

## **Compliance Reporting 2023/2024**

**Redirect Recycling Pty Ltd – St Marys**

**25 Dunheved Circuit NSW, St Marys 2760**

<b>Doc No.</b>	<b>Date</b>	<b>Author / Position</b>	<b>Details</b>	<b>Reviewed</b>	<b>Approved</b>
1	07.05.2025	James Sutton Environmental Manager	For issue to DPHI	James Sutton Environmental Manager	James Sutton Environmental Manager

## Compliance Report Cover Page

<b>Development consent / project approval #</b>	SSD-10474
<b>Name of operator</b>	Redirect Recycling Pty Ltd
<b>Compliance Report</b>	Annual Compliance Report
<b>Name of holder of development consent / project approval</b>	Redirect Recycling Pty Ltd
<b>Physical address</b>	25 Dunheved Circuit, St Marys NSW 2760
<b>Lot and DP</b>	Lot 10 DP 1204457
<b>Development</b>	Use of an existing resource recovery facility for the sorting and processing of primarily wood and timber waste. It is proposed to increase the throughput of waste on site to from 18,000 tonnes per annum (tpa) to 150,000 tpa.
<b>Period covered by this Compliance Report</b>	19 November 2023 to 18 November 2024
<b>Name of authorised reporting officer</b>	James Sutton
<b>Title of authorised reporting officer</b>	Environmental Manager
<b>Signature of authorised reporting officer</b>	
<b>Version/Revision Number</b>	1
<b>Date</b>	07.05.2025

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## 1. Introduction

This Annual Compliance Report has been prepared to satisfy condition C11 of Development Consent SSD-10474 issued by the Department of Planning, Industry and Environment (the department) on 30 September 2021. Condition C11 requires the Applicant (Redirect Recycling Pty Ltd) to submit a Compliance Report to the Planning Secretary within six months after the first year of commencement of the operation of the development. This report has been prepared in accordance with NSW Department of Planning, Industry and Environment document Compliance Reporting Post Approval Requirements (May 2020).

The Department was notified on 19 October 2023 that operations would commence on 19 November 2023. This Report will cover the period 19 November 2023 to 18 November 2024 encompassing the first full year of operations conducted under Development Consent SSD-10474.

The Project comprises a resource recovery and processing operation where wood waste is collected and shredded within an industrial building, prior to being transported offsite and used in the production of particle board. The SSD consent allows for the processing of up to 110,000 tonnes per annum of wood and timber waste, 30,000 tonnes of plasterboard, and 10,000 tonnes of metal waste. Prior to the SSD consent approval, a smaller scale operation was undertaken on the site in accordance with local Council Development Approval (DA140/2016).

*Appendix I – Regional and Site Context* provides regional context and the development footprint, including Environment Protection Licence 7654 (EPL 7654) boundary and details on the site activity.

During this reporting period 42553.76 tonnes material was received at the site. This was entirely made up from wood waste. No plasterboard or metal waste was received during the reporting period. Apart from shredding and storage, no other activity has occurred on the site during this reporting period.

Table 1 shows the names and contact details of the key personnel who are responsible for the environmental and compliance management of the development.

**Table 1 Key Personnel & Contact Details**

Name	Position	Email	Mobile
Mathew Dwyer	Head of Redirect Recycling	<a href="mailto:dwyer@redirectrecycling.com.au">dwyer@redirectrecycling.com.au</a>	0421 917 800
Aaron Murphy	Site Manager	<a href="mailto:murphy@redirectrecycling.com.au">murphy@redirectrecycling.com.au</a>	0410 118 474
James Sutton	Environmental Manager	<a href="mailto:suttonjd@redirectrecycling.com.au">suttonjd@redirectrecycling.com.au</a>	0414 987 168

## 2. Previous Actions

There are no previous actions to report as this is the first Annual Compliance Report completed for the development.

An Independent Environmental Audit (IEA) was conducted in October 2024 in accordance with condition C13 and covered the period 19 November 2023 to 2 October 2024. Six non-compliance's were identified, five required no actions and were administrative in nature, i.e., these were with regards to timing of document submissions to the Department and Penrith City Council. One non-compliance remained open following submission of the IEA in relation to condition B16. This required Redirect Recycling to seek Council's endorsement for a suitable size rainwater tank. Council provided a response on 5 November 2024 stating the rainwater tank was to be a minimum of 15kL. The department was notified of this requirement on 12 November 2024 and a 15kL rainwater tank has since been installed. See Section 4. Compliance Status Summary in this Report for details of the non-compliant items.

## 3. Monitoring Data

Condition C15 of SSD-10474 requires Redirect Recycling carry out monitoring, whether directly or by way of a plan, strategy or

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program. The site's Surface Water Management Plan requires water sampling to be undertaken at the StormFilter chamber bi-annually (during or following a rainfall event) for two years, then annually (subject to review of results).

During this reporting period Redirect Recycling engaged Land Risk Environmental Pty Ltd (LRE) to undertake two sampling events in July 2024 and November 2024. Condition L1 of the EPL states that the licensee must comply with section 120 of the POEO Act, which prohibits the pollution of waters. In the absence of any EPL or Penrith City Council criteria, site-specific risk-based screening criteria should be adopted from NSW EPA made or approved guidance appropriate for the commercial/industrial land use and heavily disturbed receiving environment. These include: ANZG (2018) Australian and New Zealand Guidelines for Fresh and Marine Water Quality for heavily disturbed environments; and, primary contact recreation (PCR) guidelines adopted from National Health and Medical Research Council (NHMRC) (2011), Australian Drinking Water Guidelines and NHMRC (2008) Guidelines for Managing Risks in Recreational Water.

Table 2 displays the water quality results from July 2024 and November 2024 compared against suitable adopted criteria.

**Table 2 Water sampling results – StormFilter Chamber outlet.**

Parameter	Units	Adopted Criteria <sup>1</sup>	SW01	FD01
July 2024				
TSS	mg/L	50	230	16
Total nitrogen		0.6	3.8	2.9
Total phosphorous		0.05	0.62	0.3
November 2024				
TSS	mg/L	50	250	230
Total nitrogen		0.6	3.3	3.5
Total phosphorous		0.05	0.5	0.4

Note:

<sup>1</sup>Australian and New Zealand Environment Conservation Council ("ANZECC") Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2000 ("ANZECC 2000"). Default trigger values for NSW, lowland rivers.

In July 2024 all parameters were noted to be outside the adopted guidance criteria except for TSS in duplicate sample FD01. At the time LRE noted it is possible that the cause of the elevated TSS in primary sample SW01 was from disturbance of water within the StormFilter chamber during sampling.

In November 2024 all parameters were noted to be outside the adopted guidance criteria.

Prior to the November 2024 sampling event LRE was provided a service report 23882 - 18182 - 21 Dunheved Circuit, St Marys - St Marys NSW StormFilter Maintenance, dated 30 Oct 2024 (Ocean Protect, 2024) (the manufacturer). The report stated the StormFilter Chamber was cleaned and filters replaced prior to the sampling event. LRE expected maintenance of the pit and filters would have a greater impact on stormwater quality parameters. However, comparable results were observed with the with the July 2024 sampling event.

Sampling was conducted immediately after a rainfall event; however, no flow was observed at the time of sampling. Samples were collected using a bailer at the base of the StormFilter Chamber outlet weir due to access restraints, LRE consider the sampling point to be a location for sediment build up and stagnant water and may not be representative of flowing stormwater parameters. It is recommended that samples are collected whilst water is flowing through the weir and (if possible) from a secondary location beyond the chamber outlet, prior to mixing with outside stormwater sources to provide a more accurate and comprehensive assessment of stormwater management controls.

