

Development Consent

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

As delegate of the Minister for Planning under delegation executed on 11 October 2017, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, 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.

Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Sydney

2018

File: DOC18/154237

SCHEDULE 1

Application No:	SSD 7462
Applicant:	Bingo Recycling Pty Ltd
Consent Authority:	Minister for Planning
Site:	Lot 1 in DP 1013852 13 Pembury Road, Minto
Development:	Construction and operation of a resource recovery facility to process up to 220,000 tonnes per annum of general solid waste (non-putrescible).

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DEFINITIONS

Applicant	Bingo Recycling Pty Ltd, or any person carrying out any development to which this consent applies
AS 2890	Australian Standard AS/NZS 2890: Parking Facilities Set
BCA	Building Code of Australia
BC Act	<i>Biodiversity Conservation Act 2016</i>
Calendar year	A period of 12 consecutive months commencing on 1 January
Certifying Authority	A person who is authorised by or under section 6.17 of the EP&A Act to issue Part 4A certificates
CEMP	Construction Environmental Management Plan
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The demolition and removal of buildings or works, the carrying out of works for the purpose of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent.
Council	Campbelltown City Council
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Demolition	The deconstruction and removal of buildings, sheds and other structures on the site
Department	NSW Department of Planning and Environment
Development	The development described in the EIS and Response to Submissions, including the works and activities comprising resource recovery of waste, as modified by the conditions of this consent.
Development layout	The plans at Appendix A of this consent
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	The Environmental Impact Statement titled <i>Environmental Impact Statement - Minto Resource Recovery Facility, State Significant Development Application (SSD 7462)</i> , prepared by APP Corporation Pty Limited dated May 2017, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application
ENM	Excavated Natural Material
Environment	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPL	Environment Protection Licence under the POEO Act
Evening	The period from 6 pm to 10 pm
Fibre ready facility	As defined in Section 372W of the Telecommunications Act 1997
General solid waste (non-putrescible)	As defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i> , but excluding Biosolids
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 <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> , the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance Note: "material harm" is defined in this consent
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Management & Mitigation Measures	The management and mitigation measures set out in Appendix B
Material harm	Is harm that: <ul style="list-style-type: none"> • involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or • results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all

	reasonable and practicable measures to prevent, mitigate or make good harm to the environment)
Minister	NSW Minister for Planning (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Monitoring	Any monitoring required under this consent must be undertaken in accordance with section 9.40 of the EP&A Act
NCC	National Construction Code
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
OEH	NSW Office of Environment and Heritage
OEMP	Operational Environmental Management Plan
Operation	The receipt, removal or processing of waste upon completion of construction
PCA	Principal Certifying Authority in accordance with the EP&A Act
Planning Secretary	The Secretary of the Department of Planning and Environment, or nominee
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Processed waste	Means general solid waste (non-putrescible) which has passed through the waste processing plant and separated into segregated waste streams
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Registered Aboriginal Parties	Means the Aboriginal persons identified in accordance with the document entitled " <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> " (DECCW)
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting.
Residual waste	Means general solid waste (non-putrescible) which has passed through the waste processing plant and cannot be separated into segregated waste streams
Response to submissions	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act.
RMS	NSW Roads and Maritime Services
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area.
Site	The land defined in Schedule 1.
TfNSW	Transport for New South Wales
Unprocessed waste	Means general solid waste (non-putrescible) which has not passed through the waste processing plant or been separated into segregated waste streams
VENM	Virgin Excavated Natural Material
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
WSUD Guideline	<i>Water Sensitive Urban Design Guideline</i>
Year	A period of 12 consecutive months

SCHEDULE 2

PART A: ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.

TERMS OF CONSENT

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) in accordance with the EIS and Response to Submissions;
 - (d) in accordance with the development layout plans in Appendix A; and
 - (e) in accordance with the management and mitigation measures in Appendix B.
- A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and
 - (b) the implementation of any actions or measures contained in any such document referred to in (a) above.
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

Note: For the purposes of this condition, there will be an inconsistency between documents if it is not possible to comply with both documents, or in the case of a condition of consent or direction of the Planning Secretary, and a document, if it is not possible to comply with both the condition or direction, and the document.

LIMITS OF CONSENT

- A5. This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before that date.
- A6. The Applicant must not:
- (a) receive or process more than 220,000 tonnes of waste per year; and
 - (b) store more than 10,000 tonnes of waste at any one time.
- A7. The only type of waste permitted to be received or processed on the premises is waste classified as general solid waste (non-putrescible).
- A8. All asbestos, gas bottles, fire extinguishers, batteries and other non-conforming wastes not permitted to be received on site must be placed in a designated quarantine area, as described in the EIS and RTS, and removed from site as required by the EPL to a waste management facility or premises lawfully permitted to accept the materials.

NOTIFICATION OF COMMENCEMENT

- A9. The date of commencement of each of the following phases of the development must be notified to the Department in writing, at least one month before that date:
- (a) construction;
 - (b) operation;
 - (c) cessation of operations; and
 - (d) decommissioning.

STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS

- A10. With the approval of the Planning Secretary, the Applicant may:
- (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);
 - (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
 - (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).
- A11. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.
- A12. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

REQUEST FOR INFORMATION

- A13. 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 Planning Secretary and/or the EPA.
- A14. 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 Planning Secretary.

EVIDENCE OF CONSULTATION

- A15. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and
 - (b) provide details of the consultation undertaken including:
 - (i) description of how matters raised by those consulted have been resolved to the satisfaction of both the Applicant and the party consulted; and
 - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

PROTECTION OF PUBLIC INFRASTRUCTURE

- A16. Before 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 Planning Secretary and Council.
- A17. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing any public infrastructure that is damaged by the development; and
 - (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.

DEMOLITION

- A18. All demolition must be carried out in accordance with *Australian Standard AS 2601-2001 The demolition of structures* (Standards Australia, 2001).

STRUCTURAL ADEQUACY AND CERTIFICATION

- A19. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.

