



## Conditions Compliance Report

ReDirect Recycling Pty Ltd  
Resource Recovery and Recycling Facility

24 Davis Road Wetherill Park, NSW

**Date:** 21/04/2022

**Prepared by:** Space Urban Pty Ltd

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# 1 Introduction

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## 1.1 Introduction

### 1.1.1 Project Approval

This Conditions Compliance Report (CCR) has been prepared by Space Urban Pty Ltd (Space Urban) on behalf of reDirect Recycling Pty Ltd (reDirect), for the operation of Stage 1 of the Resource Recovery and Recycling Facility (the Facility) located at 24 Davis Road Wetherill Park, NSW (the Subject Site). This CCR forms part of the overarching Operational Environmental Management Plan (OEMP) required for operation of the site.

Consent for State Significant Development 7401 (SSD-7401) was initially granted by the then NSW Department of Planning and Environment (DPE) on 22 December 2017. Consent for Modification 1 (Mod1) of SSD-7401 (SSD-7401-Mod-1) was approved by the NSW Department of Planning, Industry and Environment (DPIE) on 21 April 2021. Consent for Modification 2 (SSD-7401-MOD-2) was granted by DPIE on 30 November 2021. Consent for Modification 3 (SSD-7401-MOD-3) was granted by DPE (name reverted from DPIE) on 1 April 2022.

Approval for SSD-7401 permitted the construction and operation of a resource recovery facility to process up to 160,000 tonnes per year of waste comprising of:

- 60,000 tonnes per annum (tpa) of hydro-excavation, drill muds and fluids.
- 70,000 tpa of food and garden organics.
- 30,000 tpa of packaged and bulk food and liquids.

In addition, the approval for SSD-7401 allowed for the operation of a landscaping material supplies facility for the storage and sale of up to 40,000 tpa of landscaping supplies.

Approval of SSD-7401-MOD-1 allowed for the increase of processing capacity to 350,000 tpa in conjunction with the following:

- Introduction of additional waste streams.
- Demolition of existing structures.
- Construction of a partially enclosed shed.

SSD-7401-MOD-2 included the replacement of the 30,000 L sediment basin and associated bioretention basin, located within the southwest corner of the subject site. In lieu of the detention and bioretention basins it was proposed to utilise an existing inground concrete pit that remains onsite as part of a decommissioned weighbridge. This pit will be modified and improved to include a sand filter to treat onsite stormwater.

SSD-7401-MOD-3 included the following:

- Replacement of the five (5) approved weighbridges with one (1) 25 m by 4.2 m weighbridge located approximately 55 m from the Facility intersection with Davis Road.
- To facilitate weighbridge installation and improve site safety, vehicle parking spaces were reconfigured:
  - Five (5) parking spaces immediately east of the existing site office.
  - Two (2) parking spaces located north of the inground sand filter, abutting the western façade of the drill muds processing shed.
  - Five (5) parking spaces located on the hardstand area immediately north of the western parcel of retained Cumberland Plain Woodland.
  - Remaining parking spaces were not altered.
- Relocation of proposed humeceptor water treatment device to the north-western corner of the central portion of Cumberland Plain Woodland onsite.
- Relocation of the 5,000 L rainwater tank to inside drill muds processing shed next to the control room. Rainwater from the existing office will now be captured via the Facility stormwater network.

The final water treatment device will be a SPEL Ecoceptor 6000 series, designed and sized to effectively meet the drainage requirements of the Facility.

See **Section 2** for further information relating to the final facility design approved under SSD-7401-MOD-3.

### 1.1.2 Project Description

The main waste types and materials to be accepted at the site include:

- Hydro-excavation and drill muds;

- Garden organics, commingled food and garden organics, and food waste; and
- Bulk landscape materials and growing media.

The recovered resources will be transferred either directly to end use markets or to other facilities or processors for value adding to achieve maximum value for the beneficial use. The facility will further act as a distribution centre for the consolidation and distribution of bulk landscape supplies including barks, soils, sands and aggregates.

This CCR covers the operation of the Facility conducted under **Stage 1** of SSD -7401 (including modifications). **Stage 1** includes the drill mud processing area. Operation of **Stage 2** will require a separate CCR and includes the bulk landscape area and the organics processing area. Any further division of Stage 2 into substages (e.g. Stage 2 and Stage 3) will be communicated with DPE as required under the SSD-7401 Consolidated COA.

Facilities covered under this CCR (Stage 1) include:

- A main administration building, office and carpark constructed at the fore of the property. Site amenities, including toilets and kitchen, will be contained in the main administration building.
- Partially enclosed shed space, containing:
  - Two tier ground levels with external ramp to the west of the shed.
  - Four hydro-tips, with one tip-pit.
  - One weighbridge located west of the shed for the weighing of trucks on entry and prior to departure from the facility.
  - Screening walls.
  - Drill mud processing plant and equipment.
  - Drill mud machinery control rooms and internal office space.
- An inground sand filter located under the hardstand on the lower level of the site, adjacent to the south-western corner of the existing approved shed, to be used for stormwater retention and treatment.
- Rainwater / raw water storage tanks.
- Main thoroughfare, including:
  - A combined ingress/egress access driveway, providing a 12.5 m width at the western property boundary and facilitating connectivity between the off-street parking and internal heavy vehicle circulation areas.
  - Off-street parking spaces designed in accordance with AS2890.1 and AS2890.6.
- A combined ingress / egress driveway, providing a 5.5 m width adjacent to the eastern property boundary facilitating service access to the office complex only and emergency access for Fire NSW.
- Internal hardstand areas and roadways.

### 1.1.3 Site Location

The Facility is located within an industrial precinct at Lot 18 Deposited Plan (DP) 249417, 24 Davis Road, Wetherill Park NSW. The site is approximately 10 kilometres (km) north of Liverpool, 10 km west of Parramatta, and 7 km south of Blacktown. The site covers an area of approximately 20,292 m<sup>2</sup> and is located within the Fairfield Local Government Area (LGA).

The development is surrounded by existing manufacturing, processing, and heavy industry businesses, with the nearest residential dwellings located approximately 1.5 km to the south-east on Maugham Crescent, off The Horsely Drive.

The development area is rectangular in shape and slopes moderately from the northern boundary down to Davis Road on the southern boundary. Topography of the site varies between 36 m and 48 m Australian Height Datum (AHD) within the site boundary, increasing from south to north.

Significant disturbance of the natural environment within the site has occurred as a result of the previous development and industrial activities. The visual amenity of the development site has been highly modified, however significant vegetation exists at the front of the property creating a natural visual barrier.

### 1.1.4 Land Ownership

The Subject Site is currently owned by Davis Road Property Development Pty Ltd of which Bettergrow Pty Ltd hold a 50% share, however in this instance the sole Applicant was Bettergrow Pty Ltd. Owners consent was obtained for SSD-7401 and all subsequent modification applications.

### 1.1.5 Project Status

Construction of Stage 1 of the Facility is nearing completion. This CCR has been submitted alongside Management Plans required for the operation of SSD-7401 (including modifications).

## 1.2 CCR Scope

This CCR has been prepared in accordance with Schedule 2, Condition C6 of the SSD-7401 COA, which states the following:

*C6. The Applicant must submit a Conditions Compliance Report to the Planning Secretary with any Environmental Management Plans, to track compliance with the conditions of this approval during the construction and operation of the Development. The Conditions Compliance Report must include procedures for rectifying any non-compliance identified.*

This CCR shall form an appendix to the Facility OEMP.

This CCR has been prepared with reference to the NSW DPE (formerly DPIE) document *Compliance Reporting – Post Approval Requirements (2020)* and shall inform the Facility Annual Environmental Management Review (AEMR), required under Schedule 2, Condition C9 of the SSD-7401 COA.

It is noted that the SSD-7401 Consolidated COA do not require exclusive compliance reporting in-line with the NSW DPE document *Compliance Reporting – Post Approval Requirements (2020)*, with the provision of an AR utilised to monitor ongoing compliance of the Facility during operation.

## 2 Development description

### 2.1 Facility Description

Consent for SSD-7401 was initially granted by NSW DPIE on 22 December 2017. Consent for SSD-7401-MOD-1 was approved by the NSW DPIE on 21 April 2021. Consent for SSD-7401-MOD-2 was granted by NSW DPIE on 30 November 2021 while consent for SSD-7401-MOD-3 was granted by DPE on 1 April 2022.

**Table 2** provides a summary of key components of the Facility as approved under SSD-7401-MOD-3.

**Table 1: Summary of SSD-7401-MOD-3**

| ELEMENT   | SSD-7401-MOD-3 SUMMARY   |
|---|--|
| Use   | Waste or resource management facility, specifically a resource recovery facility.<br>Landscaping material supplies facility  |
| Processing Capacity   | Total of up to 350,000 tonnes per annum (tpa) made up of: <ul style="list-style-type: none"> <li>(a) 100,000 tpa of hydro-excavation, drill muds and fluids.</li> <li>(b) 70,000 tpa of food and garden organics.</li> <li>(c) 30,000 tpa of packaged and bulk food and liquids.</li> <li>(d) 150,000 tpa of general solid waste, including VENM, ENM, soils, gravels, aggregates, street sweepings, clean timber, asphalt waste, cured concrete, rail ballast, and C&amp;D waste.</li> </ul>  |
| Storage / sale of bulk landscape materials                                      | Up to 40,000 tpa stored and sold (but not processed).  |
| Site Area   | Site and development footprint measures approximately 2.29 ha in area.   |
| Hours of Operation  | 24 hours / day during operation.   |
| Receival / Dispatch Area (Lower and Mid-Levels)                                 | Single weighbridge, main administration office including staff amenities (relocated to west of site) and car parking.  |
| Processing Plant and Equipment and existing site buildings (Lower / Mid-Levels) | Partially enclosed shed over drill mud processing plant and equipment, including truck unloading area. Shed area, 7,970m <sup>2</sup> .<br>Drill mud processing plant and equipment with 4 x hydro-tips and 1 x tip-pit.<br>Bulk landscape material storage bays inside shed.<br>Demolition of remaining site buildings.   |
| Food de-packaging building (Upper level)  | 960m <sup>2</sup> food de-packaging building.  |
| Garden and food organics sorting building (Upper level)                         | 2,260m <sup>2</sup> food and garden organics sorting building.   |
| Garden and food organics office (Upper level)                                   | Office with amenities located to east of Food and Garden organics sorting building.  |
| Water storage and treatment   | <ul style="list-style-type: none"> <li>• Northern extent of warehouse roof space drains into drains into a 5000 L water tank.</li> <li>• Warehouse roof space, eastern gravel road, western and southwestern hardstand areas all drain into a sand filter system constructed using an existing inground concrete pit. The sand filter system drains through a SPEL Ecoceptor 6000 prior to draining into receiving environments.</li> <li>• The SPEL Ecoceptor 6000 will be located adjacent to the eastern driveway and parking spaces. The SPEL Ecoceptor 6000 measures 2720mm diameter and 3300mm depth</li> <li>• 73m<sup>2</sup> of gravel road drains directly to the SPEL Ecoceptor 6000 prior to draining into receiving environments.</li> <li>• 317m<sup>2</sup> of hardstand fronting Davis Rd and 1676m<sup>2</sup> of landscaping will drain into existing roadside drainage structures prior to flowing into the receiving environment.</li> </ul> |

