

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 9 March 2022, 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.



Joanna Bakopanos

**Acting Director
Industry Assessments**

Sydney

16 April 2026

File: EF20/28770

SCHEDULE 1

Application Number:	SSD-9346594
Applicant:	Hi-Quality Waste Treatment Services Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	Lot 103 DP 866530, 9-13 Whyalla Place, Prestons
Development:	Upgrade and use of an existing industrial site as a waste treatment facility with a capacity to accept up to 210,500 tonnes per annum of contaminated wastes in both packaged and bulk form

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DEFINITIONS

ADR	The Amended Development Report (including appendices) titled 'Prestons Waste Treatment Facility Amendment Report', prepared by Arcadis and dated September 2025
Applicant	Hi-Quality Waste Treatment Services Pty Ltd, or any person carrying out any development to which this consent applies
BCA	Building Code of Australia
BC Act	<i>Biodiversity Conservation Act 2016</i>
Carrier	Operator of a telecommunication network and/or associated infrastructure, as defined in section 7 of the <i>Telecommunications Act 1997</i> (Cth)
Certifier	A council or an accredited certifier (including principal certifiers) 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 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	Liverpool 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, Housing and Infrastructure (DPHI)
Development	The development described in Schedule 1, the EIS, Submissions Report and ADR, including the works and activities comprising construction and operation of a waste treatment facility, as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
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 Prestons Waste Treatment Facility' prepared by Golder Associates Pty Ltd dated 19 August 2021, 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	Environmental Planning and Assessment Regulation 2021
EPL	Environment Protection Licence under the POEO Act
Evening	The period from 6 pm to 10 pm
Fibre-ready facility	As defined in section 372W of the <i>Telecommunications Act 1997</i> (Cth)
Full operation	'Full operation' is defined as when the development is operating at the maximum waste throughput capacity permitted by this consent
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 to the environment, and as a consequence of that environmental harm, may cause harm to the health and safety of human beings, and which may or may not be or cause a non-compliance Note: <i>“Material harm” is defined in this consent</i>
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Material harm	Is harm that: <ul style="list-style-type: none"> a) involves actual harm to the environment that may include (but not be limited to) a leak, spill, emission other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or b) results in actual 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) Note: <i>This definition excludes “harm” that is either authorised under this consent or any other statutory approval</i> Note: <i>For the purposes of this definition, material harm excludes incidents captured by Work Health and Safety reporting requirements</i>
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
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 carrying out of the waste treatment facility as described in the EIS, Submissions Report and ADR
Principal Certifier	The certifier appointed as the principal certifier for the building work under section 6.6(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
Registered Aboriginal Parties	Means the Aboriginal persons identified in accordance with the document entitled <i>“Aboriginal cultural heritage consultation requirements for proponents 2010”</i> (DECCW)
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
Submissions Report (SR)	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 ‘Prestons Waste Treatment Facility Response to Submissions’, prepared by Arcadis and dated 15 May 2023
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 Schedule 1
Trade Waste Agreement (TWA)	Agreement to discharge commercial trade wastewater to Sydney Water’s sewer network
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
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, Submissions Report and ADR;
 - (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) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(e), 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.
- A6. The Applicant must:
- (a) ensure waste is not accepted for storage or processing at the development, except as expressly permitted by an EPL;
 - (b) not receive more than 210,500 tonnes per annum (tpa) of waste at the development, limited to waste types as described in Annexure A of Appendix B of the ADR, except for the following wastes:
 - (i) M260 – highly odorous organic chemicals (including mercaptans and acrylates); and
 - (ii) M180 – Polychlorinated dibenzo-p-dioxin;
 - (c) not receive more than the annual amount (tpa) of each waste type as described in Table 1.4 of Appendix B of the ADR; and
 - (d) not store more than 8,090 tonnes of unprocessed or processed waste at the development any one time.

NOTIFICATION OF COMMENCEMENT

- A7. 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.
- A8. 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 month before the commencement of each stage (or other timeframe agreed with the Planning Secretary).

SURRENDER OF EXISTING CONSENTS OR APPROVALS

- A9. Within 12 months of the date of commencement of development to which this consent applies, or within another timeframe agreed by the Planning Secretary, the Applicant must surrender the existing development consents DA 1387/2013 dated 31/01/2014 and DA 1148/2013 dated 20/01/2014 for the existing warehousing development in accordance with the EP&A Regulation.
- A10. Upon the commencement of development to which this consent applies, and before the surrender of existing development consents required under condition A9, the conditions of this consent prevail to the extent of any inconsistency with the conditions of those consents or approvals.

Note: *This requirement does not extend to the surrender of construction and occupation certificates for existing and proposed building works under Part 6 of the EP&A Act. The surrender should not be understood as implying that works legally constructed under a valid consent or approval can no longer be legally maintained or used.*

EVIDENCE OF CONSULTATION

- A11. 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

- A12. 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).
- A13. 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.
- A14. 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.

UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE

General Requirements

- A15. Prior to the commencement of construction of the development, the Applicant must:
- (a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed to service the development, to make satisfactory arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure.
- A16. 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;
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development; and
 - (c) obtain any relevant approval(s) from the relevant service provider(s), prior to undertaking construction of the corresponding utility works.

Sydney Water

- A17. Prior to the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

Fibre-Ready Facilities

- A18. Prior to the issue of a Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:
- (a) the installation of fibre-ready facilities to all individual lots and/or premises in the development to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and
 - (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in the development demonstrated through an agreement with a carrier.
- A19. Prior to the issue of an Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.

DEMOLITION

- A20. All demolition must be carried out in accordance with *Australian Standard AS 2601-2001 The Demolition of Structures* (Standards Australia, 2001).

STRUCTURAL ADEQUACY

- A21. 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.*
- *The EP&A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.*

EXTERNAL WALLS AND CLADDING

- A22. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.
- A23. Prior to the issue of:
- (a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and
 - (b) an Occupation Certificate,
- the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.
- A24. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

COMPLIANCE

- A25. 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.

CONTRIBUTIONS TO COUNCIL

- A26. Prior to the issue of a Construction Certificate for any part of the development, a contribution under section 7.11 of the EP&A Act of \$79,464.00 (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)), must be paid to Council for infrastructure.

OPERATION OF PLANT AND EQUIPMENT

- A27. 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.

WORK AS EXECUTED PLANS

- A28. Prior to the issue of the Occupation Certificate for the development, work-as-executed drawings signed by a registered surveyor demonstrating that finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.