Note:

- *Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.*
- *Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.*

- A20. Prior to the commencement of construction, the final design of the development must be finalised in consultation with Fire and Rescue NSW (FRNSW) to the satisfaction of the Planning Secretary and include suitable additional provisions for special hazards by specifically addressing Clauses E1.10 and E2.3 of Volume One of the National Construction Code (NCC) Series.

EXTERNAL WALLS AND CLADDING FLAMMABILITY

- A21. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.
- A22. Before the issue of a Construction Certificate and an Occupation Certificate, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.
- A23. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.

UTILITIES AND SERVICES

- A24. Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.
- A25. Before the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

COMPLIANCE

- A26. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

WORKS-AS-EXECUTED PLANS

- A27. Before 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.

DEVELOPMENT CONTRIBUTIONS

- A28. Before the issue of a construction certificate for any part of the development, a payment of a levy of 1% of the proposed cost of carrying out the development must be paid to Council under section 7.12 of the EP&A Act.

OPERATION OF PLANT AND EQUIPMENT

- A29. All plant and equipment used on site or to monitor the performance of the development must be:
- (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

APPLICABILITY OF GUIDELINES

- A30. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

MONITORING AND ENVIRONMENTAL AUDITS

- A31. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Annual Review and independent environmental auditing.

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

SURRENDER OF CONSENTS

- A32. Within 12 months of the date of commencement of development to which this consent applies, or within another timeframe agreed by the Planning Secretary, the Applicant must surrender the existing development consents dated 14 December 2004 and 10 June 2008 described in **Table 1** in accordance with the EP&A Regulation.

Table 1: Development Consents to be Surrendered

Determination Date	DA Number	Details
14 December 2004	1/DA2002	Use of site as a waste transfer station
10 June 2008	1/2002/DA-DE/C	Increase annual handling capacity of operation from 15,000 tonnes to a maximum of 30,000 tonnes

- A33. Upon the commencement of development to which this consent applies, and before the surrender of existing development consents or project approvals required under condition A32 the conditions of this consent prevail to the extent of any inconsistency with the conditions of those consents or approvals.

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

ADVISORY NOTES

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

PART B: ENVIRONMENTAL PERFORMANCE AND MANAGEMENT

TRAFFIC AND ACCESS

Construction Traffic Management Plan

- B1. Prior to the commencement of construction, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the Development to the satisfaction of the Planning Secretary. The CTMP must form part of the CEMP required by Condition C1 and be prepared in accordance with Condition C6. The CTMP must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with Council;
 - (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;
 - (d) detail heavy vehicle routes, access and parking arrangements ensuring all construction related vehicles are parked within the site;
 - (e) include a Driver Code of Conduct to:
 - (i) minimise the impacts of earthworks and construction on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) minimise road traffic noise;
 - (iv) ensure truck drivers use specified routes; and
 - (v) ensure truck drivers do not park on Pembury Road and Airds Road;
 - (f) include a program to monitor the effectiveness of these measures; and
 - (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.
- B2. The Applicant must:
- (a) not commence construction until the CTMP required by Condition B1 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the CTMP approved by the Planning Secretary for the duration of construction.

Operating Conditions

- B3. 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;
 - (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;
 - (c) the development does not result in any vehicles queuing on the public road network;
 - (d) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;
 - (e) all vehicles enter and exit the site in a forward direction and are wholly contained on site before being required to stop;
 - (f) all loading and unloading of materials is carried out on site;
 - (g) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network;
 - (h) vehicle manoeuvring areas must always be kept clear of any obstacles, including parked vehicles; and all vehicles associated with the development are prohibited from parking along Airds Road and Pembury Road.

Operational Traffic Management Plan

- B4. Prior to the commencement of operation, the Applicant must prepare an Operational Traffic Management Plan (OTMP) for the Development to the satisfaction of the Planning Secretary. The 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:
 - (i) ensuring no queuing or parking of vehicles occur in Pembury Road or the surrounding road network;
 - (ii) redirecting incoming trucks to other facilities to prevent traffic build-up and queuing in Pembury Road; and
 - (iii) prioritising the removal of processed waste and residual waste outside of the road network and facility peak hours;
 - (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 haul routes; and
 - (v) include a program to monitor the effectiveness of these measures.
 - (f) include a Traffic Control Plan detailing:
 - (i) the on-site measures to be implemented to control the manoeuvring of vehicles in designated areas;
 - (ii) installation of way-finding signage;
 - (iii) use of a traffic controller at entry/exit to prioritise the entry of vehicles to the site to prevent queuing in Pembury Road; and
 - (iv) use of a traffic controller at the truck queuing area (awaiting inspection) to ensure all trucks are parked in designated queuing areas;
 - (g) include an Employee Transport Plan that:
 - (i) details a strategy for the utilisation of public transport or carpooling to ensure no staff parking occurs offsite; and
 - (ii) includes a program to monitor the effectiveness of this strategy.
- B5. The Applicant must:
- (a) not commence operation until the OTMP required by Condition B4 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the OTMP approved by the Planning Secretary for the operational life of the Development.

WASTE MANAGEMENT

- B6. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.
- B7. 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.
- B8. The Applicant must record the amount of waste (in tonnes) received at the site on a daily basis and retain all sampling and waste classification data for the life of the Development in accordance with the requirements of the EPA.
- B9. All waste processing, including truck loading and unloading, storage and materials handling activities must be undertaken in the enclosed processing shed and within the designated areas.
- B10. The collection of residual waste by B-doubles must be undertaken between the hours of 3 pm to 10 pm Monday to Saturday.
- B11. The collection of processed waste must not occur between the hours of 6 am to 7am Monday to Saturday.

