planning Secretary for the duration of the development.

- B13. The Applicant must carry out an Odour Audit of the development no later than six months after the commencement of operation of the development. Division 9.4 of Part 9 of the EP&A Act applies to this audit which is for the purpose of odour detection. The audit must:
- be carried out by a suitably qualified, experienced and independent person(s), whose appointment has been endorsed by the Planning Secretary;
 - audit the development in full operation;
 - include a summary of odour complaints and any actions that were carried out to address the complaints;
 - assess the operation against odour impact predictions in the EIS;
 - review design and management practices in the development against industry best practice for odour management; and
 - include an action plan that identifies and prioritises any odour mitigation measures that may be necessary to reduce odour emissions.

Note: *The Odour Audit may be prepared so that it addresses the requirements of this consent and the EPL for the development.*

- B14. Within six months of commissioning of the Odour Audit required by condition B13, or as otherwise agreed by the Planning Secretary, the Applicant must submit a copy of the Odour Audit report to the satisfaction of the Planning Secretary, together with the Applicant's response to any recommendations contained in the Odour Audit report.

NOISE

Hours of Work

- B15. The Applicant must comply with the hours detailed in Table 2, unless otherwise agreed in writing by the Planning Secretary.

Table 2 Hours of Work

Activity	Day	Time
Earthworks and construction	Monday – Friday	7 am to 6 pm
	Saturday	8 am to 1 pm
Liquid and Mud Waste Processing	Monday – Sunday	24 hours
Liquid Waste Deliveries	Monday – Sunday	7 am to 10 pm
Emergency Deliveries	Monday – Sunday	1 per hour 10 pm to 7 am

- B16. Works outside of the hours identified in condition B15 may be undertaken in the following circumstances:
- works that are inaudible at the nearest sensitive receivers;
 - for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
 - where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

Construction Noise Limits

- B17. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Appendix 2.

Operating Conditions

- B18. The Applicant must ensure:
- roller doors remain closed, except during vehicles entering and exiting;
 - trucks queuing or waiting on site should shut off their engines whenever possible; and
 - all mobile plant and equipment used on the premises is fitted with broadband reversing alarms.

Operational Noise Limits

- B19. 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}
All residential receivers	47	43	38	52

Note Noise generated by the development is to be measured and assessed in accordance with the relevant procedures and exemptions (including certain meteorological conditions and corrections for annoying noise characteristics) of the NSW Noise Policy for Industry and Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (as may be updated or replaced from time to time).

Post-Commissioning Noise Verification Report

- B20. A noise verification report must be prepared by a suitably qualified and experienced acoustic consultant and submitted to the satisfaction of the Planning Secretary within three months of the commencement of operation of the development. The noise verification report must include:
- an analysis of compliance with noise limits specified in condition B19 undertaken in accordance with the *NSW Noise Policy for Industry* (EPA, 2017) and *Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise* (Australian Standard 2018);
 - a verification of the performance and effectiveness of applied noise mitigation measures; and
 - identification of additional noise control measures, excluding at-receiver controls, to be implemented to address any exceedances of the limits specified in condition B19 including timing for implementation and details about how their effectiveness is to be measured and reported to the Planning Secretary.

SOILS, WATER QUALITY AND HYDROLOGY

- B21. Liquid waste or liquid waste by-products permitted to be received or processed under this consent must not be stored within the rear south-eastern 30 m wide drainage easement as shown in Figure 1 in Appendix 1.

Imported Soil

- B22. The Applicant must:
- ensure that only VENM, ENM, or other fill material approved in writing by EPA is brought onto the site;
 - keep accurate records of the volume and type of fill to be used; and
 - make these records available to the Planning Secretary upon request.

Erosion and Sediment Control

- B23. Prior to the commencement of any construction for the development, the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the *Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book* (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by condition C2.

Discharge Limits

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

Stormwater Management System

- B25. Within 12 months from the commencement of operation, the Applicant must design, install and operate a stormwater management system for the development. The system must:
- be designed by a suitably qualified and experienced person(s);
 - be generally in accordance with the conceptual design in the EIS as amended by the RTS, Addendum RTS and the Amended Application and supplementary information;
 - be in accordance with applicable Australian Standards; and
 - ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines.

