Development Consent

Section 89E of the *Environmental Planning and Assessment Act 1979*

As delegate for the Minister for Planning under delegation executed on 14 September 2011, the Planning Assessment Commission (the Commission) of New South Wales, approves the Development Application referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the Development.

Ms Lynelle Briggs AO (Chair) **Member of the Commission**	**Dr Maurice Evans** **Member of the Commission**	**Mr Roger Fisher** **Member of the Commission**

Sydney 22 December 2017

SCHEDULE 1

Application No:	SSD 7424
Applicant:	Benedict Industries Pty Ltd
Consent Authority:	Minister for Planning
Site:	Lot 319 DP 1117230 52 Anderson Road, Smeaton Grange
Development:	Construction and operation of a resource recovery facility to process up to 140,000 tpa of general solid waste (non-putrescible)

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DEFINITIONS

Applicant	Benedict Industries Pty Ltd, or any other person(s) authorised to carry out any development to which this consent applies
AS	Australian Standard
Blue Book	Managing Urban Stormwater: Soils and Construction Volumes 1 and 2 (Landcom 2004)
BCA	Building Code of Australia
CEMP	Construction Environmental Management Plan
Certifying Authority	A person who is authorised by or under section 109D of the EP&A Act to issue Part 4A certificates
Construction	The demolition of buildings or works, the carrying out of works, including earthworks, and erection of buildings and other infrastructure permitted by this consent
Council	Camden Council
CL&W	Crown Lands and Water
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Demolition	The removal of buildings, sheds and other structures on the site
Department	Department of Planning and Environment
Development	The development as described in the EIS and RTS, and as generally depicted in Appendix A
DPI	NSW Department of Primary Industries
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
EIS	Environmental Impact Statement titled *Environmental Impact Statement Smeaton Grange Waste Recycling and Transfer Facility*, prepared by EMM dated June 2016
ENM	Excavated Natural Material
EPA	NSW Environment Protection Authority
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	*Environmental Planning and Assessment Regulation 2000*
EPL	Environment Protection Licence issued by the EPA under the POEO Act
Evening	The period from 6 pm to 10 pm
FRNSW	Fire and Rescue NSW
General solid waste (non-putrescible)	As defined in Part 3 Schedule 1 of the POEO Act
Heavy vehicle	Any vehicle with a gross vehicle mass of 4.5 tonnes or more
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage Item	An item as defined under the *Heritage Act 1977,* and assessed as being of local, State and/ or National heritage significance*,* and/or an Aboriginal Object or Aboriginal Place as defined under the *National Parks and Wildlife Act 1974*
Incident	A set of circumstances causing or threatening material harm to the environment, and/or an exceedance of the limits or performance criteria in this consent
Land	In general, the definition of land is consistent with the definition in the EP&A Act
Management & Mitigation Measures	The Applicant's management and mitigation measures included in Appendix B
Material harm to the environment	Harm to the environment is material if it involves actual or potential harm to the health or safety of human beings or to ecosystems that is not trivial
Minister	Minister for Planning (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
OEH	Office of Environment and Heritage
OEMP	Operational Environmental Management Plan
Operation	The receipt, sorting, separating, processing and removal of waste
Peak traffic hours	From 8:00 am to 9:00 am and from 3:45 to 4:45 pm
PCA	Principal Certifying Authority authorised under section 109D of the EP&A Act
POEO Act	*Protection of the Environment Operations Act 1997*

RMS	Roads and Maritime Services
RFS	NSW Rural Fire Service
tpa	Tonnes per annum
RTS	Response to Submissions titled *Response to Submissions Smeaton Grange Waste Recycling and Transfer Facility*, prepared by EMM, dated January 2017
Secretary	Secretary of the Department (or nominee)
Sensitive Receivers	A location where people are likely to work or reside, this may include a dwelling, school, hospital, office or public recreational area
Site	The land listed in Schedule 1
SSD 7424	The development as described in Schedule 1, the EIS and the RTS
tpa	Tonnes per annum
VENM	Virgin Excavated Natural Material as defined by the POEO Act
Waste	Has the same meaning as the definition of the term in the dictionary to the POEO Act
WRTF	Waste Recycling and Transfer Facility
WUSD Guideline	Water Sensitive Urban Design Policy Book 1 (Landcom 2009)

SCHEDULE 2

PART A: ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

A1. In addition to meeting the specific performance criteria established under this consent, the Applicant must implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the Development.

TERMS OF CONSENT

A2. The Development may only be carried out in:
- (a) in compliance with the conditions of this consent;
- (b) in accordance with the directions of the Secretary;
- (c) in accordance with the EIS and RTS;
- (d) in accordance with development layout plans and drawings dated 28 April 2017 (Revision F) (see Appendix A); and
- (e) in accordance with the Management and Mitigation Measures (see Appendix B).

A3. If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency.

A4. The Applicant must comply with all written requirement(s) of the Secretary arising from the Department's assessment of:
- (a) any strategies, plans, programs, reviews, audits, reports or correspondence that are submitted in accordance with this consent (including any stages of these documents); and
- (b) the implementation of any actions or measures contained within these documents.

LIMITS OF CONSENT

A5. This consent lapses five years after the date from which it was granted, unless the Development has physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse under section 95 of the EP&A Act.

A6. The Applicant must not receive or process on site more than 140,000 tpa of general solid waste (non-putrescible).

A7. The Applicant must not exceed the following maximum stockpile volumes detailed in Table 1 on the site at any time, unless otherwise agreed in writing by the Secretary.

Table 1: Maximum Stockpile Sizes

Stockpile	Waste Type	Maximum Volume
Bay 1	Fines (particles of less than 8 mm diameter)	100 m^3
Bay 2	Hand-picked light waste	80 m^3
Bay 3	Timber	80 m^3
Bay 4	Masonry	220 m^3
Bay 5	Masonry	220 m^3
Bay 6	Timber	200 m^3
Bay 7	VENM/ENM	300 m^3
Skip Bin adjacent Bay 1	Ferrous waste	9 m^3
Skip Bin adjacent Bay 1	Non-ferrous waste	2 m^3
Processing shed – west	Bulk light waste	550 m^3
Processing shed – west	Coarse vegetation	150 m^3
Processing shed – central	Mixed demolition with a 20% combustible light weight component	1,100 m^3
Processing shed – east	Plant feed with a 5% combustible light waste component	1,100 m^3
Total		4,141 m^3

A8. The maximum height of all structures and buildings on site must be no more than 11 m from natural ground level.

STAGED SUBMISSION OF PLANS OR PROGRAMS

A9. With the approval of the Secretary, the Applicant may:
(a) submit any strategy, plan or program required by this consent on a progressive basis; and/or
(b) combine any strategy, plan or program required by this consent.

A10. If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program must clearly describe the specific stage 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. A clear relationship between the strategy, plan or program that is to be combined must be demonstrated.

REQUEST FOR INFORMATION

A11. The Applicant must retain all weighbridge records as required by the POEO (Waste) Regulation and for the life of the development. The weighbridge records must be made immediately available on request by the Secretary and/or the EPA.

A12. The Applicant must retain waste classification records for all wastes received on the site and waste disposed from the site for the life of the development. The waste classification records must be made immediately available on request by the EPA and/or the Secretary.

EVIDENCE OF CONSULTATION

A13. Where consultation with any public authority is required by the conditions of this consent, the Applicant must:
(a) consult with the relevant public authority prior to submitting the required documentation to the Secretary or the certifying authority for approval;
(b) submit evidence of such consultation as part of the relevant documentation required by the conditions of this consent;
(c) describe how matters raised by the public authority have been addressed and identify matters that have not been resolved; and
(d) include the details of any outstanding issues raised by the relevant public authority and an explanation of disagreement between any public authority and the Applicant.

STATUTORY REQUIREMENTS

A14. The Applicant must ensure that all licences, permits and approval/consents are obtained as required by law and maintained as required throughout the life of the Development. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits or approval/consents.

STRUCTURAL ADEQUACY AND CERTIFICATION

A15. The Applicant must ensure all 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.

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

EXTERNAL WALLS AND CLADDING FLAMMABILITY

A16. The external walls of the building including attachments must comply with the relevant requirements of the NCC. Prior to the issue of a Construction Certificate and Occupation Certificate the Certifying Authority must:
(a) be satisfied that suitable evidence is provided to demonstrate 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 relevant requirements of the NCC; and
(b) ensure that the documentation relied upon in the approval processes include an appropriate level of detail to demonstrate compliance with the NCC as proposed and as built.

A17. A copy of the documentation required under (b) must be provided to the Secretary within 7 days of being accepted by the Certifying Authority.

UTILITIES AND SERVICES

A18. Prior to the construction of any utility works associated with the Development, the Applicant must obtain relevant approvals from service providers.

A19. Prior to the commencement of construction, all approved plans must be submitted to the Sydney Water "*Tap In*" service to determine if the development will have any impacts on Sydney Water assets.