Receipt, Storage & Handling of Waste

- B12. The Applicant shall only receive waste on site that is authorised for receipt by an EPL. No putrescible waste may be received, stored or processed on site.
- B13. 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.
- B14. Prior to the commencement of operation, the Applicant shall prepare a Waste Quality Control Plan (WQCP) for the Development to the satisfaction of the Planning Secretary. The WQCP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C6. The WQCP must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with the EPA;
 - (c) include suitable provisions 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;
 - (d) detail auditable procedures to:
 - (i) ensure the site does not accept wastes not expressly permitted by an EPL;
 - (ii) ensure compliance with the requirements of Part 3 of the POEO (Waste) Regulation; and

- (iii) efficiently screen and inspect incoming waste loads to avoid queuing of trucks;
- (e) describe measures to 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 is recorded in accordance with clause 27 of the POEO (Waste) Regulation; and
 - (iii) staff receive adequate training to recognise and handle any hazardous or other prohibited waste.
- B15. The Applicant must:
 - (a) not commence operation until the WQCP required by Condition B14 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the WQCP approved by the Planning Secretary for the operational life of the Development.
- B16. Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan (WMP) for the Development to the satisfaction of the Planning 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) detail the type and quantity of waste to be received during operation of the Development;
 - (b) include details of stockpile limits in the incoming waste receival area and waste storage bunkers;
 - (c) include procedures for ensuring no build-up of waste will occur in the incoming waste receival area during unexpected machinery breakdown.
- B17. The Applicant must:
 - (a) not commence operation until the WMP required by Condition B16 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the WMP approved by the Planning Secretary for the operational life of the Development.
- B18. Within 3 months of the commencement of operation, the Applicant must submit to the satisfaction of the Planning Secretary a Waste Management Audit Report. The Waste Management Audit Report must:
 - (a) be prepared by an independent environmental auditor whose appointment has been endorsed by the Planning Secretary;
 - (b) review the waste management practices on site and assess the effectiveness of the implementation of the WQCP and WMP described in Condition B14 and Condition B16;
 - (c) be accompanied by at least 2 months of closed circuit television (CCTV) footage showing the waste unloading floor and visual inspection area in the processing shed, which will be considered by the EPA; and
 - (d) make recommendations for any additional measures required to ensure:
 - (i) the site does not accept wastes that are not expressly permitted by an EPL; and
 - (ii) the waste screening and inspection protocols operate in a manner which does not cause trucks to build up while awaiting unloading in a manner which saturates the queuing areas.
- B19. The Applicant must provide details of the allocated truck type and source of wastes received on the site to the EPA and the Planning Secretary when requested.
- B20. 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.
- B21. No crushing or grinding works are permitted on site at any time.
- B22. No more than 67 tonnes of garden waste may be stored at the premises at any one time. Garden waste must be stored in a sealed and covered skip bin and must be removed from site within 72 hours of receipt.

Pests, Vermin and Noxious Weed Management

- B23. 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.

AIR QUALITY

Dust Minimisation

- B24. The Applicant must implement all reasonable and feasible measures to minimise dust generated during demolition, earthworks, construction and operation of the development.
- B25. 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 from the site onto the public road network; and
 - (d) land stabilisation works are carried out progressively on site to minimise exposed surfaces.
- B26. Prior to the commencement of operation, the Applicant must fit the processing shed with a dust suppression system, as described in the RTS.
- B27. The inground wheel wash at the vehicle egress point must be operational at all times.

Air Quality Control

- B28. The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria and air quality monitoring requirements as specified in the EPL for the site.

Air Quality Management Plan

- B29. Prior to the commencement of operation, the Applicant must prepare an Air Quality Management Plan (AQMP) to the satisfaction of the Planning 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;
 - (c) describe a program that is capable of evaluating the performance of the operation and determining compliance with key performance indicators;
 - (d) identify the control measures that will be implemented for each emission source; and
 - (e) describe proactive and reactive management strategies.
- B30. The Applicant must:
- (a) not commence operation until the AQMP required by Condition B29 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the AQMP approved by the Planning Secretary for the operational life of the Development.

Odour Management

- B31. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

NOISE

Hours of Work

- B32. The hours of work detailed in **Table 2** must be complied with.

Table 2: Hours of work

Activity	Day	Time
Construction	Monday – Friday	7 am to 6 pm
	Saturday	8 am to 1 pm
Operation	Monday – Saturday	6 am to 10 pm
	Sunday and Public Holidays	No operation permitted

- B33. Works outside of the hours identified in Condition B32 may be undertaken in the following circumstances:
- (a) works that are inaudible at the nearest sensitive receivers;
 - (b) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
 - (c) where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental harm.

Construction Noise Limits

- B34. The development must be constructed to achieve the construction noise management levels detailed in the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the EIS.

Operational Noise Limits

- B35. The Applicant must ensure noise generated by operation of the development does not exceed the noise limits in **Table 3**.

Table 3: Noise Limits dB(A)

Location	Morning Shoulder (6 am to 7am) L _{Aeq} (15 minute)	Day L _{Aeq} (15 minute)	Evening L _{Aeq} (15 minute)	Morning Shoulder (Sleep Disturbance) L _A max
Any residence with frontage to Campbelltown Road	44	44	44	67

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 Noise Policy for Industry.

Road Traffic Noise

- B36. Before 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.

VIBRATION

Vibration Criteria

- B37. 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).

SOILS, WATER QUALITY AND HYDROLOGY

Erosion and Sediment Control

- B38. Before 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*. The Erosion and Sediment Control Plan must be included in the CEMP required by Condition C1.

Discharge Limits

- B39. 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 System

- B40. Prior to the commencement of operation, the Applicant must design and install a water 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 Planning Secretary;
 - (b) include a system to capture, contain and dispose of contaminated firewater, prepared in consultation with and to the satisfaction of Fire and Rescue NSW;
 - (c) include a system to capture leachate generated within the processing shed for offsite disposal and treatment;
 - (d) be generally in accordance with the conceptual design in the EIS;
 - (e) be in accordance with applicable Australian Standards;
 - (f) demonstrate that discharge limits can meet those in Landcom's *WSUD Guideline*;
 - (g) 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);
 - (h) divert existing clean surface water around operational areas of the site;
 - (i) direct all sediment laden water in overland flow away from the leachate management system; and
 - (j) prevent cross-contamination of clean and sediment or leachate laden water including the provision of a 100 mm high trafficable bund at all entrances/ exits of the processing shed.
- B41. Prior to the commencement of operation, the Applicant must provide a Compliance Certificate to the Planning Secretary which confirms the Water Management System has been designed and installed as per the requirements of Condition B40 and the proposed development will not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties.
- B42. The water management system must be operated and maintained for the duration of the development.

