



28 September 2016

The Hon. Rob Stokes, MP  
Minister for Planning  
GPO Box 5341  
Haymarket NSW 2001

By email: [office@stokes.minister.nsw.gov.au](mailto:office@stokes.minister.nsw.gov.au)

Dear Minister

**REQUEST TO EXTEND THE LAPSING DATE OF PROJECT APPROVAL 06\_0230**  
**PROJECT: WOY WOY ALTERNATIVE WASTE TECHNOLOGY AND COMPOSTING**  
**FACILITIES**  
**LAND: PARTS OF LOT 110 DP 755251 (154 NAGARI RD WOY WOY)**

**Project Approval 06\_0230**

On 4 August 2006 the (now former) Gosford City Council submitted an application ("Application 06\_0230") to the then Minister for Planning, seeking approval under the (then) Part 3A of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") to use parts of the land known as Lot 110 DP 755251 ("the Woy Woy Site") for the purposes of alternative waste technology and composting facilities ("the Project"). The Project sought to significantly reduce the amount of organic waste going to limited putrescible landfill space by the increased recovery of resources from the waste stream. The capital value of the Project was \$40,000,000.

On 26 May 2008 the then Minister for Planning gave conditional approval to Application 06-0230 ("Project Approval 06\_0230"). A copy of Project Approval 06\_0230 is **attached** for your convenience.

The Project is a "transitional Part 3A project" for the purposes Schedule 6A of the EP&A Act<sup>1</sup>. Project Approval 06-0230 will lapse on 1 October 2016<sup>2</sup>.

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<sup>1</sup> cl. 2(1) of Schedule 6A of the EP&A Act.

<sup>2</sup> cl. 11(1) of Schedule 6A of the EP&A Act, where the date on which *Environmental Planning and Assessment Amendment (Part 3A Repeal) Act 2011* was 1 October 2011.



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## **Request to extend the date on which Project Approval 06\_0230 lapses**

The Central Coast Council ("Council") requests, pursuant to cl. 11A of Schedule 6A to the EP&A Act, that Project Approval 06\_0230 be modified so as to extend the date that approval lapses from 1 October 2016 to 1 October 2021. The following matters are put to you in support of that request:

- The (now former) Gosford City Council spent more than \$380,000 on studies and reports in support of Application 06\_0230. If Project Approval 06\_0230 lapses then:
  - That expenditure will have been of limited public benefit; and
  - To undertake the Project on the Woy Woy Site will require additional expenditure to secure a new consent under the EP&A Act.
- Condition 2 of Schedule 3 to Project Approval 06\_0230 requires that a "Technology Verification Report" be provided to "the Director-General" and "DECC".

In 2009 the (now former) Gosford City Council invited expressions of interest ("EOI") for the design, construction and operation of the Project for a number of purposes, including providing the information necessary to submit the Technology Verification Report. Expressions of interest indicated the Project would not be viable unless it was able to process at least 100,000 tonnes of mixed waste and 15,000 tonnes of bio-solid waste each year.

To achieve those volumes it was necessary for the Project to receive waste from both the former Wyong Shire Council and the former Gosford City Council. In 2010 the former Wyong Shire Council withdrew its support for the Project, as it wished to construct its own alternate waste technology project at its Buttonderry Waste Management Facility. The former Gosford City Council then withdrew requests for tenders, as those depended on ongoing support from the former Wyong Shire Council.

- On 12 May 2016 the *Local Government (Council Amalgamations) Proclamation 2016* was made, and had the following relevant effects:
  - The amalgamation of the Gosford and Wyong local government areas in to the Central Coast local government area;
  - The dissolution of both Gosford City Council and Wyong Shire Council;
  - The constitution of the Central Coast Council; and
  - The transfer of the assets, rights and liabilities of the former Gosford and Wyong Councils to the Central Coast Council. The assets and rights transferred to the Central Coast Council include ownership and control of the Woy Woy Site, control of the waste collected and generated by the Central Coast Council, and the rights conferred by Project Approval 06-0230.
- Council intends to prepare and adopt a single waste strategy for the Central Coast local government area, which will consider the best use of existing waste facilities including the Woy Woy Site. Part of that strategy will need to include composting and alternate waste treatment activities. Council would like to have the option to establish

the Project on the Woy Woy Site without having to secure a new approval or consent. Given the complexity of the "merger" of the two former Councils , Council requests that the lapsing date for Project Approval 06\_0230 be extended by 5 years to 1 October 2021, to allow for the preparation and adoption of the new waste strategy and, if that includes the Project at the Woy Woy Site, for the physical commencement of that Project Approval.