APPLICABILITY OF GUIDELINES

- A29. 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.
- A30. 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

WASTE MANAGEMENT

Waste Reveal, Storage and Processing

- B1. All waste screening, unloading, and processing, including storage and material handling activities must be undertaken in the enclosed industrial building within designated bunded areas at all times.
- B2. The Applicant must:
- (a) ensure all incoming waste loads are screened, tested and characterised in accordance with the NSW EPA Waste Classification Guidelines Part 1: Classifying Waste (including Addendum to Part 1: Classifying Waste), Part 2: Immobilising Waste and Part 4: Acid Sulfate Soils as amended from time to time;
 - (b) ensure non-conforming wastes are removed from the site immediately;
 - (c) ensure all personnel are trained in safe handling, emergency response and spill containment procedures and suitably qualified and experienced personnel are on-site whenever PFAS contaminated wastes are received and the liquid waste processing plant is in operation;
 - (d) ensure appropriate segregation measures and protocols are in place to prevent cross contamination between incompatible wastes, including PFAS wastes, during storage and treatment;
 - (e) treat non-liquid wastes to enable the wastes to be reused, recycled or lawfully disposed of by:
 - (i) reducing concentration of contaminants by means other than blending or dilution; and/or
 - (ii) immobilising contaminants in the waste in accordance with EPA-issued approvals for immobilisation; and/or
 - (iii) satisfying a specific standard or criteria approved by the EPA in writing;
 - (f) ensure all waste storage areas are bunded and graded towards a sump capable of containing spills; and
 - (g) only accept and process liquid waste where a Trade Waste Agreement is in place permitting disposal of treated liquid waste, unless otherwise agreed by the Planning Secretary.

Operational Waste Management Plan

- B3. Prior to the commencement of operation of the development, the Applicant must prepare an Operational Waste Management Plan (OWMP) to the satisfaction of the Planning Secretary. The OWMP must form part of the OEMP and be prepared in accordance with condition C5. The OWMP must:
- (a) detail the types and quantities of each type of waste to be accepted and handled during operation of the development;
 - (b) describe the waste acceptance criteria including:
 - (i) specifications consistent with those described in the ADR; and
 - (ii) limits for waste received by type, form, treatment and quantity as described in the ADR;
 - (c) describe measures to ensure the maximum yearly amount of each type of waste is not exceeded;
 - (d) describe the handling, storage and disposal of all waste streams generated at the development, 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);
 - (e) detail the materials to be reused or recycled, either on or off site; and
 - (f) include the Management and Mitigation Measures included in Appendix 2.
- B4. The Applicant must:
- (a) not commence operation until the OWMP is approved by the Planning Secretary;
 - (b) implement the most recent version of the OWMP approved by the Planning Secretary for the duration of the development.

Waste Monitoring Program

- B5. From the commencement of operation, the Applicant must implement a Waste Monitoring Program. The Program must monitor and record data on:
- (a) the quantity, type and source of waste received on site in accordance with the *Protection of the Environment Operations (Waste) Regulation 2014*;
 - (b) the quantity, type and quality of the outputs produced on site; and
 - (c) all waste that is controlled under a tracking system, ensuring this waste has the appropriate documentation prior to acceptance at the site.

- B6. From the commencement of operation of the development, the Applicant must implement a Waste Monitoring Program. 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 prohibited waste.

Waste Verification Report

- B7. At each of six months, twelve months and 'full operation' following the commencement of operation of the development, or within a timeframe otherwise agreed by the Planning Secretary, the Applicant must prepare a Waste Verification Report to the satisfaction of the Planning Secretary. Each Waste Verification Report must:
- (a) be prepared by a suitably qualified and experienced person(s) whose appointment has been endorsed by the Planning Secretary;
 - (b) be prepared in consultation with the EPA;
 - (c) include details of:
 - (i) the quantity and type of all wastes received;
 - (ii) waste processing that has been undertaken, including the number of batches treated;
 - (iii) the initial and final waste classification;
 - (iv) all relevant emission controls and management strategies;
 - (v) all operations related to waste, including receipt, processing, handling, storage, and disposal;
 - (vi) all monitoring data that demonstrates that waste has been assessed, stored, treated and disposed of in accordance with the consent and EPL;
 - (vii) a summary of corrective actions taken to rectify any incidents or failures; and
 - (viii) compliance with the Trade Waste Agreement.

Each Waste Verification Report must be submitted to the Planning Secretary within three months of commencing each Report (or within another timeframe agreed by the Planning Secretary).

Statutory Requirements

- B8. 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).
- B9. The Applicant must dispose of all wastes to a waste management facility or premises lawfully permitted to accept the waste.
- B10. The Applicant must retain all sampling and waste classification data for the life of the development in accordance with the requirements of EPA.

Pests, Vermin and Priority Weed Management

- B11. 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.

AIR QUALITY

Dust Minimisation

- B12. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- B13. During construction of the development, the Applicant must ensure that:
- (a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method;
 - (b) all trucks entering or leaving the site with loads have their loads covered;

- (c) trucks associated with the development do not track dirt onto the public road network;
- (d) public roads used by these trucks are kept clean; and
- (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

Control of Air Emissions

B14. Prior to the commencement of operation of the development, the Applicant must install an air emissions control system, as described in Appendix B of the ADR. The air emissions control system must include activated carbon filters and particulate matter filters and maintain the industrial building under negative pressure at all times.

Air Quality Discharges

B15. 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.

Air Quality and Odour Management Plan

B16. Prior to the commencement of operation of the development, the Applicant must prepare an Air Quality and Odour Management Plan (AQOMP) to the satisfaction of the Planning Secretary. The AQOMP must form part of the OEMP required by condition C5. The AQMP must:

- (a) be prepared by a suitably qualified and experienced person(s);
- (b) detail and rank all emissions from all sources of the development, including particulate and odour emissions;
- (c) describe a program that is capable of evaluating the performance of the operation and determining compliance with key performance indicators;
- (d) include a procedure for detection of activated carbon filter breakthrough and procedures for initiating activated carbon change out, including:
 - (i) nominated triggers for determining activated carbon filter performance;
 - (ii) details of the monitoring methods to determine activated carbon performance; and
 - (iii) specific actions linked to the nominated triggers, including when activated carbon filter change out is to occur;
- (e) identify the control measures that will be implemented for each emission source; 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 and contingency measures; and
 - (vii) compliance monitoring.

B17. The Applicant must:

- (a) not commence operation until the AQOMP required by condition B16 is approved by the Planning Secretary; and
- (b) implement the most recent version of the AQOMP approved by the Planning Secretary for the duration of the development.