| ELEMENT            | SSD-7401-MOD-3 SUMMARY  |
|--------------------|---|
| Received wastes    | <ul style="list-style-type: none"> <li>• Soils (ENM and VENM).</li> <li>• Clay/Sands/Stone/Gravels/Aggregates (VENM).</li> <li>• Drilling mud and/or muddy waters from hydro excavation, drilling and pot holing operations.</li> <li>• Garden Mixes/Top Dressings/Mulches.</li> <li>• Garden Organics.</li> <li>• Food and Garden Organics.</li> <li>• Solid Food Waste.</li> <li>• Liquid Food Waste.</li> <li>• Sawdust.</li> <li>• Spent filter sand media.</li> <li>• Street Sweepings.</li> <li>• Stormwater Waste.</li> <li>• Wood Waste.</li> <li>• Asphalt Waste (including asphalt resulting from road construction).</li> <li>• Building and demolition waste.</li> <li>• Rail Ballast.</li> </ul>   |
| Finished products  | <ul style="list-style-type: none"> <li>• Finished Products include Mine Mix, Naturaliser, BioNRich, Earth4Turf.</li> <li>• Clay/Sands/Stone/Gravels/Aggregates.</li> <li>• Engineering material as per the EPA exemption.</li> <li>• Liquid fraction either to sewer, to composting facility, or to another licenced facility for further processing/re-use.</li> <li>• Garden Mixes/Top Dressings/Mulches.</li> <li>• Material transferred to EPA licenced composting sites for the production of a range of growing media suitable for domestic and agricultural use.</li> <li>• Material transferred to EPA licenced composting sites for the production of a range of growing media suitable for domestic and agricultural use.</li> <li>• Liquid fraction applied to processed FOGO, composting, or sent to another licenced facility for further re-use.</li> <li>• Sawdust.</li> <li>• Component of Mine Mix, Naturaliser, BioNRich, Earth4Turf.</li> <li>• Washed aggregate, organics transferred to EPA licenced composting site.</li> <li>• Wood waste screened and re-used in particle board manufacture - unsuitable wood sent to an EPA licenced facility.</li> <li>• Washed aggregate for re use in recycled products.</li> </ul> |
| Traffic Generation | <ul style="list-style-type: none"> <li>• Up to 432 movements per day for Stage 1 and Stage 2 combined operation.</li> </ul>   |
| Workforce          | <ul style="list-style-type: none"> <li>• Up to 40-50 full-time equivalent construction jobs. Up to 25 operational jobs.</li> </ul>  |

### 2.1.1 Operating hours

Table 3 provides the approved operational hours.

**Table 2 Operational Hours as approved under SSD-7401.**

| Operation   | Receival                   | Dispatch                   | Processing                 |
|---|----------------------------|----------------------------|----------------------------|
| Hydro-Excavation, Drill Muds and Fluids Processing Facility | Monday to Sunday, 24 Hours | Monday to Sunday, 24 Hours | Monday to Sunday, 24 Hours |
| FGO Facility  | Monday to Sunday, 24 Hours | Monday to Sunday, 24 Hours | Monday to Sunday, 24 Hours |
| FLD Facility  | Monday to Sunday, 24 Hours | Monday to Sunday, 24 Hours | Monday to Sunday, 24 Hours |

| Operation                              | Receival                   | Dispatch                   | Processing     |
|--|----------------------------|----------------------------|----------------|
| Landscaping Material Supplies Facility | Monday to Sunday, 24 Hours | Monday to Sunday, 24 Hours | Not Applicable |

Despite the Facility largely being permitted to operate 24 hours a day, seven (7) days a week, Condition B58 allows for the works listed below to occur outside the hours specified in **Table 3**:

- Works that are inaudible at the nearest sensitive receivers;
- works agreed to in writing by the Planning Secretary;
- for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or where it is required in an emergency to avoid the loss of lives, property and /or prevent environmental harm.

## 2.2 Key contact details

**Table 4** lists the key contacts for the Facility.

**Table 3 Resource Recovery and Recycling Facility Contact Details.**

| Location / Personnel                                    | Contact Details                       |
|---|---------------------------------------|
| Wetherill Park Resource Recovery and Recycling Facility | To be arranged                        |
| Customer Inquiries                                      | Wella Way Head Office<br>02 4340 9800 |
| Emergency Spills Response                               | To be arranged                        |
| Complaints and Feedbacks                                | Wella Way Head Office<br>02 4340 9800 |

**Table 5** lists the contact details for the regulatory authorities that have an interest in the operations of the Facility.

**Table 4 Regulatory Authority Contact List.**

| Regulatory Authority  | Contact Details  |
|---|--|
| Department of Planning, Industry and Environment (DPIE)<br>Head Office - Parramatta | Ph: 1300 420 596 (Planning)<br>Ph: (02) 9338 6600 (Industry)<br>Ph: 1300 361 967 (Environment, Energy and Science)<br>info@planning.nsw.gov.au |
| Environment Protection Authority (EPA)<br>Environment Line                          | 131 555 or 02 9995 5555<br>info@epa.nsw.gov.au   |
| Fairfield City Council  | (02) 9725 0222<br>mail@fairfieldcity.nsw.gov.au  |
| SafeWork NSW<br>Incident notification   | 13 10 50   |
| Fire and Rescue NSW   | Smithfield Fire Station (permanently staffed): 02 9493 1041<br>Yennora Fire Station (permanently staffed): 02 9493 1073                        |
| NSW Police and / or NSW Ambulance Service   | 000  |



## 3 Compliance Management Framework

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### 3.1 Incident Management

The management of environmental incidents will be undertaken as outlined under Section 6.2 of the Facility OEMP.

Incident reporting will occur as outlined under Section 6.2.2 of the Facility OEMP. In accordance with Condition C10, **within 24 hours of any incident or potential incident with actual or potential significant off-site impacts on people or the biophysical environment**, a report shall be supplied to DPE outlining the basic facts. A further detailed report shall be prepared and submitted following investigations of the causes and identification of necessary additional preventive measures. That report must be submitted to the Planning Secretary no later than 14 days after the incident or potential incident.

### 3.2 Monitoring and Reporting

Ongoing monitoring and reporting will be utilised to inform Facility compliance, to be summarised under the relevant AEMR for each year. Monitoring and reporting are to be undertaken as outlined under Section 7 of the Facility OEMP.

#### 3.2.1 AEMR

Site monitoring will inform the preparation of an AEMR that will:

- Describe the development that was carried out in the previous calendar year, and the Development that is proposed to be carried out over the next year;
- Include a comprehensive review of the monitoring results and complaints records of the Development over the previous calendar year, which includes a comparison of these results against the:
  - the relevant statutory requirements, limits or performance measures/criteria;
  - requirements of any plan or program required under this consent;
  - the monitoring results of previous years; and
  - the relevant predictions in the EIS.
- Identify any non-compliance over the last year, and describe what actions were (or are being) taken to ensure compliance;
- Identify any trends in the monitoring data over the life of the Development;
- Identify any discrepancies between the predicted and actual impacts of the Development, and analyse the potential cause of any significant discrepancies; and
- Describe what measures will be implemented over the next year to improve the environmental performance of the Development.

In order to fulfil the requirements of Condition C9, each AEMR will be submitted to the Planning Secretary of DPE for acceptance. All actions and recommendations outlined under the AEMR will be undertaken as soon as practicable.

In accordance with Condition C15, each AEMR will be uploaded to the reDirect Recycling website following acceptance from the Planning Secretary.

### 3.3 Compliance Register

A consolidated list of Conditions imposed under SSD-7401, SSD-7401-MOD-1, SSD-7401-MOD-2 and SSD-7401-MOD-3 are provided in **Table 5** below. **Table 5** has been prepared to align with NSW DPIE document *Compliance Reporting – Post Approval Requirements (2020)* reporting requirements to aid in site management.

**Table 5** is not currently proposed to be provided in full under each AEMR but provides a baseline for site management under a consolidated set of COA.