LRE have advised that further sampling during rain events are required to determine whether stormwater quality is exceeding adopted criteria during flow events.

Redirect Recycling have scheduled bi-annual monitoring to be conducted in May 2025 and will be adopting sampling practices advised by LRE for the next sampling events. As this is the first Compliance Report, monitoring data is restricted to two monitoring events and as such, detailed discussion of trends is not possible as they have not yet been established.

## 4. Actual Verses Predicted Environmental Impacts

The independent environmental audit undertaken in October 2024 included a qualitative assessment of the predicted impacts associated with the development, as described in the following documents, against the actual impacts observed by the Auditor during the audit process:

- Environmental Impact Statement Rev 3, 25 November 2021 (EIS), prepared by Redirect Recycling
- Response to Submissions Report, 27 July 2021 (RtS), prepared by Jackson Environmental and Planning

Chapters 11 to 18 of the EIS contain an assessment of the predicted impacts of each environmental aspect requested for assessment via the Secretary's Environmental Assessment Request (SEARs). These assessments were used by the Auditor when comparing actual impacts.

When the Auditor assessed the actual impacts, the following factors were considered:

- The occurrence of environmental incidents.
- Compliance history against the conditions of consent and adherence to the approved management plan requirements.
- Results of environmental monitoring data compared to predictive levels.
- Number and frequency of internal actions raised during site inspections.
- The nature and frequency of complaints.
- Regulatory notices.
- The physical extent of the facilities operations compared to the approved boundaries.
- Consistency of designs with the EIS.
- Any planning approval modifications of consistency assessments.
- Appropriate implementation of environmental impact measures.

**Table 3 Assessment of Predicted vs Actual Impacts**

Environmental Impact	Predicted Impact	Actual Impact
<b>Air Quality</b>	An Air Quality Impact Assessment was undertaken during the EIS which concluded: "The results of the dispersion modelling indicate that dust and particulate matter concentrations due to the operation of the Proposal would comply with the established criteria at all sensitive receptors".	No dust or odour issues observed by the Auditor.  No recorded dust or odour related complaints or incidents.  Air quality mitigation measures (i.e., water mister) were observed during the inspection.  No non-compliances associated with implementation of the Air Quality and Odour Management Plan were identified.
<b>Noise and Vibration</b>	Noise and Vibration Impact Assessment was undertaken as part of the EIS, which concluded: "The noise impact associated with operational activities is predicted to comply with the noise criteria at all the considered residential	The Auditor noted that fewer plant were being utilised on site compared to those modelled in the impact assessment and what while permitted to operate 24/7, there were no night time activities being undertaken.

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Environmental Impact	Predicted Impact	Actual Impact
	receivers. Potential noise impacts from traffic on the surrounding road network, arising from additional truck movements associated with the operation of the recycling facility are predicted to not be noticeable as increases in noise level of 1dB was predicted".	No noise related complaints had been received.  No non-compliances associated with implementation of the Noise and Vibration Management Plan were identified.
<b>Cultural Heritage</b>	The Site was not considered to have any Aboriginal or Historic heritage value.	No heritage items identified. No excavation works undertaken as part of the SSD.
<b>Waste Management</b>	The Site was permitted to receive 110,000 tonnes of general solid waste per annum, triggering the requirement for an SSD.	No non-compliances associated with implementation of the approved Waste Management Plan were identified.  Review of documentation confirmed that the Site receives less than the 110,00-tonne annual limit.
<b>Traffic</b>	The EIS stated that "The traffic impacts due to the proposed operation of a timber waste recovery facility have been assessed to be minor".	The Auditor observed that traffic related mitigation measures had physically been installed at the site as per requirements.  A driver code of conduct had been prepared.  No instances of parking on public roadways or blocking property access were observed.
<b>Water Use and Conservation</b>	Nil impacts predicted in relation to water use and supply. No mitigation measures were proposed in the EIS.	Nil actual impacts observed. However, the Auditor notes that the Site's rainwater tank is in the process of being investigated in consultation with Council regarding its suitability (Refer to CoA B16 in Appendix A).
<b>Stormwater Management and Water Quality</b>	The EIS stated that the main source of stormwater contamination will be oil fuel drops on the vehicle paths and dust carried from the warehouse. Mitigation measures included the installation of an 'Ocean Protect StormFilter' system to treat rainwater and installation of a truck wheel wash.	The Auditor confirmed that the 'StormFilter' and wheel wash had been installed as required and that the preexisting Gross Pollutant Trap (GPT) was operational.  A biannual stormwater monitoring plan had been implemented as per the Surface Water Management Plan.  No offsite migration of sediments or contaminants was observed. Oil and fuel storage was within dedicated bunds.

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Environmental Impact	Predicted Impact	Actual Impact
		No actual water quality impacts identified.

Based on the assessment of the environmental impacts identified in the EIS, the Auditor considered that current environmental impacts were less than or equal to those anticipated within the EIS.

## 5. Compliance Status Summary

An Independent Environmental Audit (IEA) was conducted in October 2024 in accordance with condition C13 and covered the period 19 November 2023 to 2 October 2024. Six non-compliances were identified, three were self-notified and five required no action and were administrative in nature. One non-compliance remained open following submission of the IEA in relation to condition B16. Refer to Table 4 for summary of all non-compliances identified in the 2023-2024 reporting period.

**Table 4. Compliance Status Summary**

Reference	Condition of Consent	Non-compliance details	Status
<b>IEA Audit SMRRF-01_NC-1</b>	<b>A2 Terms of Consent</b>  The development may only be carried out: a) In compliance with the conditions of the consent	Considering the non-compliances raised against CoA A7, A22, A23, B16 and C8, this triggers an additional non-compliance against CoA A2.  <b>Recommendation: Nil</b>	Closed
<b>Self-reported Non-compliance</b>  <b>IEA Audit SMRRF-01_NC-2</b>	<b>A7 Waste</b>  The Applicant must not store more than 704 tonnes of general solid waste (non-putrescible) at any one time.	In December 2023 ReDirect stored 762.47 tonnes of waste at the site, exceeding the 704 tonne limit established by CoA A7. The non-compliance was self-reported by ReDirect.  <b>Recommendation:</b> ReDirect should review their internal planning processes to ensure that repeat non-compliances to not occur in future periods when their receiving facility reduces their intakes over holiday periods etc.  <b>Additional Information provided to Auditor post audit:</b>  Since the non-compliance occurred, ReDirect has increased its fleet of prime movers and walking floor trailers from 16 to 24. This allows increased capacity to manage and process wood product during periods of increased demand.  Additionally, ReDirect will provide notification to all customers notifying them of shut down periods and request notification of any large quantities intended to be received prior to the shutdown periods.	Closed
<b>IEA Audit SMRRF-01_NC-3</b>	<b>A22 Easements</b>  Within six months of the	The registered plans for Lot 9 DP 31908 depict the newly created easement which provides shared access to 21 and 25 Dunheved Circuit. The plans	Closed