WASTE MANAGEMENT

Waste Management Plan

- B26. Prior to the commencement of operation of the development, the Applicant must prepare a Waste Management Plan for the development to the satisfaction of the Planning Secretary. The Waste Management Plan must form part of the OEMP and be prepared in accordance with condition C5. The Plan must:
- detail the type and quantity of waste to be generated during construction and operation of the development;

- (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the *Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014* and the *Waste Classification Guideline* (Environment Protection Authority, 2014);
- (c) detail the materials to be reused or recycled, either on or off site; and
- (d) include the Management and Mitigation Measures included in Appendix 2.

B27. The Applicant must:

- (a) not commence operation until the Waste Management Plan is approved by the Planning Secretary;
- (b) implement the most recent version of the Waste Management Plan approved by the Planning Secretary.

Waste Monitoring Program

B28. From the commencement of operation of the development, the Applicant must implement a Waste Monitoring Program for the development. The program must:

- (a) be prepared by a suitably qualified and experienced person(s) prior to the commencement of operation;
- (b) include suitable provision to monitor the:
 - i) quantity, type and source of waste received on site; and
 - ii) quantity, type and quality of the outputs produced on site; and
- (c) ensure that:
 - i) all waste that is controlled under a tracking system has the appropriate documentation prior to acceptance at the site; and
 - ii) staff receive adequate training in order to be able to recognise and handle any hazardous or other prohibited waste including asbestos.

B29. The collection of waste generated during operation of the development must be undertaken between 7 am to 10 pm Monday to Friday.

Statutory Requirements

B30. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.

B31. The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014) and dispose of all wastes to a facility that may lawfully accept the waste.

B32. The Applicant must retain all sampling and waste classification data for the life of the development in accordance with the requirements of EPA.

ABORIGINAL HERITAGE

Unexpected Finds Protocol

B33. If any item or object of Aboriginal heritage significance is identified on site:

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

B34. Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the *National Parks and Wildlife Act 1974*.

HAZARDS AND RISK

B35. The Applicant must store all chemicals, fuels and oils used on-site in accordance with:

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

B36. In the event of an inconsistency between the requirements of conditions B35(a) and B35(b), the most stringent requirement must prevail to the extent of the inconsistency.

Dangerous Goods

B37. The quantities of dangerous goods stored and handled at the site or transported to and from the development 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.

Bunding

B38. The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual* (Department of Environment and Climate Change, 2007).

Pests, Vermin and Priority Weed Management

B39. The Applicant must:

- (a) implement suitable measures to manage pests, vermin and declared priority 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 priority 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, priority weed has the same definition of the term in the Biosecurity Act 2015.

CONTAMINATION

Unexpected Finds

B40. Prior to the commencement of construction for the development, the Applicant must prepare an unexpected finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition C2 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.

VISUAL AMENITY

Lighting

B41. The Applicant must ensure the lighting associated with the development:

- (a) complies with the latest version of AS 4282-2019 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 2019); and
- (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

FIRE SAFETY

B42. The Applicant must design and construct the development in compliance with Clause E1.10 and E2.3 of Volume One of the National Construction Code to the satisfaction of FRNSW.

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Management Plan Requirements

- C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:
- (a) detailed baseline data;
 - (b) details of:
 - (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
 - (ii) any relevant limits or performance measures and criteria; and
 - (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;
 - (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;
 - (d) a program to monitor and report on the:
 - (i) impacts and environmental performance of the development; and
 - (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;
 - (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;
 - (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) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);
 - (ii) complaint;
 - (iii) failure to comply with statutory requirements; and
 - (h) a protocol for periodic review of the plan.

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

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.
- C3. As part of the CEMP required under Condition C2 of this consent, the Applicant must include the following:
- (a) Erosion and Sediment Control Plan;
 - (b) Complaints Handling;
 - (c) an unexpected finds protocol; and
 - (d) details of traffic management.
- C4. The Applicant must:
- (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and
 - (b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.

OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN

- C5. The Applicant must prepare an Operational Environmental Management Plan (OEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.
- C6. As part of the OEMP required under Condition C5 of this consent, the Applicant must include the following:
- (a) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;
 - (b) describe the procedures that would be implemented to:
 - (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;
 - (ii) receive, handle, respond to, and record complaints;
 - (iii) resolve any disputes that may arise;

- (iv) respond to any non-compliance;
- (v) respond to emergencies; and
- (c) include the following environmental management plans:
 - (i) Traffic (see condition B1)
 - (ii) Odour (see condition B11);
 - (iii) Waste (see condition B26).

C7. The Applicant must:

- (a) not commence operation until the OEMP is approved by the Planning Secretary; and
- (b) operate the development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).

REVISION OF STRATEGIES, PLANS AND PROGRAMS

C8. Within three months of:

- (a) the submission of a Compliance Report under condition C14;
- (b) the submission of an incident report under condition C10;
- (c) the submission of an Independent Audit under condition C16;
- (d) the approval of any modification of the conditions of this consent; or
- (e) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,

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

C9. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.

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

REPORTING AND AUDITING

Incident Notification, Reporting and Response

C10. The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 3.

Non-Compliance Notification

C11. The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.

C12. A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.

C13. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

Compliance Reporting

C14. Within three months after the first year of commencement of operation of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also:

- (a) identify any trends in the monitoring data over the life of the development;
- (b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and
- (c) describe what measures will be implemented over the next year to improve the environmental performance of the development

C15. The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least 7 days before this is done.

Independent Audit

- C16. Within one year of the commencement of operation of the development, and every three years after, unless the Planning Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit (Audit) of the development. Audits must:
- (a) be prepared in accordance with the Independent Audit Post Approval Requirements (Department 2020)
 - (b) be led and conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Planning Secretary; and
 - (c) be submitted to the satisfaction of the Planning Secretary within three months of commissioning the Audit (or within another timeframe agreed by the Planning Secretary).
- C17. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2020), the Applicant must:
- (a) review and respond to each Independent Audit Report prepared under condition C16 of this consent;
 - (b) submit the response to the Planning Secretary and any other NSW agency that requests it, together with a timetable for the implementation of the recommendations;
 - (c) implement the recommendations to the satisfaction of the Planning Secretary; and
 - (d) make each Independent Audit Report and response to it publicly available no later than 60 days after submission to the Planning Secretary and notify the Planning Secretary in writing at least 7 days before this is done.