**Table 5 Consolidated Consent Conditions**

| CONDITION NUMBER | COMPLIANCE REQUIREMENT  | POTENTIAL EVIDENCE SOURCES   |
|------------------|---|--|
| A1               | In addition to meeting the specific performance criteria established under this consent, the Applicant must implement all measures to prevent and/or minimise any harm to the environment that may result from the Development.   | <ul style="list-style-type: none"> <li>• OEMP.</li> <li>• OEMP Subplans.</li> <li>• Internal Audits.</li> <li>• External Audits.</li> <li>• AEMR.</li> </ul>                     |
| A2               | The Development may only be carried out in: <ul style="list-style-type: none"> <li>(a) in compliance with the conditions of this consent;</li> <li>(b) in accordance with the directions of the Planning Secretary;</li> <li>(c) in accordance with the EIS and RTS;</li> <li>(d) in accordance with development layout plans and drawings in the EIS (see Appendix A);</li> <li>(e) in accordance with the Management and Mitigation Measures (see Appendix B); and</li> <li>(f) in accordance with Modification Assessments.</li> </ul>           | <ul style="list-style-type: none"> <li>• Internal Monitoring.</li> <li>• External Audits.</li> <li>• AEMR.</li> </ul>  |
| A3               | If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency.   | <ul style="list-style-type: none"> <li>• Management plans to be endorsed by Planning Secretary.</li> </ul>   |
| A4               | The Applicant must comply with all written requirement(s) of the Planning Secretary arising from the Department's assessment of: <ul style="list-style-type: none"> <li>(a) any strategies, plans, programs, reviews, audits, reports or correspondence that are submitted in accordance with this consent;</li> <li>(b) any reviews, reports or audits undertaken or commissioned by the Department regarding compliance with the consent; and</li> <li>(c) the implementation of any actions or measures contained in these documents.</li> </ul> | <ul style="list-style-type: none"> <li>• AEMR action list.</li> <li>• Written communication between DPE and ReDirect Recycling (or authorised representative).</li> </ul>        |
| 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 the date on which the consent would otherwise lapse under section 95 of the EP&A Act.   | <ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>  |
| A6               | The Applicant must not cause, permit or allow any materials or waste generated outside the site to be received at the site for storage, use, treatment, processing, reprocessing, or disposal on the site, except as expressly permitted by an EPL.   | <ul style="list-style-type: none"> <li>• EPL Licence.</li> <li>• EPL Monitoring Records.</li> <li>• EPL Annual Return (if applicable).</li> <li>• Weighbridge records</li> </ul> |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT  | POTENTIAL EVIDENCE SOURCES  |
|------------------|---|---|
| A7               | The Applicant must not receive or process more than 350,000 tonnes per year of waste comprising of:<br>(a) 100,000 tpa of hydro-excavation, drill muds and fluids, classed as general solid waste (non-putrescible);<br>(b) 150,000 tpa of general solid waste (non-putrescible)<br>(c) 70,000 tpa of food and garden organics classed as general solid waste (putrescible); and<br>(d) 30,000 tpa of packaged and bulk food and liquids, classed as general solid waste (putrescible) and liquid waste respectively. | <ul style="list-style-type: none"> <li>Waste receipts.</li> <li>Weighbridge / loader records.</li> <li>Processing / operation records.</li> </ul>   |
| A8               | The Applicant must not store more than 40,000 tonnes per year of landscape material supplies at the site and no processing of landscape supplies is permitted.  | <ul style="list-style-type: none"> <li>Photographs (storage in designated, appropriately sized bays).</li> <li>Waste receipts.</li> <li>Weighbridge / loader records.</li> <li>Processing / operation records.</li> </ul> |
| A9               | The Applicant must not store general solid (putrescible) and liquid waste at the site for more than 48 hours from the time of receipt unless in the event of an emergency and approved by the Planning Secretary.   | <ul style="list-style-type: none"> <li>Waste Monitoring results.</li> <li>Waste receipts.</li> <li>Weighbridge / loader records.</li> <li>Processing / operation records.</li> </ul>                                      |
| A10              | The storage of compost on the site is not permitted.  | <ul style="list-style-type: none"> <li>Waste Monitoring results.</li> <li>Waste receipts.</li> <li>Weighbridge / loader records.</li> <li>Processing / operation records.</li> </ul>                                      |
| A11              | Stockpiles of waste within the FGO and FLD buildings must not exceed 4 m in height measured from the finished floor level.  | <ul style="list-style-type: none"> <li>Not relevant for Stage 1 of Operation.</li> </ul>  |
| A12              | Stockpiles of product stored at the landscaping material supplies facility must not exceed 4 m in height measured from the finished ground level.   | <ul style="list-style-type: none"> <li>Waste monitoring results.</li> <li>External audits.</li> <li>Photographs.</li> </ul>   |
| A13              | The Applicant shall aim to achieve a recycling rate of 97.5% of all waste and a disposal rate of not more than 2.5% to landfill.  | <ul style="list-style-type: none"> <li>Waste Monitoring results.</li> <li>Waste receipts.</li> </ul>  |
| A14              | The Applicant must not receive, per week, more than:<br>(a) 1,750 tonnes of general solid waste (putrescible) within the FGO building; and<br>(b) 700 tonnes of general solid waste (putrescible) and liquid waste within the FLD building.   | <ul style="list-style-type: none"> <li>Not relevant for Stage 1 of Operation</li> </ul>   |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT   | POTENTIAL EVIDENCE SOURCES  |
|------------------|--|---|
| A15              | <p>With the approval of the Planning Secretary, the Applicant may:</p> <ul style="list-style-type: none"> <li>(a) submit any strategy, plan or program required by this consent on a progressive basis; and/or</li> <li>(b) combine any strategy, plan or program required by this consent.</li> </ul>   | <ul style="list-style-type: none"> <li>• Management Plans.</li> <li>• DPE endorsement letters.</li> </ul>   |
| A16              | <p>If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program must clearly describe the specific stage to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program. A clear relationship between the strategy, plan or program that is to be combined must be demonstrated.</p>   | <ul style="list-style-type: none"> <li>• Management Plans.</li> <li>• DPE endorsement letters.</li> </ul>   |
| A17              | <p>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.</p>   | <ul style="list-style-type: none"> <li>• Weighbridge / loader records.</li> <li>• <i>DataStation</i> records.</li> </ul>  |
| A18              | <p>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.</p>   | <ul style="list-style-type: none"> <li>• Waste monitoring results.</li> <li>• Waste receipts.</li> <li>• <i>DataStation</i> records.</li> </ul>   |
| A19              | <p>Where consultation with any public authority is required by the conditions of this consent, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) consult with the relevant public authority prior to submitting the required documentation to the Planning Secretary or the PCA for approval;</li> <li>(b) submit evidence of such consultation as part of the relevant documentation required by the conditions of this consent;</li> <li>(c) describe how matters raised by the public authority have been addressed and identify matters that have not been resolved; and</li> <li>(d) include the details of any outstanding issues raised by the relevant public authority and an explanation of disagreement between any public authority and the Applicant.</li> </ul> | <ul style="list-style-type: none"> <li>• Endorsement letters.</li> <li>• Endorsement emails.</li> </ul>   |
| A20              | <p>The Applicant must ensure that all licences, permits and approval/consents are obtained as required by law and maintained as required throughout the life of the Development. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits or approval/consents.</p>  | <ul style="list-style-type: none"> <li>• <i>DataStation</i> records.</li> <li>• External audit results.</li> <li>• Internal Audit results.</li> <li>• AEMR results.</li> </ul>  |
| A21              | <p>The Applicant must ensure that all demolition associated with the Development is carried out in accordance with Australian Standard AS 2601:2001: <i>The Demolition of Structures</i>, or its latest version and the requirements of the <i>Work Health and Safety Regulation, 2011</i>.</p>  | <ul style="list-style-type: none"> <li>• Accreditation records.</li> <li>• Management Plans.</li> <li>• Site induction and contractor safety documents records.</li> <li>• Tool-box talk records (or equivalent).</li> <li>• <i>DataStation</i> records.</li> </ul> |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT   | POTENTIAL EVIDENCE SOURCES   |
|------------------|--|--|
| A22              | The Applicant must ensure all new buildings and structures, and any alterations or additions to existing buildings and structures are constructed in accordance with the EIS and relevant requirements of the BCA.<br><i>Note: Under Part 4A of the EP&amp;A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the Development.</i>  | <ul style="list-style-type: none"> <li>• Construction Certificates.</li> <li>• Occupation Certificates.</li> <li>• Stamped approved plans.</li> <li>• Final construction plans.</li> </ul> |
| A23              | Prior to the issue of the Final Occupation Certificate, adjustments to any public utilities necessitated by the development are to be completed in accordance with the requirements of the relevant Authority. Any utility costs are to be at no cost to Council, unless otherwise agreed between the Applicant and Council.   | <ul style="list-style-type: none"> <li>• Construction Certificates.</li> <li>• Occupation Certificates.</li> <li>• Stamped approved plans.</li> <li>• Final construction plans.</li> </ul> |
| A24              | Prior to the construction of any utility works associated with the Development, the Applicant must obtain relevant approvals from service providers.   | <ul style="list-style-type: none"> <li>• Service provider approval letter / email.</li> </ul>  |
| A25              | Prior to the commencement of construction, Approved Plans must be submitted to the Sydney Water via their online service to determine if the development will have any impacts on Sydney Water assets.   | <ul style="list-style-type: none"> <li>• Evidence of submission / receipt.</li> </ul>  |
| A26              | Prior to the commencement of operations, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .   | <ul style="list-style-type: none"> <li>• Compliance Certificate.</li> </ul>  |
| A27              | Prior to the commencement of construction, the Applicant must: <ul style="list-style-type: none"> <li>(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;</li> <li>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</li> <li>(c) submit a copy of this report to the Planning Secretary and Council.</li> </ul> | <ul style="list-style-type: none"> <li>• Dilapidation report.</li> <li>• Evidence of submission to Council / DPE.</li> <li>• Consultation emails / letters.</li> </ul>                     |
| A28              | Unless the Applicant and the applicable authority agree otherwise, the Applicant must: <ul style="list-style-type: none"> <li>(a) repair, or pay the full costs associated with repairing any public infrastructure that is damaged by the Development; and</li> <li>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the Development.</li> </ul>   | <ul style="list-style-type: none"> <li>• Dilapidation report.</li> <li>• Photographs.</li> <li>• Site inspection photographs / reports.</li> <li>• Repair reports.</li> </ul>              |
| A29              | The Applicant must ensure that all plant and equipment used for the Development is: <ul style="list-style-type: none"> <li>(a) maintained in a proper and efficient condition; and</li> <li>(b) operated in a proper and efficient manner.</li> </ul>  | <ul style="list-style-type: none"> <li>• Vehicle / machinery certification.</li> <li>• Vehicle / machinery inspection results.</li> </ul>  |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT   | POTENTIAL EVIDENCE SOURCES   |
|------------------|--|--|
| A30              | The Applicant must ensure that employees, contractors and sub-contractors are aware of, and comply with, the conditions of this consent relevant to their respective activities.   | <ul style="list-style-type: none"> <li>• Site Induction.</li> <li>• Induction Register.</li> </ul>   |
| A31              | <p>Prior to the issue of a Construction Certificate for any part of the Development, the Applicant must pay \$158,862.74 to Council in accordance with the Fairfield City Council Indirect (Section 94A) Development Contributions Plan 2011. Following Councils approval, the Applicant may stage the payment of the 94A contributions in accordance with the construction stages.</p> <p><b>Note:</b> <i>The contribution and the amount payable may be adjusted at the date of payment. Any unpaid contributions will be adjusted on a quarterly basis to account for movements in the Australian Bureau of Statistics, producer Price index – Building Construction (NSW South Wales).</i></p> | <ul style="list-style-type: none"> <li>• Payment receipt.</li> </ul>   |
| B1               | All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.   | <ul style="list-style-type: none"> <li>• Waste Management Plan.</li> <li>• Waste receipts.</li> <li>• Driver induction.</li> </ul>   |
| B2               | 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.  | <ul style="list-style-type: none"> <li>• Waste Management Plan.</li> <li>• Waste receipts.</li> <li>• EPL.</li> <li>• EPL Annual Return.</li> <li>• EPA Audits.</li> </ul> |
| B3               | The Applicant must record the amount of waste (in tonnes) received at the site on a daily basis.   | <ul style="list-style-type: none"> <li>• Waste receipts.</li> <li>• Weighbridge records</li> </ul>   |
| B4               | The Applicant must retain all sampling and waste classification data for the life of the Development in accordance with the requirements of the EPA.   | <ul style="list-style-type: none"> <li>• Waste receipts.</li> <li>• <i>Electronic</i> records.</li> </ul>  |
| B5               | The Applicant shall only receive waste on site that is authorised for receipt by an EPL.   | <ul style="list-style-type: none"> <li>• Waste Management Plan.</li> <li>• Waste receipts.</li> <li>• EPL.</li> <li>• EPL Annual Return.</li> <li>• EPA Audits.</li> </ul> |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT  | POTENTIAL EVIDENCE SOURCES   |
|------------------|---|--|
| B6               | The Applicant shall ensure any waste generated on the site during construction is classified in accordance with the EPA's <i>Waste Classification Guidelines, 2014</i> or its latest version, and disposed of to a facility that may lawfully accept the waste.   | <ul style="list-style-type: none"> <li>• Waste Management Plan.</li> <li>• Waste receipts.</li> <li>• EPL.</li> <li>• EPL Annual Return.</li> <li>• EPA Audits.</li> </ul>                                 |
| B7               | The Applicant shall: <ul style="list-style-type: none"> <li>(a) implement auditable procedures to:                             <ul style="list-style-type: none"> <li>(i) ensure the site does not accept wastes that are prohibited; and</li> <li>(ii) screen incoming waste loads.</li> </ul> </li> <li>(b) ensure that:                             <ul style="list-style-type: none"> <li>(i) all waste types that are controlled under a tracking system have the appropriate documentation prior to acceptance at the site;</li> <li>(ii) all waste received at the site must be recorded in accordance with clause 27 of the POEO (Waste) Regulation;</li> <li>(iii) details of the quantity, type and source of wastes received on the site must be provided to the EPA and the Planning Secretary when requested; and</li> <li>(iv) staff receive adequate training to be able to recognise and handle any hazardous or other prohibited waste.</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Waste Management Plan.</li> <li>• Waste receipts.</li> <li>• EPL.</li> <li>• EPL Annual Return.</li> <li>• EPA Audits.</li> <li>• Internal Monitoring.</li> </ul> |
| B8               | The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the EPA's <i>Waste Classification Guidelines Part 1: Classifying Waste, November 2014</i> , or its latest version and dispose of all wastes to a facility that may lawfully accept the waste.   | <ul style="list-style-type: none"> <li>• Waste Management Plan.</li> <li>• Waste receipts.</li> <li>• EPL.</li> <li>• EPL Annual Return.</li> <li>• EPA Audits.</li> <li>• Internal Monitoring.</li> </ul> |
| B9               | All waste must be: <ul style="list-style-type: none"> <li>(a) stored wholly within the designated waste storage areas; and</li> <li>(b) loaded and unloaded within the designated loading and unloading areas.</li> </ul>   | <ul style="list-style-type: none"> <li>• EPA Audits.</li> <li>• Internal Monitoring.</li> <li>• Photographs.</li> </ul>  |
| B10              | All loading and unloading of general solid waste (putrescible) and liquid waste must be carried out completely within the FGO and FLD buildings.  | <ul style="list-style-type: none"> <li>• Not relevant for Stage 1 of Operation</li> </ul>  |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT  | POTENTIAL EVIDENCE SOURCES  |
|------------------|---|---|
| B11              | <p>From the commencement of operation, the Applicant must implement a Waste Monitoring Program for the Development. The program must:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s) prior to the commencement of operation;</li> <li>(b) include suitable provision to monitor the:                             <ul style="list-style-type: none"> <li>(i) quantity, type and source of waste received on site;</li> <li>(ii) quantity, type and quality of the outputs produced on site; and</li> </ul> </li> <li>(c) ensure that:                             <ul style="list-style-type: none"> <li>(i) all waste that is controlled under a tracking system has the appropriate documentation prior to acceptance at the site; and</li> <li>(ii) staff receive adequate training in order to be able to recognise and handle any hazardous or other prohibited waste, including asbestos.</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Internal Monitoring.</li> <li>• DPE Endorsement of Program.</li> </ul>                           |
| B12              | <p>Prior to the commencement of operation, 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 required by Condition C4 and be prepared in accordance with Condition C7. The Plan must:</p> <ul style="list-style-type: none"> <li>(a) detail the type and quantity of waste to be received during operation of the Development;</li> <li>(b) include procedures for diversion of waste to other facilities during unexpected machinery breakdown; and</li> <li>(c) details the requirements for non-conforming waste handling and removal.</li> </ul>   | <ul style="list-style-type: none"> <li>• Internal Monitoring.</li> <li>• DPE Endorsement of Waste Management Plan.</li> </ul>             |
| B13              | <p>The Applicant must:</p> <ul style="list-style-type: none"> <li>(a) not commence operation until the Waste Management Plan is approved by the Planning Secretary; and</li> <li>(b) implement the most recent version of the Waste Management Plan approved by the Planning Secretary</li> </ul>   | <ul style="list-style-type: none"> <li>• Internal Monitoring.</li> <li>• DPE Endorsement of Waste Management Plan.</li> </ul>             |
| B15              | <p>The Applicant must:</p> <ul style="list-style-type: none"> <li>(a) retain disposal records for all waste disposed of under the CDWMP* for 4 years and provide these to the EPA as requested;</li> <li>(b) not commence construction until the CDWMP is approved by the Planning Secretary; and</li> <li>(c) implement the most recent version of the CDWMP approved by the Planning Secretary.</li> </ul> <p><b>*Construction condition – potential administration component during operation</b></p>  | <ul style="list-style-type: none"> <li>• Waste receipts.</li> <li>• <i>DataStation</i> / electronic records.</li> </ul>                   |
| B16              | <p>Prior to the commencement of any works on-site, the Applicant must install a suitable meteorological station on the site. That generally complies with the requirements in the EPA's <i>Approved Methods for Sampling of Air Pollutants in New South Wales</i>.</p>  | <ul style="list-style-type: none"> <li>• Station records.</li> <li>• Purchase receipt.</li> <li>• Photographs of installation.</li> </ul> |



