

**DETERMINATION OF A DEVELOPMENT APPLICATION
FOR STATE SIGNIFICANT & INTEGRATED DEVELOPMENT
UNDER SECTION 80 OF THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979**

I, the Minister for Urban Affairs and Planning, determine the Development Application referred to in Schedule 1 - under Sections 76A, 80, 80A, 91 & 92 of the Environmental Planning and Assessment Act 1979 and Clause 8 of State Environmental Planning Policy No. 34 – Major Employment Generating Industrial Development - by granting consent to the application subject to the conditions set out in Schedule 2.

The reasons for imposing these conditions are to:

- (i) minimise any adverse environmental effects of the development;
- (ii) provide for the on-going environmental management of the development;
and
- (iii) provide for regular environmental monitoring and reporting on the future performance of the development.

Andrew Refshauge MP
Minister for Urban Affairs and Planning

Sydney

4 October 2001

File No. S01/00876

SCHEDULE 1

Application made by:	Goodman Fielder Limited ("The Applicant")
To:	The Minister for Urban Affairs and Planning ("the Minister")
In respect of:	Lot 1 DP 20025, 4 The Crescent, Hurstville
For the following development:	The upgrade and expansion of the existing food processing plant. The development involves: the construction and operation of a dry food mixing plant and associated silos and storage tanks; construction of a new car park, and altered storage arrangements in the existing warehouse.

Development Application:	DA No. 143-06-01 lodged with the Department of Urban Affairs and Planning on 20 June 2001, accompanied by a Statement of Environmental Effects prepared for Goodman Fielder by Dick Benbow and Associates, dated 20 June 2001.
State Significant Development:	Under Section 76A(7) of the Act, the proposed development is classified as State Significant development because it satisfies the criteria in Schedule 1 of <i>State Environmental Planning Policy No. 34 – Major Employment Generating Industrial Development</i> as it is a food or beverage processing facility that has a capital investment value of \$20 million or more.
BCA Classification:	Class 5 - office buildings, Class 7 - warehouse, Class 8 - production and storage buildings, Class 10b – car parking areas, roads.
NOTE:	<ol style="list-style-type: none"> 1) To work out when this consent becomes effective, refer to Section 83 of the Act; 2) To work out when this consent is liable to lapse, refer to Section 95 of the Act; and 3) If the Applicant is dissatisfied with this determination, Section 97 of the Act grants him or her a right of appeal to the Land and Environment Court, which is exercisable within 12 months of receiving notice of this determination.

SCHEDULE 2

CONDITIONS OF DEVELOPMENT CONSENT

DEFINITIONS

The Act	Environmental Planning and Assessment Act 1979
The Applicant	Goodman Fielder Limited
Council	Hurstville City Council
DA	Development Application
The Department	The Department of Urban Affairs and Planning
The Director-General	The Director-General of the Department of Urban Affairs and Planning, or her delegate
DLWC	Department of Land and Water Conservation
EMP	Environmental Management Plan
EPA	Environment Protection Authority
L _{AEQ15min}	Average noise level, when measured over a 15 minute period.
M	Metres
RTA	Roads and Traffic Authority
SEE	Statement of Environmental Effects
tpa	Tonnes per annum

1. GENERAL

Obligation to Minimise Harm to the Environment

- 1.1 The Applicant must implement all practicable measures to prevent or minimise any harm to the environment that may result from the construction, operation, and where relevant, the decommissioning of the development.

Terms of Approval

- 1.2 The Applicant must carry out the development generally in accordance with the:
- (a) DA No. 143-06-01 submitted to the Department of Urban Affairs and Planning;
 - (b) SEE, titled "Statement of Environmental Effects for the Proposed Expansion to Existing Manufacturing Facilities at Goodman Fielder Limited, Kingsgrove ", dated 20 June 2001, and prepared by Dick Benbow and Associates Pty Ltd on behalf of Goodman Fielder;
 - (c) The Traffic Impact Statement "Proposed Industrial Expansion Lot 1, DP 200215, The Crescent, Kingsgrove. Ref: 21-07OR (3)", dated August 2001 and prepared by Rhodes Thompson Associates on behalf of Goodman Fielder;
 - (d) Additional information supplied to the Department by Dick Benbow and Associates on 16, 24, 27 and 28 August 2001;
 - (e) Additional information supplied to the Department by Goodman Fielder on 4 September 2001;

- (f) Relevant prescribed conditions in clause 78 of the *Environmental Planning & Assessment Regulation 1994*; and
- (g) These conditions.