Monitoring and Environmental Audits

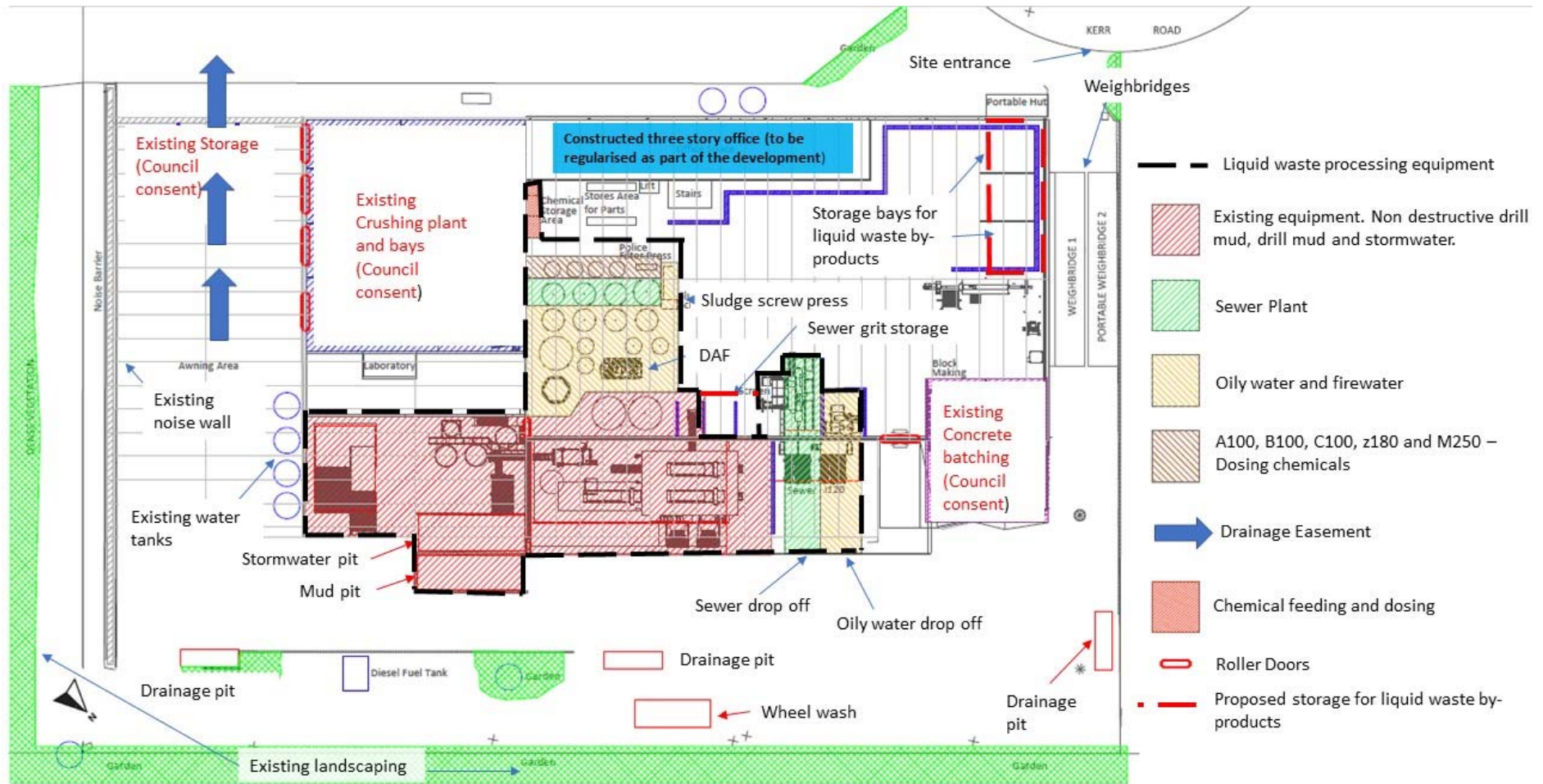
- C18. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.

Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.

ACCESS TO INFORMATION

- C19. At least 48 hours before the commencement of construction of the development and for the life of the development, the Applicant must:
- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
 - (i) the documents referred to in condition A2 of this consent;
 - (ii) all current statutory approvals for the development;
 - (iii) all approved strategies, plans and programs required under the conditions of this consent;
 - (iv) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;
 - (v) 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;
 - (vi) a summary of the current stage and progress of the development;
 - (vii) contact details to enquire about the development or to make a complaint;
 - (viii) a complaints register, updated monthly;
 - (ix) the Compliance Report of the development;
 - (x) audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the recommendations in any audit report;
 - (xi) any other matter required by the Planning Secretary; and
 - (b) keep such information up to date, to the satisfaction of the Planning Secretary.