| CONDITION NUMBER | COMPLIANCE REQUIREMENT  | POTENTIAL EVIDENCE SOURCES   |
|------------------|---|--|
| B17              | All reasonable steps must be taken to minimise dust generated during all works authorised by this consent.  | <ul style="list-style-type: none"> <li>• Air Quality and Odour Management Plan.</li> <li>• Photographs.</li> <li>• Complaints Register.</li> <li>• Work records.</li> <li>• Internal monitoring.</li> <li>• AEMR.</li> <li>• External audits.</li> </ul> |
| B19              | Prior to the commencement of operations, the Applicant must: <ul style="list-style-type: none"> <li>(a) ensure the interior of the FGO and FLD building is designed to facilitate wash down and leachate capture; and</li> <li>(b) seal all trafficable areas.</li> </ul>   | <ul style="list-style-type: none"> <li>• Not relevant for Stage 1 of Operation</li> </ul>  |
| B20              | During operations, the Applicant must ensure that: <ul style="list-style-type: none"> <li>(a) all vehicles on site do not exceed a speed of 20 kilometres per hour;</li> <li>(b) regular watering is conducted within the landscaping material supplies area to ensure dust impacts are minimised; and</li> <li>(c) air quality and odour impacts of the Development are minimised during adverse meteorological conditions.</li> </ul> | <ul style="list-style-type: none"> <li>• Drivers Code of Conduct.</li> <li>• Complaints Register.</li> <li>• Site Induction.</li> <li>• Internal monitoring.</li> <li>• External audits.</li> </ul>  |
| B20A             | The Applicant must ensure the design and construction of the partially enclosed shed (shown in Drawing Number DA100, Issue A in Appendix A) does not preclude the ability for roller doors to be retrofitted.   | <ul style="list-style-type: none"> <li>• Construction Certificate.</li> <li>• Occupation Certificate.</li> <li>• Photographs.</li> </ul>   |
| B21              | The Applicant must ensure the Development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).  | <ul style="list-style-type: none"> <li>• OEMP and sub-plans.</li> <li>• Complaints register.</li> <li>• Environmental monitoring.</li> <li>• Internal and external audits.</li> <li>• AEMR.</li> </ul>   |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT   | POTENTIAL EVIDENCE SOURCES   |
|------------------|--|--|
| B22              | <p>The Applicant must:</p> <ul style="list-style-type: none"> <li>(a) operate the Development so that air and odour emissions are minimised during all meteorological conditions</li> <li>(b) implement best management practice, including all reasonable and feasible air and odour emission mitigation measures to minimise emissions from the Development, including but not limited to an odour management system comprising of:                             <ul style="list-style-type: none"> <li>(i) a system which ensures the FGO and FLD buildings would be held under negative pressure and fitted with automatically closing heavy vehicle roller doors;</li> <li>(ii) installation of an air extraction device(s) which directs the air to eight carbon filters with a 99.9% odour elimination efficiency rate;</li> <li>(iii) installation of a volatile organic compounds (VOC) breakthrough detection alarm in the FGO building which must be triggered once the carbon filters reach 90% saturation;</li> <li>(iv) ducting the air from the FLD building to the FGO building to ensure the air is treated via the eight carbon filters;</li> <li>(v) biological inoculums to deodorise plant and equipment areas; and</li> <li>(vi) the installation of misting sprays above the truck entry/exit in the FGO and FLD building to suppress odour emissions</li> <li>(vii) conduct weekly cleaning of any tipping areas within the FGO or FLD building where interior walls have been contaminated with putrescible waste;</li> </ul> </li> <li>(c) regularly maintain on-site surfaces to prevent dust re-entrainment from vehicle movements and other equipment use;</li> <li>(d) in accordance with the OEMP ensure the regular wash down of the FGO and FLD buildings to ensure a build-up of waste and odour does not occur;</li> <li>(e) ensure regular maintenance of the odour management system; and</li> <li>(f) record and respond to any air quality or odour complaints within 48 hours.</li> </ul> | <ul style="list-style-type: none"> <li>• FGO and FLD operations not relevant for Stage 1 of Operation</li> </ul> |
| B23              | <p>Prior to acceptance of any waste at the FGO or FLD building, the odour management system identified in Condition B22(b) must be installed and operational.</p>  | <ul style="list-style-type: none"> <li>• Not relevant for Stage 1 of Operation</li> </ul>                        |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT   | POTENTIAL EVIDENCE SOURCES  |
|------------------|--|---|
| B24              | <p>Prior to commencement of operation, the Applicant must prepare an Air Quality and Odour Management Plan (AQOMP) to the satisfaction of the Planning Secretary. The AQOMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C7. The AQOMP must:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s) in consultation with the EPA;</li> <li>(b) describe the proactive and reactive measures that would be implemented on site to ensure all reasonable and feasible measures are employed to minimise air quality and odour emissions, including details of the odour management system and all other operational air quality mitigation measures;</li> <li>(c) detail on a site plan the location of any air quality and odour management infrastructure;</li> <li>(d) include an ongoing monitoring program with details of location, frequency and duration of monitoring activities;</li> <li>(e) detail the contingency measures to be deployed to minimise air quality and odour impacts with well-defined triggers for their deployment; and</li> <li>(f) include a system for monitoring and responding to any complaints</li> </ul> | <ul style="list-style-type: none"> <li>• AQOMP.</li> <li>• AQOMP endorsement from DPE.</li> </ul> |
| B25              | <p>The Applicant must:</p> <ul style="list-style-type: none"> <li>(a) not commence operation until the AQMP required by Condition B24 is approved by the Planning Planning Secretary; and</li> <li>(a) implement the most recent version of the AQMP approved by the Planning Secretary for the duration of the Development.</li> </ul>  | <ul style="list-style-type: none"> <li>• Not relevant for Stage 1 of Operation</li> </ul>         |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT   | POTENTIAL EVIDENCE SOURCES   |
|------------------|--|--|
| B26              | <p>The Applicant must carry out an Odour Audit of the Development no later than six months after the commencement of operation of the FGO and FLD buildings. The audit must:</p> <ul style="list-style-type: none"> <li>(a) be carried out by a suitably qualified, experienced and independent person(s), whose appointment has been endorsed by the Planning Secretary;</li> <li>(b) be carried out in accordance with the methodologies set out in the relevant EPA guidelines;</li> <li>(c) identify all significant odour sources at the site;</li> <li>(d) monitor odour and audit the Development whilst the FGO and FLD buildings are in full operation;</li> <li>(e) include a summary of air and odour emission related complaints and any actions that were carried out to address the complaints;</li> <li>(f) validate the Development in consultation with the EPA against the odour predictions in the EIS and provide a comparison between the monitoring results and the relevant EPA guidelines;</li> <li>(g) review the design and management practices of the Development against the industry best practice for odour emissions; and</li> <li>(h) include an action plan that identifies, prioritises and provides timeframes for the implementation of any additional odour emission mitigation measures that may be necessary to reduce odour emissions to ensure the relevant odour criteria is met.</li> </ul> <p><b>Note:</b> The Odour Audit may be prepared so that it addresses the requirements of this consent and the EPL for the Development.</p> | <ul style="list-style-type: none"> <li>• Not relevant for Stage 1 of Operation</li> </ul>  |
| B27              | <p>Within six months of commissioning of the Odour Audit required by Condition B26, or as otherwise agreed by the Planning Secretary, the Applicant must submit a copy of the Odour Audit report to the satisfaction of the Planning Secretary, together with the Applicant's response to any recommendations contained in the Odour Audit report.</p>   | <ul style="list-style-type: none"> <li>• Not relevant for Stage 1 of Operation</li> </ul>  |
| B28              | <p>The Applicant must comply with any reasonable requirement(s) of the Planning Secretary arising from the Odour Audit.</p>  | <ul style="list-style-type: none"> <li>• Not relevant for Stage 1 of Operation</li> </ul>  |
| B29              | <p>Any leachate generated on the site must be captured and re-used on-site or disposed of at a licenced facility, and no leachate is permitted to enter the stormwater system.</p>   | <ul style="list-style-type: none"> <li>• EPL.</li> <li>• EPL Annual Return.</li> <li>• EPA Audits.</li> <li>• Internal Monitoring.</li> <li>• Water Management Plan.</li> <li>• AEMR.</li> <li>• Photographs.</li> </ul> |
| B30              | <p>The Applicant must ensure all wastewater is discharged to sewer in accordance with a Trade Waste Agreement with Sydney Water or tankered offsite for appropriate disposal at licenced facilities or further processing</p>  | <ul style="list-style-type: none"> <li>• Trade Waste Agreement.</li> <li>• Waste receipts.</li> </ul>  |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT  | POTENTIAL EVIDENCE SOURCES   |
|------------------|---|--|
| B31              | The Applicant must install an alarm system which sounds and flashes once the amount of wastewater within the six 35 kL wastewater tanks reaches 80% of the total capacity.  | <ul style="list-style-type: none"> <li>• Installation records.</li> <li>• Testing records.</li> <li>• Photographs.</li> </ul>  |
| B32              | Wastewater from the hydro-excavation, drill mud and fluids processing facility is not permitted to enter the stormwater management system.  | <ul style="list-style-type: none"> <li>• Water Management Plan.</li> <li>• Internal monitoring.</li> <li>• Internal and external audits.</li> <li>• Design plans.</li> <li>• Certification records.</li> </ul> |
| B33              | <p>Prior to commencement of operation of the hydro-excavation, drill mud and fluid processing facility, the Applicant must ensure:</p> <ul style="list-style-type: none"> <li>(a) the wastewater management system is operational; and</li> <li>(b) the wastewater tanks associated with the hydro-excavation, drill mud and fluid processing facility are bunded in accordance with:                             <ul style="list-style-type: none"> <li>(i) all relevant Australian Standards; and</li> <li>(ii) NSW EPA's Spill Management Bunding guidelines.</li> </ul> </li> </ul>   | <ul style="list-style-type: none"> <li>• Installation records.</li> <li>• Testing results.</li> <li>• Internal and external audits.</li> <li>• Certification records.</li> </ul>                               |
| B34              | <p>Prior to the commencement of operations of the FLD building, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) ensure the base of the FLD tip pit is located at or above 44.5 m AHD (0.5 m above the groundwater table);</li> <li>(b) line the FLD building tip pit with an impermeable barrier to prevent leachate from entering groundwater;</li> <li>(c) install an alarm within the two 27 kL liquid food waste tanks which sounds and flashes once 75% of the total capacity is reached; and</li> <li>(d) ensure the liquid food waste tanks are bunded in accordance with all relevant Australian Standards and NSW EPA's Spill Management Bunding guidelines.</li> </ul> | <ul style="list-style-type: none"> <li>• Not relevant for Stage 1 of Operation</li> </ul>  |
| B35              | Any liquid food waste generated within the FLD building must be contained within the two 27 kL tanks within the FLD building.   | <ul style="list-style-type: none"> <li>• Not relevant for Stage 1 of Operation</li> </ul>  |
| B36              | Every 12 months from commencement of the FLD operations, the Applicant must conduct groundwater monitoring and demonstrate that leachate from the FLD facility tip pit is not entering groundwater. The groundwater monitoring must be conducted by a suitably qualified and experienced expert whose appointment has been endorsed by the Planning Secretary.  | <ul style="list-style-type: none"> <li>• Not relevant for Stage 1 of Operation</li> </ul>  |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT  | POTENTIAL EVIDENCE SOURCES   |
|------------------|---|--|
| B37              | <p>Within two months of the groundwater monitoring being conducted, the Applicant must submit a Groundwater Report to the Planning Secretary which:</p> <ul style="list-style-type: none"> <li>(a) includes a plan showing the location of the groundwater monitoring well which was sampled in accordance with Condition B36;</li> <li>(b) details the baseline data, groundwater levels and monitoring results against the relevant criteria;</li> <li>(c) considers whether leachate from the FLD tip pit has entered groundwater; and</li> </ul>  | <ul style="list-style-type: none"> <li>• Not relevant for Stage 1 of Operation</li> </ul>  |
| B38              | <p>Should it be determined that leachate has entered groundwater, the Applicant is not permitted to store waste within the FLD tip pit until the leak has been rectified.</p>   | <ul style="list-style-type: none"> <li>• Not relevant for Stage 1 of Operation</li> </ul>  |
| B39              | <p>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.</p>   | <ul style="list-style-type: none"> <li>• EPL.</li> <li>• EPL Annual Return.</li> <li>• EPA Audits.</li> <li>• Internal Monitoring.</li> <li>• Water Management Plan.</li> <li>• AEMR.</li> <li>• Photographs.</li> </ul> |
| B40              | <p>Prior to the commencement of construction, the Applicant must prepare a Flood Emergency Response Plan (FERP) for the Development in consultation with Council and to the satisfaction of the Planning Secretary. The Plan must form part of the CEMP and OEMP required by Conditions C1 and C4 and must:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) include details of:                             <ul style="list-style-type: none"> <li>(i) the flood emergency responses for both construction and operation phases of the Development;</li> <li>(ii) predicted flood levels;</li> <li>(iii) flood warning time and flood notification;</li> <li>(iv) assembly points and evacuation routes;</li> <li>(v) evacuation and refuge protocols; and</li> <li>(vi) awareness training for employees and contractors.</li> </ul> </li> </ul> <p><i>Construction condition with ongoing compliance requirement during operation.</i></p> | <ul style="list-style-type: none"> <li>• Flood Emergency Response Plan.</li> <li>• Flood Emergency Response Plan endorsement by DPE.</li> </ul>  |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT  | POTENTIAL EVIDENCE SOURCES  |
|------------------|---|---|
| B41              | The Applicant must: <ul style="list-style-type: none"> <li>(a) not commence construction until the FERP required by Condition B40 is approved by the Planning Secretary; and</li> <li>(b) implement the most recent version of the FERP approved by the Planning Secretary for the duration of the Development.</li> </ul> Construction condition with ongoing compliance requirement during operation.   | <ul style="list-style-type: none"> <li>• Flood Emergency Response Plan.</li> <li>• Flood Emergency Response Plan endorsement by DPE.</li> </ul>   |
| B42              | All floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 0.5 m of freeboard.  | <ul style="list-style-type: none"> <li>• Flood Emergency Response Plan.</li> <li>• Flood Emergency Response Plan endorsement by DPE.</li> <li>• Design plans.</li> <li>• Stamped approved plans.</li> </ul>               |
| B43              | The Applicant must design, install and operate a stormwater management system for the Development. The system must: <ul style="list-style-type: none"> <li>(a) be designed by a suitably qualified and experienced person(s);</li> <li>(b) be generally in accordance with the conceptual design in the EIS and Modification Assessments and applicable Australian Standards;</li> <li>(c) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Soils and Construction – Volume 1</i> (Landcom, 2004);</li> <li>(d) divert existing clean surface water around operational areas of the site;</li> <li>(e) prevent firewater and contaminated water from entering the stormwater system; and</li> </ul> | <ul style="list-style-type: none"> <li>• Stormwater Assessment / Plan.</li> <li>• Stormwater / Civil Works construction certificate.</li> </ul>   |
| B45              | Prior to the issue of the Final Occupation Certificate, Works-As-Executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved must be submitted to the PCA.  | <ul style="list-style-type: none"> <li>• Works-As-Executed drawings.</li> <li>• Occupation Certificate.</li> </ul>  |
| B46              | The Applicant must ensure the stormwater generated from the development is directed to the on site in-ground concrete pit and/or Ecoceptor prior to being released to Council's street kerb and gutter.   | <ul style="list-style-type: none"> <li>• Stormwater Assessment / Plan.</li> <li>• Stormwater / Civil Works construction certificate.</li> <li>• Works-As-Executed drawings.</li> <li>• Occupation Certificate.</li> </ul> |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT  | POTENTIAL EVIDENCE SOURCES  |
|------------------|---|---|
| B47              | <p>Within 6 months of the operation of the landscaping materials supplies facility, the Applicant must demonstrate to the Planning Secretary that the following stormwater reduction targets for the site are being met:</p> <ul style="list-style-type: none"> <li>(a) Gross pollutants – 90%.</li> <li>(b) Total suspended solids (TSS) - 80%.</li> <li>(c) Total phosphorous (TP) – 55%.</li> <li>(d) Total nitrogen – 40%.</li> </ul>   | <ul style="list-style-type: none"> <li>• Environmental monitoring.</li> <li>• Lab records.</li> <li>• AEMR.</li> </ul>          |
| B48              | <p>If the Targets in B47 are not met, the Applicant must install additional mitigation measures to meet the targets in B47.</p>   | <ul style="list-style-type: none"> <li>• Updated management plans as required.</li> </ul>                                       |
| B49              | <p>Prior to the commencement of operation, the Applicant must prepare a Water Management Plan to the satisfaction of the Planning Secretary. The Water Management Plan must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C7. The Water Management Plan must:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) detail water use, disposal and management on-site;</li> <li>(c) detail the water licence requirements for the development i.e trade waste;</li> <li>(d) detail how leachate, stormwater and wastewater would be managed, including how any changes approved by modification applications have been addressed;</li> <li>(e) detail any trigger levels to ensure overflow of wastewater and leachate at the site does not occur;</li> <li>(f) contain a Surface Water Management Plan, including:                         <ul style="list-style-type: none"> <li>(i) a program to monitor:                                 <ul style="list-style-type: none"> <li>a. surface water flows and quality;</li> <li>b. surface water storage and use; and</li> </ul> </li> <li>(ii) sediment and erosion controls;</li> <li>(iii) surface water impact assessment criteria, including trigger levels for investigating and potential adverse surface water impacts; and</li> <li>(iv) a protocol for the investigation and mitigation of identified exceedances of the surface water impact assessment criteria.</li> </ul> </li> <li>(g) contain a Groundwater Management Plan, including:                         <ul style="list-style-type: none"> <li>(i) baseline data on groundwater levels and quality;</li> <li>(ii) a program to monitor groundwater levels and quality;</li> <li>(iii) groundwater impact assessment criteria, including trigger levels for investigating any potentially adverse groundwater impacts; and</li> <li>(iv) a protocol for the investigation and mitigation of identified exceedances of the groundwater impact assessment criteria.</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Water Management Plan.</li> <li>• DPE endorsement of Water Management Plan.</li> </ul> |