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Reference	Condition of Consent	Non-compliance details	Status
	commencement of operation of the development, an easement , or an alternative arrangement as agreed by the Planning Secretary, under section 88A and/or restriction or public positive covenant under section 88E of the Conveyancing Act 1919 naming the Council as the prescribed authority, which can only be revoked, varied or modified with the consent of the Council, and which provides for access at the driveway to 21 Dunheved Circuit for vehicles entering and exiting the site must be registered on title of Lot 9 DP 31908.	were registered on 19 August 2024, which exceeds the six-month timeframe set out in the condition. The Auditor sighted email correspondence from ReDirect to land surveyor 'VMS Survey' on 26 September 2023 commencing the boundary adjustment process. The Auditor understands that the process took longer than anticipated to finalise  <b>Recommendation: Nil</b>	
<b>IEA Audit SMRRF-01_NC-4</b>	<b>A23 Easements</b>  Within six months of the commencement of operation of the development, a boundary adjustment between the site (Lot 143 DP 1013185) and Lot 9 DP 31908, or an alternative arrangement as agreed by the Planning Secretary, is to be undertaken so that all on-site detention tanks servicing the site located on Lot 9 DP 31908, are located on the site.	Review of the plan of subdivision for of Lot 143 DP1307832 and Lot 9 DP31908 confirms that the boundary had been adjusted so that all on site detention tanks are located within the boundary of 25 Dunheved Circuit. The plans were registered on 19 August 2024, which exceeds the six-month timeframe set out in the condition. The Auditor sighted email correspondence from ReDirect to land surveyor 'VMS Survey' on 26 September 2023 commencing the boundary adjustment process. The Auditor understands that the process took longer than anticipated to finalise.  <b>Recommendation: Nil</b>	Closed
<b>Self-reported non-compliance</b>  <b>IEA Audit SMRRF-01_NC-5</b>	<b>B16 Stormwater Management System</b>  Prior to the commencement of operation of the development, the existing rainwater tank on site is to be replaced or supplemented with an additional tank in order to meet Council's water conservation requirements, to the satisfaction of Council. The tank(s) are to be designed and managed in accordance with the Australian Guidelines for Water Recycling Stormwater Harvesting and Reuse, July 2009.	Council was not consulted prior to operations regarding the replacement rainwater tank required by CoA B16.  <b>Recommendation</b> ReDirect should implement the actions outlined in the non-compliance notification letter, dated 27 August 2024.  <b>Additional Information:</b> The non-compliance was self-reported to DPHI by Redirect Recycling on 27 August 2024. Consultation was sought from Council on 30 October. The council responded on 5 November 2024 confirming the rainwater tank needs to be a minimum of 15kL. A 15kL was installed following Council's advice.	Closed
<b>Self-reported Non-compliance</b>  <b>IEA Audit SMRRF-</b>	<b>C8 Non-Compliance Notification</b>  The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.	In December 2023 ReDirect stored 762.47 tonnes of waste at the site, exceeding the 704 tonne limit established by CoA A7. ReDirect became aware of the non-compliance on 21 February 2024 and self-reported to DPHI on 3 April 2024.  DPHI were not notified within 7-days of becoming	Closed

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Reference	Condition of Consent	Non-compliance details	Status
01_NC-6		<p>aware that the non-compliance against CoA A7 had occurred.</p> <p><b>Recommendation:</b> Ensure that DPHI are notified within 7 days of becoming aware of any future non-compliances (including those identified in this IEA report).</p>	

## 6. Incidents

There were no notifiable incidents, as defined by the development consent, during the audit period.

## 7. Complaints

There were no complaints received during this reporting period. The Complaints Register is maintained on the Redirect Recycling website. Refer to link. [Environmental - Redirect Recycling](#)

## Appendix I Regional and Site Context

PROJECT NUMBER	DRAWING NUMBER	ISSUE
2020/01	DA08	A

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## Appendix II Compliance Table



Condition Number	Condition	Development Phase	Date Submitted	Compliance Status	Evidence/Comments
<b>SCHEDULE 2 PART A: ADMINISTRATIVE CONTROLS</b>					
<b>OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT</b>					
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.	At all times		Compliant	There has been no material harm to the environment, evidence is that there have been no notifications of harm as a result of construction or operations of the development to either the Department or EPA.
<b>TERMS OF CONSENT</b>					
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, Response to Submissions and Supplementary Information; (d) in accordance with the Development Layout in Appendix 1; and (e) in accordance with the management and mitigation measures in Appendix 2.	At all times		Non-compliant	Considering the non-compliance raised against CoA A7, A22, A23, B2, B16 and C8, this triggers an additional non-compliance against CoA A2(a)
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).	At all times		Not triggered	
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	At all times		Compliant	No inconsistencies, ambiguities or conflicts between any of the planning documents has been identified during the reporting period.
<b>LIMITS OF CONSENT</b>					
<b>Lapsing</b>					
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.	Noted		Compliant	Operations commenced 19 November 2023.
<b>Waste</b>					
A6	The Applicant must not receive or process more than 150,000 tonnes of general solid waste (non-putrescible) per year, comprising: (a) 110,000 tonnes per year of wood and timber waste; (b) 30,000 tonnes per year of plasterboard; and (c) 10,000 tonnes per year of metal waste.	At all times		Compliant	a) Transaction Summary Report 19/11/23 to 04/09/24 detrmind 46059.51 tonnes of net wood waste recived at the site. b) No plasterboard has been received on site to date c) No metal waste stream is accepted on site
A7	The Appicant must not store more than 704 tonnes of general solid waste (non-putrescible) at any one time.	At all times		Non-compliant	In December 2023 ReDirect stored 762.47 tonnes of waste at the site, exceeding the 704 tonne limit established by CoA A7. The non-compliance was self-reported to DPHI by ReDirect.  ReDirect has since increased its fleet of prime movers and walking floor trailers from 16 to 24 since the non-compliance occurred. This allows significant increased capacity to manage and process UWR during periods of increased demand.
<b>NOTIFICATION OF COMMENCEMENT</b>					

A8	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, or as otherwise agreed with the Planning Secretary: (a) construction; (b) operation; (c) cessation of operations; and (d) decommissioning.	N/A		Compliant	Letter from ReDirect to DPHI, dated 19 October 2023, Re: Notification of commencement of operations. Ref: SSD-10474-PA-15. The letter stated that operations would commence on 19 November 2023.
A9	If the construction or operation or decommissioning of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.	At all times		Not triggered	Not applicable. No Staging proposed for the SSD.
<b>SURRENDER OF EXISTING CONSENTS OR APPROVALS</b>					
A10	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 following existing development consents for the site in accordance with the EP&A Regulation: (a) DA01/1034 granted by Penrith Council on 24 July 2001; and (b) DA15/1042 granted by Penrith Council on 20 June 2016.	Noted		Not triggered	DPHI have agreed to an alternative timeframe of 18 months from the commencement of the development (Ref: SSD-10474-PA-21). Surrender required by 19 May 2024 unless otherwise agreed by DPHI.
A11	Upon the commencement of development to which this consent applies, and before the surrender of existing development consents or project approvals required under condition A109, the conditions of this consent prevail to the extent of any inconsistency with the conditions of those consents or approvals. <b>Note:</b> <i>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&amp;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.</i>	Noted		Compliant	Noted
<b>EVIDENCE OF CONSULTATION</b>					
A12	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	N/A		Not Triggered	Not triggered during reporting period. No requirement to consult during the reporting period.
<b>STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS</b>					
A13	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).	N/A		Not Triggered	The development has not been staged.