APPENDIX 1 DEVELOPMENT LAYOUT PLAN



APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

BRS – SSD8593 – Development Management and Mitigation Measures

Aspect	Management & Mitigation Measures
Water Management	<p>The existing stormwater system and management procedures will be retained for use. These include:</p> <ul style="list-style-type: none"> • Sweeping of internal and external hardstand areas, • Misting Systems, • Grading of operational surfaces to stormwater capture, • Wheel wash, • Existing bunding for fuel and other chemical storage in accordance with AS1940:2004, • Waste processing internal to building or undercover, • Waste storage only in managed areas; and • Stormwater treatment devices including gross pollutant traps, pit inserts, and storm filters. <p>The following systems are to be installed as per the stormwater management plan:</p> <ul style="list-style-type: none"> • Ocean Protect Oceanguard pit inserts will be installed in all surface inlet pits collecting runoff from the pavement areas, • A 20kL above ground rainwater tank collecting 3,036m² roof area will be used for external irrigation, • Implementation of automatic valve on outlet, • Aboveground OSD tanks, and • Where required, bunding and grading to ensure surface water drains away from the areas where waste is stored and processed (internal to building). <p>The site's future EMP which will govern the proposed operations is to include management procedures, a maintenance and cleaning schedule to ensure system devices are regularly cleaned, and spill management procedures for a range of liquids. The EMP is to include the following management measures:</p> <ul style="list-style-type: none"> • All drainage pits are to be fitted with Ocean Protect Oceanguard pit inserts (or equivalent) to retain coarse sediments and gross pollutants, • On a daily basis and after each significant rainfall event the drainage pits are inspected and retained sediment and other debris removed as appropriate, • Undercover storage areas are to be maintained in as dry condition as possible, • Street sweepers clean the hardstand areas, • All vehicles to go through the wheel wash prior to leaving the site to remove sediment from tyres and underbodies, • A 120kL underground settling tank collecting runoff from 11,784m² of the site. Water captured in this tank will be pumped out and used in the processing operations, including dust suppression. • All overflow from the Harvesting Tank will be filtered through the Oceanguard cartridges before leaving the site. <p>Stormwater System Monitoring</p>

	<p>The proposed stormwater system is to be monitored to assess effectiveness. The following analytes will form the basis of site monitoring:</p> <ul style="list-style-type: none"> • Total Recoverable Hydrocarbons, • Oil and Grease • Heavy Metals (including Aluminum, Arsenic, Cadmium, Chromium, Copper, Iron, Mercury, Nickel, Lead, Zinc), • Turbidity, • Total Suspended Solids (TSS), • Nutrients (Total Nitrogen and Total Phosphorous), • Chlorophyll, • Bacteria, • Dissolved OxygenpH, and • Total Acidity. <p>Water sampling is to be undertaken by trained site staff. All samples collected will be sent to a NATA accredited laboratory for analysis and comparison.</p> <p>The monitoring should be implemented for a minimum of 12 months post commissioning with all results recorded over this time to establish a trend.</p> <p>Should any benchmarks be exceeded in this time, investigations should be undertaken to understand why there has been an exceedance.</p> <p>If required, additional mitigation measures may need to be adopted within the site to ensure exceedance of the benchmark levels does not occur again.</p>
Air Quality	<p>The existing mitigation measures implemented on the site include the following:</p> <ul style="list-style-type: none"> ❖ Engines of on-site vehicles and plant switched off when not in use for extended periods, ❖ Maintain and service vehicles according to manufacturer's specifications, ❖ External areas are to be kept clean, any incidental spills to be cleaned immediately, ❖ Regular sweeping and/or watering of hardstand area, ❖ Automated sprinkler system used in crushing plant. Sprayers are automated based on wind speed measured from the top of the roof, ❖ Manual water sprays and misters over work areas are also used, ❖ Conduct visual checks for dust beyond the boundary, ❖ Material stockpile size maintained appropriately, ❖ Sealed driving surfaces of the site to be cleaned regularly, ❖ Vehicles are to abide by site speed limits at all time while within the boundaries of the site, ❖ Vehicle loads are covered when transporting material on and off-site, ❖ The access driveway to the site is checked regularly, and if any dust, material, or mud found to be tracked onto the public road is cleaned immediately. <p>Based on the recommendations within the AQIA report, the following mitigation measures to be implemented on site:</p>