| CONDITION NUMBER | COMPLIANCE REQUIREMENT   | POTENTIAL EVIDENCE SOURCES  |
|------------------|--|---|
| B50              | The Applicant must: <ul style="list-style-type: none"> <li>(a) not commence operation until the Water Management Plan required by Condition B49 is approved by the Planning Secretary; and</li> <li>(b) implement the most recent version of the Water Management Plan approved by the Planning Secretary for the duration of the Development.</li> </ul>  | <ul style="list-style-type: none"> <li>• Water Management Plan.</li> <li>• DPE endorsement of Water Management Plan.</li> </ul>     |
| B51              | To ensure that chemical spills and fire-water are contained on-site, prior to the commencement of operations, the Applicant must: <ul style="list-style-type: none"> <li>(a) prepare an Emergency Response Plan as part of the OEMP as required by Condition C4 which details the responsibilities and procedures should a chemical spill or fire occur on the site;</li> <li>(b) ensure the stormwater isolation valve functionality has a fail-safe function on power failure which automatically closes the valve. The stormwater isolation valve must remain in the closed position until a manual over-ride function is initiated upon confirmation that stormwater isolation is no longer required or once any contaminated water is disposed via trade waste or at a site that can lawfully receive the waste; and</li> <li>(c) ensure the location of the stormwater isolation valve and any associated controls are clearly identified on the site's fire hydrant block plan, fire sprinkler block plan and the site plan located within the site's Emergency Response Plan.</li> </ul> | <ul style="list-style-type: none"> <li>• Emergency Response Plan.</li> <li>• DPE endorsement of Emergency Response Plan.</li> </ul> |
| B53              | Prior to the commencement of any operations, the Applicant must provide a total of 31 car parking spaces (including two disabled car spaces), all car parking must be constructed in accordance with the latest version of AS 2890.  | <ul style="list-style-type: none"> <li>• Works-As-Executed drawings.</li> <li>• Occupation Certificate.</li> </ul>                  |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT   | POTENTIAL EVIDENCE SOURCES  |
|------------------|--|---|
| B54              | <p>The Applicant must ensure:</p> <ul style="list-style-type: none"> <li>(a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the Development are constructed and maintained in accordance with the latest version of AS 2890.1 and AS 2890.2;</li> <li>(b) the western entry/exit must be widened to meet RMS heavy vehicle access requirements and be submitted to Council for approval;</li> <li>(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;</li> <li>(d) the Development does not result in any vehicles queuing on the public road network in particular Davis Road;</li> <li>(e) heavy vehicles and bins associated with the Development are not parked on local roads or footpaths in the vicinity of the site;</li> <li>(f) all vehicles are wholly contained on site before being required to stop;</li> <li>(g) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network;</li> <li>(h) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times;</li> <li>(i) the eastern driveway is reserved for service and emergency access only;</li> <li>(j) the various operating areas must be clearly marked and signage erected to direct heavy vehicles to the relevant operating areas; and</li> <li>(k) pedestrian paths on site must be clearly marked at all times.</li> </ul> | <ul style="list-style-type: none"> <li>• Operational Traffic Management Plan.</li> <li>• DPE Endorsement of Operational Traffic Management Plan.</li> <li>• Site Induction.</li> <li>• Drivers Code of Conduct.</li> <li>• Traffic Control Plan.</li> <li>• Site Monitoring.</li> <li>• Internal and External Audit.</li> </ul> |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT   | POTENTIAL EVIDENCE SOURCES   |
|------------------|--|--|
| B55              | <p>Prior to the commencement of operations, 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 C7. The OTMP must:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) be prepared in consultation with Council;</li> <li>(c) detail the measures that are to be implemented to ensure road safety and network efficiency is maintained including restricting queuing or parking of vehicles on Davis Road and re-directing heavy vehicles during peak times so that queuing is appropriately managed;</li> <li>(d) detail heavy vehicle routes, driveway widening, access and parking arrangements;</li> <li>(e) include a Driver Code of Conduct to:                             <ul style="list-style-type: none"> <li>(i) minimise the impacts on the local and regional road network;</li> <li>(ii) minimise conflicts with other road users;</li> <li>(iii) minimise road traffic noise;</li> <li>(iv) ensure truck drivers use specified routes; and</li> <li>(v) include a program to monitor the effectiveness of these measures.</li> </ul> </li> <li>(f) include a Traffic Control Plan (TCP) detailing:                             <ul style="list-style-type: none"> <li>(i) the location of signage to direct heavy vehicles to the relevant operating areas;</li> <li>(ii) the on-site measures to be implemented to control the movement of trucks in, out and onsite, such as 'left turn only' signs and a traffic controller; and</li> <li>(iii) provisions for requiring a dedicated traffic controller to stop exiting trucks to allow an entering truck to manoeuvre into the site unhindered.</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Operational Traffic Management Plan.</li> <li>• DPE Endorsement of Operational Traffic Management.</li> </ul>   |
| B56              | <p>The Applicant must:</p> <ul style="list-style-type: none"> <li>(a) not commence operation until the OTMP required by Condition B55 is approved by the Planning Secretary; and</li> <li>(b) ensure the OTMP (as required and approved by the Planning Secretary from time to time) is implemented for the operational life of the Development.</li> </ul>  | <ul style="list-style-type: none"> <li>• Operational Traffic Management Plan.</li> <li>• DPE Endorsement of Operational Traffic Management.</li> <li>• Internal and external audits.</li> <li>• AEMR.</li> </ul> |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT   | POTENTIAL EVIDENCE SOURCES  |
|------------------|--|---|
| B57              | <p>The Applicant must comply with the hours detailed below:</p> <ul style="list-style-type: none"> <li>(a) For demolition and construction: <ul style="list-style-type: none"> <li>(i) Monday to Friday – 7am to 6pm.</li> <li>(ii) Saturday – 8am to 1pm.</li> <li>(iii) Sunday – no works permitted.</li> </ul> </li> <li>(b) For operation: <ul style="list-style-type: none"> <li>(i) Hydro-excavation, drill mud and fluids processing facility – 24 hours, Monday to Sunday for receipt, dispatch and processing.</li> <li>(ii) FGO Facility - 24 hours, Monday to Sunday for receipt, dispatch and processing.</li> <li>(iii) FLD Facility - 24 hours, Monday to Sunday for receipt, dispatch and processing.</li> <li>(iv) Landscaping Material Supplies Factory - 24 hours, Monday to Sunday for receipt and dispatch.</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• OEMP.</li> <li>• Conceptual Decommissioning Management Plan.</li> <li>• Site Induction.</li> <li>• Complaints register.</li> </ul>   |
| B58              | <p>Works outside of the hours identified in Condition B57 may be undertaken in the following circumstances:</p> <ul style="list-style-type: none"> <li>(a) works that are inaudible at the nearest sensitive receivers;</li> <li>(b) works agreed to in writing by the Planning Secretary;</li> <li>(c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or where it is required in an emergency to avoid the loss of lives, property and /or prevent environmental harm.</li> </ul> <p><b>Note:</b> this condition is no longer wholly relevant as the Facility may operation 24 hours a day, 7 days a week.</p>   | <ul style="list-style-type: none"> <li>• OEMP.</li> <li>• Site Induction.</li> <li>• Internal and External Audits.</li> <li>• Incident Register.</li> </ul>   |
| B60              | <p>The Applicant must ensure that noise generated by operation of the Development does not exceed the noise limits, measured in dB(A) at all residential receivers as per below:</p> <ul style="list-style-type: none"> <li>(a) Day - <math>L_{Aeq(15\text{ minute})} - 35</math>.</li> <li>(b) Evening - <math>L_{Aeq(15\text{ minute})} - 35</math>.</li> <li>(c) Night - <math>L_{Aeq(15\text{ minute})} - 35</math>.</li> <li>(d) Night - <math>L_{A1(1\text{ minute})} - 45</math>.</li> </ul> <p><b>Note:</b> Noise generated by the Development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Industrial Noise Policy.</p>   | <ul style="list-style-type: none"> <li>• OEMP.</li> <li>• Site Induction.</li> <li>• Internal and External Audits.</li> <li>• Incident Register.</li> <li>• Complaints Register.</li> <li>• AEMR.</li> </ul>  |
| B61              | <p>The Applicant must:</p> <ul style="list-style-type: none"> <li>(a) implement best practice, including all noise management and mitigation measures to prevent and minimise operational, low frequency and traffic noise generated by the development;</li> <li>(b) minimise the noise impacts of the development during adverse meteorological conditions;</li> <li>(c) maintain the effectiveness of any noise suppression equipment on plant at all times and ensure defective plant and equipment is not being used operationally until fully repaired; and</li> <li>(d) regularly assess noise emissions and relocate, modify and/or stop operations to ensure compliance with the relevant conditions of this consent</li> </ul>   | <ul style="list-style-type: none"> <li>• OEMP.</li> <li>• Site Induction.</li> <li>• Internal and External Audits.</li> <li>• Incident Register.</li> <li>• Complaints Register.</li> <li>• AEMR.</li> <li>• Maintenance Records.</li> <li>• Inspection Records.</li> </ul> |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT  | POTENTIAL EVIDENCE SOURCES   |
|------------------|---|--|
| B62              | The Applicant must ensure that all its vehicles are fitted with broadband reversing alarms only.  | <ul style="list-style-type: none"> <li>• Purchase / retrofitting records.</li> <li>• Internal and external audits.</li> </ul>                        |
| B64              | <p>During the commissioning of the hydro-excavation, drill mud and fluids processing equipment the Applicant must conduct vibration testing on vibration generating equipment. The vibration testing must be conducted by a suitably qualified and experienced person(s). Should exceedances occur, the Applicant must implement the following mitigation measures:</p> <p>(a) equipment causing the vibration should be isolated on resilient mounts from any connective structures;</p> <p>(b) inertia blocks should be considered to add system mass to reduce vibration; and</p> <p>(c) balance weights to correct rotation of poorly balanced parts.</p> | <ul style="list-style-type: none"> <li>• Evidence of specialist engagement.</li> <li>• Testing results.</li> </ul>                                   |
| B65              | Evidence of the vibration testing and outcomes must be submitted to the Planning Secretary and the EPA within two months of conducting the testing.   | <ul style="list-style-type: none"> <li>• Evidence of submission (e.g. receipt, email, upload record).</li> </ul>                                     |
| B66              | <p>The Applicant must store all chemicals, fuels and oils used on-site in accordance with:</p> <p>(a) the requirements of all relevant Australian Standards; and</p> <p>(b) the NSW EPA's 'Storing and Handling of Liquids: Environmental Protection – Participants Handbook' if the chemicals are liquids.</p> <p>In the event of an inconsistency between the requirements listed from (a) to (b) above, the most stringent requirement must prevail to the extent of the inconsistency.</p>  | <ul style="list-style-type: none"> <li>• Photographs.</li> <li>• Internal and external audits.</li> <li>• Site Induction for contractors.</li> </ul> |
| B67              | 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.  | <ul style="list-style-type: none"> <li>• Photographs.</li> <li>• Internal and external audits.</li> <li>• Site Induction for contractors.</li> </ul> |
| B68              | <p>Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with:</p> <p>(a) all relevant Australian Standards;</p> <p>(b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and</p> <p>(c) the Environment Protection Manual for Authorised Officers: Bunding and Spill Management, technical bulletin (EPA, 1997).</p> <p>In the event of an inconsistency between the requirements listed from a) to c) above, the most stringent requirement must prevail to the extent of the inconsistency.</p>                    | <ul style="list-style-type: none"> <li>• Photographs.</li> <li>• Internal and external audits.</li> <li>• Site Induction for contractors.</li> </ul> |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT   | POTENTIAL EVIDENCE SOURCES   |
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| B69              | The Applicant must: <ul style="list-style-type: none"> <li>(a) ensure all waste loads are covered unless fully contained with building(s); and</li> <li>(b) maintain the site in a clean and tidy state at all times.</li> </ul>   | <ul style="list-style-type: none"> <li>• OEMP / Waste Management Plan.</li> <li>• Internal and external audits.</li> <li>• Photographs.</li> <li>• Action list from routine inspections (where applicable and available).</li> </ul> |
| B70              | The Applicant must: <ul style="list-style-type: none"> <li>(a) implement suitable measures to manage pests, vermin and declared noxious weeds on the site; and</li> <li>(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.</li> </ul> <p><b>Note:</b> For the purposes of this condition, noxious weeds are those species subject to an order declared under the Noxious Weed Act 1993.</p>   | <ul style="list-style-type: none"> <li>• Records of pest / weed inspections.</li> <li>• Records of pest / weed management works undertaken.</li> <li>• Internal and external audits.</li> <li>• AEMR.</li> </ul>                     |
| B72              | Prior to the commencement of construction, the Applicant must prepare a Building Material Schedule and Landscape Plan for the Development to the satisfaction of the Planning Secretary. The Schedule and Plan must: <ul style="list-style-type: none"> <li>(c) be prepared in consultation with Council;</li> <li>(d) be consistent with the Fairfield City Council Development Control Plan 2013;</li> <li>(e) include a schedule of the building materials and colours to be used on the facades; and</li> <li>(f) include details on landscaping including species and number of plants to be planted and the watering regime.</li> </ul> <p>Only native species are to be used for landscaping purposes, and species must be selected which benefit the Cumberland Plain Woodland species present on the site.</p> <p><b>Note:</b> Construction condition with ongoing compliance required during operation (see Condition B73)</p> | <ul style="list-style-type: none"> <li>• Not applicable</li> </ul>   |
| B73              | The Applicant must: <ul style="list-style-type: none"> <li>(a) not commence construction until the Building Material Schedule and Landscape Plan required by Condition B72 is approved by the Planning Secretary; and</li> <li>(b) ensure the Building Material Schedule and Landscape Plan (as required and approved by the Planning Secretary from time to time) is implemented for the operational life of the Development.</li> </ul> <p><b>Note:</b> Construction condition with ongoing compliance required during operation</p>   | <ul style="list-style-type: none"> <li>• Building Material Schedule and Landscape Plan.</li> <li>• Internal and external audits.</li> </ul>  |