**Other matters**

Council will ensure a copy of this letter is provided to the NSW Department of Planning & Environment.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Rob Noble', written over the words 'Yours faithfully,'.

Rob Noble  
Chief Executive Officer  
**Central Coast Council**

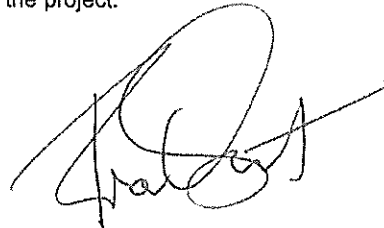
# Project Approval

## Section 75J of the *Environmental Planning and Assessment Act 1979*

I approve the project application referred to in schedule 1, subject to the conditions in schedules 2 to 4.

These conditions are required to:

- prevent and/or minimise 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 project.



Frank Sartor MP  
Minister for Planning

Sydney

26 May

2008

### SCHEDULE 1

Application No:

06\_0230

Proponent:

Gosford City Council

Approval Authority:

Minister for Planning

Land:

The parts of Lot 110 DP 755251 within the red boundary marked on the figure in Appendix 1.

Project:

Woy Woy Alternative Waste Technology and Composting Facilities

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## DEFINITIONS

AEMR	Annual Environmental Management Report
AWT	Alternative Waste Technology
Day	The period from 7am to 6pm on Monday to Friday, and 8am to 4pm on Saturdays, Sundays and public holidays
DECC	Department of Environment and Climate Change
Department	Department of Planning
Director-General	Director-General of the Department of Planning, or delegate
EA	Environmental Assessment titled <i>Woy Woy Alternative Waste Technology and Composting Facilities</i> , dated August 2007.
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPL	Environment Protection Licence issued under the <i>Protection of the Environment Operations Act 1997</i>
Evening	The period from 6pm to 10pm
Garden Waste	Source separated garden or related organic waste
Hazardous Waste	See definition in the POEO Act
Heavy Vehicle	Any vehicle with a gross vehicle mass of 5 tonnes or more
Industrial Waste	See definition in the POEO Act
Land	The whole of a lot, or contiguous lots owned by the same landowner, in a current plan registered at the Land Titles Office at the date of this approval
LGA	Local government area
Minister	Minister for Planning, or delegate
Mixed Waste	Municipal solid waste or commercial waste that has been classified as inert or solid waste under schedule 1 of the POEO Act
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Privately-owned Land	Land not owned by the Proponent, or where a private agreement does not exist between the Applicant and the land owner
Proponent	Gosford City Council
Site	Land to which the project application applies (see schedule 1)
Waste Management Facility	The waste management facility off Nagari Road Woy Woy
Waste Operations	Operations associated with the AWT and Composting Facilities.

## SCHEDULE 2 GENERAL ADMINISTRATIVE CONDITIONS

### Obligation to Minimise Harm to the Environment

1. The Proponent shall implement all practicable measures to prevent and/or minimise any harm to the environment that may result from the construction, operation, and/or rehabilitation of the project.

### Terms of Approval

2. The Proponent shall carry out the project generally in accordance with the:
  - (a) EA; and
  - (b) conditions of this approval.

*Note: The layout of the project is shown in Appendix 1.*

3. If there is any inconsistency between the above, then the conditions of this consent shall prevail to the extent of the inconsistency.
4. The Proponent shall comply with any reasonable requirement/s of the Director-General arising from the Department's assessment of:
  - (a) any reports, plans, programs or correspondence that are submitted in accordance with this approval; and
  - (b) the implementation of any actions or measures contained in these reports, plans, programs or correspondence.

### Limits on Approval

5. Prior to the commencement of construction of the AWT and Composting Facilities, the Proponent shall submit detailed engineering and architectural plans for all components of the project to the Director-General for approval. The Proponent shall not commence construction before the Director-General has approved these plans.
6. Waste operations may only take place for 20 years from the commencement of operations on site, unless otherwise agreed by the Director-General.

*Notes:*

- *Under this approval the Proponent is required to decommission the project upon the completion of waste operations, and rehabilitate the site to the satisfaction of the Director-General. Consequently, this approval will continue to apply in all other respects other than the right to conduct waste operations on site until the site has been rehabilitated to a satisfactory standard.*
- *In seeking approval to extend waste operations beyond 20 years from the commencement of operations of site, the Proponent must justify the continuation of the waste operations in terms of environmental performance and industry best practice.*

### Management Plans/Monitoring Programs

7. With the approval of the Director-General, the Proponent may submit any plans, management plan or monitoring program required by this approval on a progressive basis.

### Structural Adequacy

8. The Proponent shall ensure that any new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the BCA.

*Notes:*

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

### Demolition

9. The Proponent shall ensure that all demolition work is carried out in accordance with the latest version of *AS 2601: The Demolition of Structures*, or its latest version.