If there is any inconsistency between the above, these conditions must prevail.

Restriction on Operations

- 1.3 The production output for the entire site will be limited to a total of 150,000 tpa.

Structural Adequacy

- 1.5 Before any construction work starts, the Applicant must obtain a construction certificate for the proposed development from the Principal Certifying Authority.
- 1.6 Before commencement of operations, the Applicant must obtain an occupation certificate for the development from the Principal Certifying Authority.

2. COMPLIANCE REPORTING

- 2.1 Throughout the life of the development, the Applicant must secure, renew, maintain, and comply with all the relevant statutory approvals applying to the development.
- 2.2 The Applicant must ensure that all contractors and sub-contractors are aware of, and comply with, the conditions of this consent and the approved Construction Management Plan (see Conditions 3.1 and 3.2).
- 2.3 Prior to construction on any aspect of the development commencing, the Applicant must certify in writing, to the satisfaction of the Director-General, that it has obtained all the necessary statutory approvals for the construction works, and complied with all the relevant conditions of this consent and/or any other statutory requirements for this development pertaining to that aspect of the development to be constructed. The necessary statutory approvals include a permit under Part 3A of the Rivers and Foreshores Improvement Act 1948.
- 2.4 Prior to commencement of operations of the food processing plant, the Applicant must certify in writing, to the satisfaction of the Director-General, that it has obtained all the necessary statutory approvals for operations, and complied with all the relevant conditions of this consent and/or any other statutory requirements for this development.

3. ENVIRONMENTAL MANAGEMENT PLANS

Construction Management Plan

- 3.1 The Applicant must prepare and implement a Construction Management Plan for the development. This plan must:
 - (a) Describe the proposed construction works, and associated traffic;
 - (b) Outline the proposed construction work program;

- (c) Identify all the relevant statutory requirements and conditions of consent that apply to the construction phase of the development;
- (d) Set standards and performance measures for each of the relevant environmental matters associated with the construction work;
- (e) Describe what actions and measures will be implemented to mitigate the potential impacts of the construction works, and to ensure that these works will comply with the relevant standards and performance measures;
- (f) Describe in detail what measures and procedures will be implemented to:
 - Manage construction traffic;
 - Manage construction noise, including noise monitoring as indicated in Condition 6.2;
 - Mitigate any potential dust impacts;
 - Prevent soil contamination;
 - Register and respond to complaints during the construction period;
 - Respond to any emergencies; and
 - Respond to the discovery of any archaeological relics or sites during site works.
- (g) Explain how the environmental performance of the construction works will be monitored, and what actions will be taken if any non-compliance is detected;
- (h) Describe the role, responsibility, authority, accountability, and reporting of key personnel involved in the construction of the development;
- (i) Include a Sediment and Erosion Control Plan which describes what measures will be used to minimise soil erosion and the discharge of sediment and other pollutants to nearby land, water or drains during construction activity. This plan must be prepared in accordance with the requirements for such plans in the Department of Housing's publication "*Managing Urban Stormwater: Soils and Construction*", and Council requirements;
- (j) Include a detailed Stormwater Management Plan for the development, to mitigate the impacts of stormwater runoff from the development and its operations;
- (k) Include a detailed Landscape Management Plan (see Conditions 4.29 - 4.31).

3.2 No construction work may occur on any aspect of the proposal before the Construction Management Plan for that particular aspect of the development has been approved by the Director-General.

Construction Safety Study

3.3 The Applicant must prepare a Construction Safety Study for the proposed development, in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 7 "Construction Safety Study Guidelines".