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|------------------|---|---|
| B74              | <p>The external walls of the building including attachments must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of a Construction Certificate and Occupation Certificate the Certifying Authority must:</p> <ul style="list-style-type: none"> <li>(a) be satisfied that suitable evidence is provided to demonstrate that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the relevant requirements of the NCC; and</li> <li>(b) ensure that the documentation relied upon in the approval processes include an appropriate level of detail to demonstrate compliance with the NCC as proposed and as built.</li> </ul>  | <ul style="list-style-type: none"> <li>• Construction Certificate.</li> <li>• Occupation Certificate.</li> </ul>  |
| B75              | <p>A copy of the documentation required under Condition B74(b) must be provided to the Planning Secretary within 7 days of being accepted by the Certifying Authority.</p>  | <ul style="list-style-type: none"> <li>• Evidence of upload / submission to DPIE.</li> </ul>  |
| B76              | <p>The Applicant must ensure the lighting associated with the Development:</p> <ul style="list-style-type: none"> <li>(a) complies with the latest version of AS 4282 (INT) - Control of Obtrusive Effects of Outdoor Lighting; and</li> <li>(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.</li> </ul>   | <ul style="list-style-type: none"> <li>• Photographs.</li> <li>• Light selection.</li> <li>• Internal and external audits.</li> <li>• Complaints register.</li> </ul> |
| B77              | <p>All signage and fencing must be erected in accordance with the Development plans included in the EIS/RTS.<br/> <b>Note:</b> <i>This condition does not apply to temporary construction and safety related signage and fencing.</i></p>   | <ul style="list-style-type: none"> <li>• Fencing plans.</li> <li>• Photographs.</li> </ul>  |
| B78              | <p>The Applicant must cease all works on site in the event that any Aboriginal cultural object(s) or human remains are uncovered. If human remains are uncovered, you must immediately stop work, not further disturb the remains and notify NSW Police. OEHL and the Aboriginal community must be contacted if the remains are suspected to be of Aboriginal origin. If other Aboriginal objects are discovered, you must immediately stop work, not further disturb the objects and notify OEHL by calling Environment Line on 131 555. Works must not resume in the designated area until the relevant written consent is received from NSW Police and/or OEHL. Any Aboriginal objects discovered must be registered on the Aboriginal Heritage Management Information System (AHIMS), in accordance with section 89A of the National Parks and Wildlife Act 1974.</p> | <ul style="list-style-type: none"> <li>• Site Induction.</li> <li>• Incident register.</li> <li>• Record of site and contact made to EES.</li> </ul>                  |
| B79              | <p>The Applicant shall:</p> <ul style="list-style-type: none"> <li>(a) maintain the perimeter fence and security gates on the site; and</li> <li>(b) ensure that the security gates on site are locked whenever the site is unattended.</li> </ul>  | <ul style="list-style-type: none"> <li>• Internal and external audits.</li> <li>• Site induction.</li> <li>• Photographs.</li> </ul>                                  |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT  | POTENTIAL EVIDENCE SOURCES   |
|------------------|---|--|
| B80              | <p>Prior to the commencement of operations, the Applicant must prepare a Conceptual Decommissioning Management Plan (DMP) for the Development to the satisfaction of the Planning Secretary. The plan must form part of the OEMP required by Condition C7. The DMP must:</p> <ul style="list-style-type: none"> <li>(a) include a schedule for the decommissioning of the Development;</li> <li>(b) detail how the following would be achieved:                             <ul style="list-style-type: none"> <li>(i) ensure the site is left in a safe, stable and non-polluting manner;</li> <li>(ii) removal of all waste from the site;</li> <li>(iii) restoration of the site to the existing landuse in accordance with State Environmental Planning Policy No 55 – Remediation of Land; and</li> <li>(iv) ensure public safety is maintained.</li> </ul> </li> <li>(c) include procedures for notification of the surrounding landowners;</li> <li>(d) include procedures for safe removal of any machinery and structures;</li> <li>(e) include measures to mitigate any environmental impacts associated with the removal of the development;</li> <li>(f) include details of monitoring that would be undertaken during the decommissioning of the development; and</li> <li>(g) be reviewed 12 months prior to the closure of the site to the satisfaction of the Planning Secretary</li> </ul> | <ul style="list-style-type: none"> <li>• Conceptual Decommissioning Management Plan.</li> <li>• Evidence of DPE acceptance of Conceptual Decommissioning Management Plan.</li> </ul> |