HAZARDS AND RISK

Hazardous Waste

- B43. The Applicant must implement auditable procedures to handle and dispose of hazardous waste materials such as asbestos, sharps and chemical/biological materials that have been received on site.

Dangerous Goods

- B44. 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.
- B45. Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with:
- (a) all relevant Australian Standards; and
 - (b) the *Environment Protection Manual for Authorised Officers: Bunding and Spill Management, technical bulletin* (EPA, 1997).

In the event of an inconsistency between the requirements listed in a) and b) above, the most stringent requirement must prevail to the extent of the inconsistency.

Bunding

- B46. The Applicant must store all chemicals, fuels and oils used on site in appropriately banded areas and/or cages 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

- B47. The Applicant must consult with FRNSW prior to commencing operation to ensure the maximum stockpile size (height, width, length, geometry and volume) in any building and the minimum separation distances of stockpiles and combustible materials minimises fire spread and facilitates fire brigade intervention.

- B48. The Applicant must consult with FRNSW during preliminary design of fire safety measures to ensure the fire systems and strategies are reasonably adequate and meet FRNSW operational requirements as well as the requirements of the Building Code of Australia.

CONTAMINATION

- B49. Before the commencement of construction, the Applicant must prepare an unexpected finds protocol to ensure that potentially contaminated material is appropriately managed. The protocol must form part of the CEMP required by Condition C1 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.

VISUAL AMENITY

Landscaping

- B50. Before the commencement of operation, the Applicant must prepare a Landscape Management Plan (LMP) to manage the revegetation and landscaping works on site. The LMP must:
- (a) detail the species to be planted on site; and
 - (b) describe the monitoring and maintenance measures to manage revegetation and landscaping works.
- B51. The Applicant must:
- (a) implement the most recent version of the LMP; and
 - (b) maintain the landscaping and vegetation on the site in accordance with the LMP for the duration of the development.

Lighting

- B52. 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.

Signage and Fencing

- B53. All signage and fencing must be erected in accordance with the development plans included in the RTS.

Note: *This condition does not apply to temporary construction and safety related signage and fencing.*

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 Planning Secretary. The CEMP must:
- (a) identify the statutory approvals that apply to the development;
 - (b) outline all environmental management practices and procedures to be followed during construction works associated with the development;
 - (c) describe all activities to be undertaken on the site during construction of the development, including a clear indication of construction stages;
 - (d) detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts;
 - (e) describe the roles and responsibilities for all relevant employees involved in construction works associated with the development; and
 - (f) 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) Construction Traffic Management Plan (see Condition B1);
 - (a) Erosion and Sediment Control Plan (see Condition B38); and
 - (b) Community Consultation and Complaints Handling Procedures.
- C3. The Applicant must:
- (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and
 - (b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).

OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN

- C4. The Applicant must prepare an Operational Environmental Management Plan (OEMP) to the satisfaction of the Planning Secretary. The OEMP must:
- (a) be submitted to the Planning 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) describe the procedures that would be implemented to:
 - (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;
 - (ii) receive, handle, respond to, and record complaints;
 - (iii) resolve any disputes that may arise;
 - (iv) respond to any non-compliance;
 - (v) respond to emergencies; and
 - (g) include the following environmental management plans:
 - (i) Operational Traffic Management Plan (see Condition B4);
 - (ii) Waste Quality Control Plan (see Condition B14);
 - (iii) Waste Management Plan (see Condition B16); and
 - (iv) Air Quality Management Plan (see Condition B29).
- C5. The Applicant must:
- (a) not commence operation until the OEMP is approved by the Planning Secretary; and
 - (b) operate the development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).

MANAGEMENT PLAN REQUIREMENTS

- C6. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:
- (a) detailed baseline data;
 - (b) details of:
 - (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
 - (ii) any relevant limits or performance measures and criteria; and
 - (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;

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

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

REVISION OF STRATEGIES, PLANS AND PROGRAMS

- C7. Within three months of:
- (a) the submission of an Annual Review under Condition C8;
 - (b) the submission of an incident report under Condition C9;
 - (c) the submission of an Independent Environmental Audit under Condition C12;
 - (d) the approval of any modification of the conditions of this consent; or
 - (e) the issue of a direction of the Planning Secretary under Condition A3.

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

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

Note: This is to ensure the strategies, plans and programs are updated on a regular basis, and to 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 (or such other timing as may be agreed by the Planning Secretary), the Applicant must submit a report to the Department reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. The review must:
- (a) describe the development that was carried out in the previous calendar year, and the development that is proposed to be carried out in the current calendar year;
 - (b) include a comprehensive review of the monitoring results and complaints records from the previous year, including a comparison of these against the:
 - (i) relevant statutory requirements, limits or performance measures/criteria;
 - (ii) requirements of any plan or program required under this consent;
 - (iii) monitoring results of previous years; and
 - (iv) the relevant predictions in the EIS, Response to Submissions or Modification Assessment;
 - (c) identify any non-compliance over the previous year and describe what actions were (or are being) taken to rectify the non-compliance and avoid recurrence;
 - (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 year to improve the environmental performance of the development.

Copies of the Annual Review must be submitted to Council and made available to any interested person upon request.

REPORTING

Incident Reporting

- C9. The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.

Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix C.

Non-Compliance Notification

- C10. The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance.

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

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 after, unless the Planning Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit (audit) of the development. Audits must:
- (a) be led and conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Planning Secretary;
 - (b) be carried out in 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 strategy, plan or program required under this consent;
 - (d) review the adequacy of any approved strategy, plan or program required under this consent; and
 - (e) recommend measures or actions to improve the environmental performance of the development, and any strategy, plan or program required under this consent.
- C13. Within three months of commissioning an Independent Environmental Audit, or within another timeframe agreed by the Planning Secretary, a copy of the audit report must be submitted to the Planning Secretary and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Planning Secretary.