A20. Prior to 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*.

PROTECTION OF PUBLIC INFRASTRUCTURE

A21. Prior to the commencement of construction, the Applicant must:
(a) consult with the relevant owner and/or provider of services that are likely to be affected by the Development to make suitable arrangements for access to, diversion, protection, and/or support of the affected infrastructure;
(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
(c) submit a copy of this report to the Secretary and Council.

A22. 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 the Development; and
(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated due to the Development.

COMPLIANCE

A23. The Applicant must ensure that employees, contractors and sub-contractors are aware of, and comply with, the conditions of this consent relevant to their respective activities.

WORKS-AS-EXECUTED PLANS

A24. Prior to the issue of the final Occupation Certificate, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the PCA.

OPERATION OF PLANT AND EQUIPMENT

A25. The Applicant must ensure that only the plant and equipment listed in Table 2 is used on site.

Table 2: Equipment and Activities

Plant (or equivalent)	Number	Typical activities
Equipment used across the site		
Front end loader (e.g. Volvo L150 or equivalent)	1	Unloading and loading trucks Moving waste and products
Trucks (customers)	5	Delivering waste and dispatching products Returning to/leaving the site
Equipment used in main shed		
13 t excavator	1	Sorting waste using a variety of excavator attachments Loading trucks
Screening plant inside shed	1	Sorting co-mingled waste
Picking line	1	Sorting co-mingled waste from screening plant

A26. The Applicant must ensure that all plant and equipment used for the Development is:
(a) maintained in a proper and efficient condition; and
(b) operated in a proper and efficient manner.

PART B: ENVIRONMENTAL PERFORMANCE AND MANAGEMENT

NOISE

Hours of Work

B1. The Applicant must comply with the hours of work detailed in Table 3 unless otherwise agreed in writing by the Secretary.

Table 3: Hours of Work

Activity	Day	Time
Accept waste deliveries and dispatch	Monday – Friday Saturday Sunday	6 am to 10 pm 6 am to 5 pm 8 am to 4 pm
Waste processing	Monday – Friday Saturday	7 am to 6 pm 7 am to 4 pm

B2. Works outside of the hours identified in Condition B1 may be undertaken in the following circumstances:
(a) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
(b) where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental harm.

Construction Noise Management Plan

B3. Prior to the commencement of construction, the Applicant must prepare a Construction Noise and Vibration Management Plan (CNVMP) for the development to manage high noise generating works to the satisfaction of the Secretary. The CNVMP shall form part of the CEMP required by Condition C1 and must:
(a) be prepared by a suitably qualified and experienced noise expert;
(b) be approved by the Secretary prior to the commencement of construction the Development;
(c) describe the management and mitigation measures and procedures for achieving the noise management levels in the EPA's *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009);
(d) identify high emission generating construction activities, including proposed times when these works will be carried out (including respite periods if required) and mitigation measures to minimise adverse impacts from these activities;
(e) include strategies that have been developed with the community for managing high noise generating works;
(f) describe the community consultation undertaken to develop the strategies in (e) above; and
(g) include a complaints management system that would be implemented for the duration of the Development.

B4. The Applicant must:
(a) not commence construction until the CNVMP required by Condition B3 is approved by the Secretary; and
(b) The Applicant must ensure the CNVMP (as required and approved by the Secretary from time to time) is implemented during construction of the Development.

Operational Noise Criteria

B5. The Applicant must ensure that noise generated by operation of the Development does not exceed the noise criteria in Table 4.

Table 4: Noise Criteria dB(A)

Location	Day $L_{Aeq(15\ minute)}$	Evening $L_{Aeq(15\ minute)}$	Night $L_{Aeq(15\ minute)}$
All residential receivers	40	40	40

Note: Noise generated by the Development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Industrial Noise Policy. Refer to the plan in Appendix C for the location of residential receivers.

Acoustic Fencing

B6. The Applicant must construct the fencing shown in Appendix A prior to the commencement of construction of any part of the Development.

B7. To ensure the external appearance of the development is suitable and contributes to the visual character of the surrounding area, the boundary fencing shall be of a visually attractive material and colour that has been agreed to by the Secretary.

B8. Detailed drawings and further details of the boundary fencing shown in Appendix A shall be submitted to and be approved in writing by the Secretary prior to commencement of construction of any part of the Development. The detail thereby approved must be carried out in accordance with that approval.

Operational Noise and Vibration Management Plan

B9. Prior to the commencement of operation, the Applicant must prepare an Operational Noise Management Plan (ONVMP) for the Development to the satisfaction of the Secretary. The ONVMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C6. The ONVMP must:
- (a) be prepared by a suitably qualified and experienced noise expert;
- (b) describe all noise sources from the Development;
- (c) describe the measures that will be implemented to minimise the noise emissions in the area including:
  - (i) the management and mitigation measures to be employed on site;
  - (ii) how the noise impacts of the Development will be minimised during any adverse meteorological conditions or extraordinary events;
  - (iii) identification of high emission generating operational activities, including proposed times when these works will be carried out (including respite periods if required) and mitigation measures to minimise adverse impacts from these activities; and
- (d) until the Secretary directs otherwise, include a quarterly monitoring program that evaluates and reports on:
  - (i) compliance with the noise criteria specified in Condition B5;
  - (ii) the management actions to be taken to address any exceedances of the criteria specified in Condition B5; and
  - (iii) the contingency measures that will be implemented in the event management actions are not effective in reducing noise levels to an acceptable level;
- (e) identify the control measures that that will be implemented for each emission source; and
- (f) defines what constitutes a noise incident, and includes a protocol for identifying noise incidents and notifying the Department and relevant stakeholders of any such incident.

B10. If in the opinion of the Secretary the monitoring program required by Condition B9(d) demonstrates systemic exceedances of the noise criteria in Condition B5, the Applicant shall not be permitted to operate on the site between the hours of 10 pm and 7 am.

B11. The Applicant must:
- (a) not commence operation until the ONVMP required by Condition B9 is approved by the Secretary; and
- (b) ensure the ONVMP (as required and approved by the Secretary from time to time) is implemented for the operational life of the Development.

Road Traffic Noise

B12. Prior to the commencement of construction, the Applicant must prepare a Driver Code of Conduct and induction training for the Development to minimise road traffic noise. The Applicant must update the Driver Code of Conduct and induction training for construction and operation and must implement the Code of Conduct for the life of the Development.

B13. The Applicant must ensure that all its vehicles are fitted with a broadband reversing alarm.

VIBRATION

Vibration Criteria

B14. Vibration caused by construction at any residence or structure outside the site must be limited to:
- (a) for structural damage, German Standard *DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures*; and
- (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (Department of Environment and Conservation, 2006).

B15. The vibration limits in Condition B14 apply unless an alternative is outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by Condition C1 of this consent.

TRAFFIC AND ACCESS

Parking

B16. Prior to the commencement of operation, the Applicant must provide 8 parking spaces for staff and 2 parking spaces for visitors on site (including one accessible parking space) to ensure that traffic associated with the Development does not utilise public and residential streets or public parking facilities. Parking areas must be constructed in accordance with the latest version of AS 2890.

B17. No parking is not permitted elsewhere on the site except within the designated parking spaces.

Operating Conditions

B18. 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 and AS 2890.2;
- (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 parking or queuing on the public road network;
- (d) all vehicles enter and exit the site in a forward direction;
- (e) heavy vehicles and bins associated with the Development are not parked on local roads or footpaths near the site;
- (f) all vehicles are wholly contained on site before being required to stop;
- (g) all loading and unloading of materials is carried out on-site in designated areas;
- (h) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and
- (i) vehicle manoeuvring areas must always be kept clear of any obstacles, including parked cars.

B19. All trucks leaving the site must depart via a wheel wash facility to prevent mud, dust or debris from being deposited on Council roads. The wheel wash facility must be designed and constructed in consultation with Council and to the satisfaction of the Secretary prior to commencement of operation.

Operational Traffic Management Plan

B20. Prior to the commencement of operation, the Applicant must prepare an Operational Traffic Management Plan (OTMP) for the Development to the satisfaction of the Secretary. The plan must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C6. The OTMP 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 including restricting queuing or parking of vehicles on Anderson Road;
- (d) detail heavy vehicle routes, access and parking arrangements;
- (e) include a 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) ensure truck drivers use specified routes; and
  - (v) include a program to monitor the effectiveness of these measures.
- (f) include a Traffic Control Plan (TCP) detailing:
  - (i) the on-site measures to be implemented to control the movement of trucks in and out of the site, as well as onsite; and
  - (ii) provisions for requiring the traffic controller to stop exiting trucks to allow an entering truck to manoeuvre into the site unhindered.

B21. The Applicant must:
- (a) not commence operation until the OTMP required by Condition B20 is approved by the Secretary; and
- (b) The Applicant must ensure the OTMP (as required and approved by the Secretary from time to time) is implemented for the operational life of the Development.