A14	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.	Noted		Not Triggered	The development has not been staged.
A15	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.	Noted		Not Triggered	The development has not been staged.
<b>PROTECTION OF PUBLIC INFRASTRUCTURE</b>					
A16	Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure.	N/A		Not Triggered	No impact on public infrastructure
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 carrying out the development; and (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.	N/A		Not Triggered	No impact on public infrastructure
<b>DEMOLITION</b>					
A18	All demolition must be carried out in accordance with Australian Standard AS 2601-2001 The Demolition of Structures (Standards Australia, 2001).	N/A		Not Triggered	No demolition conducted
<b>STRUCTURAL ADEQUACY</b>					
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. <b>Note:</b> • <i>Under Part 6 of the EP&amp;A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.</i> • <i>Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</i>	N/A		Not Triggered	No construction of buildings undertaken
<b>COMPLIANCE</b>					
A20	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.	At all times		Compliant	Site, WHS & Environmental Site Induction Toolbox talks
<b>OPERATION OF PLANT AND EQUIPMENT</b>					
A21	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.	At all times		Compliant	Maintenance / service records Daily pre-start checks
<b>EASEMENTS</b>					
A22	Within six months of the commencement of operation of the development, an easement , or an alternative arrangement as agreed by the Planning Secretary, under section 88A and/or restriction or public positive covenant under section 88E of the Conveyancing Act 1919 naming the Council as the prescribed authority, which can only be revoked, varied or modified with the consent of the Council, and which provides for access at the driveway to 21 Dunheved Circuit for vehicles entering and exiting the site must be registered on title of Lot 9 DP 31908.	At all times		Non-compliant	Plan of Subdivision of Lot 143 DP1307832 and Lot 9 DP31908, registered on 19 August 2024.Persuant to 88B of the Conveyancing Act 1919.  The registered plans for Lot 9 DP 31908 depict the newly created easement which provides shared access to 21 and 25 Dunheved Circuit. The plans were registered on 19 August 2024, which exceeds the six-month timeframe set out in the condition.



A23	Within six months of the commencement of operation of the development, a boundary adjustment between the site (Lot 143 DP 1013185) and Lot 9 DP 31908, or an alternative arrangement as agreed by the Planning Secretary, is to be undertaken so that all on-site detention tanks servicing the site located on Lot 9 DP 31908, are located on the site.	During Construction		Non-compliant	<p>Plan of Subdivision of Lot 143 DP1307832 and Lot 9 DP31908, registered on 19 August 2024.Persuant to 88B of the Conveyancing Act 1919.</p> <p>Land Registry Services record form dated 19 August 2024 with the registration of Lot 143 DP1307832 and Lot 9 DP31908 subdivision.</p> <p>The provided plans confirm that four (4) detention tanks are located within the boundary of Lot 9.</p> <p>The plans were registered on 19 August 2024, which exceeds the six-month timeframe set out in the condition.</p>
UTILITIES AND SERVICES					
A24	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Prior to commencement of operations		Not Triggered	No construction of utility works proposed under this consent
A25	Before the commencement of operation, the Applicant must lodge a Feasibility study with Sydney Water for the development which accurately details water and wastewater demands, prepared by a Water Servicing Coordinator. Approval from Sydney Water is also required if it is proposed to discharge trade wastewater to Sydney Water's sewerage system.	Prior to commencement of operations		Compliant	<p>Approval from Sydney Water received as per Section 73.</p> <p>Rose Atkins Rimmer Sydney Water application form confirming use of a certified water services coordinator</p>
A26	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.	Prior to commencement of operations		Compliant	<p>Sydney Water Compliance Certificate for 25 Dunheved Circuit, St Marys Ref: Case No. 207410. Prepared under Division 9 Section 73 of the Sydney Water Act 1994. Dated 11 October 2023.</p> <p>The compliance certificate was received prior to the commencement of operations.</p>
APPLICABILITY OF GUIDELINES					
A27	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.	Noted		Compliant	Noted
A28	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.	Noted		Compliant	Noted
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.	Prior to commencement of operations		Compliant	<p>Environmental Protection Licence (EPL) #21487.</p> <p>EPL variation obtained prior to commencement of development.</p>
PART B: SPECIFIC ENVIRONMENTAL CONDITIONS					
TRAFFIC AND ACCESS					
Parking					
B1	The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.	Prior to commencement of construction		Compliant	<p>Adequate parking with 10 car parking spaces for permanent staff (only 5 permanent staff onsite).</p> <p>No ReDirect vehicles parking on public streets.</p>
ADVISORY NOTES					

B2	<p>The Applicant must ensure:</p> <p>(a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of AS 2890.1:2004 Parking facilities Off-street car parking (Standards Australia, 2004) and AS 2890.2:2002 Parking facilities Off-street commercial vehicle facilities (Standards Australia, 2002);</p> <p>(b) all car spaces are to be line marked and dedicated for the parking of vehicles only and not be used for storage of materials;</p> <p>(c) 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;</p> <p>(d) the site is not to be serviced or accessed by any vehicle greater than 19m in length;</p> <p>(e) all heavy vehicles that are 12.5 metres long or greater access the site by left-in enter and left-out exit only from the Dunheved Circuit driveway;</p> <p>(f) the development does not result in any vehicles queuing on the public road network;</p> <p>(g) heavy vehicles and bins associated with the development are not parked on local roads, footpaths, reserves, parks or vacant land in the vicinity of the site;</p> <p>(h) all vehicles associated with the development are prohibited from parking along Dunheved Circuit, Links Road and the surrounding road network;</p> <p>(i) signage, which is clearly visible from the public road, is placed within the development site to indicate entry and exit at the driveway access on Dunheved Circuit;</p> <p>(j) all vehicles are wholly contained on site before being required to stop;</p> <p>(k) all vehicles are to enter and exit the site in a forward direction;</p> <p>(l) all loading and unloading of materials is carried out on-site;</p> <p>(m) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network;</p> <p>(n) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times; and</p> <p>(o) that the mitigation measures proposed in the memorandum prepared by The Transport Planning Partnership and dated 3 September 2021, included in the Supplementary Information, are installed prior to commencement of operations.</p>	N/A		Compliant	<p>The Transport Planning Partnerships (TPPP) memorandum, dated 3 September 2021.</p> <p>Traffic management plan.</p> <p>Driver code of conduct.</p>
Operational Traffic Management Plan					

B3	<p>Prior to the commencement of operation, the Applicant must prepare an Operational Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the OEMP required by Condition C2 and must:</p> <p>(a) be prepared by a suitably qualified and experienced person(s), in consultation with Council;</p> <p>(b) detail the numbers and frequency of vehicle movements, including light and heavy vehicles, size of heavy vehicles, routes and peak movements and internal pedestrian routes;</p> <p>(c) detail the measures to be implemented to ensure road safety and network efficiency throughout operation, including:</p> <p>(i) ensuring no queuing or parking of heavy vehicles occurs in Dunheved Circuit, the adjacent reserve, footpaths or the surrounding road network.</p> <p>(ii) redirecting incoming trucks to other facilities to prevent traffic build up and queuing in Dunheved Circuit; and</p> <p>(iii) ensuring there is no conflict of vehicles entering and exiting the site at the driveway entrance, including the mitigation measures proposed in the memorandum prepared by The Transport Planning Partnership and dated 3 September 2021, included in the Supplementary Information;</p> <p>(d) detail measures to minimise noise from development related traffic, including procedures for receiving and addressing complaints from the community about development related traffic and noise;</p> <p>(e) include a Driver Code of Conduct and induction training that includes procedures for:</p> <p>(i) ensuring drivers implement safe driving practices and adhere to designated routes including prioritising the use of arterial roads and avoiding residential streets;</p> <p>(ii) minimising road traffic noise, particularly during night-time operations;</p> <p>(iii) ensuring drivers adhere to site-specific speed limits.</p> <p>(f) include a program to monitor the effectiveness of these measures;</p> <p>(g) include procedures for ensuring all heavy vehicles that are 12.5 metres long or greater access the site by left-in enter and left-out exit only from the Dunheved Circuit driveway;</p> <p>(h) restrict access to vehicles that are over 19.0 metres long;</p> <p>(i) include a Traffic Control Plan (TCP) detailing the onsite measures to be implemented to control the manoeuvring of vehicles in designated areas, and the installation of signage,</p> <p>(j) recommend and implement additional traffic management measures where necessary, that have been developed in consultation with Council and to the satisfaction of the Planning Secretary, to</p>	At all times		Compliant	<p>Operational Traffic Management Plan, ReDirect Recovery Facility, 25 Dunheved Circuit, St Marys, Rev 3, dated 12 September 2022.</p> <p>DPHI Letter: Approval of the St Marys Resource Recovery Facility Operational Environmental Management Plan, dated 3 August 2023, Ref: SSD-10474-PA-3.</p>
B4	<p>The Applicant must:</p> <p>(a) not commence operation until the Operational Traffic Management Plan required by Condition B3 is approved by the Planning Secretary; and</p> <p>(b) implement the most recent version of the Operational Traffic Management Plan approved by the Planning Secretary for the duration of operation.</p>			Compliant	<p>DPHI Letter: Approval of the St Marys Resource Recovery Facility Operational Environmental Management Plan, dated 3 August 2023, Ref: SSD-10474-PA-3.</p> <p>The Project commenced operations on 19 November 2023.</p>
<b>WASTE MANAGEMENT</b>					
<b>Waste Monitoring Program</b>					
B5	<p>From the commencement of operation of the development, the Applicant must implement a Waste Monitoring Program for the development. The program must:</p> <p>(a) be prepared by a suitably qualified and experienced person(s) prior to the commencement of operation;</p> <p>(b) include suitable provision to monitor the:</p> <p>(i) quantity, type and source of waste received on site; and</p> <p>(ii) quantity, type and quality of the waste outputs produced on site; and</p> <p>(c) ensure that:</p> <p>(i) all waste that is controlled under a tracking system has the appropriate documentation prior to acceptance at the site; and</p> <p>(ii) staff receive adequate training in order to be able to recognise and handle any hazardous or other prohibited waste including asbestos.</p>	At all times		Compliant	<p>Waste Management Plan version 4, dated 12 April 2023</p> <p>Weighmore tracking software issued for compliance and the waste received is pre classified as exclusively wood waste</p>
<b>Waste Management Plan</b>					