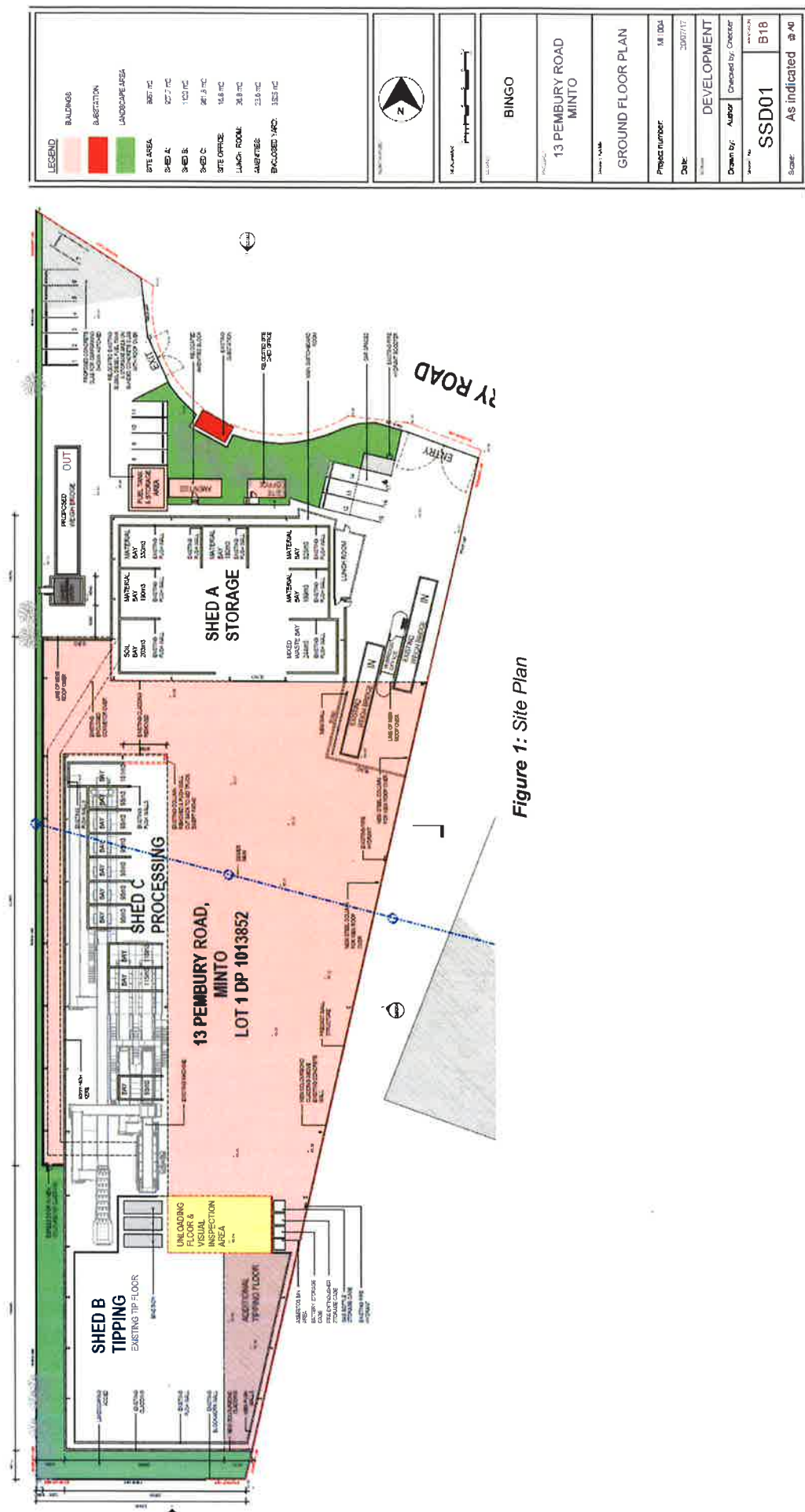
Note: The audit team must be led by a suitably qualified auditor and include experts in any fields specified by the Planning Secretary.