AIR QUALITY

Dust Minimisation

B22. During construction, the Applicant must ensure that:
- (a) exposed surfaces and stockpiles are suppressed by regular watering;
- (b) all trucks entering or leaving the site with loads have their loads covered;

(c) trucks associated with the Development do not track dirt onto the public road network; and
(d) public roads used by these trucks are kept clean.

Operational Air Quality Management Plan

B23. Prior to the commencement of operation, the Applicant must prepare an Air Quality Management Plan (AQMP) to the satisfaction of the Secretary. The AQMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C6. 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 emissions and odour;
(c) describe the measures that will be implemented to minimise the potential risks to adverse air quality in the area including:
- the management and mitigation measures to be employed on site;
- plant and equipment being maintained to ensure that it is in good order;
- how the air quality impacts of the development will be minimised during any adverse meteorological conditions or extraordinary events;
- identification of high emission generating operational activities, including proposed times when these works will be carried out (including respite periods if required) and mitigation measures to minimise adverse impacts from these activities; and
- compliance with the relevant conditions of this consent including Condition B25; and

(d) identify the control measures that that will be implemented for each emission source.
(e) defines what constitutes an air quality incident, and includes a protocol for identifying and notifying the Department and relevant stakeholders of any air quality incidents.

B24. The Applicant must:
(a) not commence operation until the AQMP required by Condition B23 is approved by the Secretary; and
(b) The Applicant must ensure the AQMP (as required and approved by the Secretary from time to time) is implemented for the operational life of the Development.

Odour Management

B25. 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

Erosion and Sediment Control

B26. Prior to the commencement of construction, the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements in the latest version of the *Managing Urban Stormwater: Soils and Construction Guideline* and the Erosion and Sediment Control Plan included in the CEMP required by Condition C1.

Stormwater Management System

B27. Prior to the commencement of operation, the Applicant must design and install a stormwater management system for the Development. The system must:
(a) be designed by a suitably qualified and experienced person(s) whose appointment has been endorsed by the Secretary;
(b) be generally in accordance with the conceptual design in the EIS;
(c) include a storage tank with bunding to capture leachate from the main shed and waste stockpile areas for offsite disposal and treatment;
(d) be designed in accordance with applicable Australian Standards;
(e) demonstrate that discharge limits can meet those in the WSUD Guideline;
(f) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines (as may be updated or replaced from time to time);
(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.

B28. Prior to the issue of a Construction Certificate, a certificate must be submitted to the Certifying Authority certifying that:
(a) satisfactory arrangements have been made for the disposal of stormwater;
(b) the proposed development and alterations to the natural surface contours will not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties; and

(c) the piped drainage system has been designed to Council's Stormwater Drainage Policy.

B29. Prior to the issue of the Final Occupation Certificate, Works-As-Executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved must be submitted to the Certifying Authority.

B30. The stormwater drainage generated from the development must be directed to:
(a) the drainage easement; and
(b) Council's street kerb and gutter.

B31. The stormwater management system must be operated and maintained for the duration of the Development.

Discharge Limits

B32. 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.

Water Management Plan

B33. Prior to the commencement of construction, the Applicant must prepare a Water Management Plan (WMP) to the satisfaction of the Secretary. The WMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C6. The WMP must:
(a) be prepared in consultation with the CL&W;
(b) detail water use, metering, disposal and management on-site;
(c) detail the management of wastewater streams on site;
(d) verify the likely groundwater dewatering requirements;
(e) contain a Surface Water Management Plan, including;
(i) a program to monitor:
- surface water flows and quality;
- surface water storage and use;
- discharge limits;
- sediment basin operation;

(ii) sediment and erosion control plans;
(iii) surface water impact assessment criteria, including trigger levels for investigating and potential adverse surface water impacts; and
(iv) a protocol for the investigation and mitigation of identified exceedances of the surface water impact assessment criteria.

B34. The Applicant must:
(a) not commence construction until the WMP required by Condition B33 is approved by the Secretary; and
(b) The Applicant must ensure the WMP (as required and approved by the Secretary from time to time) is implemented for the life of the Development.

Groundwater

B35. In the event that groundwater is intersected during construction the Applicant shall:
(a) obtain the necessary water licences or approvals from CL&W;
(b) develop a Groundwater Management Plan for the testing, dewatering, storage, movement and treatment of any groundwater to the satisfaction of CL&W.

Soil Salinity Verification

B36. Prior to the commencement of construction, the Applicant must undertake a soil salinity verification study at the site in consultation with Council. The salinity verification study must be undertaken:
(a) by a suitably qualified and experienced person(s);
(b) in accordance with the Office of Environment and Heritage (OEH) document Site Investigations for urban salinity (2002) or other relevant guideline; and
(c) to the satisfaction of PCA prior to the issue of an Occupation Certificate.

HAZARDS AND RISK

Dangerous Goods

B37. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.

B38. Dangerous goods, as defined by the *Australian Dangerous Goods Code*, must be stored and handled strictly in accordance with:
(a) all relevant Australian Standards;
(b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and
(c) the *Environment Protection Manual for Authorised Officers: Bunding and Spill Management, technical bulletin* (EPA1997).

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

Bunding

B39. The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or the EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Handbook*.

FIRE SAFETY

Fire Safety System

B40. The fire hydrant system must be installed in accordance with BCA Clause E1.3 (to buildings and open yard). The system shall comply with AS 2419.1:2005 except that the minimum flow rate shall be 50L/s in lieu of that detailed in Table 2.1.

B41. The final design of the fire hydrant system must be prepared by a suitably qualified fire services engineer and submitted to the Principal Certifying Authority prior to issue of the Construction Certificate.

B42. To provide for storage and collection of contaminated fire water, 180 m^3 of storage is to be provided on the site. A design prepared by a suitably qualified engineer is to be submitted to the Principal Certifying Authority prior to issue of the Construction Certificate.

Bushfire Protection

B43. The Applicant shall incorporate appropriate bush fire protection measures into the detailed design of the Development in accordance with *Planning for Bush Fire Protection* Guideline (RFS 2006) to the satisfaction of the RFS.

WASTE MANAGEMENT

Statutory Requirements

B44. All waste removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the waste.

B45. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal, except as expressly permitted by an EPL.

B46. The Applicant must record the amount of waste (in tonnes) received at the site on a daily basis.

B47. The Applicant must retain all sampling and waste classification data for the life of the development and keep it readily available for inspection by the EPA and the Secretary.

Receipt, Storage & Handling of Waste

B48. The Applicant shall only receive waste on site that is authorised for receipt by an EPL.

B49. The Applicant shall ensure any waste generated on the site during construction is classified in accordance with the EPA's *Waste Classification Guidelines*, *2014* or its latest version, and disposed of to a facility that may lawfully accept the waste.

B50. The Applicant shall:
(a) implement auditable procedures to:
(i) ensure the site does not accept wastes that are prohibited;
(ii) screen incoming waste loads; and

(b) ensure that:
  (i) all waste types that are controlled under a tracking system have the appropriate documentation prior to acceptance at the site;
  (ii) all waste received at the site must be recorded in accordance with clause 27 of the POEO (Waste) Regulation;
  (iii) details of the quantity, type and source of wastes received on the site must be provided to the EPA and the Secretary when requested; and
  (iv) staff receive adequate training to be able to recognise and handle any hazardous or other prohibited waste including asbestos.

B51. The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the EPA's *Waste Classification Guidelines Part 1: Classifying Waste, November 2014*, or its latest version and dispose of all wastes to a facility that may lawfully accept the waste.

B52. All waste must be stored wholly within the designated waste stockpile areas.

B53. All waste must be unloaded undercover within the designated unloading areas in the main shed.

B54. The Applicant must maintain the site in a clean and tidy state at all times.

B55. All residual waste that is removed from the site must be dispatched outside of peak traffic hours.

Waste Monitoring Program

B56. From the commencement of operation, the Applicant must implement a Waste Monitoring Program for the Development. The program must:
(a) be prepared by a suitably qualified and experienced person(s) prior to the commencement of operation;
(b) include suitable provision to monitor the:
  (i) quantity, type and source of waste received on site; and
  (ii) quantity, type and quality of the outputs produced on site; and
(c) ensure that:
  (i) all waste that is controlled under a tracking system has the appropriate documentation prior to acceptance at the site; and
  (ii) staff receive adequate training to be able to recognise and handle any hazardous or other prohibited waste including asbestos.

Pests, Vermin and Noxious Weed Management

B57. The Applicant must:
(a) implement suitable measures to manage pests, vermin and declared noxious weeds on the site; and
(b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard, or cause the loss of amenity in the surrounding area.

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

VISUAL AMENITY

Landscaping

B58. Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan for the site in consultation with Council to the satisfaction of the Secretary. The plan must form part of the OEMP in Condition C4 and be prepared in accordance with Condition C6. The plan must:
(a) detail the species to be planted on-site;
(b) describe the monitoring and maintenance regime for all landscaping components; and
(c) be consistent with the Applicant's Management and Mitigation Measures at Appendix B.

