



# **Operational Environmental Management Plan**

**For  
Banksmeadow Transfer Terminal**

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## **DEFINITIONS/ABBREVIATIONS**

<b>BTT</b>	Banksmeadow Transfer Terminal
<b>DA</b>	Development Application
<b>DPE</b>	Department of Planning and Environment
<b>EIS</b>	Environmental Impact Statement
<b>EMP</b>	Environment Management Plan
<b>EP&amp;A</b>	Environmental Planning and Assessment (Act and Regulations)
<b>EPA</b>	NSW Environment Protection Authority
<b>EPL</b>	Environment Protection Licence
<b>ERP</b>	Emergency Response Plan
<b>GHG</b>	Greenhouse Gas Emissions
<b>NIMS</b>	National Integrated Management System
<b>OEMP</b>	Operational Environmental Management Plan
<b>PIRMP</b>	Pollution Incident Response Management Plan
<b>RMS</b>	Roads and Maritime Services
<b>SMP</b>	Site Management Plan
<b>The Vault</b>	Veolia's Incident and Compliance Management System
<b>TPA</b>	Tonnes per annum
<b>Veolia</b>	Veolia Australia and New Zealand
<b>WHS</b>	Work Health and Safety (Act and Regulation)

## **SECTION 1 INTRODUCTION**

### **1.1 Overview**

Veolia Australia and New Zealand (Veolia) operates the Banksmeadow Transfer Terminal (BTT), which is located at 14 Beauchamp Road and 34-36 McPherson Street, Banksmeadow (refer to the Site Layout Plan in Appendix A).

The BTT facility has been approved receive up to 500,000 tonnes per annum (TPA) of waste (including 400,000 TPA of putrescible waste and 100,000 TPA of non putrescible waste) from within the Sydney Region. The waste will be containerised and loaded onto rail wagons for transportation by rail to the Woodlawn Eco Project Site (owned and operated by Veolia) in the Southern Tablelands (approximately 250 kilometres southwest of Sydney) for treatment, recycling and energy recovery.

The BTT includes the following infrastructure:

- An access road for waste trucks entering and exiting the facility from Beauchamp Road.
- Incoming and outgoing weighbridges to check the waste type and weight of the waste being delivered to the facility.
- An enclosed building for the unloading and handling of waste, with environmental controls such as dust suppression and odour control systems.
- A hardstand area for temporary storage and maneuvering of full and empty sealed shipping containers prior to loading on to trains.
- Rail sidings for the loading of containers onto trains for rail transport to Woodlawn.

The NSW Department of Planning and Environment (DPE) assessed the State Significant development (SSD 5855) and granted Development Consent for the 'State Significant' development on 28 April 2015, in accordance with section 89 (e) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

In addition, an Environment Protection Licence (EPL) has been issued under the *Protection of the Environment Operations Act 1997* (POEO Act) by the NSW Environment Protection Authority (EPA).

This Operational Environmental Management Plan (OEMP) has been prepared to satisfy the requirements of the Conditions of Development Consent (the Consent Conditions) and the EPL.

The OEMP is the working environmental management tool for the operation of the BTT, concentrating on key environmental issues, including supporting detailed plans for the management of water quality, waste, traffic, air quality, greenhouse gas, noise, landscape and vegetation and emergency response.

### **1.2 Scope and Objectives**

The purpose of this OEMP is to provide an overview of the potential environmental impacts of the BTT during its operational phase and describe the management and mitigation measures to protect the environment on site and sensitive receivers off site.

The objectives of this OEMP are to provide:

- An overview of the BTT operations (refer to the Site Layout Plan in Appendix A);
- Guidance on compliance with relevant environmental legislation, including the Conditions of Development Consent and relating to the operational phase of the BTT (refer to Regulatory Documents in Appendix B and the Operational Condition Compliance Report in Appendix C);
- Provide a means of implementing appropriate mitigation measures for the key environmental issues (refer supplementary Environment Management Plans in Appendix D);
- Provide a working environmental management tool to follow during the operation stage of the BTT;
- Define roles and responsibilities of the operational team;
- Provide a guide for the interaction with relevant government authorities and other relevant stakeholders, including the community during the operational phase of the BTT; and
- Provide a basis for monitoring, reporting and maintaining compliance with both Veolia and regulatory requirements for the BTT (refer to Environmental Monitoring Program in Appendix E);

This OEMP and supplementary Environmental Management Plans (EMPs) have been prepared to provide the management measures to be implemented to minimise potential adverse impacts on the environment during the operational stage of the BTT.