**Protection of Public Infrastructure**

10. The Proponent shall:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
  - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

**Operation of Plant and Equipment**

11. The Proponent shall ensure that the plant and equipment used on site, or in connection with the project, is:
- (a) maintained in a proper and efficient condition; and
  - (b) operated in a proper and efficient manner.



### SCHEDULE 3 SPECIAL ENVIRONMENTAL CONDITIONS

#### LEACHATE MANAGEMENT

1. The Proponent shall:
  - (a) install a leachate barrier system on any surface to be used for the outdoor storage or composting of waste or composed materials;
  - (b) ensure that this leachate barrier system:
    - has a re-compacted clay or modified soil layer that is at least 600 mm thick and has an in situ coefficient of permeability of less than  $1 \times 10^{-7}$  m/s, or some other suitable liner approved by DECC; and
    - drains to the leachate dams at a minimum gradient of 0.5%;
  - (c) collect all leachate in the leachate dams to prevent it from escaping from the site to surface water, groundwater or subsoil;
  - (d) treat all water from waste storage or handling areas, including the organic waste storage area, or that has been contaminated by leachate, as leachate;
  - (e) ensure that the leachate storage dams:
    - are capable of accepting leachate generated in a 1 in 10 year, 24 hour duration storm event without overflowing;
    - have a re-compacted clay or modified soil layer that is at least 900 mm thick and an in situ coefficient of permeability of less than  $1 \times 10^{-9}$  m/s, or some other suitable liner approved by DECC;
    - have sides with a slope of less than 1 vertical to 3 horizontal; and
    - have a 0.5 metre freeboard at all times.

#### TECHNOLOGY VERIFICATION

2. Prior to the commencement of construction of the AWT and Composting Facilities, the Proponent must prepare a Technology Verification Report to the satisfaction of the Director-General and DECC. This report must:
  - (a) include plans showing the final design of the AWT and Composting Facilities and engineering specifications for all plant and pollution control equipment to be installed on site; and
  - (b) include a revised air quality assessment of the plant in accordance with DECC's *Technical notes: Assessment and management of odour from stationary sources in NSW*, and the *Technical framework: Assessment and management of odour from stationary sources in NSW, 2006*;
  - (c) include a revised noise assessment in accordance with the relevant procedures in DECC's *Industrial Noise Policy*; and
  - (d) demonstrate that:
    - the predicted odour from the project would be consistent with the prediction in the EA; and
    - the project would not generate offensive odour under section 129 of the POEO Act;
    - the project would comply with the relevant noise criteria for all residential receivers (see Condition 22 and 23 of Schedule 3); and
    - greenhouse gas emissions can be minimised and options to capture and use greenhouse gases have been identified and investigated.

#### WASTE MANAGEMENT

##### Limits on Inputs

3. The Proponent shall not receive:
  - (a) more than:
    - 100,000 tonnes of mixed waste and garden waste each year on site; and
    - 15,000 tonnes of sewage biosolids waste on site each year; and
  - (b) waste on site that is:
    - contaminated by chemicals and/or pathogens that would not be rendered harmless by operations on site, or that may constitute a health or environmental risk, including clinical and related waste and diseased carcasses; and
    - classified as hazardous waste or industrial waste under the POEO Act.

### Waste Acceptance & Screening

4. The Proponent shall:
  - (a) implement suitable procedures to:
    - ensure that the site does not accept wastes that are prohibited; and
    - screen incoming waste loads;
  - (b) ensure that:
    - all waste sludges and wastes that are controlled under a tracking system have the appropriate documentation prior to acceptance at the site; and
    - staff receive adequate training in order to be able to recognise and handle any hazardous or other unapproved waste.

### Limits on Outputs

5. Except for the following, the Proponent shall dispose of all outputs produced on site to suitably licensed facility:
  - (a) recyclables extracted and delivered off-site for resource recovery purposes; and
  - (b) compost output products approved for use under the POEO Act and Regulations; or
  - (c) compost output products for approved public compost applications that:
    - have been composted in accordance with the latest version of Australian Standard AS 4454: *Composts, Soil Conditioners and Mulches*;
    - comply with the limits for physical contaminants set out in Table 3.1 of Australian Standard AS 4454-2003: *Composts, Soil Conditioners and Mulches*; and
    - comply with the chemical acceptance concentration thresholds for Restricted Use (Grade A) in the NSW Environmental Guidelines: *Use and Disposal of Biosolid Products* (1997); or
  - (d) compost output products for use in approved land rehabilitation, namely mine site rehabilitation and landfill site rehabilitation, that:
    - have been composted in accordance with Australian Standard AS 4454-2003: *Composts, Soil Conditioners and Mulches*;
    - comply with the limits for physical contaminants set out in Table 3.1 of *Australian Standard AS 4454-2003*; and
    - comply with the chemical acceptance concentration thresholds for Restricted Use (Grade B) in the *NSW Environmental Guidelines: Use and Disposal of Biosolid Products* (1997).
6. Within 3 years of commissioning the plant on site, or as directed by the Director-General, the Proponent shall:
  - (a) review the criteria in condition 5(c) and 5(d) above in consultation with the DECC with a view to moving to approved criteria under the POEO Act and Regulations or establishing criteria that are specifically appropriate for the use in nominated specific land rehabilitation; and
  - (b) comply with any revised criteria set under the POEO Act and Regulations or by the Director-General.