| CONDITION NUMBER | COMPLIANCE REQUIREMENT  | POTENTIAL EVIDENCE SOURCES   |
|------------------|---|--|
| C4               | <p>The Applicant must prepare an Operational Environmental Management Plan (OEMP) to the satisfaction of the Planning Secretary. The OEMP must:</p> <ul style="list-style-type: none"> <li>(a) be approved by the Planning Secretary prior to the commencement of operations;</li> <li>(b) be prepared by a suitably qualified and experienced expert;</li> <li>(c) provide the strategic framework for environmental management of the Development;</li> <li>(d) identify the statutory approvals that apply to the Development;</li> <li>(e) provide a legible site plan which shows all the various operations on the site;</li> <li>(f) detail the FGO and FLD cleaning and maintenance regime;</li> <li>(g) include the details of the groundwater monitoring as required by Condition B36;</li> <li>(h) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the Development;</li> <li>(i) describe the procedures that would be implemented to:                             <ul style="list-style-type: none"> <li>(i) keep the local community and relevant agencies informed about the operation and environmental performance of the Development;</li> <li>(ii) receive, handle, respond to, and record complaints;</li> <li>(iii) resolve any disputes that may arise;</li> <li>(iv) respond to any non-compliance; and</li> <li>(v) respond to emergencies.</li> </ul> </li> <li>(j) include the following environmental management plans:                             <ul style="list-style-type: none"> <li>(i) Waste Management Plan (Condition B12);</li> <li>(ii) Air Quality and Odour Management Plan (see Condition B24);</li> <li>(iii) Water Management Plan (see Condition B49);</li> <li>(iv) Emergency Response Plan that addresses flooding, chemical spills and fire water containment (see Condition B51 and B40);</li> <li>(v) Operational Traffic Management Plan (see Condition B55); and</li> <li>(vi) Conceptual Decommissioning Management Plan (see Condition B80).</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• OEMP.</li> <li>• Evidence of DPE acceptance of OEMP.</li> </ul>   |
| C5               | <p>The Applicant must 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), unless otherwise agreed by the Planning Secretary.</p>  | <ul style="list-style-type: none"> <li>• OEMP.</li> <li>• Sub-plans.</li> <li>• Internal and external audits.</li> <li>• Site Induction.</li> <li>• Photographs.</li> <li>• AEMR.</li> </ul> |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT   | POTENTIAL EVIDENCE SOURCES   |
|------------------|--|--|
| C6               | The Applicant must submit a Conditions Compliance Report to the Planning Secretary with any Environmental Management Plans, to track compliance with the conditions of this approval during the construction and operation of the Development. The Conditions Compliance Report must include procedures for rectifying any non-compliance identified.  | <ul style="list-style-type: none"> <li>• This CCR.</li> <li>• DPE acceptance of this CCR.</li> </ul> |
| C7               | The Applicant must ensure that the environmental management plans required under Condition C1 and Condition C4 of this consent are prepared by a suitably qualified person or persons in accordance with best practice and include: <ul style="list-style-type: none"> <li>(a) detailed baseline data</li> <li>(b) a description of:                             <ul style="list-style-type: none"> <li>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</li> <li>(ii) any relevant limits or performance measures/criteria; and</li> <li>(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.</li> </ul> </li> <li>(c) a description of the management measures that would be implemented to comply with the relevant statutory requirements, limits or performance measures/criteria;</li> <li>(d) a program to monitor and report on the:                             <ul style="list-style-type: none"> <li>(i) impacts and environmental performance of the Development; and</li> <li>(ii) effectiveness of any management measures (see (c) above).</li> </ul> </li> <li>(e) a contingency plan to manage any unpredicted impacts and their consequences;</li> <li>(f) a program to investigate and implement ways to improve the environmental performance of the Development over time;</li> <li>(g) a protocol for managing and reporting any:                             <ul style="list-style-type: none"> <li>(i) incidents;</li> <li>(ii) complaints;</li> <li>(iii) non-compliances with statutory requirements; and</li> <li>(iv) exceedances of the impact assessment criteria and/or performance criteria.</li> </ul> </li> <li>(h) a protocol for periodic review of the plan.</li> </ul> | <ul style="list-style-type: none"> <li>• DPE acceptance of management plans.</li> </ul>              |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT   | POTENTIAL EVIDENCE SOURCES   |
|------------------|--|--|
| C8               | <p>Within three months of:</p> <ul style="list-style-type: none"> <li>(a) approval of a modification;</li> <li>(b) approval of an annual review under Condition C9;</li> <li>(c) submission of an incident report under Condition C10; and</li> <li>(d) completion of an audit under Condition C14.</li> </ul> <p>The Applicant must review, and if necessary revise, the strategies, plans, and programs required under this consent to the satisfaction of the Planning Secretary.</p> <p><b>Note:</b> This is to ensure the strategies, plans and programs are updated on a regular basis, and incorporate any recommended measures to improve the environmental performance of the Development.</p>  | <ul style="list-style-type: none"> <li>• Evidence of upload and receipt from DPIE.</li> <li>• DPE acceptance of updated management plans.</li> </ul>             |
| C9               | <p>Each year, the Applicant must review the environmental performance of the Development to the satisfaction of the Planning Secretary. This review must:</p> <ul style="list-style-type: none"> <li>(a) describe the development that was carried out in the previous calendar year, and the Development that is proposed to be carried out over the next year;</li> <li>(b) include a comprehensive review of the monitoring results and complaints records of the Development over the previous calendar year, which includes a comparison of these results against the:                         <ul style="list-style-type: none"> <li>(i) the relevant statutory requirements, limits or performance measures/criteria;</li> <li>(ii) requirements of any plan or program required under this consent;</li> <li>(iii) the monitoring results of previous years; and</li> <li>(iv) the relevant predictions in the EIS.</li> </ul> </li> <li>(c) identify any non-compliance over the last year, and describe what actions were (or are being) taken to ensure compliance;</li> <li>(d) identify any trends in the monitoring data over the life of the Development;</li> <li>(e) identify any discrepancies between the predicted and actual impacts of the Development, and analyse the potential cause of any significant discrepancies; and</li> <li>(f) describe what measures will be implemented over the next year to improve the environmental performance of the Development.</li> </ul> | <ul style="list-style-type: none"> <li>• AEMR.</li> <li>• Evidence of submission of AEMR.</li> </ul>   |
| C10              | <p>Within 24 hours of any incident or potential incident with actual or potential significant off-site impacts on people or the biophysical environment, a report shall be supplied to the Department outlining the basic facts. A further detailed report shall be prepared and submitted following investigations of the causes and identification of necessary additional preventive measures. That report must be submitted to the Planning Secretary no later than 14 days after the incident or potential incident.</p>  | <ul style="list-style-type: none"> <li>• Incident register.</li> <li>• Evidence of DPE notification.</li> <li>• Evidence of report submission to DPE.</li> </ul> |
| C11              | <p>The Applicant shall maintain a register of accidents, incidents and potential incidents. The register shall be made available for inspection at any time by the independent Hazard Auditor and the Department.</p>  | <ul style="list-style-type: none"> <li>• Incident register.</li> </ul>   |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT  | POTENTIAL EVIDENCE SOURCES   |
|------------------|---|--|
| C12              | 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.  | <ul style="list-style-type: none"> <li>Website.</li> </ul>   |
| C13              | <p>Within one year of the commencement of operation, and every three years thereafter, unless the Planning Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit (audit) of the Development. Division 2B of Part 6 of the EP&amp;A Act applies to these audits, which are for the purposes of ascertaining information in relation to the environmental performance of the Development and the adequacy of strategies, plans and programs. Audits must:</p> <ul style="list-style-type: none"> <li>(a) be conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Planning Secretary;</li> <li>(b) include consultation with the relevant agencies;</li> <li>(c) assess the environmental performance of the Development and assess whether it is complying with the requirements in this consent, and any other relevant approvals, relevant EPL(s) (including any assessment, plan or program required under these approvals);</li> <li>(d) review the adequacy of any approved strategy, plan or program required under the abovementioned consents; and</li> <li>(e) recommend measures or actions to improve the environmental performance of the Development, and/or any strategy, plan or program required under these consents.</li> </ul> <p><b>Note:</b> <i>This audit team must be led by a suitably qualified auditor, and include relevant experts in any other fields specified by the Planning Secretary.</i></p> | <ul style="list-style-type: none"> <li>Evidence of Independent Audit third-party engagement.</li> <li>Evidence of Independent Audit third-party engagement support from DPE.</li> <li>Independent Audit report.</li> </ul> |
| C14              | Within three months of commissioning this audit, or as otherwise agreed by the Planning Secretary, the Applicant must submit a copy of the audit report to the Planning Secretary, and any other NSW agency that requests it, together with its response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The Applicant must implement these recommendations to the satisfaction of the Planning Secretary.   | <ul style="list-style-type: none"> <li>Independent Audit report.</li> <li>Independent Audit response.</li> <li>Evidence of submission to DPE.</li> </ul>   |