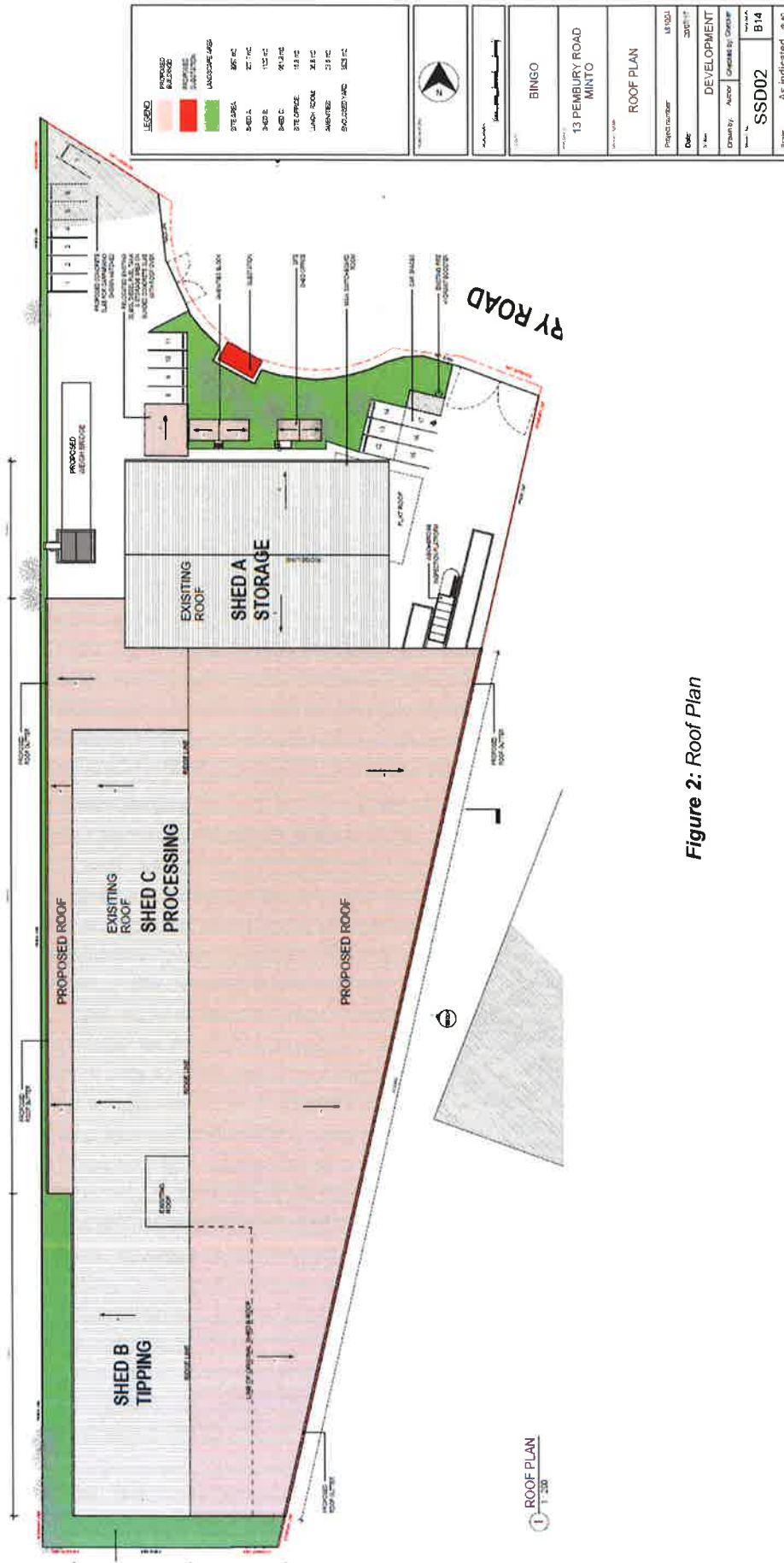
ACCESS TO INFORMATION

- C14. At least 48 hours before the commencement of construction until the completion of all works under this consent, the Applicant must:
- (a) make the following information and documents (as they are prepared, obtained or approved) publicly available on its website:
 - (i) the documents referred to in Condition A2 of this consent;
 - (ii) all current statutory approvals for the development;
 - (iii) all approved strategies, plans and programs required under the conditions of this consent;
 - (iv) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;
 - (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;

- (vi) a summary of the current stage and progress of the development;
 - (vii) contact details to enquire about the development or to make a complaint;
 - (viii) a complaints register, updated monthly;
 - (ix) the Annual Reviews of the development;
 - (x) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report;
 - (xi) any other matter required by the Planning Secretary; and
- (b) keep such information up to date, to the satisfaction of the Planning Secretary.