	<ul style="list-style-type: none"> ❖ Vehicles and plant are to be fitted with pollution reduction devices where practicable, ❖ All liquid waste storage tanks are sealed and fitted with suitable filters (i.e. carbon) to minimise the emission of odours, ❖ Liquid waste processing to be undertaken in sealed tanks to prevent the release of odour, ❖ Appropriate filters to be installed on the DAF unit to mitigate odour from this process, ❖ Material to be stored inside where possible to prevent wind erosion. <p>Furthermore, the following greenhouse gas mitigation measures will be implemented on the site:</p> <ul style="list-style-type: none"> ❖ Monitor the consumption of fuel and regularly maintain diesel powered equipment to ensure operational efficiency, ❖ Turning diesel equipment off when not in use for extended periods, ❖ Minimise double handling of material and using efficient transport route, ❖ Monitor the total site electricity consumption and investigate avenues to minimise the consumption, ❖ Conduct a review of alternative renewable energy sources, ❖ Provide energy awareness programs for staff and contractors within the site induction process; and ❖ Minimise the production of waste generated on-site.
Noise	<p>The most recent Noise Impact Assessment (NIA) undertaken by Pulse White Noise Acoustics (PWNA) and existing operational procedures serve to mitigate against noise impacts on the surrounding environment.</p> <p>Noise levels generated by the site are managed through the following measures:</p> <p>The following noise control recommendations are contained within this report.</p> <ul style="list-style-type: none"> • Equipment during the day and evening periods is to be limited to the following: <ul style="list-style-type: none"> ▪ 1 x Excavator, located indoors ▪ 1 x Front end loader, located outdoors in the crushing yard ▪ 2 x Truck and dogs, located outdoors in the main yard ▪ 1 x Slump stand, located indoors ▪ 1 x Flocculant plant, located undercover outdoors ▪ 2 x Liquid plant, located undercover outdoors ▪ 3 x Vacuum trucks, located outdoors ▪ 1 x Forklift, located outdoors 20% and indoors 80% • Noise generating equipment during the night periods is to be limited to the following: <ul style="list-style-type: none"> ▪ 1 x Slump stand, located indoors ▪ 1 x Flocculant plant, located undercover outdoors ▪ 2 x Liquid plant, located undercover outdoors ▪ 1 x Vacuum trucks, located outdoors ▪ 1 x Forklift, located outdoors 20% and indoors 80%

- When truck and dogs are being loaded or at a waiting bay, they are to be turned off,
- When vacuum waste trucks are being loaded or at a waiting bay, they are to be turned off,
- Permanent on-site mobile equipment such as the excavator, front end loader and the forklift are to have a non-tonal reversing alarm,
- In the crusher yard, the existing 6.5 wall along the southeast boundary is to be retained. Additionally, an awning is proposed from the top of the noise wall to cover the storage bays and all activities outside the crushing plant. Note that both ends of the covered area are open air and not enclosed.

Construction Mitigation Measures

The following items are to be undertaken during construction activities to reduce emissions to the surrounding community for this site may include:

- Toolbox and induction of personnel prior to shift to discuss noise control measures that may be implemented to reduce noise emissions to the community,
- Implement any boundary fences/retaining walls as early as possible to maximise their attenuation benefits,
- Where possible use mobile screens or construction hoarding to act as barriers between construction works and receivers,
- All plant should be shut down when not in use. Plant to be parked/started at farthest point from relevant assessment locations,
- Operating plant in a conservative manner (no over-revving),
- Selection of the quietest suitable machinery available for each activity,
- Avoidance of noisy plant/machinery working simultaneously where practicable,
- Minimisation of metallic impact noises,
- All plant is to utilise a broadband reverse alarm in lieu of the traditional high frequency type reverse alarm, and
- Undertake letter box drops to notify receivers of potential works.

Furthermore, working hours on site during construction are to be restricted to:

- 7:00 am to 6:00 pm between Monday and Friday (or as specified by consent conditions),
- 8:00 am to 1:00 pm on Saturday (or as specified by consent conditions),
- Work shall not be undertaken on Sundays or public holidays.

Australian Standard AS 2436-2010 *“Guide to Noise Control on Construction, Maintenance and Demolition Sites”* sets out numerous practical recommendations to assist in mitigating construction noise emissions.