### Construction Waste

7. The Proponent shall ensure that all waste generated on the site during construction of the project is classified in accordance with the DECC's *Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes* and disposed of to a facility that may lawfully accept the waste.

### Waste Monitoring

8. Prior to the commencement of construction on site, the Proponent shall prepare and implement a Waste Monitoring Program to the satisfaction of the Director-General. This program must:
  - (a) be prepared in consultation with DECC by a suitably qualified and experienced expert; and
  - (b) include a suitable program to monitor the:
    - quantity, type and source of waste received on site; and
    - quantity, type and quality of the outputs produced on site.

## ODOUR

9. Except as otherwise expressly provided in any Environment Protection Licence condition for the project, the Proponent must comply with section 129 of the POEO Act.

*Note:*

- *Section 129 of the POEO Act, provides that the Proponent must not cause or permit the emission of any offensive odour from the site, but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.*

10. The Proponent shall ensure all biosolids will be delivered and stored within enclosed vessels to control odours, and that operations involving use of biosolids take place within an enclosed building.

## AIR QUALITY

11. The Proponent must maintain the premises in a condition which prevents the emission of dust.

## GREENHOUSE GAS

12. The Proponent shall ensure that all composting is undertaken in accordance with Australian Standard AS 4454-2003; *Composts, Soil Conditioners and Mulches*, Appendix N, Best Practice guidelines for Composting Systems, or other practices approved by the DECC.

## WATER

### Discharge Limits

13. Except as may be expressly provided in an EPL for the project, the Proponent shall comply with section 120 of the POEO Act.
14. Stormwater from all areas of the premises which has the potential to mobilise sediments and other material must be controlled and diverted through appropriate erosion and sediment control/pollution control measures or structures.
15. The Proponent shall ensure that water that has come in contact with waste is not discharged from the site.
16. The Proponent shall ensure that any discharges from the site do not exceed the criteria in Table 1.

*Table 1: Discharge Limits*

<i><b>Pollutant</b></i>	<i><b>Criterion (mg/L)</b></i>
Total suspended solids	50
Total ammonia	0.9 at pH 8

### Bunding

17. The Proponent shall store and handle all dangerous goods, as defined by the Australian Dangerous Goods Code, strictly in accordance with:
- (a) all relevant Australian Standards;
  - (b) a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and
  - (c) the DECC's *Environment Protection Manual Technical Bulletin Bunding and Spill Management*.

## Soil, Water and Leachate Management Plan

18. The Proponent shall prepare and implement a Soil, Water and Leachate Management Plan for the project to the satisfaction of the Director-General. This plan must:
  - (a) be submitted to the Director-General for approval prior to carrying out any development on site;
  - (b) be prepared by a suitably qualified and experienced expert;
  - (c) be prepared in consultation with the DECC; and
  - (d) include:
    - a site water balance;
    - an erosion and sediment control plan;
    - a stormwater management plan;
    - a surface water, groundwater and leachate monitoring program; and
    - a surface water, groundwater and leachate response plan.
19. The site water balance must:
  - (a) identify the source of all water collected or stored on the site, including rainfall, stormwater and groundwater;
  - (b) include details of all water use on site and any discharges;
  - (c) describe the measures that would be implemented to minimise water use on site;
  - (d) describe the proposed discharge regime.
20. The erosion and sediment control plan must:
  - (a) be consistent with the requirements in the latest version of *Managing Urban Stormwater: Soils and Construction* (Landcom);
  - (b) identify the activities on site that could cause soil erosion and generate sediment; and
  - (c) describe what measures would be implemented to:
    - minimise soil erosion and the transport of sediment to downstream waters, including the location, function and capacity of any erosion and sediment control structures; and
    - maintain these structures over time.
21. The stormwater management plan must:
  - (a) include the detailed plans for the proposed surface water management system;
  - (b) be consistent with the guidance in the latest version of *Managing Urban Stormwater: Council Handbook* (DECC) and *Managing Urban Stormwater: Soils and Construction* (Landcom). Stormwater control dams must be capable of capturing and storing all rainfall and stormwater runoff for a 90<sup>th</sup> percentile 5 day rainfall event;
  - (c) demonstrate that the stormwater control infrastructure (including discharge rates, stormwater quality and detention volumes) will:
    - conform with, or exceed all relevant requirements and guidelines;
    - minimise impacts on Patonga Creek, the adjacent hanging swamp and threatened species potentially located in and around these waterways; and
  - (d) describe the procedures for the installation, inspection and maintenance of the stormwater control infrastructure, including stormwater pollution control devices, throughout the life of the project.
22. The surface water, groundwater, and leachate monitoring program must:
  - (a) be generally consistent with the guidance in DECC's *Environmental Guidelines for Composting & Related Organics Processing Facilities*; and
  - (b) include:
    - baseline data;
    - details of the proposed monitoring network; and
    - the parameters for testing and respective trigger levels for action under the surface water, groundwater and leachate response plan (see below).
23. The surface water, groundwater and leachate response plan must:
  - (a) include a protocol for the investigation, notification and mitigation of any exceedances of the respective trigger levels; and
  - (b) describe the array of measures that could be implemented to respond to any surface or groundwater contamination that may be caused by the development.