B59. The Applicant must:
(a) not commence operation until the Landscape Management Plan is approved by the Secretary;
(b) implement the most recent version of the Landscape Management Plan approved by the Secretary; and
(c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by Condition B58 for the duration of the development.

Lighting

B60. The Applicant must ensure the lighting associated with the Development:
(a) complies with the latest version of *AS 4282 (INT) - Control of Obtrusive Effects of Outdoor Lighting*; 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 including at night.

SITE SECURITY

B61. Prior to the issue of a Construction Certificate, the Applicant shall submit to Council a detailed design for security gates and fencing at the entrance to the site. Once the design has been agreed with Council, the Applicant shall install the security gates and fencing in accordance with the approved design.

PART C: ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

C1. The Applicant must prepare a Construction Environmental Management Plan (CEMP) to the satisfaction of the Secretary. The CEMP must:
- (a) be approved by the Secretary prior to the commencement of construction;
- (b) identify the statutory approvals that apply to the Development;
- (c) outline all environmental management practices and procedures to be followed during construction works associated with the Development;
- (d) include an unexpected finds protocol for heritage items and contaminated material;
- (e) describe all activities to be undertaken on the site during construction of the Development, including a clear indication of construction stages;
- (f) detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts;
- (g) incorporate measures to reduce energy consumption;
- (h) describe the roles and responsibilities for all relevant employees involved in construction works associated with the Development; and
- (i) include the management plans required under Condition C2 of this consent.

C2. As part of the CEMP required under Condition C1 of this consent, the Applicant must include the following:
- (a) a Construction Noise and Vibration Management Plan (see Condition B3); and
- (b) an Erosion and Sediment Control Plan (see Condition B26).

C3. The Applicant must:
- (a) not commence construction of the Development until the CEMP is approved by the Secretary; and
- (b) carry out the construction of the Development in accordance with the CEMP approved by the Secretary (and as revised and approved by the Secretary from time to time).

OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN

C4. The Applicant must prepare an Operational Environmental Management Plan (OEMP) to the satisfaction of the Secretary. The OEMP must:
- (a) be submitted to the Secretary for approval prior to the commencement of operation;
- (b) be prepared by a suitably qualified and experienced expert;
- (c) provide the strategic framework for environmental management of the Development;
- (d) identify the statutory approvals that apply to the Development;
- (e) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the Development;
- (f) incorporate measures to reduce energy consumption;
- (g) 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 (including landowner notification); and
- (h) include the following environmental management plans:
  - (i) Noise (see Condition B9);
  - (ii) Traffic (see Condition B20);
  - (iii) Air Quality (see Condition B23); and
  - (iv) Water (see Condition B33).

C5. The Applicant must:
- (a) not commence operation of the Development until the OEMP is approved by the Secretary; and
- (b) operate the Development in accordance with the OEMP approved by the Secretary (and as revised and approved by the Secretary from time to time).

MANAGEMENT PLAN REQUIREMENTS

C6. The Applicant must ensure that the environmental management plans required under Condition C4 of this consent are prepared by a suitably qualified person or persons in accordance with best practice and include:
- (a) detailed baseline data;
- (b) a description of:
  - (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
  - (ii) any relevant limits or performance measures/criteria; and

(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the Development or any management measures;

(c) a description of the management measures that would be implemented to comply with the relevant statutory requirements, limits or performance measures/criteria;

(d) a program to monitor and report on the:
   (i) impacts and environmental performance of the Development; and
   (ii) effectiveness of any management measures (see (c) above);

(e) a contingency plan to manage any unpredicted impacts and their consequences;

(f) a program to investigate and implement ways to improve the environmental performance of the Development over time;

(g) a protocol for managing and reporting any:
   (i) incidents;
   (ii) complaints;
   (iii) non-compliances with statutory requirements; and
   (iv) exceedances of the impact assessment criteria and/or performance criteria; and

(h) a protocol for periodic review of the plan.

Revision of Strategies, Plans and Programs

C7. Within three months of:
   (a) approval of a modification;
   (b) approval of an annual review under Condition C8;
   (c) submission of an incident report under Condition C9; or
   (d) completion of an audit under Condition C12,

the Applicant must review, and if necessary revise, the strategies, plans, and programs required under this consent to the satisfaction of the Secretary.

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

ANNUAL REVIEW

C8. Within 12 months from the commencement of operation, and each year thereafter, unless otherwise agreed by the Secretary, the Applicant must review the environmental performance of the Development to the satisfaction of the Secretary. This review must:

(a) describe the development that was carried out in the previous reporting period, and the Development that is proposed to be carried out over the next reporting period;

(b) include a comprehensive review of the monitoring results and complaints records of the Development over the previous reporting period, which includes a comparison of these results against the:
   (i) the relevant statutory requirements, limits or performance measures/criteria;
   (ii) requirements of any plan or program required under this consent;
   (iii) the monitoring results of previous reporting periods; and
   (iv) the relevant predictions in the EIS;

(c) identify any non-compliance over the last reporting period, and describe what actions were (or are being) taken to ensure compliance;

(d) identify any trends in the monitoring data over the life of the Development;

(e) identify any discrepancies between the predicted and actual impacts of the Development, and analyse the potential cause of any significant discrepancies; and

(f) describe what measures will be implemented over the next reporting period to improve the environmental performance of the Development.

REPORTING

Incident Reporting

C9. Within 24 hours of any incident or potential incident with actual or potential significant 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. That report must be submitted to the Secretary no later than 14 days after the incident or potential incident.

C10. 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 and the Department.

Regular Reporting

C11. The Applicant must provide regular reporting on the environmental performance of the Development on its website, in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent.

AUDITING

Independent Environmental Audit

C12. Within one year of the commencement of operation, and every three years thereafter, unless the Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit (audit) of the Development. Division 2B of Part 6 of the EP&A Act applies to these audits, which are for the purposes of ascertaining information in relation to the environmental performance of the Development and the adequacy of strategies, plans and programs. Audits must:

(a) be conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Secretary;
(b) include consultation with the relevant agencies;
(c) assess the environmental performance of the Development and assess whether it is complying with the requirements in this consent, and any other relevant approvals, relevant EPL(s) (including any assessment, plan or program required under these approvals);
(d) review the adequacy of any approved strategy, plan or program required under the abovementioned consents; and
(e) recommend measures or actions to improve the environmental performance of the Development, and/or any strategy, plan or program required under these consents.

Note: *This audit team must be led by a suitably qualified auditor, and include relevant experts in any other fields specified by the Secretary.*

C13. Within three months of commissioning this audit, or as otherwise agreed by the Secretary, the Applicant must submit a copy of the audit report to the Secretary, together with its response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The Applicant must implement these recommendations to the satisfaction of the Secretary.

ACCESS TO INFORMATION

C14. Prior to the commencement of construction and for the duration of the Development, the Applicant must:

(a) make copies of the following publicly available on its website:
    (i) the documents referred to in Condition A2;
    (ii) all current statutory approvals for the Development;
    (iii) all approved strategies, plans and programs required under the conditions of this consent;
    (iv) a summary of the monitoring results of the Development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;
    (v) a complaints register updated on a quarterly basis;
    (vi) the annual reviews of the Development;
    (vii) any independent environmental audit of the Development and the Applicant's response to the recommendations in any audit;
    (viii) any other matter required by the Secretary; and
(b) keep this information up to date, to the satisfaction of the Secretary

APPENDIX A
DEVELOPMENT LAYOUT PLANS

PROPOSED WASTE TRANSFER STATION
AT
52 ANDERSON ROAD SMEATON GRANGE

DRAWING LIST

000	COVER SHEET	REV F
100	GROUND FLOOR PLAN 1:500	REV F
101	ROOF PLAN 1:500	REV F
200	ELEVATIONS 1 1:250	REV F
201	ELEVATIONS 2 1:250	REV F
500	DETAILS SHEET1 1:250	REV F
501	DETAILS SHEET2 1:100	REV F