B6	<p>Prior to the commencement of operation of the development, the Applicant must prepare a Waste Management Plan for the development to the satisfaction of the Planning Secretary. The Waste Management Plan must form part of the OEMP and be prepared in accordance with Condition C22. The Plan must:</p> <p>(a) be prepared in consultation with SafeWork NSW;</p> <p>(b) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(c) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Environment Protection Authority, 2014);</p> <p>(d) describe the management of any non-conforming waste received at the site, consistent with the 'Standards for managing construction waste in NSW' (EPA, 2019); (e) describe the processes and procedures for managing asbestos received at the site;</p> <p>(f) detail the materials to be reused or recycled, either on or off site; and</p> <p>(g) include the Management and Mitigation Measures included in Appendix 2.</p>			Compliant	Waste Management Plan version 4, dated 12 April 2023
B7	<p>The Applicant must:</p> <p>(a) not commence operation until the Waste Management Plan is approved by the Planning Secretary;</p> <p>(b) implement the most recent version of the Waste Management Plan approved by the Planning Secretary.</p>	At all times		Compliant	<p>DPHI Letter: Approval of the St Marys Resource Recovery Facility Operational Environmental Management Plan, dated 3 August 2023, Ref: SSD-10474-PA-3.</p> <p>The Project commenced operations on 19 November 2023.</p> <p>Toolbox Talk – dated 22 November 2023, Subject: St Marys OEMP – Waste Management Plan.</p>
<b>Statutory Requirements</b>					
B8	All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	At all times		Compliant	Waste Management Plan version 4, dated 12 April 2023 Weighbridge Records
B9	The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014) and dispose of all wastes to a facility that may lawfully accept the waste.	Prior to operation		Compliant	All waste material removed from site is pre classified in accordance with NSW Waste Classification Guidelines.
B10	The Applicant must retain all sampling and waste classification data for the life of the development in accordance with the requirements of EPA.	At all times		Compliant	No waste classification data obtained as all waste is pre-classified.
<b>Waste Receiveal, Loading, Unloading and Storage</b>					
B11	The Applicant must only receive waste on site that is authorised for receipt by an EPL.	Prior to operation		Compliant	Waste Management Plan Weigh bridge transaction report
B12	All waste must be stored wholly within the designated waste storage areas.	At all times		Compliant	No observations of waste stored outside <i>Daily OEMP Checklist</i> uploaded to DataStation with site observations
B13	All waste must be loaded and unloaded within the designated loading and unloading areas.	Noted		Compliant	All waste observed being unloaded within building <i>Daily OEMP Checklist</i> uploaded to DataStation with site observations
<b>SOILS, WATER QUALITY AND HYDROLOGY</b>					
<b>Discharge Limits</b>					

B14	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.	At all times		Compliant	Tanks (OSDs), an Ecosol Gross Pollutant Trap (GPT) and Stormfilter cartridges to remove finer particulates and oil and grease. One (1) monitoring event was completed in the reporting period which did not identify surface water impacts representative of a pollution event.  Email correspondence between ReDirect and the consultant Land Risk Environmental, dated 18 July 2024, detailing the surface water biannual monitoring results
<b>Stormwater Mangement System</b>					
B15	Prior to the commencement of operation of the development, the Applicant must design, install and operate a stormwater management system for the development. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be in accordance with the Stormwater Management Plan Report (ref. 10113-002-smp) prepared by Eclipse Consulting Engineers Pty Ltd, dated 13 May 2021, and the Remedial Stormwater Drainage Plan (Drg No. C04-A) prepared by Consulting Engineers Pty Ltd, dated 23 February 2021. (c) be in accordance with applicable Australian Standards; and (d) 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.	At all times		Compliant	Stormwater Management Plan Report, 21-25 Dunheved Circuit, St Marys NSW, Rev 2, dated 23 February 2021.  Letter from Eclipse Consulting Engineers to Penrith City Council, dated 5 September 2024. Ref: 10113-003-l.  Remedial Stormwater Drainage Plan, Drawing C04-A, Prepared by Eclipse Engineers, dated 23 February 2021.  (a) The stormwater management system was designed by Eclipse Consulting Engineers, who are considered to be suitably qualified and experienced.  (b) Prepared by Eclipse Engineers in accordance with Australian Standards and guidelines.  (c) Prepared by Eclipse Engineers in accordance with Australian Standards and guidelines.
B16	Prior to the commencement of operation of the development, the existing rainwater tank on site is to be replaced or supplemented with an additional tank in order to meet Council's water conservation requirements, to the satisfaction of Council. The tank(s) are to be designed and managed in accordance with the Australian Guidelines for Water Recycling Stormwater Harvesting and Reuse, July 2009.	N/A		Non-compliant	Council was not consulted prior to operations regarding the replacement rainwater tank required by CoA B16. The non-compliance was self reported to DPHI by Redirect Recycling on 27 August 2024. Consultation was sought from Council on 30 October. Council responded on 5 November 2024 confirming the rainwater needs to be a minimum of 15kL. A 15kL was installed following Council's advice.
<b>Surface Water Management Plan</b>					
B17	Prior to the commencement of operation of the development, the Applicant must prepare a Surface Water Management Plan (SWMP) to the satisfaction of the Planning Secretary. The SWMP must be prepared by a suitably qualified and experienced person(s), form part of the OEMP required by Condition C22, and must include: (a) a program to monitor surface water flows, quality, storage and use; (b) a maintenance schedule for all stormwater devices and treatment measures; (c) detail the management of wastewater streams on the site, including leachate; (d) surface water impact assessment criteria, including trigger levels for investigating potential adverse surface water impacts; and (e) a protocol for the investigation and mitigation of identified exceedances of the surface water impact assessment criteria.	Prior to operation		Compliant	Surface Water Management Plan, 21-25 Dunheved Circuit, St Marys NSW, Rev 1, dated 5 October 2022.