## NOISE

### Operating Hours

24. The Proponent shall comply with the operating hours in Table 1.

*Table 1: AWT Composting Site Operating Hours*

Activity	Day	Hours
Construction	Monday - Friday	7 am – 6 pm
	Saturday	7 am – 1 pm
	Sunday & Public Holidays	Nil
Waste Receipt	Monday – Saturday	7 am – 6 pm
	Sunday and Public Holidays (Except Christmas Day, New Years Day and Good Friday)	8 am – 6 pm
Indoor (active) Operations	Monday - Friday	7 am – 10 pm
Outdoor Operations & Product Dispatch	Monday – Friday	7 am – 5 pm
	Weekends and Public Holidays	8 am – 4 pm
Emergency	Monday - Sunday	Anytime

*Notes: Indoor (active) Operations does not include activities associated with biological processes including anaerobic digesters, pumps and bio-filter fans.*

### Noise Impact Assessment Criteria

25. The Applicant shall ensure that the noise generated by the development does not exceed the limits in Table 2.

*Table 2: Noise impact assessment criteria dB(A)*

Receiver	Day/Evening/Night L <sub>Aeq</sub> (15 minute)
Residences on privately-owned land (during construction)	36
Residences on privately-owned land (during operations)	36
Brisbane Water National Park	50 <sup>(b)</sup>

*Notes:*

- (a) Noise from the development is to be measured at the most affected point or within the residential boundary, or at the most affected point within 30 metres of a dwelling (rural situations) where the dwelling is more than 30 metres from the boundary, to determine compliance with the L<sub>Aeq</sub>(15 minute) noise limits in the above table. Where it can be demonstrated that direct measurement of noise from the project is impractical, the DECC may accept alternative means of determining compliance (see Chapter 11 of the NSW Industrial Noise Policy). The modification factors in Section 4 of the NSW Industrial Noise Policy shall also be applied to the measured noise levels where applicable.
- (b) The noise criteria for Brisbane Water National Park is 50 dBA except the minor area to the east of the site where the limit can not be met. At this location the criteria is 55 dBA (see Appendix 3).
- (c) The noise emission limits identified in the above table apply under meteorological conditions of:
- wind speeds of up to 3 m/s at 10 metres above ground level; or
  - temperature inversion conditions of up to 3°C/100m, and wind speeds of up to 2 m/s at 10 metres above ground level.

26. The Proponent shall ensure that the road traffic noise generated by the project does not exceed the criteria in the DECC's *Environmental Criteria for Road Traffic Noise*.

### Monitoring

27. Within 3 months of the commencement of operations, following full commissioning, or as directed by the Director-General, the Proponent shall:
- (a) commission a suitably qualified and experienced expert whose appointment has been approved by the Director-General to audit the noise generated by the project during normal operations against the noise and road traffic noise criteria in this approval;

- (b) send a copy of the audit report to the Department and DECC within 7 days of the completion of the audit.

#### **FLORA AND FAUNA**

28. Prior to commencement of construction, the Proponent shall prepare and implement a Vegetation Management Plan (VMP) for the project to the satisfaction of the Director-General. The VMP shall:
- (a) be prepared in consultation with DECC, by a suitably qualified expert;
  - (b) identify the vegetation to be retained/removed;
  - (c) indicate the measures to be implemented to prevent damage to riparian zones,
  - (d) include a detailed habitat offset package, including:
    - details of the Environmental Offset Area (see Appendix 2);
    - measures that will be implemented to enhance and protect the Environmental Offset Area, including the timing of these works; and
    - the ongoing management of the Environmental Offset Area; and
  - (e) a program to monitor the effectiveness of these works and measures.