3.4 No construction work may occur before the Construction Safety Study has been approved by the Director-General.

Environmental Management Plan

- 3.5 The Applicant must prepare and implement an Environmental Management Plan for all future operations at the site. This plan must:
- (a) Describe the proposed operations;
 - (b) Identify all the relevant statutory requirements that apply to the operation of the development;
 - (c) Set standards and performance measures for each of the relevant environmental issues;
 - (d) Describe what actions and measures will be implemented to mitigate the potential impacts of the development, and to ensure that the development meets these standards and performance measures;
 - (e) Describe what measures and procedures will be implemented to:
 - Register and respond to complaints;
 - Respond to potential emergencies, such as plant failure;
 - (f) Describe the role, responsibility, authority, and accountability of all the key personnel involved in the operation of the development;
 - (g) Incorporate the detailed Environmental Monitoring Program (see Conditions 6.1 - 6.5); and
 - (h) Include the following:
 - Management strategies for the control of noise, dust and stormwater;
 - A Traffic Management Plan (see Conditions 4.17-4.20);
 - A Landscape Management Plan (see Conditions 4.29 - 4.31); and
 - A Waste Management Plan (see Conditions 4.26 - 4.28).
- 3.6 The Applicant must ensure that a copy of the Environmental Management Plan is submitted to Council and is publicly available.
- 3.7 The Applicant must review and update this Environmental Management Plan regularly, or as directed by Director-General.
- 3.8 The Environmental Management Plan must be approved by the Director-General before the mixing plant may be commissioned.

4. ENVIRONMENTAL STANDARDS

Noise

- 4.1 Unless otherwise agreed with the Director-General, construction activities will be restricted to the following times:
- Monday to Friday 7am to 5pm;
 - Saturday 8am to 5pm;
 - No construction work to take place on Sundays or Public Holidays.
- 4.2 Construction activities may be conducted outside the times specified in Condition 4.1, if:
- (a) a delivery of material is required, outside the hours specified, by Police or another authority for safety reasons; and/or
 - (b) the operation or personnel or equipment is endangered;

and prior notification is provided to the Council within a reasonable time limit

- 4.3 The approved hours may be varied with the prior written consent of the Council only where it is satisfied that the amenity of residents in the locality will not be adversely affected. If the approved hours are varied under this condition, the Applicant is to provide the Department with a copy of the Council's written consent.
- 4.4 Construction noise must not exceed the construction noise levels outlined in the EPA *Environmental Noise Control Manual*. In applying these noise criteria, the background noise level should be measured and interpreted as specified in the EPA *Industrial Noise Policy*.
- 4.5 Noise emissions from the operations at the Goodman Fielder facility must not exceed the following criteria:

Project-Specific Residential Noise Limits

Receiver	Noise Limits (LAeq) dBA		
	Day (7am - 6pm)	Evening (6pm-10pm)	Night (10pm-7am)
Residents to the North-West (Baranbali Street and Sth Tallawarra St)	48	42	41
Resident to the North (Armitree Street)	44	42	37
Residents to the West (North Tallawarra Street)	47	44	37

Stormwater

- 4.6 A spill tank must be placed beneath the coupling points of the edible oil tanker and the above ground edible oil tank.
- 4.7 Tankers supplying edible oil must use brake interlocks
- 4.8 Bunding must be provided around the edible oil tank, with a minimum capacity of 110% the volume of the tank.
- 4.9 Stormwater isolation valves must be installed at all points where stormwater from the site can enter the Council stormwater mains. These valves must be closed in the event of a fire or spill.
- 4.10 The above stormwater protection features (Conditions 4.6 to 4.9) must be operational before the mixing plant is commissioned.

Dust

- 4.12 The Applicant shall install alarms and shut-off valves on silos to prevent over-filling
- 4.13 Dust emissions from equipment must comply with applicable standards set out in Table B of the *Clean Air (Plant and Equipment) Regulation 1997*.

- 4.14 Emissions from vehicles associated with the proposed development must comply with applicable requirements of the *Clean Air (Motor Vehicles and Motor Vehicle Fuels) Regulation 1997* under the *Protection of the Environment Operations Act 1997*.
- 4.15 All activities in or on the premises must be carried out in a manner that will minimise the generation, or emission from the premises, of wind-blown or traffic generated dust using the measures proposed in the SEE.
- 4.16 All areas in or on the premises must be maintained in a manner that will minimise the generation, or emission from the premises, of wind-blown or traffic generated dust, using the measures proposed in the SEE.