B18	The Applicant must: (a) not commence operation until the Surface Water Management Plan required by condition B1714 is approved by the Planning Secretary; and (b) implement the most recent version of the Surface Water Management Plan approved by the Planning Secretary for the duration of the development.	Prior to operation		Compliant	DPHI Letter: Approval of the St Marys Resource Recovery Facility Operational Environmental Management Plan, dated 3 August 2023, Ref: SSD-10474-PA-3.
<b>AIR QUALITY</b>					
<b>Dust Minimisation</b>					
B19	The Applicant must take all reasonable steps to prevent and minimise dust generated during all works authorised by this consent.	At all times		Compliant	Internal dust suppression sprayers <i>Daily OEMP Checklist</i> uploaded to DataStation. Section 3 of the checklist includes dust mitigation measures which were required to be implemented daily.
B20	During operation, the Applicant must ensure: (a) all loading, unloading, materials handling, sorting, sampling, processing and storage operations are undertaken within a fully enclosed building; (b) no waste, waste derived products and/or finished products, are stored outside of the building at any time; (c) the roller doors of the processing building are kept closed at all times, except when vehicles are entering or exiting the building; (d) a wheel wash at the vehicle egress point is operational and used at all times by trucks exiting the site; (e) all trucks entering and exiting the premises have their loads covered; (f) the following areas are sealed with concrete or asphalt: (i) roads and carparking areas; (ii) operating, storage, unloading and loading areas; and (iii) any unused external surfaces; (g) the site is maintained in a manner that prevents and minimises the emission of air pollutants, including dust; (h) no material, including sediment, is tracked off site; (i) vehicles and plant are switched off when not in use, fitted with pollution reduction devices where reasonably practicable and maintained in accordance with manufacturer's specifications; and (j) a dust suppression system is operational and used at all times when processing materials that create dust.	At all times		Compliant	<i>Daily OEMP Checklist</i> uploaded to DataStation.  Use of water misters within warehouse  All surfaces sealed  Trucks had loads covered  All activities (including tipping and storage) occurring within the warehouse  Dedicated street sweeper present on site  No evidence of mud tracking or sediments leaving site  A wheel wash was installed and was operational.
<b>Air Quality Discharges</b>					
B21	The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	Prior to commencement of construction		Compliant	The EPL does not contain air quality / discharge criteria.  Maintenance register and plant workorder spreadsheet used to track when plant is due for service and when faults are identified.
<b>Air Quality Management Plan</b>					



B22	Prior to the commencement of operation of the development, 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 C22. 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 that will be implemented for each emission source; and (e) nominate the following for each of the proposed controls: (i) key performance indicator; (ii) monitoring method; (iii) location, frequency and duration of monitoring; (iv) record keeping; (v) complaints register; (vi) response procedures; and (vii) compliance monitoring.	At all times		Compliant	Air Quality and Odour Management Plan, Rev 1, dated 22 July 2022											
B23	The Applicant must: (a) not commence operation under this consent until the AQMP required by condition B22 is approved by the Planning Secretary; and (b) implement the most recent version of the AQMP approved by the Planning Secretary for the duration of the development.	At all times		Compliant	DPHI Letter: Approval of the St Marys Resource Recovery Facility Operational Environmental Management Plan, dated 3 August 2023, Ref: SSD-10474-PA-3.											
Odour Management																
B24	The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).	At all times		Compliant	No organic material is imported to site which would give rise to offensive odour, nor does the use of plant and machinery result in a noticeable odour.											
NOISE																
Hours of Work																
B25	<div>The Applicant must comply with the hours detailed in Table 1, unless otherwise agreed in writing by the Planning Secretary.</div> <table><tr><th>Activity</th><th>Day</th><th>Time</th></tr><tr><td rowspan="2">Construction / Fit Out</td><td>Monday – Friday</td><td>7 am to 6 pm</td></tr><tr><td>Saturday</td><td>8 am to 1 pm</td></tr><tr><td>Operation</td><td>Monday - Sunday</td><td>24 hours</td></tr></table>	Activity	Day	Time	Construction / Fit Out	Monday – Friday	7 am to 6 pm	Saturday	8 am to 1 pm	Operation	Monday - Sunday	24 hours	N/A		Compliant	The Site is permitted to operate 24/7.
Activity	Day	Time														
Construction / Fit Out	Monday – Friday	7 am to 6 pm														
	Saturday	8 am to 1 pm														
Operation	Monday - Sunday	24 hours														
B26	Works outside of the hours identified in condition B25 may be undertaken in the following circumstances: (a) works that are inaudible at the nearest sensitive receivers; (b) works agreed to in writing by the Planning Secretary; (c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or (d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.	Noted		Compliant	The Site is permitted to operate 24/7.											
Operational Noise Limits																

B27	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 2.		Noted		Compliant	St Marys Noise Assessment, Report No. 20216, Rev A, dated February 2021.			
	<b>Table 2</b> Noise Limits dB(A)								
	Location	Day LAeq(15 minute)					Evening LAeq(15 minute)	Night LAeq(15 minute)	Night LA <sub>Max</sub>
	All residential receivers	49					43	38	52
Note Noise generated by the development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to time). Refer to the plan in Appendix 2 for the location of residential sensitive receivers.									
Road Traffic Noise									
B28	Prior to the commencement of operation of the development, the Applicant must prepare a Driver Code of Conduct and induction training for the development to minimise road traffic noise. The Applicant must implement the Code of Conduct for the life of the development.		Noted		Compliant	Operational Traffic Management Plan, ReDirect Recovery Facility, 25 Dunheved Circuit, St Marys, Rev 3, dated 12 September 2022.			
Completed Driver Code of Conduct Declarations (15 declarations in total).									
Section 9 of the Operational Traffic Management Plan (OTMP) includes a Driver Code of Conduct. The OTMP was prepared prior to the operation of the development.									
Operational Noise Management Plan									
B29	Prior to the commencement of the development, the Applicant must prepare an Operational Noise Management Plan (ONMP) for the development to the satisfaction of the Planning Secretary. The ONMP must form part of the OEMP required by Condition C2 and be prepared in accordance with Condition C1. The ONMP must: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe the measures to be implemented to manage noise generating activities during operation; and (c) include a complaints management system that would be implemented for the duration of the development.		N/A		Compliant	Operational Noise Management Plan, revision 1, dated 10 August 2022.			
B30	The Applicant must: (a) not commence construction until the ONMP required by condition B25 is approved by the Planning Secretary; and (b) implement the most recent version of the ONMP approved by the Planning Secretary for the duration of construction.		N/A		Compliant	DPHI Letter: Approval of the St Marys Resource Recovery Facility Operational Environmental Management Plan, dated 3 August 2023, Ref: SSD-10474-PA-3.			
HAZARDS AND RISK									
B31	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the NSW EPA’s Storing and Handling of Liquids: Environmental Protection – Participants Manual’ if the chemicals are liquids.		At all times		Compliant	Site inspection observations found that dangerous goods were stored in accordance with Australian Standards and NSW EPA’s Storing and Handling of Liquids: Environmental Protection – Participants Manual’			
Dangerous Goods									