Air Quality Verification Report

B18. At each of six months, twelve months and 'full operation' following commencement of operations, or within a timeframe otherwise agreed by the Planning Secretary, the Applicant must prepare an Air Quality Verification Report to the satisfaction of the Planning Secretary. The Air Quality Verification Report must:

- (a) be prepared by a suitably qualified and experienced person(s);
- (b) be prepared in consultation with the EPA;
- (c) be prepared in accordance with Section 5 of the *Approved Methods for the Sampling and Analysis of Air Pollutants in NSW*;
- (d) be based on air emission sampling undertaken in accordance with the *Approved Methods for the Sampling and Analysis of Air Pollutants in NSW*. The air emissions sampling must be undertaken:
 - (i) at suitable representative locations on the inlet side and the outlet side of the air emissions control system; and
 - (ii) for the pollutants solid particles (total), Volatile Organic Compounds (as n-propane) and odour;

- (e) provide details of air emissions sampling undertaken in accordance with the relevant guidelines, including a description of the operating conditions at the time of sampling;
- (f) include validation of the predictions made in the Air Quality Impact Assessment titled 'Prestons Waste Treatment Facility Air Quality Assessment' prepared by Zephyr Environmental and dated 11 October 2022 and any prescribed limits under the *Protection of the Environment Operations (Clean Air) Regulation 2022* (the Clean Air Regulation) that are applicable to the plant and equipment at the development;
- (g) include an outline of management and mitigation measures to address any exceedances of the limits of the Clean Air Regulation; and
- (h) include a description of contingency measures in the event the management and mitigation measures identified in B18(g) are not effective in reducing air quality impacts to meet the criteria and timing for implementing and validating the effectiveness of these measures.

Each Air Quality Verification Report must be submitted to the Planning Secretary within three months of commencing each Report (or within another timeframe agreed by the Planning Secretary).

Odour Management

B19. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

B20. The Applicant must:

- (a) ensure that only VENM, ENM, or other fill material approved in writing by EPA is brought onto the site for use as fill;
- (b) keep accurate records of the volume and type of fill to be used; and
- (c) make these records available to the Planning Secretary upon request.

Erosion and Sediment Control

B21. Prior to the commencement of any construction or other surface disturbance for the development, the Applicant must install 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.

B22. The Applicant must maintain the erosion and sediment control measures installed on-site in accordance with condition B21 for the duration of construction of the development.

Discharge Limits

B23. 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

B24. Prior to the commencement of construction of the stormwater management system for the development, the Applicant must finalise the detailed design of the stormwater management system. The system must:

- (a) be designed by a suitably qualified and experienced person(s);
- (b) be designed in consultation with Council;
- (c) be generally in accordance with the conceptual design described in the ADR;
- (d) be in accordance with applicable Australian Standards;
- (e) have a capacity that has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines;
- (f) divert existing clean surface water around operational areas of the site;
- (g) direct all sediment laden water in overland flow away from the leachate management system; and
- (h) prevent cross-contamination of clean and sediment or leachate laden water.

B25. Prior to the commencement of operation, the Applicant must install the stormwater management system in accordance with the finalised detailed design (as required by condition B24) and ensure the system is operational.

B26. The Applicant must maintain the stormwater management system installed on the site under condition B25 for the duration of the development.

Flooding

- B27. Prior to the commencement of the development, the Applicant must prepare a Flood Management Plan. The Plan must form part of the OEMP required by conditions C2 and C5 and must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with the NSW State Emergency Service;
 - (c) address the provisions of the *Floodplain risk management manual* (DPE, 2023) and *Support for emergency management planning* (DPE, 2023); and
 - (d) include details of:
 - (i) storage of reagents and Class 8 Dangerous Goods (other than soils) on racking above the Probable Maximum Flood (PMF) level;
 - (ii) the flood emergency responses for the operation phase of the development, including emergency actions such as evacuation, the cessation of waste deliveries and operations, and removal of hazardous waste if a PMF event is predicted;
 - (iii) predicted flood levels;
 - (iv) flood warning time and flood notification;
 - (v) assembly points and evacuation routes;
 - (vi) evacuation and refuge protocols; and
 - (vii) awareness training for employees and contractors.
- B28. The Applicant must:
- (a) submit a copy of the Flood Management Plan required by condition B27 to the Planning Secretary prior to the commencement of operation; and
 - (b) implement the most recent version of the Flood Management Plan for the duration of the development.
- B29. All floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500 mm of freeboard.
- B30. Any new structures below the Probable Maximum Flood level must be constructed from flood compatible building components.

Water Management Plan

- B31. Prior to the commencement of operation of the development, the Applicant must prepare a Water Management Plan to the satisfaction of the Planning Secretary. The Water Management Plan must form part of the OEMP required by condition C5 and must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with the EPA;
 - (c) provide details of:
 - (i) water use, metering, disposal and management on-site;
 - (ii) the number and location of piezometers on-site;
 - (iii) the water licence requirements for the development;
 - (iv) the management of wastewater streams on-site;
 - (d) contain a **Surface Water Management Plan**, including:
 - (i) a program to monitor:
 - surface water flows and quality; and
 - surface water storage and use;
 - (ii) surface water impact assessment criteria, including trigger levels for investigating any potential adverse surface water impacts; and
 - (iii) a protocol for the investigation and mitigation of identified exceedances of the surface water impact assessment criteria; and
 - (e) contain a **Groundwater Management Plan**, including:
 - (i) a program to obtain baseline data, monitor groundwater levels and quality;
 - (ii) a program to monitor groundwater levels and quality;
 - (iii) groundwater impact assessment criteria, including trigger levels for investigating any potentially adverse groundwater impacts; and
 - (iv) a protocol for the investigation and mitigation of identified exceedances of the groundwater impact assessment criteria.
 - (f) contain a **Leachate Management Plan**; describing measures that will be implemented to ensure leachate does not come into contact with surface water; and

- (g) a Pollution Incident Response Management Plan.

B32. The Applicant must:

- (a) not commence operation until the Water Management Plan required by condition B31 is approved by the Planning Secretary; and
- (b) implement the most recent version of the Water Management Plan approved by the Planning Secretary for the duration of the development.

TRAFFIC AND ACCESS

Construction Traffic Management Plan

B33. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:

- (a) be prepared by a suitably qualified and experienced person(s);
- (b) be prepared in consultation with Council;
- (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;
- (d) detail heavy vehicle routes, access and parking arrangements;
- (e) include a Pedestrian Management Plan;
- (f) include a Driver Code of Conduct to:
 - (i) minimise the impacts of earthworks and construction on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) minimise road traffic noise; and
 - (iv) ensure truck drivers use specified routes;
- (g) include a program to monitor the effectiveness of these measures; and
- (h) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.

B34. The Applicant must:

- (a) not commence construction until the Construction Traffic Management Plan required by condition B33 is approved by the Planning Secretary; and
- (b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.

Roadworks and Access

B35. Prior to the commencement of operation of the development, the Applicant must:

- (a) prepare and submit design plans for the driveway works off Whyalla Place generally in accordance with the Site Plan prepared by SMEC, dated 29 August 2023, Issue B to Council for approval; and
- (b) obtain a Section 138 approval under the Roads Act 1993 for works within the road reserve.

Parking

B36. 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.