#### **FIRE MANAGEMENT**

29. The Proponent shall:
- (a) Prepare a Fire Response Plan for the site in consultation with the NSW Fire Brigade, which should include but not be limited to mitigation measures, and include the number of days material can be stored on site with the opportunity for the DECC to make comments and recommendations prior to construction commencing and the plan being implemented;
  - (b) implement suitable measures to minimise the risk of fire on site;
  - (c) extinguish any fires on site promptly; and
  - (d) maintain adequate fire-fighting capacity on site.

#### **ABORIGINAL AND CULTURAL HERITAGE**

30. In the event that Aboriginal objects are uncovered during the course of the project, then work in the immediate areas shall cease, the Director-General and appropriate authorities shall be notified and expert archaeological advice must be sought from an appropriate qualified professional. Works may only commence in this area with the written approval of the Director-General.

*Note: The appropriate authorities are the Darkinjung Local Aboriginal Land Council and National Parks and Wildlife Service.*

#### **LIGHTING**

31. The Applicant shall ensure that all external lighting associated with the development:
- (a) does not create a nuisance to surrounding properties or roadways; and
  - (b) complies with the latest version of Australian Standard AS 4282.

#### **LITTER CONTROL**

32. The Proponent shall:
- (a) implement suitable measures to prevent the unnecessary proliferation of litter both on and off site; and
  - (b) inspect and clear the site (and if necessary, surrounding area) of litter on a daily basis.

#### **PEST, VERMIN AND NOXIOUS WEED MANAGEMENT**

33. The Proponent shall:
- (a) implement suitable measures to manage pests, vermin and declared noxious weeds on site; and
  - (b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard, or cause the loss of amenity in the surrounding area.

*Note: For the purposes of this condition, noxious weeds are those species subject to an order declared under the Noxious Weed Act 1993.*

## **TRANSPORT**

### **On-site Parking & Road Access**

34. The Proponent shall:
- (a) provide sufficient car parking on site to accommodate the parking demand of the project;
  - (b) construct a sealed road from the landfill to the proposed waste reception area; and
  - (c) ensure that the:
    - car parking is constructed in accordance with the relevant requirements in the latest version of Australian Standard AS 2890.1; and
    - internal road network is constructed in accordance with the relevant requirements in the latest version of Australian Standard AS 2890.2.

### **Heavy Vehicle Restrictions**

35. Unless the Director-General approves otherwise, the Proponent shall ensure that:
- (a) all heavy vehicles associated with the project use the Railway Street/Nagari Road vehicle route;
  - (b) heavy vehicles entering or leaving the site with loads are suitably covered; and
  - (c) heavy vehicles leaving the site are cleaned of materials that may fall on the road before they are allowed to leave the site.

### **Transport Code of Conduct**

36. The Proponent shall prepare and implement a Transport Code of Conduct for the project to the satisfaction of the Director-General. This protocol must:
- (a) be submitted to the Director-General for approval prior to construction;
  - (b) include details of traffic routes to be used by heavy vehicles associated with the project;
  - (c) include minimum requirements for vehicle maintenance to address noise and exhaust emissions, particularly along roads in close proximity to residences;
  - (d) outline mitigation measures to be employed to reduce noise emissions and ensure compliance with the relevant criteria in the DECC's publication Environmental Criteria for Road Traffic Noise;
  - (e) outline procedures for the ongoing assessment of road noise impacts on private dwellings and details of mitigation measures to be employed for any adversely impacted dwellings;
  - (f) details of the expected behavioural requirements for vehicle drivers travelling to, from and within the site;
  - (g) describe the measures that would be implemented to ensure that no heavy vehicles use the designated heavy vehicle route during school bus operations on the route.

## **REHABILITATION AND CLOSURE**

37. Upon the cessation of waste operations, the Proponent shall decommission the project and rehabilitate the site to the satisfaction of the Director-General to ensure that it:
- (a) is compatible with the surrounding Brisbane Water National Park and/or in accordance with the proposed future use of the site; and
  - (b) continues to be non-polluting and does not cause harm to the environment after its closure.
38. The Proponent shall prepare and implement a Rehabilitation and Closure Plan for the project to the satisfaction of the Director-General. This plan must be:
- (c) be prepared in consultation with DECC by a suitably qualified and experienced expert whose appointment has been approved by the Director-General;
  - (d) be submitted to the Director-General for approval at least 6 months prior to the eighth independent environmental audit of the project (see schedule 4), or as directed otherwise by the Director-General;
  - (e) define the objectives and criteria for rehabilitation and closure;
  - (f) investigate options for the future use of the site;
  - (g) describe the measures that would be implemented to achieve the specified objectives and criteria for rehabilitation and closure;
  - (h) calculate the cost of implementing these measures; and
  - (i) describe how the performance of these measures would be monitored over time.