Operational Mitigation Measures

Universal work practices that will be applied to the proposal (and all subsequent works) include:

- conduct toolbox talks pre-shift to communicate awareness regarding the

	<p>importance of noise emission management,</p> <ul style="list-style-type: none"> ➤ ensure site managers periodically check noise emissions at receivers adjacent to noisy activities so that potential problems can be rectified, ➤ UHF radios will be used for communication with no yelling allowed, ➤ no slamming of doors is allowed, ➤ plant will be parked in accessible and where possible shielded locations prior to being used for out of hours work. ➤ minimise the use of reverse alarms, and ➤ management are to communicate to staff and contractors the importance of minimising noise emissions to the community when arriving and leaving site. <p>Consultation and Notification:</p> <ul style="list-style-type: none"> ➤ maintain good communication between the community and site staff, ➤ appoint a community liaison officer where required to maintain good communications between community and staff. <p>Complaints Handling:</p> <ul style="list-style-type: none"> ➤ provide a readily accessible contact point, of contact or complaints line and give complaints a fair hearing, ➤ have a documented complaints process, including an escalation procedure so that if a complainant is not satisfied there is a clear path to follow, ➤ records of all community complaints will be maintained on an up-to-date complaint register. <p>The records will include:</p> <ul style="list-style-type: none"> - date and time of the complaint, - how the complaint was made (telephone, mail, or email), - any personal details of the complainant that were provided, or if no details are provided, a note to that effect, - the nature of the complaint, - any actions taken by the site supervisor/construction contractor in relation to the complaint, including any follow up contact with the complainant and the timing for implementing action, and - if no action was taken by site supervisor/construction contractor in relation to the complaint, the reason why no action was taken.
<p>Traffic & Transport</p>	<p>The traffic management includes measures for the following:</p> <ul style="list-style-type: none"> ▪ directions and rules for engagement with mobile equipment, ▪ directions for permitted and non-permitted methods of work on and around vehicles, ▪ specifications for safety signs which shall be in place to support site controls, ▪ specifications for PPE that shall be available and used by staff, visitors, and contractors on-site's traffic management map, ▪ a summary of the hazard identification and risk assessment process used, ▪ details of the process used to evaluate controls once they are in place, and ▪ update traffic management plan in accordance with expansion, if

	<p>required.</p> <p>All heavy vehicles arriving to the site will require scheduling or pre-notification of arrival allowing for management of vehicle load. If the premises is at capacity, vehicles will be advised to delay their journey to the site. If vehicles arrive to site without scheduling and no capacity is available, they will be turned away.</p> <p>Whilst on site, all vehicles are to abide by the traffic management system and undertake all listed procedures required.</p>
Visual Amenity	<p>The site has implemented landscaping within the site to enhance visual amenity. This includes several garden beds and trees. The site is kept clean through routine hardstand cleaning and upkeep of the building and other structures.</p> <p>It is recommended that:</p> <ul style="list-style-type: none"> • Trees to be planted to create a visual buffer along the south eastern boundary; • The existing established vegetation along Henderson Road and the rail corridor be retained where possible and maintained long term. This will continue to fragment views of the site; and • The built elements of the development be maintained to a high standard, in line with the existing developments within the industrial precinct. <p>With the implementation of the recommended measures, visual amenity should not be negatively impacted.</p>
Waste Management	<p>Aa range of waste management procedures are implemented by the operation including the following:</p> <ul style="list-style-type: none"> • An updated waste material reception procedure has been prepared and implemented to ensure only permitted materials are accepted on site, • Records of acceptance shall be kept on site, • Quality assurance checks of material accepted to the site shall be conducted on a regular basis, • Ensure wastewater systems are maintained in good working order, • All wastes are to be segregated where possible, • All non-recycled wastes to be disposed of in an appropriate manner to appropriately licensed facilities, • All wastes are to be managed in accordance with the waste management plan, and • Waste management plan to be updated to suit proposed expansion.
Soils & Contamination	<p>The site is covered in hardstand providing an effective barrier to contamination reaching the natural ground.</p> <p>Water and sediment on the site are directed to the site’s water management system where water is cleaned and reused or directed to sewer and sediment is collected and directed back into the crushing process or re-used on site.</p> <p>To ensure the site’s soil remain contaminant free, the following management</p>