Operational Traffic Management Plan

B37. 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 C5 and must:

- (a) be prepared by a suitably qualified and experienced person(s);
- (b) be prepared in consultation with Council;
- (c) detail the measures that are to be implemented to ensure road safety, and network efficiency;
- (d) detail heavy vehicle routes, access, and parking arrangements;
- (e) describe measures that will be implemented to ensure vehicles do not queue on the public road network;
- (f) detail the heavy vehicle scheduling arrangements;
- (g) include an Operational Driver Code of Conduct to:
 - (i) minimise the impacts on the local and regional road network;

- (ii) minimise conflicts with other road users;
- (iii) minimise road traffic noise;
- (iv) inform truck drivers of the site access arrangements and use of specified haul routes;
- (v) include a program to monitor the effectiveness of these measures; and
- (h) include a Traffic Control Plan (TCP) detailing:
 - (i) heavy vehicle routes, road safety and efficiency measures and the on-site measures to be implemented to control the manoeuvring of vehicles in designated areas, including within the waste receipt and processing areas and mitigate the potential for on-site vehicle conflict; and
 - (ii) installation of weighbridges and signage.

Operating Conditions

B38. 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) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;
- (e) all vehicles are wholly contained on site before being required to stop;
- (f) all loading and unloading of materials is carried out on-site; and
- (g) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

NOISE

Hours of Work

B39. The Applicant must comply with the hours detailed in Table 1.

Table 1 Hours of Work

Activity	Day	Time
Construction	Monday – Friday Saturday	7 am to 6 pm 8 am to 1 pm
Receipt of waste	Monday – Sunday	24 hours
Waste processing and dispatch	Monday – Saturday Sunday and public holidays	7 am to 6 pm 8 am to 6 pm

B40. Works outside of the hours identified in condition B39 may be undertaken in the following circumstances:

- (a) works that are inaudible at the nearest sensitive receivers;
- (b) for the delivery of materials required outside these hours by the NSW Police Force or other 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.

Construction Noise Limits

B41. 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, in accordance with the Construction Noise Management Plan required under condition B42.

Construction Noise Management Plan

B42. The Applicant must prepare a Construction Noise Management Plan for the development. The Plan must form part of a CEMP in accordance with condition C2 and must:

- (a) be prepared by a suitably qualified and experienced noise expert;
- (b) describe procedures for achieving the noise management levels in EPA's *Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time);
- (c) include noise management and mitigation measures, including any described in Appendix 2; and
- (d) include a complaints management system that would be implemented for the duration of the development.

B43. The Applicant must:

implement the most recent version of the Construction Noise Management Plan y for the duration of construction.

Operational Noise Management Plan

B44. The Applicant must prepare an Operational Noise Management Plan for the development y. The Plan must form part of an OEMP in accordance with condition C5 and must:

- (a) be prepared by a suitably qualified and experienced noise expert;
- (b) describe all noise sources from the development;
- (c) identify the measures that will be implemented to minimise noise emissions; and
- (d) include a complaints management system that would be implemented for the duration of the development.

B45. The Applicant must:

- (a) implement the most recent version of the Operational Noise Management Plan y for the duration of the development.

HAZARDS AND RISK

Fire Safety Study

B46. At least one month prior to the commencement of construction of the development, or within such further period as the Planning Secretary may agree, the Applicant must prepare and submit a Fire Safety Study for the development. The study must:

- (a) be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 2 'Fire Safety Study' guideline;
- (b) be prepared consistent with the relevant FRNSW Fire Safety Guidelines and FRNSW Technical Information Sheets with particular focus to *Fire safety in waste facilities* and *Access for fire brigade vehicles and firefighters*; and
- (c) be prepared to the satisfaction of Fire and Rescue NSW.

Note: *The 'to the satisfaction of FRNSW' in condition B46(c) above means confirmation in writing from Fire and Rescue NSW that the study meets their requirements as required by the Department's Hazardous Industry Planning Advisory Paper No. 2 'Fire Safety Study' guideline*

B47. The Applicant must:

- (a) not commence construction of the development until the Fire Safety Study has been endorsed by FRNSW and submitted to the Planning Secretary; and
- (b) implement the most recent version of the Fire Safety Study for the duration of the development.

Emergency Plan

B48. At least one month prior to the commencement of operation the Applicant must prepare a comprehensive Emergency Plan and detailed emergency procedures to the satisfaction of the Planning Secretary. The Emergency Plan must:

- (a) be prepared in consultation with FRNSW;
- (b) be prepared in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'; and
- (c) include consideration of the safety of all people outside of the development who may be at risk from the development.

Dangerous Goods

B49. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.

B50. Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with:

- (a) all relevant Australian Standards; and
- (b) for liquids:

- (i) a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and
- (ii) the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual*.

B51. In the event of an inconsistency between the requirements of conditions B50(a) and B50(b), the most stringent requirement must prevail to the extent of the inconsistency.

Bunding

B52. The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual* (Department of Environment and Climate Change, 2007).

Emergency Services Information Package

B53. From the commencement of operation and for the life of the development, an Emergency Services Information Package, developed in accordance with the FRNSW *Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans*, must be stored in an emergency information cabinet directly adjacent to the main entry point to the site.

CONTAMINATION

Unexpected Finds

B54. Prior to the commencement of construction, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must:

- (a) form part of the of the CEMP in accordance with condition C2; and
- (b) ensure any material identified as contaminated is managed in accordance with the POEO Act and its associated regulations.

VISUAL AMENITY

Landscaping

B55. Prior to the commencement of operation of the development, the Applicant must prepare a Landscape Management Plan to manage the development's landscaping works, to the satisfaction of the Planning Secretary. The plan must form part of an OEMP in accordance with condition C5. The plan must:

- (a) detail the species to be planted on-site;
- (b) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and
- (c) be consistent with the Applicant's Management and Mitigation Measures at Appendix 2.

B56. The Applicant must:

- (a) not commence operation until the Landscape Management Plan is approved by the Planning Secretary.
- (b) implement the most recent version of the Landscape Management Plan approved by the Planning Secretary; and
- (c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B55 for the life of the development.

Lighting

B57. 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.

ABORIGINAL HERITAGE

Unexpected Finds Protocol

B58. 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.

B59. 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*.

BIODIVERSITY

Tree Protection Measures

- B60. All trees identified for retention within the site are to be retained and protected in accordance with the latest version of Australian Standard 4970:2009 – *Protection of Trees on Development* for the duration of the development.

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

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

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) Construction Traffic Management Plan (see condition B33);
 - (b) Erosion and Sediment Control Plan;
 - (c) Construction Noise Management Plan (see condition B42);
 - (d) Community Consultation and Complaints Handling.
- 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) Air Quality (see condition B16);
 - (ii) Waste (see condition B3);
 - (iii) a copy of the Flood Emergency Response (see condition B27);
 - (iv) Traffic (see condition B37);
 - (v) Noise (see condition B44);
 - (vi) Water (see condition B31); and
 - (vii) Landscape Management (see condition B55).