REFERENCES

DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STORMWATER ENGINEERING, LANDSCAPE, ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS

revision

A	02.02.16	ISSUED FOR GENERAL INFORMATION
B	04.03.16	ISSUED FOR GENERAL INFORMATION
C	06.05.16	ISSUED FOR GENERAL INFORMATION
D	23.05.16	ISSUED FOR GENERAL INFORMATION
E	16.06.16	ISSUED FOR GENERAL INFORMATION
F	28.04.17	ISSUED FOR GENERAL INFORMATION

notes

All dimensions and setouts to be verified prior to commencement
DO NOT SCALE measurements off drawings
Use only dimensions to be used at all times
IFN DOUBT - ASK
All omissions or discrepancies to be notified to the architect

scale 1:500 @ A3

Project Architect

L2 - 60 PARK STREET
SYDNEY NSW 2000
P: 02 9267 2000
W: www.colandfields.com.au

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date FEB 2016 | drawn SD

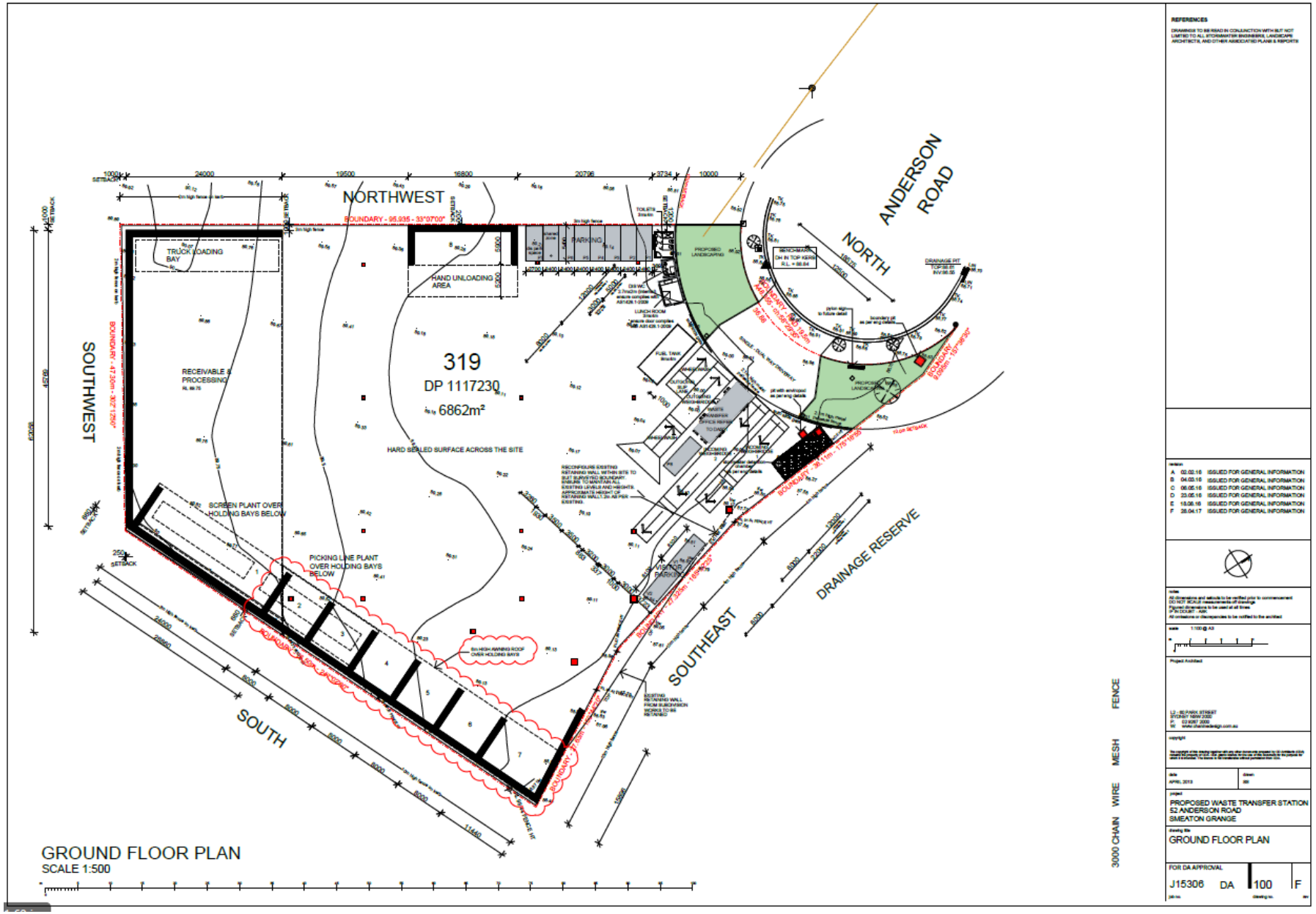
project
PROPOSED WASTE TRANSFER STATION
52 ANDERSON ROAD
SMEATON GRANGE