**APPENDIX A
DEVELOPMENT LAYOUT PLANS**





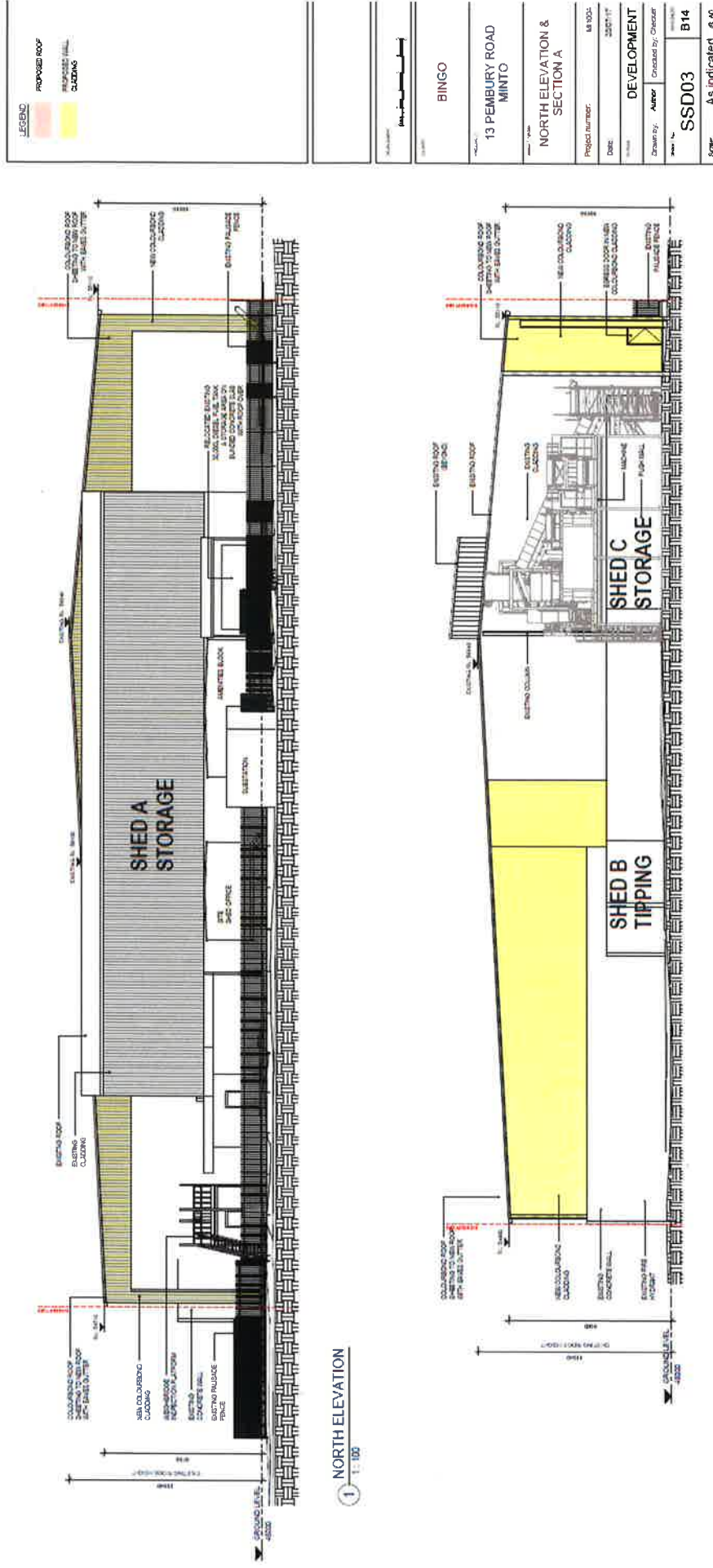


Figure 3: North Elevation and Section A

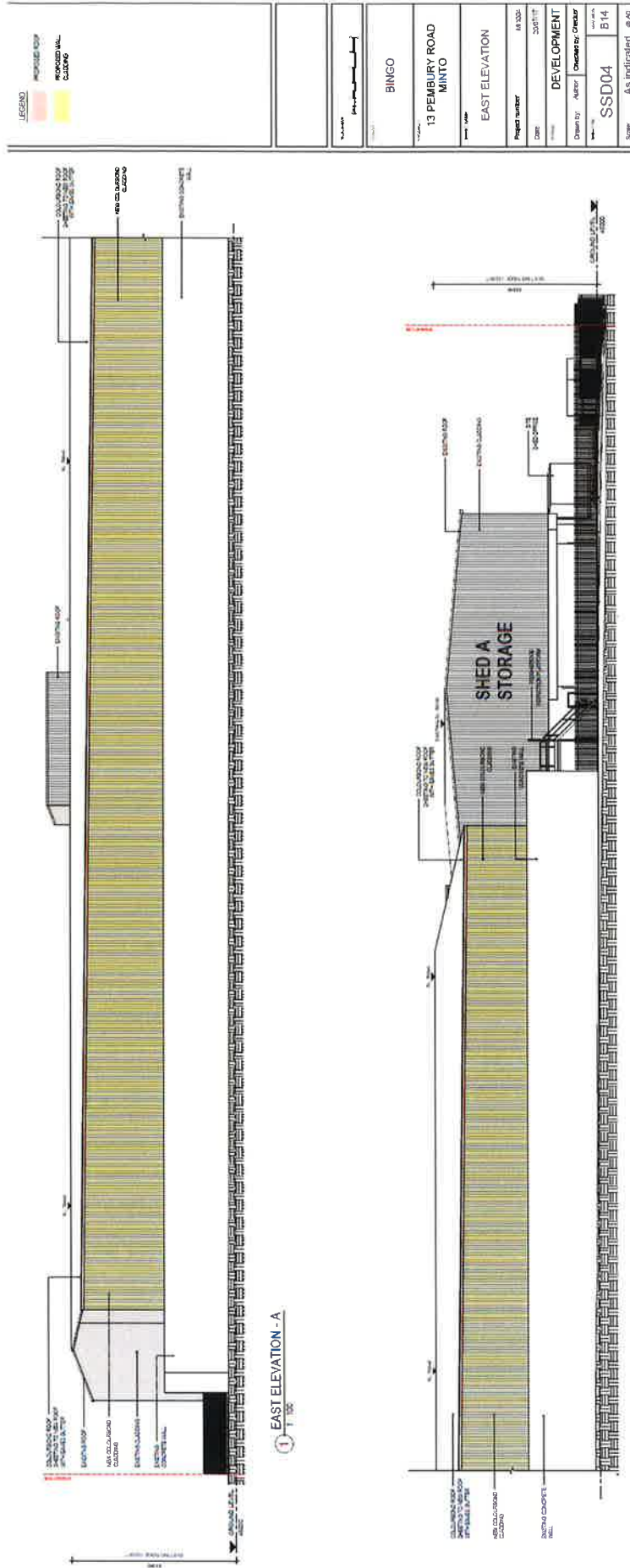


Figure 4: East Elevation – A and B

APPENDIX B
APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Key Issue	Management measure
Noise and Vibration	<p>A Noise Management Plan (NMP) would be prepared if necessary to form part of a comprehensive Operations Environmental Management Plan (OEMP) should any exceedances arising from day to day operations occur. The NMP would address matters such as:</p> <ul style="list-style-type: none"> • Limiting site hours of operation to 6:00am – 10:00pm Mondays to Saturdays; • Implementation of a maximum vehicle speed limit of 5 km/hr would be imposed across all areas of the site; • Requirements for on-going maintenance of fixed and mobile plant in accordance with manufacturers specifications; • Development of protocols to ensure processing operations are undertaken wholly within Shed C; and • Vibration management – handling of heavy materials.
Air quality	<p><u>Operations</u></p> <p>An Air Quality Management Plan (AQMP) would be prepared to form part of a comprehensive OEMP. The AQMP would address matters such as:</p> <ul style="list-style-type: none"> • The regular maintenance of an operator-activated overhead dust suppression system (Cool Mist); • Use of a street sweeper over external hardstand areas; • Development of protocols to ensure waste stored externally (except waste awaiting loading onto vehicles) is contained within bins and bays; • Use of hand held hoses to supplement overhead dust suppression system and sprinklers; • Use of hand held hoses within any areas not covered by the overhead dust suppression system and sprinklers; • Procedures to cease operations if weather conditions have a major negative impact on the operation; • Implementation of a maximum vehicle speed limit of 5 km/hr would be imposed across all areas of the site; • Procedure to check all vehicles are checked for soil on tyres prior to leaving site and where soil is detected on the entrance road (i.e. "track out"), staff would be deployed to sweep the road; • Maintenance requirements for all on site, fixed and mobile diesel powered plant (excluding road vehicles) (e.g. manufactures specifications); • Use of wheelwash at the exit weighbridge ensuring trucks would remain covered until waste removal (unloading); • Installation of a wind anemometer on site to monitor wind strength and direction; • Maintenance requirements of wheelwash and stormwater pits to prevent build up of dust / sediment; • Assignment of roles and responsibilities for staff to manage air quality issues such as dust suppression, and outlining the mitigation measures to be implemented to minimise the generation of air pollutants; and • Procedures to handle potentially odour generating wastes such as green waste or hidden putrescible wastes. <p><u>Construction</u></p> <p>The CEMP would include measures to mitigate impacts associated with air quality (dust) associated with construction. This would include but not be limited to:</p> <ul style="list-style-type: none"> • Deployment of dust suppression measures (sprinklers / watercart / hand held hoses) during construction; • Protocols for restricting construction activities during adverse weather conditions (wind generated dust); • Use of street sweepers; and • Regular checking and maintenance of soil erosion and sediment control measures.