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. Prior to the commencement of construction of any works associated with any modification to this consent, or within three months of:

- (a) the submission of an incident report under condition C10;
- (b) the submission of a Compliance Report under condition C14;
- (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 of the outcomes of any review.

C9. If identified as part of the review process (see condition C8) or considered necessary to improve the environmental performance of the development, 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 required under condition C8, or in the case of a modification approving the construction of any works, prior to the commencement of construction of those works, or such other timing as agreed by the Planning Secretary.

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 Applicant must notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including:

- (a) date, time and location;
- (b) a brief description of what occurred and why it has been classified as an incident;
- (c) a description of what immediate steps were taken in relation to the incident; and
- (d) identifying a contact person for further communication regarding the incident.

C11. The Applicant must provide the Department with a subsequent incident report in accordance with the requirements set out in Appendix 3 (Incident Notification and Reporting Requirements).

Non-Compliance Notification

C12. Within seven days of becoming aware of any non-compliance, the Applicant must notify the Department of the non-compliance, in writing, via the NSW planning portal (Major Projects).

C13. A non-compliance notification submitted under condition C12 must identify the development (including the development application number and name), set out the condition of this consent that the development is non-compliant with, why it does not comply, the reasons for the non-compliance (if known), and what actions have been undertaken, or will be undertaken, and when, to address the non-compliance.

Note: 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 six 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 seven 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 conducted and carried out in accordance with the Independent Audit Post Approval Requirements (Department 2020), or as updated from time to time and published on the Department's website;
 - (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 (or such other time as agreed by the Planning Secretary), including rehabilitation and remediation, 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 with the exception of any hazards and risk documents;
 - (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 quarterly;
 - (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.

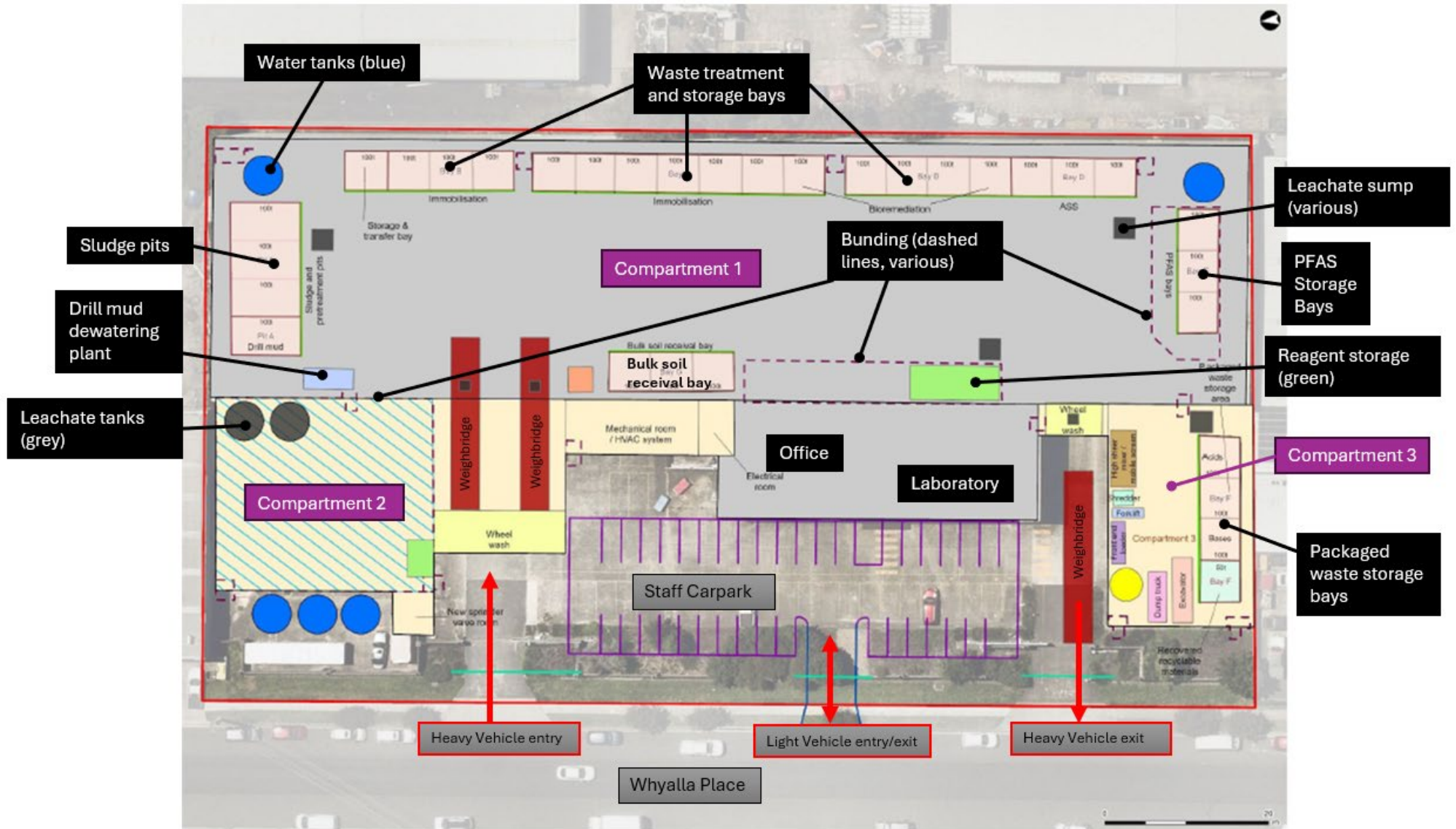


Figure 2: Site Layout

APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Revised Environmental mitigation measures

ID	Mitigation Measure	Timing
General		
G1	<p>A Construction Environmental Management Plan (CEMP) will be prepared and implemented to guide environmental management and monitoring activities during construction. The CEMP would include specific environmental issue sub-plans to reduce potential impacts and in accordance with relevant commitments identified within the Environmental Impact Statement (EIS) and within this table. A monitoring program shall be conducted throughout the construction period to monitor compliance with the CEMP. Sub-plans to be prepared as part of the CEMP will include:</p> <ul style="list-style-type: none"> • Construction Waste Management Plan • Construction Traffic Management Plan • Construction Noise and Vibration Management Plan • Construction Air Quality Management Plan • Erosion and Sediment Control Plan 	Construction
G2	<p>An Operational Environmental Management Plan (OEMP) will be prepared and implemented to guide environmental management and monitoring activities during operation as identified within the EIS in addition to further specific issues identified within the Table. Also refer to Section 16.2 of the EIS. Sub-plans to be prepared as part of the OEMP will include :</p> <ul style="list-style-type: none"> • Operational Waste Management Plan • Operational Traffic Management Plan • Operational Noise and Vibration Management Plan • Operational Air Quality Management Plan • Stormwater and Leachate Management Plan • Emergency Response Management Plan <p>The OEMP will be reviewed annually or more frequently on an as needed basis should there be a change in risk, legislative requirements, or non-compliance.</p>	Operation
G3	A Landscape Plan will be prepared for the Proposal.	Operation