## SCHEDULE 4 ENVIRONMENTAL MANAGEMENT, REPORTING & AUDITING

### ENVIRONMENTAL MANAGEMENT PLAN

1. The Proponent shall prepare and implement an Environmental Management Plan for the project to the satisfaction of the Director-General. This plan must:
  - (a) be prepared in consultation with the DECC by a suitably qualified and experienced expert;
  - (b) be submitted to the Director-General for approval prior to the commencement of construction;
  - (c) describe in detail the management measures that would be implemented to address:
    - the relevant matters referred to in Section 4 and Appendix B of the DECC's *Environmental Guidelines for Composting & Related Organics Processing Facilities*; and
    - the conditions of this approval;
  - (d) include a copy of:
    - the management plans and monitoring programs required in Schedule 3 of this approval;
    - a quality assurance program for the design and installation of the leachate management system has been developed in accordance with Australian Standard AS 3905.2;
  - (e) describe the procedures that would be implemented to:
    - keep the local community and relevant agencies informed about the operation and environmental performance of the project;
    - receive, handle, respond to, and record complaints;
    - resolve any disputes that may arise during the course of the project; and
    - respond to emergencies; and
  - (f) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the project.

### REPORTING

#### Compliance Reporting

2. Prior to the commencement of construction and operations on site, the Proponent shall certify in writing to the Director-General that it has complied with all the relevant conditions of this approval.

#### Incident Reporting

3. Within 24 hours of detecting an exceedance of the limits/performance criteria in this approval, or the occurrence of an incident that causes (or may cause) material harm to the environment, the Proponent shall notify the Department and DECC of the exceedance/incident.
4. Within 6 days of notifying the Department and DECC, the Proponent shall provide a written report to the Department and DECC that:
  - (a) describes the date, time, and nature of the incident;
  - (b) identifies the cause, or likely cause, of the incident; and
  - (c) describes what action has been taken to date address the incident, and what actions are proposed to be implemented in the future to either address the consequences of the incident or avoid a recurrence of the incident.

#### Annual Reporting

5. Every year from the date of this approval, unless the Director-General agrees otherwise, the Proponent shall submit an AEMR to the Director-General and relevant agencies. The AEMR shall:
  - (a) identify the standards and performance measures that apply to the development;
  - (b) include a summary of the complaints received during the past year, and compare this to the complaints received in previous years;
  - (c) include a summary of the monitoring results for the development during the past year;
  - (d) include an analysis of these monitoring results against the relevant:
    - impact assessment criteria;
    - monitoring results from previous years; and
    - predictions in the EIS;
  - (e) identify any trends in the monitoring results over the life of the development;
  - (f) identify any non-compliance during the previous year; and
  - (g) describe what actions were, or are being taken to ensure compliance.



6. The Proponent is to implement continuous improvement in regard to odour emission management. As part of this, the Proponent is to submit a report annually to the Department and the DECC, unless otherwise agreed by the Director-General, outlining new developments in the field of odour control and management relevant to the operation, and detailing practices that have been implemented on the site during the previous year, to reduce odour emissions. The report must identify which practices can be implemented in a cost effective manner and justify why the remainder are not required.