drawing title
COVER SHEET

FOR DA APPROVAL

J15306 DA 000 F

job no. drawing no. rev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SOUTHWEST
SOUTH
SOUTHEAST
NORTH
ANDERSON ROAD
DRAINAGE RESERVE
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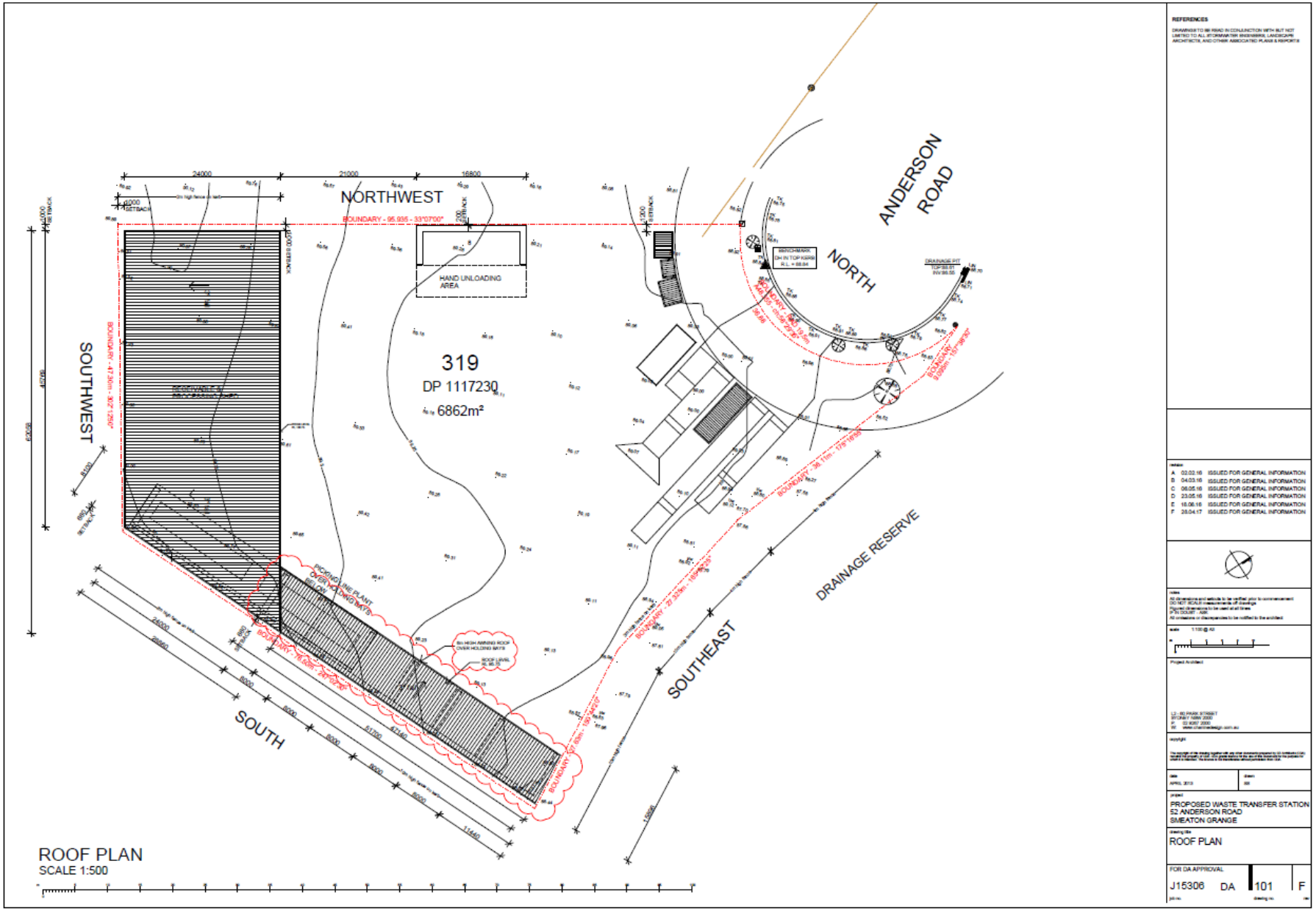
DP 1117230
6862m²
TRUCK LOADING BAY
HAND UNLOADING AREA
PARKING
RECEIVABLE & PROCESSING
HARD SEALED SURFACE ACROSS THE SITE
SCREEN PLANT OVER HOLDING BAYS BELOW
PICKING LINE PLANT OVER HOLDING BAYS BELOW
VISITOR PARKING
GROUND FLOOR PLAN
SCALE 1:500
FENCE
MESH
WIRE
CHAIN
3000
PROPOSED WASTE TRANSFER STATION
52 ANDERSON ROAD
SMEATON GRANGE
GROUND FLOOR PLAN
FOR DA APPROVAL
J15306
DA
100
F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SOUTHWEST
SOUTH
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NORTH
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DRAINAGE RESERVE
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DP 1117230
6862m²
HAND UNLOADING AREA
ROOF PLAN
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52 ANDERSON ROAD
SMEATON GRANGE
ROOF PLAN
FOR DA APPROVAL
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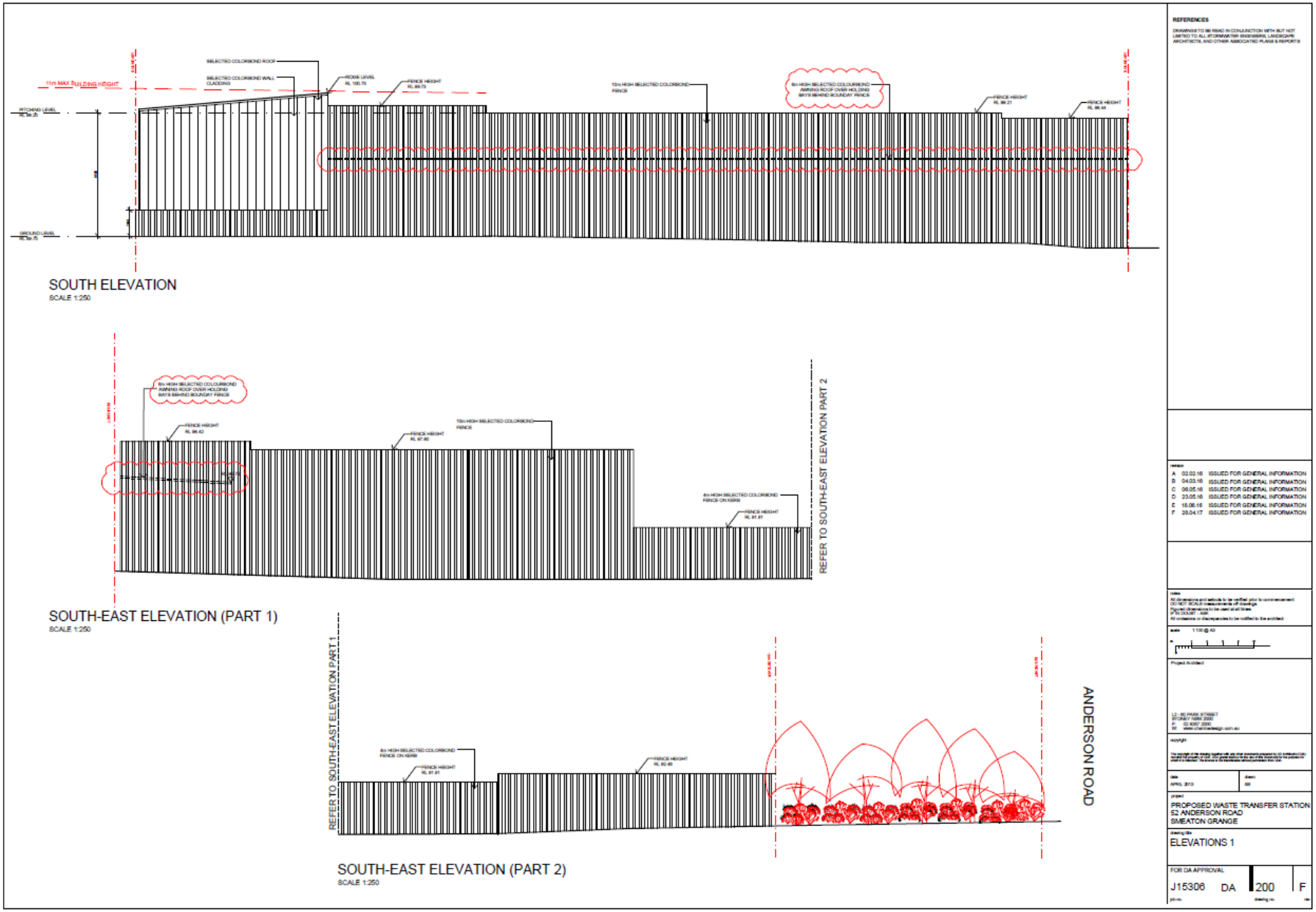
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SMEATON GRANGE
ELEVATIONS 1
FOR DA APPROVAL
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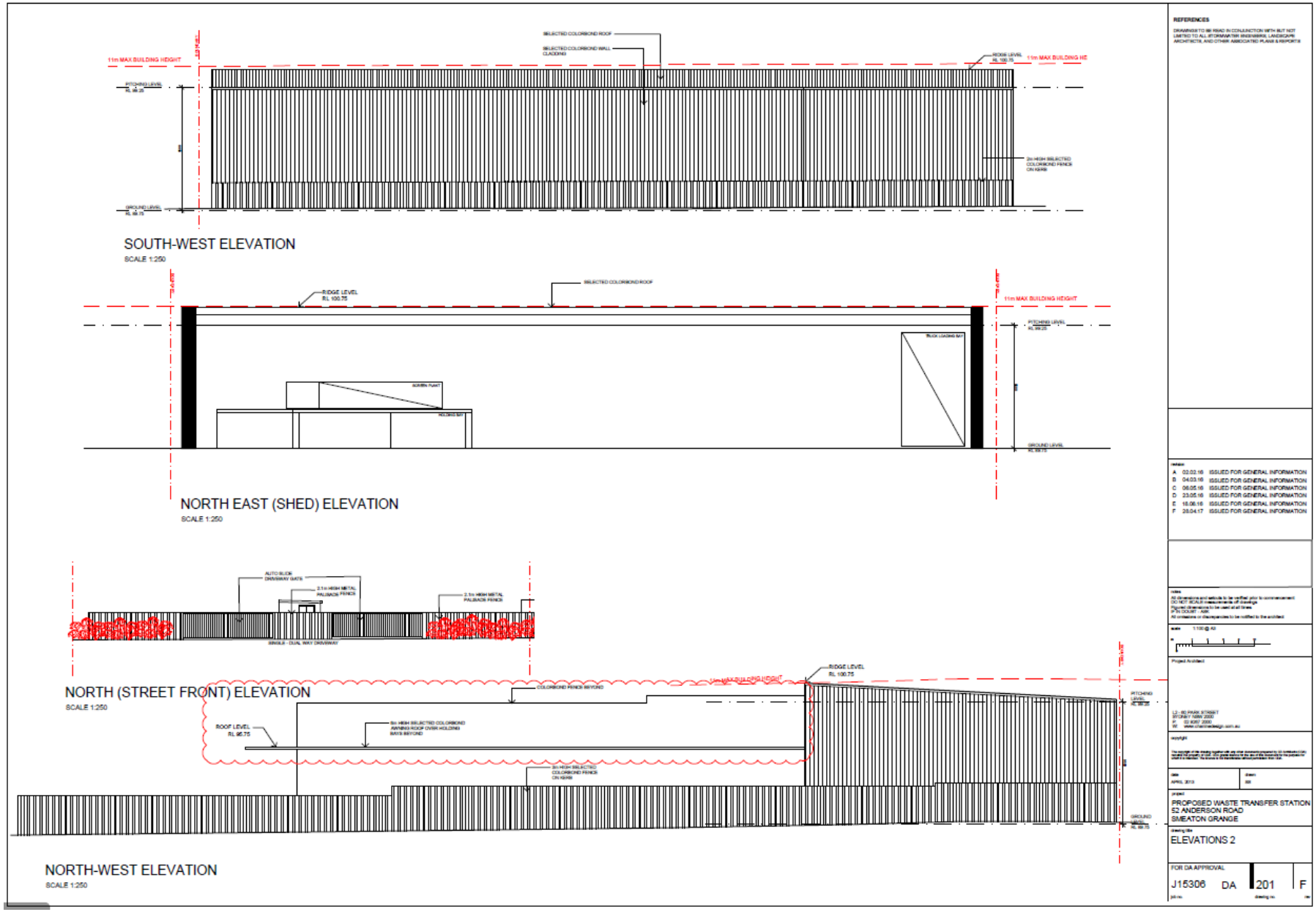
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SCALE 1:250
NORTH (STREET FRONT) ELEVATION
SCALE 1:250
NORTH-WEST ELEVATION
SCALE 1:250
PROPOSED WASTE TRANSFER STATION
52 ANDERSON ROAD
SMEATON GRANGE
ELEVATIONS 2
FOR DA APPROVAL
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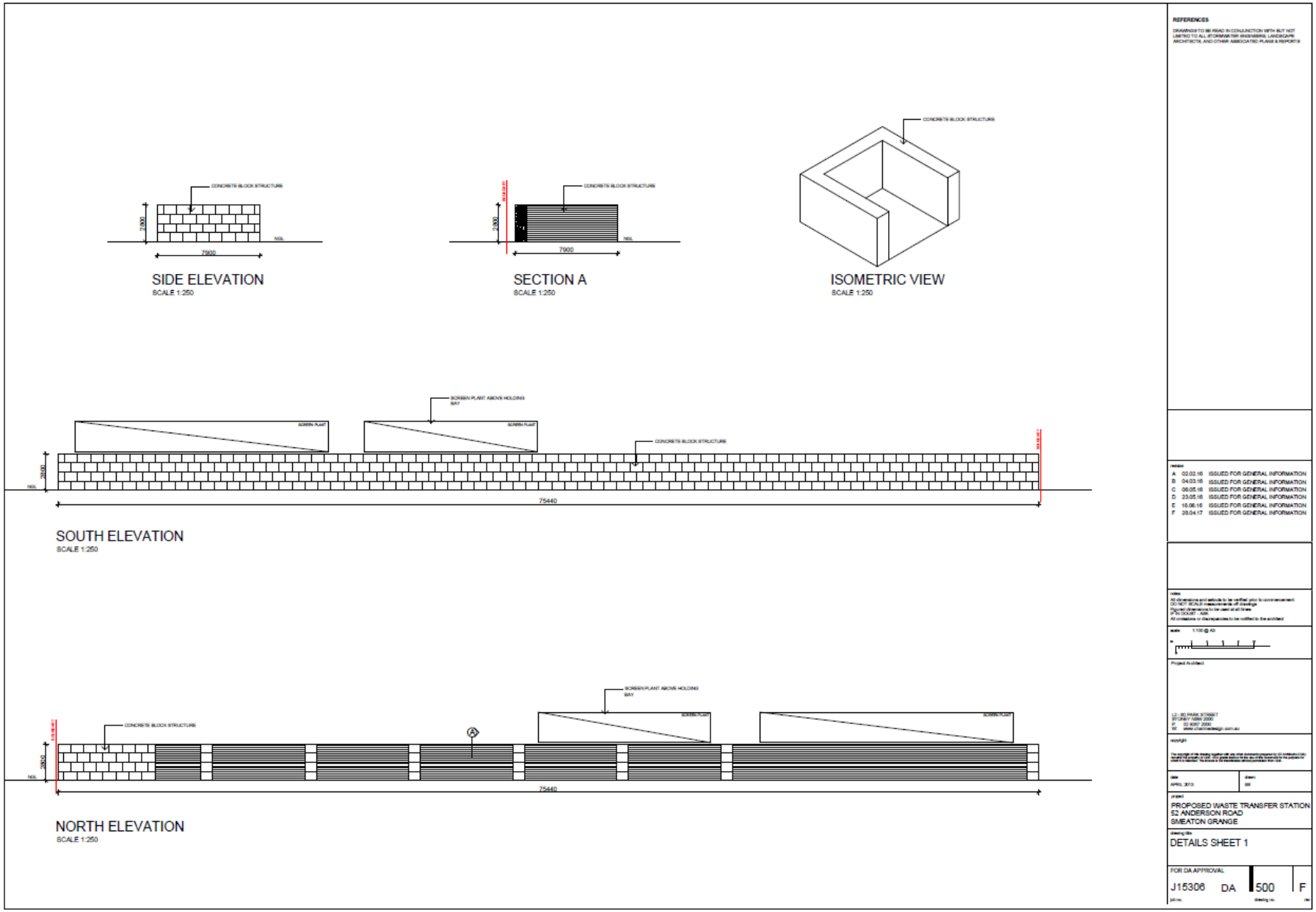
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SCREEN PLANT ABOVE HOLDING BAY
SCREEN PLANT
75440
SOUTH ELEVATION
SCALE 1:250
NORTH ELEVATION
SCALE 1:250
REFERENCES
A 02.02.16 ISSUED FOR GENERAL INFORMATION
B 04.03.16 ISSUED FOR GENERAL INFORMATION
C 06.05.16 ISSUED FOR GENERAL INFORMATION
D 23.05.16 ISSUED FOR GENERAL INFORMATION
E 16.06.16 ISSUED FOR GENERAL INFORMATION
F 28.04.17 ISSUED FOR GENERAL INFORMATION
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52 ANDERSON ROAD
SMEATON GRANGE
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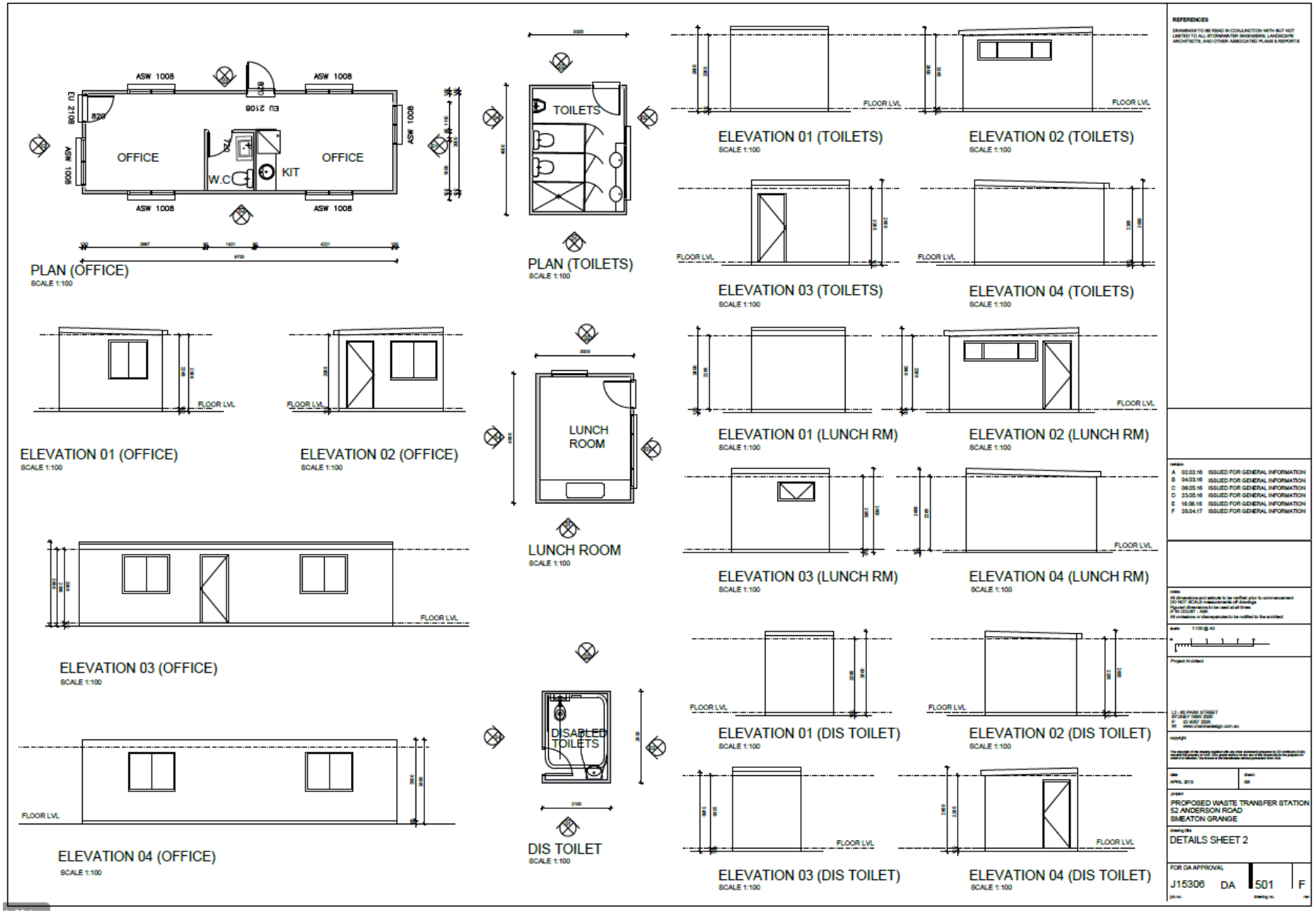
FOR DA APPROVAL
J15306 DA 500 F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EU 2108
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W.C
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ELEVATION 02 (TOILETS)
ELEVATION 03 (TOILETS)
ELEVATION 04 (TOILETS)
FLOOR LVL
ELEVATION 01 (OFFICE)
ELEVATION 02 (OFFICE)
ELEVATION 03 (OFFICE)
ELEVATION 04 (OFFICE)
LUNCH ROOM
ELEVATION 01 (LUNCH RM)
ELEVATION 02 (LUNCH RM)
ELEVATION 03 (LUNCH RM)
ELEVATION 04 (LUNCH RM)
DISABLED TOILETS
DIS TOILET
ELEVATION 01 (DIS TOILET)
ELEVATION 02 (DIS TOILET)
ELEVATION 03 (DIS TOILET)
ELEVATION 04 (DIS TOILET)
PROPOSED WASTE TRANSFER STATION
52 ANDERSON ROAD
SMEATON GRANGE
DETAILS SHEET 2
FOR DA APPROVAL
J15306 DA 501 F