	<p>procedures are to be undertaken:</p> <p>Physical Controls:</p> <ul style="list-style-type: none"> • Use of filters on stormwater drains, • Use of wheel wash for heavy vehicles, • Separation of waste material using storage bund, • Internal processing of wastes, • Implementation of misting sprays for dust suppression, and • Implementation of filters for liquid waste processing. <p>Procedural Controls:</p> <ul style="list-style-type: none"> • Development and routine updating of management plans, • Routine inspection, maintenance, and cleaning of hardstand area, • Maintenance and efficiency check of water management system, • Implementation of a pollution incident response management plan, • Adoption of best practice operational procedures, • Implementation of a maintenance schedule, and • Routine training and reinforcement of correct procedures
<p>Hazard Management</p>	<p>The following hazard management measures are to be implemented on the site:</p> <p>Physical Controls:</p> <ul style="list-style-type: none"> ✓ Separation of processes through site design, ✓ Separation of stockpiles through location and walls, ✓ Implementation of fire management system. ✓ Any hazardous components are design and constructed to comply with relevant standards (e.g. AS1940:2004 The Storage and Handling of Flammable and Combustible Liquids), and ✓ Any dangerous goods are to be stored within the designated chemical storage area as shown in the updated site plans. <p>Procedural Controls:</p> <ul style="list-style-type: none"> ➤ Development and routine updating of management plans, ➤ Implementation of a pollution incident response management plan, ➤ Adoption of best practice operational procedures, ➤ Incoming material verification processes, ➤ Implementation of a maintenance schedule, and ➤ Routine training and reinforcement of correct handling, pollution incident, and fire management procedures.
<p>Fire Management</p>	<p>The existing building has a fire management system which includes fire sprays, easy and visible fire hoses and extinguishers throughout the site, appropriate training for employees, induction for evacuation and management for all employees and visitors, and regular inspections of fire emergency equipment and systems.</p> <p>To provide compliance with Clause 94 of the EP&A Regulation 2000, the Statutory Compliance Report, an existing small roller door will be placed where a double leaf pedestrian swing door currently exists, thereby complying with BCA Clause D2.19 and it will be fitted with BCA Clause D2.21</p>

	<p>compliant lever action door hardware.</p> <p>The fire management system is to be reviewed to ensure compliance with relevant requirements.</p>
Community	<p>As part of its social responsibility, BRS posts letters to surrounding residents in the nearby residential area and neighbouring industrial facilities informing them of any updates regarding the operation or any solutions implemented.</p> <p>Contact details will be displayed on the site entry and a complaints register is to be maintained noting the nature of the complaint, time received, action taken, and time the action was taken.</p>
General Environmental Management	<p>Once approved, the facility is to operate under a new Environmental Management Plan (EMP) which will provide detail on a range of environmental matters. The document will provide the following detail:</p> <ul style="list-style-type: none"> ❖ Operations description, ❖ Management hierarchy with roles and responsibilities, ❖ Inductions and training regime, ❖ Environmental management procedures and requirements, ❖ Environmental monitoring, risk assessment, and auditing, ❖ Environmental contingencies and corrective actions, ❖ Emergency response procedures and contacts, ❖ Complaints handling procedure and register; and ❖ EMP and other environmental documentation review procedure

APPENDIX 3 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. A written incident notification addressing the requirements set out below must be submitted to the Planning Secretary via the Major Projects website within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C10 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
 - (a) identify the development and application number;
 - (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
 - (c) identify how the incident was detected;
 - (d) identify when the applicant became aware of the incident;
 - (e) identify any actual or potential non-compliance with conditions of consent;
 - (f) describe what immediate steps were taken in relation to the incident;
 - (g) identify further action(s) that will be taken in relation to the incident; and
 - (h) identify a project contact for further communication regarding the incident.

INCIDENT REPORT REQUIREMENTS

3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
4. The Incident Report must include:
 - (a) a summary of the incident;
 - (b) outcomes of an incident investigation, including identification of the cause of the incident;
 - (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
 - (d) details of any communication with other stakeholders regarding the incident.