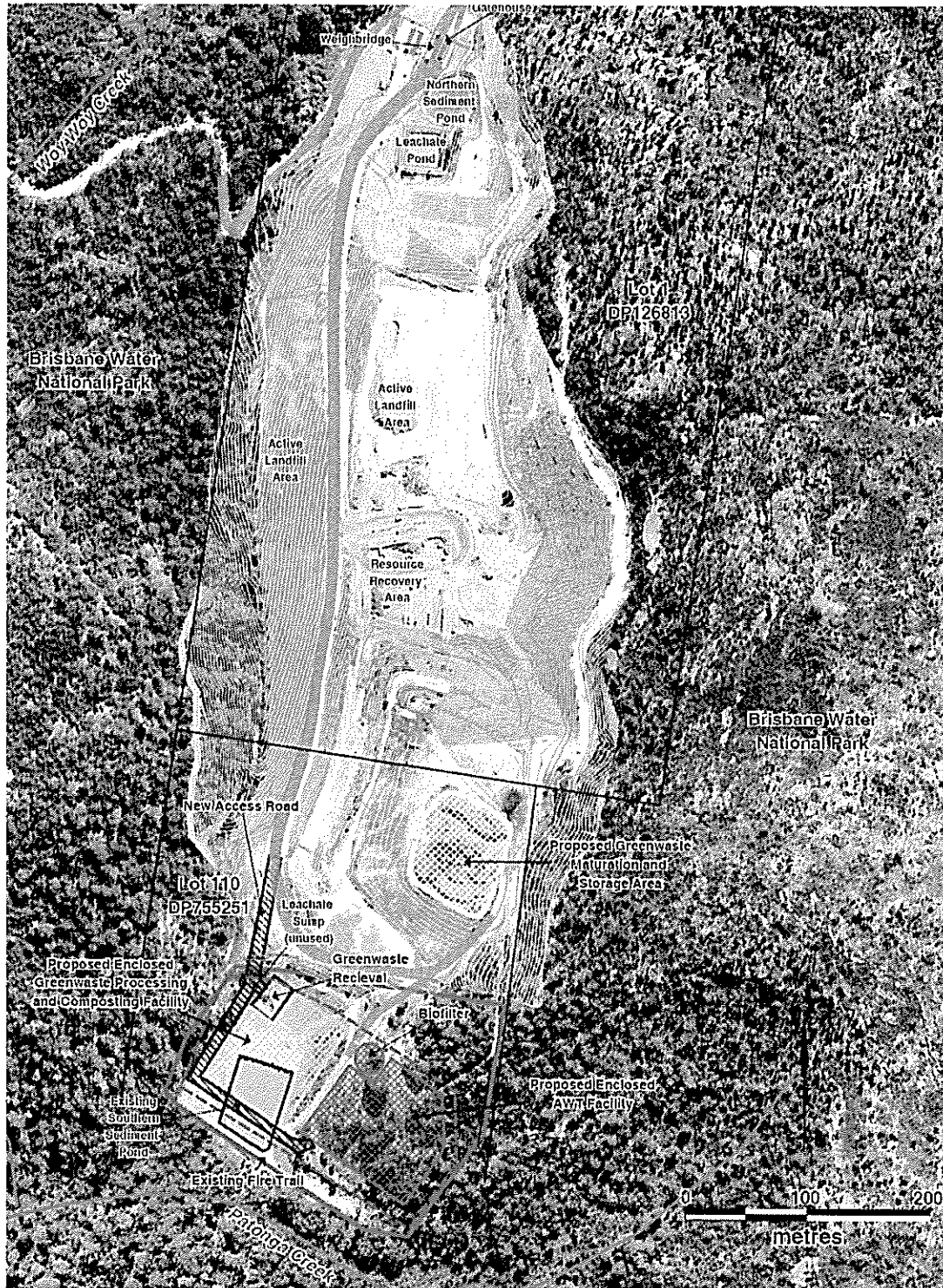
#### **INDEPENDENT ENVIRONMENTAL AUDIT**

7. Within 1 year of the commencement of operations, and every 3 years thereafter, unless the Director-General directs otherwise, the Proponent shall commission and pay the full cost of an Independent Environmental Audit of the project. This audit must:
  - (a) be carried out by a suitably qualified, experienced and independent audit team containing a waste management and odour expert, whose appointment has been endorsed by the Director-General;
  - (b) include consultation with DECC;
  - (c) assess the environmental performance of the project, and its effects on the surrounding environment;
  - (d) determine whether the project is complying with the relevant standards, performance measures and statutory requirements;
  - (e) review the adequacy of the Environmental Management Plan for the project, compliance with the requirements of this approval, and any other licences and approvals; and, if necessary,
  - (f) recommend measures or actions to improve the environmental performance of the project, and/or any plan/program required under this approval.
8. Within 3 months of commissioning this audit, or as otherwise agreed by the Director-General, the Proponent shall submit a copy of the audit report to the Director-General, with a response to any recommendations contained in the audit report.
9. Within 3 months of submitting a copy of the audit report to the Director-General, the Proponent shall review and if necessary revise the plans/programs required under this approval to the satisfaction of the Director-General.

#### **ACCESS TO INFORMATION**

10. Within 1 month of the approval of any plan or program required under this consent, or the completion of any independent audit or AEMR required under this approval, the Proponent shall:
  - (a) ensure that a copy of the relevant documents is made publicly available on the Proponent's website; and
  - (b) provide a copy of the relevant document/s to any interested party upon request.

# APPENDIX 1 SITE LAYOUT



[illegible]

### APPENDIX 3 NOISE LIMITS FOR THE BRISBANE WATER NATIONAL PARK