Traffic Management

- 4.17 The Applicant must prepare and implement a Traffic Management Plan for the development. This Plan must:
- (a) Describe the routes which will be used by trucks associated with the development;
 - (b) Outline the hours during which trucks will operate in the vicinity of the site;
 - (c) Indicate the average and maximum number of daily and weekly truck movements which will be associated with the proposed development;
 - (d) Describe in detail what measures and procedures will be implemented to:
 - Minimise the number of trucks which will be used to transport goods;
 - Minimise noise and vibration associated with truck traffic;
 - Ensure trucks travel in a safe manner;
 - Minimise road damage;
 - Minimise air pollution from exhaust; and
 - Record and respond to complaints regarding traffic.
 - (e) Incorporate monitoring to ensure the requirements of the Traffic Management Plan are being met (refer to Condition 6.4).
- 4.18 The Applicant must develop the Traffic Management Plan in consultation with the RTA and Council.
- 4.19 The Applicant must review and update the Traffic Management Plan regularly, or as directed by the Director-General.
- 4.20 The Traffic Management Plan must be approved by the Director-General before the expanded facility is commissioned.

Parking

- 4.21 Before the plant may be commissioned, the Applicant must design and construct a new parking area providing a minimum total of 70 parking spaces on the site. Employees and visitors must not park on The Crescent.

- 4.22 Trucks servicing the site during construction and operations must not park on The Crescent at any time.
- 4.23 The carpark design must conform with AS 2890.1 - 1993, and commercial parking must conform with AS 2890.2 - 1989.

Access and Internal Road Works

- 4.24 Before the plant is commissioned, the one-way internal roadway must be commissioned.

Lighting

- 4.25 The Applicant must ensure that any external lighting associated with the development is mounted, screened, and directed in such a manner so as not to create a nuisance to surrounding land uses. The lighting must be the minimum level of illumination necessary.

Waste Management

- 4.26 The Applicant must prepare and implement a Waste Management Plan for the development in consultation with Council. This plan must describe in detail the waste management system, including
 - (a) The types and quantities of waste which will be generated at the site; and
 - (b) How waste will be stored on-site, transported, and disposed of off-site.
- 4.27 The Waste Management Plan must have been approved by the Director-General before the mixing plant may be commissioned.
- 4.28 After reviewing the Waste Management Plan, the Director-General may require the Applicant to address certain matters identified in the plan. The Applicant must comply with any reasonable requirements of the Director-General.

Landscape Management

- 4.29 The Applicant must prepare and implement a detailed Landscape Management Plan for the development. This plan must:
 - (a) Describe in detail how the site will be landscaped, including the location and species of all planting; and
 - (b) Explain how this landscaping will be managed and maintained over time.
- 4.30 The Landscape Management Plan must be developed in consultation with Council. The Plan must have been approved by the Director-General before commissioning the facility.
- 4.31 After reviewing the Landscape Management Plan, the Director-General may require the Applicant to address certain matters identified in the plan. The Applicant must comply with any reasonable requirements of the Director-General.

Watercourses and Foreshores

- 4.32 If, in the opinion of a Department of Land and Water Conservation officer, any activity is being carried out in such a manner that it may damage or detrimentally affect a watercourse / foreshore, or damage or interfere in any way with any work, such activity on that section of the watercourse / foreshore shall cease immediately upon oral or written direction of such officer.
- 4.33 Work as executed survey plans shall be forwarded to the DLWC upon request.
- 4.34 Operations shall be conducted in such a manner as not to cause environmental damage on or off the site, not increase the erosion of adjacent watercourse / foreshore banks. The Applicant shall carry out any instructions given by the DLWC with a view to preventing damage and to restore the site.
- 4.35 Work is to be carried out in accordance with the plans presented to the DLWC.
- 4.36 The rehabilitation of any area affected by the proposal is to be in accordance with any approval or direction issued by the DLWC, and is the responsibility of the permit¹ holder and the owner and occupier of the land.

5. HAZARDS

Fire Safety Study

- 5.1 The Applicant must prepare a detailed Fire Safety Study covering all of the operations at the site to demonstrate BCA compliance. The Study must cover all aspects detailed in the Department's Hazardous Industry Planning Advisory Paper No. 2 " Fire Safety Study Guidelines" and the NSW Government "Best Practice Guidelines for Contaminated Water Retention and Treatment Systems". The Study must address, but not be limited to, fire safety issues associated with dust explosions and storage of vegetable oils. The Fire Safety Study must be submitted to the Director General for approval, in consultation with the NSW Fire Brigades. Approval must be obtained before the issue of construction certificates.