APPENDIX B
APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Key issue	Management measure
Facility design	The facility will not be open between 10 pm and 6 am. The screening plant and External Bay 6 will be covered with a roof (approximately 5 m off the ground) to minimise moisture entering the timber stockpile. The roof will be within the site and adjacent to the 10 m tall fence so will not be visible from offsite. To minimise dust and noise emissions: • materials (waste, products and residues) will be stockpiled in the shed or in a marked bay • wastes will be processed in the shed or within the screening plant area (see Figure 3.3) and will not be processed outside of these areas; • green waste will only be stockpiled in the shed; and • timber will be stockpiled in a covered bay. The facility's front fence will be constructed as a combination decorative metal and masonry fence in accordance with *Camden Council Development Control Plan 2011 D4.2.5 Fencing*.
Air quality	The site environmental management plan (EMP) will detail dust management during construction and operations. Benedict Recycling will implement dust management measures (described in the EMP) so that dust emissions are minimised and do not impact upon surrounding sensitive receptors. Sorting and storage of materials will occur within the main processing shed and the management measures described in EIS Section 6.2.1 (and expanded in the EMP as required) will be implemented to minimise any dust emissions so that they are close to eliminated. Management measures that will be implemented during construction and operations to minimise air quality impacts will include: • Construction: – record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken; – record any exceptional incidents that cause dust and/or air emissions, either on or off site, and the action taken to resolve the situation in the log book; – carry out regular site inspections, record inspection results, and make an inspection log available to the local authority when asked; – impose a maximum-speed-limit of 20 km/h on all internal roads and work areas; – minimise idling vehicles onsite, wherever practicable; – ensure proper maintenance and tuning of all equipment engines; – ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport; and – provide an adequate water supply on site for effective dust/particulate matter suppression/mitigation. • Operations: – all existing sealed areas must be maintained; – water sprays will be used over any other bare surfaces that have potential to generate unacceptable amounts of dust; – water sprays will be used at stockpiles, operational areas and the screening plant during material handling; – a wheel wash in the weighbridge area will be used to clean truck tyres to prevent mud or sediment being carried to and deposited on the access road (and public roads);