ID	Mitigation Measure	Timing
Stakeholder Consultation		
SC1	The Stakeholder Engagement Strategy will be updated to provide procedures for communication with stakeholders, procedures for the dissemination of information to the community, identification of the communication channels available for the community and stakeholders to provide feedback on the Project, a protocol for the Project to respond to any enquires or feedback and for managing site visits and property inspections during both construction and operation.	Construction/Operation
Materials and Waste		
MW1	<p>The Operational Waste Management Plan will include specific details on waste management practices on site, including:</p> <ul style="list-style-type: none"> • Stockpile handling and management • Details of soil and sludge handling procedures (e.g. details on how often bioremediated soils will be mixed) • Sampling and analysis programs for each of the waste streams, including the remediation target levels and monitoring requirements during treatment • Contingency measures where materials do not respond to treatment methods • Weighbridge waste acceptance procedure • Non-confirming waste procedure • Waste screening procedure • Batch control procedure • Material handling procedures – unloading and loading • Maintenance procedures • Verify licenses and permits for the handling, transportation, and disposal of waste • Inspection, monitoring, review and auditing • Site induction and training 	Operation
MW2	Waste Management will be included in the Site Induction.	Construction/operation
MW3	Signs will be erected around the Site providing direction for waste management and adopting the waste management hierarchy.	Construction/operation
MW4	Waste storage areas will be located within the building and as per the Liverpool City Council DCP Requirements.	Operation

ID	Mitigation Measure	Timing
MW5	Operations on the Site will be planned to efficiently manage delivery and storage of materials, reduce waste and spoilage.	Operation
MW6	Agreements with suppliers for 'take back' to be arranged where possible.	Operation
MW7	General Waste and recycling skips will be made available and emptied regularly so as not to overflow.	Construction/operation
MW8	All wastes will be managed and properly disposed of in accordance with an appropriately licensed contractor.	Construction/operation
MW9	<p>The following measures will be implemented to prevent waste spreading from the Site:</p> <ul style="list-style-type: none"> • Loads covered until inside the building and before leaving the building. • A truck and wheel wash will be installed for trucks prior to exiting the building. • Entry and exit signage to advise transport operators of covering and loading and unloading procedures. • Unloading and loading of waste material will occur within the building. 	Operation
MW10	Sampling and Analysis Quality Plans (SAQPs) will be prepared for the treatment of soils and liquid waste at the Site. The SAQPs will be reviewed annually, or more frequently, on an as needed basis should there be a change in risk, legislative requirements, or non-compliance.	Operation
MW11	A feasibility application will be lodged with Sydney Water during detailed design that will detail the indicative water usage and liquid waste discharge for the Proposal.	Detailed design
Traffic and Transport		
TT1	Construction and operation traffic management plans would be prepared prior to construction and operation of the Project, which will be included within the CEMP and OEMP. These plans will include standard traffic management measures including hours of access, vehicle circulation and parking.	Construction/Operation
Noise and Vibration		
NV1	<p>A Noise Management Plan will be completed for construction and operation and include:</p> <ul style="list-style-type: none"> • Identification of the surrounding noise-sensitive land use. • A description of working hours and practices to minimise noise. • A list of high noise equipment or processes along with mitigation / minimising measures where possible. • A community complaints register and written process for handling complaints. • A description of noise generating activities will be discussed in the morning toolbox with opportunities to minimise noise impacts identified and implemented where possible. 	Construction/Operation

ID	Mitigation Measure	Timing
NV2	Proposed plant and equipment will be selected and maintained to achieve the sound power levels outlined in the Noise Assessment (Appendix F of the RtS).	Operation
NV3	Plant and equipment will be maintained and not generate excessive noise.	Operation
NV4	Broadband reversing alarms will be utilised in place of traditional beeper reversing alarms.	Operation
NV5	Machinery will be operated in a manner that reduces maximum noise level events.	Operation
NV6	Site awareness training / environmental inductions will include a section on noise mitigation techniques / measures to be implemented when on the Site.	Operation
NV7	While vibration from construction and operation are not predicted to cause offsite impacts. The Construction Noise and Vibration Management Plan will review potential vibration impacts and prescribe vibration monitoring, if vibration impacts are predicted.	Construction
Air Quality, Odour and Greenhouse Gases		
AQ1	<p>A Construction Air Quality Management Plan (CAQMP) to be included in the CEMP. The CAQMP will include:</p> <ul style="list-style-type: none"> • Identification of the surrounding land use and local stakeholders • Displaying the name and contact details of person(s) responsible for air quality at the Site boundary • Recording all air quality complaints, identify causes and incorporating measures to reduce emissions in a timely manner • Include all Site staff at the morning toolbox in a discussion for planning the workday around dust suppression and minimisation • Structure high dust generating activities (earthworks and demolition) around days with low windspeed and stop or pause these activities during dry and windy conditions • Loads shall be covered on trucks transporting material to and from the construction Site • Spray the Site regularly to suppress dust and use water-associated sweeper to reduce the potential for material to be tracked offsite • Cover and weight stockpiles to prevent wind erosion when they are inactive. 	Construction
AQ2	<p>An Operational Air Quality Management (OAQMP) plan will be developed for the Proposal. The OAQMP will:</p> <ul style="list-style-type: none"> • Establish procedures to routinely maintain and test operation of the Heating Ventilation and Air Conditioning (HVAC) and emissions control systems • Procedures for air quality monitoring • Minimise the fugitive emissions from the Site 	Operation