Greenhouse gases	<p>The following mitigation and management measures would be implemented at the site to minimise greenhouse gas emissions during operations:</p> <ul style="list-style-type: none"> • Fixed plant maintenance requirements and practices will be incorporated into the OEMP to ensure all plant is operating in an efficient manner. • Prior to the release of a Construction Certificate issued pursuant to Section 109C of the EP & A Act, a report addressing the energy efficiency requirements contained in Section J of the National Construction Code (BCA) will be prepared and submitted to the appointed Principal Certifying Authority. This report will document and assess the suitability of lighting and appliances proposed for the site office space. • Garden waste materials received on site (i.e. low volumes contained in skip bins from household clean up or demolition sites) are picked and stored separately, then transported off site to a local facility for recycling (i.e. mulched, chipped and/or composted). The final OEMP will include details relating to the identification, handling and diversion of greenwaste.
Hazards and Risk	<p>To ensure the risks associated with the storage of potentially dangerous goods are not increased, the following measures are proposed:</p> <ul style="list-style-type: none"> • Storage of diesel fuel would be limited to the quantities contained in this EIS and the SLR Preliminary Hazard Assessment; • Diesel fuel is stored within a bunded area and/or cage with sufficient capacity and is in isolation of any other flammable liquids, dangerous goods and / or hazardous chemicals; • The diesel storage tank area and bund is designed and constructed to satisfy the requirements of AS1940-2004 - The storage and handling of flammable and combustible liquids; and • Diesel use and storage are incorporated into the OEMP.
Stormwater	<p>The OEMP would address:</p> <ul style="list-style-type: none"> • Existing control measures for: <ul style="list-style-type: none"> – Stormwater 360 Stormfilter; – Litter baskets; – Rainwater tank; – Sweeping of internal and external hardstand areas; – Cleaning and removal of leachate from blind sumps with the use of a tanker; and – fogging system. • Procedures to ensure all waste (except waste awaiting loading onto vehicles) is stored in an enclosed environment. • Procedure to check all vehicles are checked for soil on tyres prior to leaving site and where soil is detected on the entrance road (i.e. "track out"), staff would be deployed to sweep the road.
Contamination	<ul style="list-style-type: none"> • A Construction Environmental Management Plan (CEMP) will be prepared prior to the commencement of works or the approval of a Construction Certificate under section 109C of the Act. • The CEMP will further report on the results of subsurface materials testing and will provide protocols to ensure the health and safety of construction workers when handling or working within disturbed areas and will include protocols for managing groundwater should it be encountered. • Any testing of material will be undertaken in accordance with the relevant guidelines made under the CLM Act. Should further approvals be required to undertake construction or remediation work, they will be sought and secured prior to the commencement of any works. • An updated PIRMP would be developed to provide management protocols in the event of an incident associated with the proposal. The updated PIRMP will be submitted to the NSW EPA as part of any application to modify the EPL for the site.
Traffic and Access	<p><u>Operations</u></p> <p>An Operational Traffic Management Plan (OTMP) would be updated to manage traffic impacts associated with the development and would form part of the OEMP. The OTMP would contain:</p>

	<ul style="list-style-type: none"> • Identification of preferred routes to minimise noise impacts on the surrounding community; • Physical and operational measures (including signage) to mitigate noise impacts from vehicles accessing and leaving the site; • Measures to limit the impact of traffic noise • Maintaining internal swept vehicle paths through appropriate line marking to prevent the encroachment of external bin storage on manoeuvring and parking areas; • Driver education and information to promote driver habits to minimise noise and awareness of preferred heavy vehicle routes; and • Timetabling, scheduling and vehicle booking systems where possible. <p><u>Construction</u></p> <p>The CEMP would include measures to mitigate impacts associated with construction traffic including but not limited to:</p> <ul style="list-style-type: none"> • Hours of operations; • Temporary parking arrangements; • Access and manoeuvring arrangements; • Traffic control requirements; and • Oversize Vehicle Permits and arrangements (e.g. floating of plant and equipment).
Water Management Cycle	<p><u>Operations</u></p> <p>A Water Cycle Management Plan (WCMP) will be prepared to form part of a comprehensive OEMP. The OEMP will address matters such as:</p> <ul style="list-style-type: none"> • The regular maintenance of control measures including: <ul style="list-style-type: none"> – Stormwater 360 Stormfilter treatment device; – Litter baskets; – Rainwater tank; <ul style="list-style-type: none"> o Gutters and downpipes; o Sweeping of internal and external hardstand areas; o Cleaning and removal of any leachate generated from blind sumps; and o Fogging system. • Procedures to ensure all wastes (except waste awaiting loading onto vehicles) are stored in an enclosed environment. • Maintenance of a maximum vehicle speed limit of 5 km/hr across all areas of the site. • Procedure to check all vehicles are inspected for soil on tyres prior to leaving site and where soil is detected on the entrance road (i.e. "track out"), staff will be deployed to sweep the road. • Procedures for monitoring any water quality limits as specified in the EPL. <p><u>Construction</u></p> <p>The CEMP would include measures to mitigate impacts associated with water quality associated with construction. This would include but not be limited to:</p> <ul style="list-style-type: none"> • Regular checking and maintenance of soil erosion and sediment control measures; • Procedures for monitoring water quality during the construction phase if required; and • Procedures for managing groundwater should it be encountered.

APPENDIX C

WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under Condition C9 or, having given such notification, subsequently forms the view that an incident has not occurred.

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

Written notification of an incident must:

- (a) identify the development and application number
- (a) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident)
- (b) identify how the incident was detected
- (c) identify when the applicant became aware of the incident
- (d) identify any actual or potential non-compliance with conditions of consent
- (e) describe what immediate steps were taken in relation to the incident
- (f) identify further action that will be taken in relation to the incident
- (g) identify a project contact for further communication regarding the incident.

INCIDENT REPORT REQUIREMENTS

Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.

The Incident Report must include:

- (a) a summary of the incident
- (b) outcomes of an incident investigation, including identification of the cause of the incident
- (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence
- (d) details of any communication with other stakeholders regarding the incident.