Deflagration Management Strategy

- 5.2 At least one month prior to the commencement of commissioning, or within such period as otherwise agreed by the Director-General, the Applicant shall prepare and submit for the approval of the Director-General a Deflagration Management Strategy. The Strategy shall be prepared and implemented with the aim of minimising situations conducive to explosions involving fine combustible particulates. The Strategy shall include, but not necessarily be limited to:
 - (a) identification of materials stored and/ or handled at the development that may be involved in deflagration incidents, including the location, quantity and state (temperature, moisture, agitation etc) of such materials;

¹ Permit under Part 3A of the Rivers and Foreshores Improvement Act 1948

- (b) a description of the processes used to handle fine particulate combustibles, with specific consideration of components of such processes involving agitation, electricity and heat;
- (c) details of how the development will meet the requirements of relevant Australian Standards including *AS2430.2-1986 Classification of Hazardous Areas Part 2 - Combustible Dusts* and *AS/NZS 2381.1:1999 - Electrical Equipment for Explosive Atmospheres - Selection, Installation and Maintenance Part 1 - General Requirements*;
- (d) protocols and procedures for the handling of fine combustible particulates, including consideration of process atmospheric composition, spark avoidance and measures to minimise the formation of suspended particulate clouds;
- (e) protocols and procedures for periods of operation during which a greater potential for deflagration exists, including start-up and shut-down (both controlled and in an emergency);
- (f) details of how dust levels in the building will be monitored, and how the dust collection system will be maintained; and
- (g) details of training programs to ensure that all relevant employees are aware of the potential for deflagration and the measures implemented to minimise deflagration incidents.

Emergency Plan and Safety Management System

- 5.3 No later than one month prior to the commencement of commissioning, or within such period otherwise agreed with the Director-General, the Applicant shall prepare and submit for approval of the Director-General the studies set out under (a) and (b) below. Commissioning shall not commence until approval has been given by the Director-General.
- (a) A comprehensive Emergency Plan and detailed emergency procedures for the site, prepared by a duly qualified person or team. This Plan should include detailed procedures for the safety of all people in the vicinity of the site who may be at risk from operations at the site. The Plan shall be in accordance with the Department's *Hazardous Industry Planning Advisory Paper No.1 - Industry Emergency Planning Guidelines*
 - (b) A document setting out a comprehensive Safety Management System, covering all operations onsite and associated transport activities involving hazardous materials. The document shall clearly specify all safety-related procedures, responsibilities and policies, along with details of mechanisms for ensuring adherence to procedures. Records shall be kept onsite and shall be available for inspection by the Director-General upon request. The Safety Management System shall be developed in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 9 - Safety Management*.

Storage of Dangerous Goods

- 5.4 Dangerous Goods storage must be in accordance with the Australian Dangerous Goods Code, relevant Australian Standards, and WorkCover requirements. Spill

cleanup kits and procedures must be made available and used in the event of a spill.

6. ENVIRONMENTAL MONITORING

- 6.1 The Applicant must prepare and implement a detailed Environmental Monitoring Program for the development in consultation with the EPA. The program must:
- (a) Identify what environmental issues will be monitored;
 - (b) Set standards and performance measures for these environmental issues;
 - (c) Describe in detail how these issues will be monitored, who will conduct the monitoring, how often the monitoring will be conducted, and how the results of this monitoring will be recorded and reported to the Director-General and other relevant authorities;
 - (d) Indicate what actions will be taken, or procedures followed, if any non-compliance is detected; and
 - (e) Include the following:
 - A Noise Compliance Monitoring Program (see below) to determine the level of compliance with the noise criteria in Condition 4.5; and
 - Traffic monitoring.

Noise Compliance Monitoring Program

- 6.2 The Applicant must conduct noise monitoring during the construction phase, at the site boundaries and the nearest potentially affected residential areas. Monitoring must be conducted in accordance with EPA guidelines.
- 6.3 The Applicant must conduct noise monitoring during the operation phase to assess compliance with noise limits set out in Condition 4.5. The frequency of monitoring must be as follows:
- (a) within 3 months of commissioning the mixing plant; and
 - (b) annually thereafter.

Monitoring Compliance with the Traffic Management Plan

- 6.4 The Applicant must monitor compliance with the Traffic Management Plan described in Condition 4.17. Monitoring must occur within three months of commissioning the mixing plant, and every six months thereafter.