B32	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with all relevant Australian Standards.	N/A		Compliant	Site visit inspection observations found that dangerous goods were stored in accordance with the Australian Dangerous Goods Code, and in accordance with all relevant Australian Standards
<b>Bunding</b>					
B33	The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007).	N/A		Compliant	Site visit inspection observations liquid chemicals stored within banded areas
<b>FIRE SAFETY</b>					
B34	Prior to the commencement of operation of the development, the Applicant is to engage a fire safety engineer or other suitably qualified consultant to prepare the final fire safety design of the development, including firewater containment, in consultation with 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 the National Construction Code.	N/A		Compliant	Fire Engineering Report, Waste Sorting Facility, 25 Dunheved Circuit, St Marys, Rev B, dated October 2016.  Submission of Fire Engineering Report to DPHI, dated 26 October 2023, Ref: SSD-10474-PA-14.  DPHI approval of Fire Engineering Report, dated 17 October 2023. Ref: SSD-10474-PA-14.
B35	The premises must have appropriate fire services to be able to respond to a fire event at the facility in accordance with FRNSW 'Fire Safety in Waste Facilities' guidelines.	At all times		Compliant	Fire Engineering Report, Waste Sorting Facility, 25 Dunheved Circuit, St Marys, Rev B, dated October 2016  Wood waste and plasterboard recycling facility, 25 Dunheved Circuit, St Marys, Fire Safety Study, Rev 4, dated 10 July 2023  The FSS was prepared in consultation with FRNSW who advised that the FSS "has been prepared to the satisfaction of FRNSW and will meet the operational requirements of FRNSW".
B36	Prior to commencement of operation of the development, the Applicant must prepare a Fire Safety Study (FSS) for the development to the satisfaction of the Planning Secretary. The FSS must: (a) cover the relevant aspects of the Department's Hazardous Industry Planning Advisory Paper No. 2, 'Fire Safety Study Guidelines' and the New South Wales Government's Best Practice Guidelines for Contaminated Water Retention and Treatment Systems (NSW HMPCC, 1994); (b) be developed in consultation with and approved by FRNSW; (c) consider the operational capability of local fire agencies and the need for the facility to achieve an adequate level of on-site fire and life safety independence.	At all times		Compliant	Wood waste and plasterboard recycling facility, 25 Dunheved Circuit, St Marys, Fire Safety Study, Rev 4, dated 10 July 2023  Fire and Rescue NSW (FRNSW) Letter, Re: Review of Fire Safety Study (FSS), dated 13 July 2023. Ref: FRN16/2631 BFS23/3772 8000029394.
B37	Prior to the commencement of operation of the development, the Applicant must prepare a comprehensive Emergency Response Plan (ERP) for the site in consultation with FRNSW to the satisfaction of the Planning Secretary. The ERP must: (a) be prepared by a suitably qualified consultant; (b) specifically address foreseeable on-site and off-site fire events and other emergency incidents; (c) detail the appropriate risk control measures that would need to be implemented in order to safely mitigate potential risks to the health and safety of firefighters and other first responders (including electrical hazards); and (d) detail other risk control measures that could be implemented in a fire emergency caused by any unique hazards specific to the site.	At all times		Compliant	Emergency Plan – St Marys Resource Recovery Facility, 25 Dunheved Circuit, St Marys NSW, dated May 2023  Emergency Services Information Package, Marys Resource Recovery Facility, 25 Dunheved Circuit, St Marys NSW, dated May 2023.  Fire and Rescue NSW (FRNSW) Letter, Re: Emergency Plan Submission, dated 1 August 2023. Ref: FRN16/2361 BFS23/2680 8000028330.  DPHI Letter: Approval of the St Mary Resource Recovery Facility Operational Environmental Management Plan, dated 3 August 2023, Ref: SSD-10474-PA-3.
<b>VISUAL AMENITY</b>					

Lighting					
B38	The Applicant must ensure the lighting associated with the development: (a) complies with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); 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.	At all times		Compliant	Electrical Design Statement, 25 Dunheved Circuit, St Marys NSW, dated 9 June 2024.  The electrical design statement certified that the electrical elements at the project had been designed in accordance with AS4282:1997.  The electrical design statement certified details that electrical elements are mounted in a manner which does not create nuisance to surrounding properties.
PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING					
ENVIRONEMNTAL MANGEMENT					
Management Plan Requirments					
C1	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) 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; (b) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (c) 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; (d) 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; (e) a program to investigate and implement ways to improve the environmental performance of the development over time; (f) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (g) a protocol for periodic review of the plan. <b>Note:</b> <i>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>	At all times		Compliant	OEMP ReDirect Recycling Facility, 25 Dunheved Circuit, St Marys NSW, Rev 1, dated 10 November 2023  DPHI Letter: Approval of the St Mary Resource Recovery Facility Operational Environmental Management Plan, dated 3 August 2023, Ref: SSD-10474-PA-3.
OPERATIONAL ENVIRONMENTAL MANGEMENT PLAN					
C2	The Applicant must prepare an Operational Environmental Management Plan (OEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	N/A		Compliant	Management Plans Approved by the DPE

C3	<p>As part of the OEMP required under Condition C2 of this consent, the Applicant must include the following:</p> <p>(a) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;</p> <p>(b) describe the procedures that would be implemented to:</p> <p>(i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;</p> <p>(ii) receive, handle, respond to, and record complaints;</p> <p>(iii) resolve any disputes that may arise;</p> <p>(iv) respond to any non-compliance;</p> <p>(v) respond to emergencies; and</p> <p>(c) include the following environmental management plans:</p> <p>(i) Operational Traffic (see Condition B3);</p> <p>(ii) Waste (see Condition B6); (iii) Surface Water (see Condition B1715);</p> <p>(iv) Air Quality (see Condition B22);</p> <p>(v) Operational Noise (see Condition B29); and</p> <p>(vi) Emergency Response Plan (see Condition B37)</p>			Compliant	<p>The OEMP contains the following information:</p> <p>(a) Roles, responsibilities, authority and accountabilities of personnel involved are detailed in table 21 of section 9.3 of the OEMP and section 3.1 of the OEMP</p> <p>(b)</p> <p>(i) Detailed section 9.3 of the OEMP</p> <p>(ii) Detailed section 9.3 of the OEMP</p> <p>(iii) Detailed section 8.2 of the OEMP</p> <p>(iv) Detailed in the Emergency Response Plan</p> <p>(c)</p> <p>(i) Sighted Operational Traffic Managem</p> <p>(ii) Sighted Waste Management Plan (B6)</p> <p>(iii) Sighted Surface Water Management Plan (B17)</p> <p>(iv) Sighted Air Quality and Odour management plan</p>
C4	<p>The Applicant must:</p> <p>(a) not commence operation until the OEMP is approved by the Planning Secretary; and</p> <p>(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).</p>			Compliant	<p>DPHI Letter: Approval of the St Marys Resource Recovery Facility Operational Environmental Management Plan, dated 3 August 2023, Ref: SSD-10474-PA-3.</p> <p>The site commenced operations under SSD-10474 on 19 November 2023.</p> <p>Evidence of implementation of OEMP:</p> <p>WHS site induction Toolbox Talk dated 22 November 2023</p> <p>Asbestos training toolbox talk dated 31 October 2023</p> <p>OEMP daily checklist</p>
<b>REVISION OF STRATEGIES, PLANS AND PROGRAMS</b>					
C5	<p>Within three months of:</p> <p>(a) the submission of a Compliance Report under condition C111;</p> <p>(b) the submission of an incident report under condition C77;</p> <p>(c) the submission of an Independent Audit under condition C133;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.</p>	N/A		Compliant	<p>(a) There have been no previous compliance reports completed at the site. The first compliance report will be due by 19 May 2025.</p> <p>(b) No reportable incidents have occurred.</p> <p>(c) Independent audit submitted 23 October 20024 (Independent Audit No.1 – St Marys Resource Recovery Facility SSD-10474).</p> <p>(d) No modifications to conditions for consent.</p> <p>(e) No formal direction from DPHI to update review management plans.</p>