ID	Mitigation Measure	Timing
	<ul style="list-style-type: none"> Identify contingency measures to minimise air quality impacts in the event of failure of the HVAC and emissions control systems Prevent idling of mobile plant and haul trucks when not in use Material loading / unloading and handling procedures designed to reduce fugitive dust emissions, e.g. high-speed roller-doors required to be closed during material loading / unloading and handling. 	
AQ3	Emissions control devices will be operated according to their manufacture's specifications.	Operation
AQ4	Regular preventative maintenance of emissions control devices according to their manufacture's specifications will be carried out.	Operation
AQ5	A truck and wheel wash station at the Waste Treatment Facility exit will be installed to reduce soil track-out and generation of fugitive dust outside the building envelope.	Operation
AQ6	The need for fogging suppression systems, where deemed necessary, will be determined during detailed design. This potentially includes Compartment 3 Treatment Bays and other areas as needed.	Operation
AQ7	Compartment 3 on/off switches will be used to focus air collections in the active 1 of 5 Treatment Bays being used for stockpile bay hood to collect, and send for treatment, approximately 95% of the total air flow through the space.	Operation
AQ8	Fabric side curtains and front drop curtain to 4 m will be installed on the Bioremediation Bays and will be used to contain minor contaminant generation from handling and turning process.	Operation
AQ9	The building compartments will be maintained at > -5 Pascals (Pa) while in 'daily treatment mode'. When in 'after hours mode', the building can exhaust air system from each compartment shall be reduced and associated outside air inlet dampers closed off to maintain > -5 Pa whilst saving energy.	Operation
AQ10	<p>To validate the model predictions from the AAQIA (Appendix E of the RtS), it is proposed that post-commissioning stack testing be undertaken during the first year of operation. This post-commissioning testing will include:</p> <ul style="list-style-type: none"> Stack testing upstream and downstream of the air emissions control system to validate the manufactures-stated Particulate Matter (PM) and Volatile Organic Compounds (VOC) removal efficiencies. Stack testing for size resolved PM (PM_{2.5} and PM₁₀) and a metals in PM assay while treating bulk soils or wastes containing heavy metals. Stack testing for VOCs or odour while treating wastes containing hydrocarbons, industrial solvents and/or odorous wastes. <p>If post-commissioning stack testing indicates the model predictions are conservative, then stack testing will be repeated on a once-in-three years basis.</p>	Operation

ID	Mitigation Measure	Timing
AQ11	<p>If post-commissioning testing indicates that there is the potential for air impacts, then fenceline or local air quality monitoring is proposed to be undertaken. This air quality monitoring could include, but may not be limited to, the following:</p> <ul style="list-style-type: none"> • Size resolved fenceline particulate matter monitoring (PM2.5 and PM10) • Dust deposition gauge monitoring; • Hydrocarbon or VOC monitoring or; • Total reduced sulphur compound or odour monitoring. 	Operation
AQ12	<p>Energy consumption associated with the generation of greenhouse gas emissions for the Project will be limited by the following mitigation measures:</p> <ul style="list-style-type: none"> • Use of fuel-efficient machinery, equipment, and plant • Consider energy rating when purchasing new machinery and equipment • Implementing a maintenance plan for fuel and electricity powered machinery and equipment • Training to and implementing energy conservation practices by all staff • Consider use of solar energy where feasible. 	Operation
Soil and Water		
SW1	<p>The CEMP will include an Erosion and Sediment Control Plan that will be prepared in accordance with <i>Managing Urban Stormwater: Soils and Construction</i> (Landcom, 2004).</p>	Construction
SW2	<p>The OEMP will outline environmental procedures during operation including development and implementation of a Stormwater and Leachate Management Plan Operational Site Water Management Plan that will include the following measures:</p> <ul style="list-style-type: none"> • Implementation of the proposed post-development stormwater management strategy and plan • Recycle and reuse the rainwater for the Site's activities to reduce the portable water use • Allow no process water mix into the Site's stormwater system through: <ul style="list-style-type: none"> – All storage and handling of materials undertaken inside the Waste Treatment Facility – Bunding the doorways of the Waste Treatment Facility with drive over bunding – Undertake wheel and truck wash down inside the build prior to exit with water collected and directed to the liquid waste treatment plants – Leachate collection within the Waste Treatment Facility – Overflow protection on all tanks – Bunding of the liquid waste treatment plants in accordance with Australian Standards 	Operation

ID	Mitigation Measure	Timing
	<ul style="list-style-type: none"> - Storage of reagents classed as dangerous goods above the PMF in accordance with relevant Australian Standards - No delivery truck wash down inside the Waste Treatment Facility - Material Safety data sheets maintained onsite for all chemicals - Bunds water-proof tested on a regular basis and repair implement as needed and procedures documented in the OEMP - Appropriately lined Pre-Treatment Pits and regularly inspected and epoxy liner and concrete repairs implement as needed and procedures documented on the OEMP - Spill kits located adjacent to potentially contaminating activities and procedures would be in place for Spill Management and documented in the OEMP. • Installation of water efficient fixtures to conform to Council requirements. • No use of groundwater by the Project. • Quarterly monitoring of the groundwater and surface water quality. 	
SW3	<p>The minimum finished floor level for the Project be 23.6 m AHD (Australian Height Datum), which is identified by Council as the maximum 1% AEP (Annual Exceedance Probability) flood level at the Site of 23.1 m AHD plus 0.5 freeboard allowance.</p> <p>Any onsite parking will be located above the 1% AEP flood level of 23.1m AHD.</p>	Operation
SW4	<p>Extension to the existing buildings or modifications of the exterior walls will be constructed with flood-compatible building components below the probably maximum flood (PMF) level. Material selection will be confirmed by an engineer's report that demonstrates it can withstand the forces of floodwater, debris and buoyancy.</p>	Construction
SW5	<p>A structural assessment will be undertaken during design development to determine the suitability of the existing and proposed fences/exterior walls during PMF conditions at the Site.</p>	Construction
Hazards and Risk		
HR1	<p>A Pollution Incident Response Management Plan (PIRMP) will outline procedures to minimise the risk of a pollution incident on the premises and notification, action, and communication procedures to ensure the incident is dealt with safely, and all relevant people and authorities are notified, and kept informed throughout the incident. The PIRMP will be reviewed annually or more frequently on an as needed basis should there be a change in risk, legislative requirements, or non-compliance.</p>	Construction/operation

ID	Mitigation Measure	Timing
HR2	<p>The storage and handling of dangerous goods would be as per the Dangerous Goods EPL for the Site and be banded and stored in accordance with the relevant Australian Standards including:</p> <ul style="list-style-type: none"> • Corrosive substances (Class 8) to be stored and handled by following the methods outlined in AS 3780-2008, The storage and handling of corrosive substances. • Storage and handling of Class 5.1 oxidizing substances to be undertaken in accordance with AS 4326-2008, The storage and handling of oxidizing agents. 	Operation
HR3	All actions from the Hazard Identification Report to be reviewed as part of the detailed design development	Detailed design
HR4	A Hazard and Operability Study (HAZOP) to be undertaken informed by the Hazard Identification Report.	Detailed design
Human Health		
HH1	Quarterly personal and ambient monitoring will be conducted to verify that engineering controls outlined above are effective in controlling worker exposure to contaminants.	Operation
HH2	Dermal contact and ingestion will be managed through standard personal hygiene practices, personal protective equipment, clothes change policy and the use of containerised plant, mobile plant and enclosed systems to minimise physical contact with the waste streams.	Operation
HH3	Emergency showers and eyewash stations will be installed and maintained in accordance with AS4775 Emergency eyewash and shower equipment.	Operation
HH4	A structured, pre-employment medical and risk-based health surveillance program will be implemented for the Project.	Operation
HH5	During the first year of operation a competent, independent occupational hygienist will design and conduct quarterly personal and ambient monitoring for silica dust, dust and vapours. The program will be reviewed at the end of the first year and adjusted based on the outcome of the results and Site observations.	Operation
HH6	<p>All employees will be required to complete the Proponent's onboarding and induction system that includes health and safety training. The induction will be Site-specific and developed as part of the OEMP for the Project, including the key hazards within each area of the Waste Treatment Facility and critical controls. This induction will include the following key related elements:</p> <ul style="list-style-type: none"> • Dangerous goods (storage, handling and use) • Contaminants (e.g. asbestos, PAHs, dust, vapours) • Use and maintenance of personal protective equipment 	Operation