Key issue	Management measure
	– dust generating activities will be generally undertaken within the main shed; and – no composting will be undertaken on the site.
Greenhouse gases	Management measures that will be implemented during construction and operations to minimise greenhouse gas emissions will include: • on-site equipment will be regularly maintained and serviced to maximise fuel efficiency; • vehicle kilometres travelled on site will be minimised; and • energy efficiency will be progressively reviewed and implemented throughout the life of the facility.
Noise	Management measures that will be implemented during operation to minimise noise impacts will include: • choosing quieter plant and equipment, including installing best-practice noise suppression equipment, based on the optimal power and size to most efficiently perform the required tasks; • plant with high noise emissions will generally be located inside the shed; • plant and equipment will be regularly maintained and serviced; low-frequency reversing alarms (“growlers”) will be used rather than the standard high frequency beepers; • a site layout has been adopted that minimises the need for mobile plant to reverse; • plant and equipment will be switched off when not in use; • any vehicle queuing will be on site rather than on public roads; • material drop heights will be minimised and dragging materials along the ground will be minimised; • site contact details will be provided on a board at the front of the site; • any noise-related complaints will be handled promptly; and • a complaints register will be maintained. Benedict Recycling will commission noise verification monitoring at the closest residences to the south-east (R9) and to the north-east (R22) (or at equivalent locations) within 3, 6 and 12 months of the start of operations.
Transport	Signs will be erected at the facility requesting customers access the facility via Camden Valley Way via Anderson Road. Signs will be erected at the facility regarding drivers’ legal obligation to ensure that waste is covered during transport. Vehicles dispatching products or residue will be covered prior to leaving the site.
Visual	Management measures that will be implemented during construction and operations to minimise visual impacts will include: • this site will be colourbond fenced on the boundaries; and • the visual appearance of the site entrance on Anderson Road will be landscaped and kept tidy.

Key issue	Management measure
Water	Excavation into the alluvium on the site will be avoided where feasible. While no significant dewatering is predicted to be required during the construction of footings, DPI Water will be notified and a aquifer interference licence will be obtained if more than 3 ML of groundwater needs to be extracted during construction. Features to prevent impacts to groundwater include: • no significant excavations within the site; • existing sheds will be used to house the majority of the processing activities, preventing generation of runoff from these activities; • bunded fuels storage area; • sheds and the segregated heavy waste stockpiling and processing area will be outside of major overland flowpaths; • surface water captured within the runoff management system will be used for dust suppression so that mains water is not required for this purpose; • the majority of the site will be asphalt sealed to minimise the requirement for dust suppression using water (see Section 2.10.1); • groundwater will not be used; and • water will not be used in the product processing, other than for dust suppression. The site runoff controls will include: • a concrete perimeter kerb to keep runoff from entering and leaving the site; • an onsite detention/sedimentation basin/control device on site and remove sediment; and • flows from the sediment device will be controlled to ensure that poor quality water is not discharged from site.

Key issue	Management measure
Bushfire *Fire management*	In order to maintain APZs, the landscaping vegetation will be maintained as follows: • canopy cover will be kept at less than 15% of total surface area and will be kept at least 2 m from the roof line of a building; • garden beds and shrubs will not to be located under trees and sited at least 10 m from any exposed windows or doors; and • lower limbs of trees up to 2 m above the ground will be removed. Services including water, gas and electricity services will be located and installed in a manner that reduces the potential for them to contribute to fire hazard. *Stockpiles will be covered by awnings and separated by block walls in a manner that reduced the potential for them to contribute to fire hazard.* Water for fire fighting will be provided as follows, *to be detailed in a fire safety system designed in consultation with Fire and Rescue NSW*: • existing fire hydrants in Anderson Road; • fire hydrants, *on-site, capable of providing 50L/s of firewater*; • extinguishers and fire hydrant at the office building. *Firewater will be contained by a bund capable of containing at least one hour of firewater (180 m^3)* The following requirements from Chapter 4 of PBP will be applied to water infrastructure: • above ground pipes external to structures in the APZ will be metal including and up to taps; • pumps in the APZs will be shielded; and • Fire hydrants at buildings which will be spaced, sized and pressured in accordance with *Australian Standard 2419.1-2005 Fire Hydrant Installations – System Design, Installation and Commissioning*. In relation to the diesel tank: • the diesel tank which will be installed in accordance with *Australian Standard 1940:2004 The Storage and Handling of Flammable and Combustible Liquids* and will be fully enclosed in a colourbond shed.
Contamination	In the event of encountering suspected contaminated land, the area should be left undisturbed until a suitably qualified consultant can assess the area in question and provide appropriate mitigation measures identified if required.

Key issue	Management measure
Diesel spill	<u>Prevention</u> Overfilling of tanks will be prevented through gauging or monitoring of the tank's contents. Tanks, vents and fittings will be inspected regularly and valves will be regularly overhauled (at periods not exceeding 10 years). Hoses used for transfer of diesel, these will be regularly inspected. <u>Protection</u> The diesel tank will be self-bunded. The bund will be large enough to contain a spillage in accordance with the requirement of AS1940 para 5.8. The bund drain valve will be kept closed and locked except during supervised drainage, and a sign will be placed to display the need to keep the drain valve closed and locked. Provision will be made to quickly shut off the flow of liquid from the storage tank to a consuming device in an emergency. The shut off valve will comply with para 6.3.3 in AS1940, including resistance in a fire. Diesel pumps will be designed such that the discharge pressure cannot exceed design limit of pump or piping in the case of dead heading (shut-off at the pump discharge). An emergency shut-off device will be provided on each pump. There will be a diesel spill kit stored at the bowser. <u>Detection</u> Regular inspections by site personnel will be undertaken. Any liquid inside the bunded areas, such as rain water or any spilt liquid, will be removed following established procedures.
Emergency and evacuation management plans	An emergency and evacuation plan will be prepared for the site that will include notification of neighbours in the event of a potential emergency. The site's Emergency Response Plan will be provided to Frasers and Coles.
General	Benedict Recycling will ensure that the area around the entrance to the facility is kept tidy and litter free.

APPENDIX C
RESIDENTIAL RECEIVERS

KEY
Noise monitoring assessment location
Sensitive receptor
Site
Cadastre
0
50
100
m
GDA 1994 MGA Zone 56
Lot 319 / DP1117230
Endeavour Energy
Coles Logistics
ANDERSON ROAD
TURNER ROAD
ROSS STREET
CAVERS STREET
CHAPMAN CIRCUIT
VANNON CIRCUIT
DOWNEY CRESCENT
STOCKMAN ROAD
SPRING HILL CIRCLE
R1
R2
R3
R4
R5
R6
R7
R8
R9
R10
R11
R12
R13
R14
R15
R16
R17
R18
R19
R20
R21
R22
Source: EMM (2015), LPI (2015)