C6	<p>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 required under condition C8, or such other timing as agreed by the Planning Secretary.</p> <p><b>Note:</b> This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</p>	N/A		Not Triggered	No modifications to the consent or directions from DPHI have been issued.
<b>REPORTING AND AUDITING</b>					
<b>Incident Notification, Reporting and Response</b>					
C7	<p>The Planning Secretary must be notified in writing via the Major Projects website 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 requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 3.</p>	N/A		Not Triggered	The have been no notifiable incidents at the site.
<b>Non-Compliance Notification</b>					
C8	<p>The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.</p>	At all times		Non-compliant	<p>Letter from ReDirect to DPHI, dated 3 April 2023. Notification of non-compliance SSD-10474, conditions A7 and C8. Ref: SSD-10474-PA-14.</p> <p>Letter from ReDirect to DPHI, dated 27 August 2024. Notification of non-compliance SSD-10474, condition B16. Ref: SSD-10474-PA-19.</p> <p>There were three (3) self-reported non-compliances during the audit period. The first non-compliance (CoA A7) was identified on 21 February 2023 and reported to DPHI 3 April 2024, which exceeded the 7-day requirement and triggered a non-compliance against CoA C8.</p> <p>There was a non-compliance against CoA B16 which was identified on 21 August 2024 and notified to DPHI on 27 August 2024, meeting the 7-day requirement.</p>
C9	<p>A non-compliance 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.</p>	At all times		Compliant	<p>Letter from ReDirect to DPHI, dated 3 April 2023. Notification of non-compliance SSD-10474, conditions A7 and C8. Ref: SSD-10474-PA-14.</p> <p>Letter from ReDirect to DPHI, dated 27 August 2024. Notification of non-compliance SSD-10474, condition B16. Ref: SSD-10474-PA-19.</p> <p>The non-compliance notifications contained the information required by CoA C9.</p>
C10	<p>A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</p>	At all times		Not Triggered	The self-reported non-compliances did not relate to incidents.
<b>Compliance Reporting</b>					

C11	Within six months after the first year of commencement of operation of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also: (a) identify any trends in the monitoring data over the life of the development; (b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and (c) describe what measures will be implemented over the next year to improve the environmental performance of the development.	Prior to operation		Not Triggered	First annual compliance report is to be completed by 19 May.
C12	The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least seven days before this is done.	Prior to construction		Not Triggered	Not triggered - to be uploaded to Redirect website following approval of 2023-2024 annual compliance report.
<b>Independent Audit</b>					
C13	Within one year of the commencement of operation of the development, and every three years after, unless the Planning Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit (Audit) of the development. Audits must: (a) be prepared in accordance with the Independent Audit Post Approval Requirements (Department 2020) (b) be led and conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Planning Secretary; and (c) be submitted to the satisfaction of the Planning Secretary within three months of commissioning the Audit (or within another timeframe agreed by the Planning Secretary).	Prior to operation		Compliant	IEA conducted commissioned in August 2024 which is within one year of commencement of operation (November 2023).  (a) This Audit was prepared in accordance with the IAPAR.  (b) The Lead Auditor and Audit Team were endorsed by the Planning Secretary. Ref: SSD-10474-PA-10 Letter from DPHI to ReDirect endorsing Dylan Jones, Gary Selwyn, Mike Stojanoski and Jack Hanigan, dated 19 August 2024.  (c) The IEA report was submitted by ReDirect to DPHI 29 October 2024, within 3 months of commissioning the audit.
C14	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2020), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C13 of this consent; (b) submit the response to the Planning Secretary and any other NSW agency that requests it, together with a timetable for the implementation of the recommendations; (c) implement the recommendations to the satisfaction of the Planning Secretary; and (d) make each Independent Audit Report and response to it publicly available no later than 60 days after submission to the Planning Secretary and notify the Planning Secretary in writing at least 7 days before this is done.	At all times		Compliant	(a) Redirect Letter - Re: Response to Audit Findings - KPMG - 2024 Independent Environmental Audit Redirect St Mary's – SSD 10474.  (b) Post approval form submission 29 August 2024 IEA Report and Response to IEA Findings.  (c) DPHI requested status update for all actions provided in the RAR in the next Compliance Report. Submission of this Annual Compliance report satisfies CoA C14 (c).  (d) Redirect Letter - Re: Response to Audit Findings - KPMG - 2024 Independent Environmental Audit Redirect St Mary's – SSD 10474 contains notification of intent to upload Audit report and Response to Audit Recommendations to Redirect Recycling website.
<b>Monitoring and Environmental Audits</b>					

C15	<p>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&amp;A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.</p> <p><b>Note:</b> <i>For the purposes of this condition, as set out in the EP&amp;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.</i></p>	Prior to operation		Compliant	Email correspondence between ReDirect and the consultant Land Risk Environmental, dated 18 July 2024, detailing the surface water biannual monitoring results.
ACCESS TO INFORMATION					
C16	<p>At least 48 hours before the commencement of the development and for the life of the development (or such other time as agreed by the Planning Secretary), the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(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;</p> <p>(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;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaint register, updated monthly;</p> <p>(ix) the Compliance Report of the development;</p> <p>(x) audit reports prepared as part of any Independent Audit of the development and the Applicant’s response to the recommendations in any audit report;</p> <p>(xi) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	Prior to operation		Compliant	<p>The following documents are accessible on the website URL: Environmental - ReDirect.</p> <p>(a) The following documents were found to be accessible on the website:</p> <p>(i) The EIS, amendment report and RTS</p> <p>(ii) SSD-10474</p> <p>(iii) All management plans</p> <p>(iv) No monitoring required. Compliance report not yet available</p> <p>(v) No environemntal performance reports reuired to date</p> <p>(vi) No staging report applicable</p> <p>(vii) Phone number and email address provided</p> <p>(viii) A monthly complaints register is maintained on the website.</p> <p>(ix) No previous compliance reports have been undertaken.</p> <p>(x) IEA (KMPG, 2024)</p> <p>(xi) no other matteres required</p> <p>(b) All information is considered to be up to date.</p>



### Appendix III – Compliance Report Declaration

<b>Project Name</b>	St Mary Resource Recovery Facility
<b>Project Application Number</b>	SSD-10474
<b>Description of Project</b>	Use of an existing resource recovery facility for the sorting and processing of primarily wood and timber waste. It is proposed to increase the throughput of waste on site to from 18,000 tonnes per annum (tpa) to 150,000 tpa.
<b>Project Address</b>	25 Dunheved Circuit, St Marys NSW 2760
<b>Proponent</b>	Redirect Recycling Pty Ltd
<b>Title of Compliance Report</b>	Annual Compliance Report
<b>Date</b>	07.05.2025
<p>I declare that I have reviewed the contents of the attached Compliance Report and to the best of my knowledge:</p> <ul style="list-style-type: none"> <li>i. the Compliance Report has been prepared in accordance with all relevant conditions of consent;</li> <li>ii. the Compliance Report has been prepared in accordance with the Compliance Reporting Requirements;</li> <li>iii. the findings of the Compliance Report are reported truthfully, accurately and completely;</li> <li>iv. due diligence and professional judgement have been exercised in preparing the Compliance Report; and</li> <li>v. the Compliance Report is an accurate summary of the compliance status of the development.</li> </ul> <p>Notes:</p> <ul style="list-style-type: none"> <li>• Under section 10.6 of the <i>Environmental Planning and Assessment Act 1979</i> a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and</li> <li>• The <i>Crimes Act 1900</i> contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both).</li> </ul>	
<b>Name of Authorised Reporting Officer</b>	James Sutton
<b>Title</b>	Environmental Manager
<b>Signature</b>	
<b>Qualification</b>	Bachelor of Environmental Science
<b>Company</b>	Redirect Recycling Pty Ltd
<b>Company Address</b>	2 Wella Way Somersby NSW 2250