ID	Mitigation Measure	Timing
	<ul style="list-style-type: none"> • Personal hygiene and clothes change policy • Incidents and first response • Personal decontamination (safety showers) • Spill response • Site critical controls • Workplace monitoring 	
HH7	Signage will be provided within the Waste Treatment Facility that identifies process areas, key hazards and protective equipment requirements.	Operation
HH8	Task based training will be provided and include a competency assessment process with personnel not being permitted to work unsupervised until deemed competent.	Operation
HH9	Ongoing education and awareness will be provided through the health & safety alerts and toolbox meetings.	Operation
HH10	The Proponent will maintain their health and safety management system developed to align with AS/NZS ISO 45001:2018 Occupational Health and Safety Management Systems – Requirements with Guidance for use.	Operation
Fire and Incident Management		
FIM1	All aspects of the Fire Safety Strategy as identified within Appendix K (of the EIS) will be adopted and proposed fire safety measures will meet the relevant Performance Requirements of the National Construction Code (NCC) .	Operation
FIM2	<p>The Project will be consistent with Fire and Rescue NSW Guidelines including:</p> <ul style="list-style-type: none"> • Access for firefighters and emergency vehicles. • Building design. • Sprinkler and Fire Hydrant System design (including appropriate water pressure). • Fire detection and alarm system. • Smoke Hazard Management. • Fire Water Run-Off Containment. • Stockpile location and size. 	Operation
FIM3	An Emergency Response Plan will be developed in accordance with Hazardous Industry Planning Advisory Paper No 1: Emergency Planning (DPIE, 2011), and all staff will receive training in emergency procedures including the Emergency Response Procedures and delegated fire wardens, the evacuation routes, and the procedures to follow in a fire event. Flood emergency management will be incorporated into the plan with a shelter-in-place strategy adopted for the Site during any flood events. The Flood Emergency Response Plan may include such controls as ceasing operations, removing hazardous soil from the Site and transferring to HiQ's Yatala Facility,	Operation

ID	Mitigation Measure	Timing
	<p>closing facility doors, pumping leachate pits to the temporary holding tank or LWTP, or to containers stored above the flood level. This will be documented within an Emergency Response Plan (ERP) as part of the OEMP for the Project and be in accordance with Work Health and Safety (WHS) legislation and AS3745:2010.</p>	
FIM4	<p>Portable fire extinguishers will be provided throughout the building in accordance with the NCC and selected, located, and distributed in accordance with AS2444:2001.</p>	Operation
FIM5	<p>A dedicated smoke exhaust system in Fire Compartment 1 and 3 will be implemented to comply with the requirements of Clause 3 of Specification E2.2b of the NCC with a minimum operating duration of at least 2 hours. The exact smoke exhaust rates shall be determined through detailed design.</p>	Operation
FIM6	<p>Primary firewater containment will be from process bunding pits and main floorplate within the Waste Treatment Facility building. This shall be achieved by bunding entry points with drive-over bunding at the truck entry and exits. This primary containment must be capable of containing:</p> <ul style="list-style-type: none"> • Hydrants operating at 30 L/s for a minimum of 4 hours and • High hazard sprinklers operating for a minimum of 2 hours – flowrate to be advised by fire services engineer and • Drenchers operating for a minimum of 2 hours – flowrate to be advised by fire services engineer. 	Operation
FIM7	<p>Stockpiles will not exceed 4 m in height. Fire separating masonry walls shall extend at least 1 m above the top of a stockpile and at least 2 m beyond the outermost stockpile edge. The boundary limits of stockpiles will be permanently marked. It is noted for fire purposes these requirements shall only apply to each 100 m³ stockpile. Internal partitioning proposed for operational purposes need not comply with these requirements.</p>	Operation
FIM8	<p>Each accessible side of a stockpile will have at least 6 m of clear unobstructed space to reduce the risk of fire spread.</p>	Operation
FIM9	<p>Internal stockpiles will not impede access to exits and a minimum 1 m path must be maintained past stockpiles to ensure requires paths of travel are accessible.</p>	Operation
FIM10	<p>The fire safety systems will be tested and maintained in accordance with Australian Standard AS1851 or other relevant testing regime.</p>	Operation
FIM11	<p>The ERP and Operational Waste Management Plan will be developed by the Site operator as per Section 8.6 of FRNSWs Guideline – Fire Safety in Waste Facilities.</p>	Operation

ID	Mitigation Measure	Timing
FIM12	An Emergency Services Information Package will be provided to emergency service personnel in accordance with Section 9.4.2 of FRNSWs Guideline – Fire Safety in Waste Facilities.	Operation
FIM13	A Fire Safety Study prepared in accordance with Hazardous Industry Planning Advisory Paper No 2 Fire Safety Study Guidelines (DPIE, 2011).	Detailed design
Other: Heritage		
H1	In the unlikely event that Aboriginal or suspected Aboriginal archaeological material is uncovered during the development, then works in that area are to stop and the area cordoned off. The project manager will contact DPHI or other regulatory body to make an assessment as to whether the material is classed as Aboriginal object/s under the <i>National Parks and Wildlife Act 1974</i> and advise on the required management and mitigation measures. Works are not re-commenced in the cordoned area until heritage clearance has been given and/or the required management and mitigation measures have been implemented.	Construction/Operation

APPENDIX 3 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. All incident notifications and reports must be submitted via the NSW planning portal (Major Projects).
2. The Applicant must provide notification as required under these requirements, 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.
3. Within **7 days** (or as otherwise agreed by the Planning Secretary) of the Applicant making the immediate incident notification (in accordance with condition C10), the Applicant is required to submit a subsequent incident report that:
 - (a) identifies how the incident was detected;
 - (b) identifies when the Applicant became aware of the incident;
 - (c) identifies any actual or potential non-compliance with conditions of consent;
 - (d) identifies further action(s) that will be taken in relation to the incident;
 - (e) a summary of the incident;
 - (f) outcomes of an incident investigation, including identification of the cause of the incident;
 - (g) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence, including the period for implementing any corrective and/or preventative actions; and
 - (h) details of any communication with other stakeholders regarding the incident.
4. The Applicant must submit any further reports as directed by the Planning Secretary.

INCIDENT REPORT REQUIREMENTS

5. If requested by the Planning Secretary, 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.
6. 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.