General

- 6.4 The Environmental Monitoring Program must have been approved by the Director-General before the plant may be commissioned.
- 6.5 After reviewing the Environmental Monitoring Program, the Director-General may require the Applicant to address certain matters identified in the program. The Applicant must comply with any reasonable requirements of the Director-General.

7. ENVIRONMENTAL REPORTING

Annual Environmental Management Report

- 7.1 Twelve months after commissioning the food processing plant, and annually thereafter for the duration of the development, the Applicant must submit an Annual Environmental Management Report to the Director-General and the Council. This report must:
- (a) Identify all the standards, performance measures, and statutory requirements the development is required to comply with;
 - (b) Review the environmental performance of the development to determine whether it is complying with these standards, performance measures, and statutory requirements.
 - (c) Identify all the occasions during the previous year when these standards, performance measures, and statutory requirements have not been complied with;
 - (d) Include a summary of any complaints made about the development, and indicate what actions were taken (or are being taken) to address these complaints;
 - (e) Include the detailed reporting from the Environmental Monitoring Program (see Conditions 6.1 - 6.5), and identify any trends in the monitoring over the life of the project; and
 - (f) Where non-compliance is occurring, describe what actions are or will be taken to ensure compliance, who will be responsible for carrying out these actions, and when these actions will be implemented.
- 7.2 After reviewing the Annual Environmental Management Report, the Director-General may require the Applicant to address certain matters identified in the report. The Applicant must comply with any reasonable requirements of the Director-General.

Independent Environmental Audit

- 7.3 Within 12 months of commissioning the food processing plant, and every three years thereafter, unless the Director-General directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit. The Independent Environmental Audit must:
- (a) Be conducted by a suitably qualified, experienced, and independent person whose appointment has been endorsed by the Director-General;
 - (b) Be consistent with *ISO 14010 – Guidelines and General Principles for Environmental Auditing*, and *ISO 14011 – Procedures for Environmental Auditing*, or updated versions of these guidelines/manuals;
 - (c) Assess the environmental performance of the development, and its effects on the surrounding environment;
 - (d) Assess whether the development is complying with the relevant standards, performance measures, and statutory requirements;
 - (e) Review the adequacy of the Applicant's Environmental Management Plan, and Environmental Monitoring Program; and, if necessary,

- (f) Recommend measures or actions to improve the environmental performance of the plant, and/or the environmental management and monitoring systems.

- 7.4 Within 2 months of commissioning the audit, the Applicant must submit a copy of the audit report to the Director-General. After reviewing the report, the Director-General may require the Applicant to address certain matters identified in the report. The Applicant must comply with any reasonable requirements of the Director-General.

8. SAFETY REPORTING

Incident Reporting

- 8.1 Within 24 hours of any accident or potential incident with actual or potential off-site impacts on people or the biophysical environment, a report must be supplied to the Department outlining the basic facts. A further detailed report must be prepared and submitted following investigations of the causes and identification of necessary additional preventive measures. This report must be submitted to the Director-General no later than 14 days after the incident or potential incident.
- 8.2 The Applicant must maintain a register of accidents, incidents and potential incidents. The register must be made available for inspection at any time by the independent hazard auditor (refer to Condition 8.3) and the Director-General.

Hazard Audit

- 8.3 Twelve months after the commencement of operations, and every three years thereafter, unless the Director-General directs otherwise, the Applicant must commission and pay the full cost of a comprehensive hazard audit. The hazard audit must:
 - (a) Be conducted by a suitably qualified, experienced, and independent person whose appointment has been endorsed by the Director-General;
 - (b) Be conducted in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 5 "Hazard Audit Guidelines"*;
 - (c) Include, but not be limited to, a review of the site safety management system and a review of all entries made in the incident register since the previous audit;
- 8.4 Within one months of commissioning the audit, the Applicant must submit a copy of the audit report to the Director-General. After reviewing the report, the Director-General may require the Applicant to address certain matters identified in the report. The Applicant must comply with any reasonable requirements of the Director-General.

9. DISPUTE RESOLUTION

- 9.1 If the Applicant, Hurstville City Council, and/or any NSW Government agency, other than the Department of Urban Affairs and Planning, cannot agree on any

aspect of this consent, other than a General Term of Approval, the matter may be referred by any of these parties to the Director-General or, if necessary, the Minister, whose determination on the dispute shall be binding on all parties.