| CONDITION NUMBER | COMPLIANCE REQUIREMENT   | POTENTIAL EVIDENCE SOURCES                                   |
|------------------|--|--|
| C15              | <p>The Applicant must:</p> <ul style="list-style-type: none"> <li>(a) make copies of the following publicly available on its website:                             <ul style="list-style-type: none"> <li>(i) the documents referred to in Condition A2;</li> <li>(ii) all current statutory approvals for the Development;</li> <li>(iii) all approved strategies, plans and programs required under the conditions of this consent;</li> <li>(iv) 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;</li> <li>(v) a complaint register updated on a monthly basis;</li> <li>(vi) the annual reviews of the Development;</li> <li>(vii) any independent environmental audit of the Development and the Applicant's response to the recommendations in any audit;</li> <li>(viii) any other matter required by the Planning Secretary; and</li> <li>(ix) keep this information up to date, to the satisfaction of the Planning Secretary.</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Website.</li> </ul> |

### 3.4 Non-compliances

#### 3.4.1 Identification

Non-compliances may be identified in a number of ways, including but not limited to:

- Through routine management of the facility.
- During targeted monitoring undertaken under the Facility OEMP.
- During the preparation of internal and external audits listed under the Facility OEMP.
- Through additional site inspections undertaken by the Operations Manager, Site Manager, Environmental Manager and / or authorised delegate.
- Following a request for information from a government authority (e.g. NSW Environmental Protection Authority, DPE).

#### 3.4.2 Response

The Facility Operations Manager should be contacted immediately following the identification of a potential non-compliance. In the event that the Operations Manager cannot be contacted the Facility Environmental Manager contact should be contacted. The Operations Manager / Environmental Manager will then be responsible for investigating the cause of the non-compliance and to determine whether additional site management / mitigation measures need to be applied to address the non-compliance and prevent reoccurrence. Implementation of these measures may be delegated to the Site Manager, however it is the responsibility of the Operations Manager and Environmental Manager to ensure that appropriate measures have been implemented and that the non-compliance has been rectified.

Where a non-compliance may also constitute an *incident*, incident notification shall occur as outlined **Section 3.1**, which refers to Section 6.2 of the Facility OEMP.

Where a non-compliance is identified, works in relation to the non-compliance will be stopped wherever possible. Remedial action will be undertaken, which may require the engagement of consultants in some cases and / or consultation with DPE. Actions will be put in place to rectify the non-compliance immediately, with further mitigation / remedial actions to be applied following investigation into the cause of the non-compliance.

If recurring non-compliances are identified (e.g. noise exceedances) additional mitigation measures may be applied to prevent future non-compliances. Where a non-compliance is identified as an integral activity to support the operation of the business this will be communicated to DPIE. A modification to the standing SSD approval may be required in these cases.

**It is noted that the standing COA for the Facility does not require DPE notification in the event of a non-compliance, beyond reporting requirements listed below and under Section 7 of the Facility OEMP.**

#### 3.4.3 Compliance Summary in AEMR

Schedule 2, Condition C9(c) of SSD-7401 requires ReDirect Recycling to “*identify any non-compliance over the last year, and describe what actions were (or are being) taken to ensure compliance*”.

A copy of **Table 6** will thus be included within the applicable AEMR for each year. Additional subsections will be included to provide further details surrounding each non-compliance identified within the previous reporting year.

**Table 6: Template non-compliance summary table**

| CONDITION | DATE IDENTIFIED | SUMMARY OF NON-COMPLIANCE | ACTION UNDERTAKEN | CURRENT COMPLIANCE STATUS |
|-----------|-----------------|---------------------------|-------------------|---------------------------|
|           |                 |                           |                   |                           |
|           |                 |                           |                   |                           |
|           |                 |                           |                   |                           |
|           |                 |                           |                   |                           |