This OEMP is a live document. The management strategies and control measures detailed within it will be reviewed and updated, where necessary, to reflect changes introduced by the BTT operational team, site specific outcomes, non-conformances and recommendations arising out of inspections, meetings and audits.

### **1.3 Supporting Environmental Management Plans**

A series of supporting management plans have been developed in support of this OEMP. These plans are provided as Appendix D to this OEMP and are as follows:

- Soil, Water & Leachate Management Plan (refer Appendix D1)
- Waste Management Plan (refer Appendix D2)
- Traffic Management Plan (refer Appendix D3)
- Air Quality Management Plan (refer Appendix D4)
- Noise and Vibration Management Plan (refer Appendix D5)
- Landscaping and Vegetation Management Plan (refer Appendix D6)
- Emergency Response Plan (refer Appendix D7)

## **SECTION 2 STATUTORY AND POLICY CONSIDERATIONS**

This section provides an overview of the environmental planning and statutory context for the operations of the BTT. It also provides a discussion of the BTT operations in the context of Veolia's corporate environmental and sustainability policies.

Veolia is committed to complying with all of its legal obligations and other voluntary commitments made by the company. Compliance to applicable regulatory requirements concerning the operations of the BTT will be achieved through:

- identifying and accessing legal and other requirements which are directly applicable to the organisation;
- consulting and involving relevant government agencies;
- internally communicating relevant information regarding legal and other requirements;
- continually auditing, reviewing and upgrading company systems, management plans and supporting documentation; and
- providing relevant training.

### **2.1 Legal and Other Requirements**

#### **2.1.1 Acts and Regulations**

This OEMP has been developed in the context of the following key NSW legislation:

##### **2.1.1.1 Environmental Planning and Assessment Act 1979**

The NSW DPE assessed the BTT development as a State Significant development (SSD 5855) and granted Development Consent for the proposal on 28 April 2015 in accordance with section 89 (e) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Consent Conditions issued by DPE identify measures that are required to:

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

##### **2.1.1.2 Protection of the Environment Operations Act 1997**

The *Protection of the Environment Operations Act 1997* (POEO Act) aims to manage pollution and waste disposal in NSW. The NSW EPA administers it.

Part 1 of Schedule 1 of the POEO Act defines premise based scheduled activities that require an Environment Protection Licence (EPL).

The BTT has been issued an EPL based on the scheduled activities detailed in Table 2.1 below.

Table 2.1 Scheduled Activities under the POEO Act

Clause	Activity	Trigger
41	Waste processing (non-thermal treatment).	Having on site at any time more than 1,000 tonnes, or 1,000 cubic metres, whichever is the lesser, of general waste  Processing more than 6,000 tonnes per year, of general waste
42	Waste storage	More than 1,000 tonnes or 1,000 cubic metres stored on the premises at any one time, of general waste.  More than 6,000 tonnes of waste is received from offsite per year, of general waste.

### 2.1.1.3 Waste Avoidance and Resource Recovery Act 2001

The *Waste and Resource Recovery Act 2001* (WARR Act) is the principal piece of legislation governing waste and resource management in NSW. The Act seeks to maximise the utility of resources including waste, and minimise disposal of resources to landfill.

The objectives of the WARR Act include:

- Encouraging the most efficient use of resources;
- Reducing environmental harm;
- Ensuring that resources are managed against the waste hierarchy of avoidance, resource recovery, and then disposal;
- Diversion of waste from landfill;
- Ensuring industry takes part in reducing and dealing with waste,
- Achieving integrated, state-wide waste and resource management planning and service delivery.

### 2.1.1.4 Contaminated Land and Management Act 1997

The principal object of the *Contaminated Land Management Act 1997* (CLM Act) is to establish a process for investigating and, where appropriate, remediating land that the EPA considers to be contaminated significantly enough to require regulation. Under the CLM Act, contamination of land is defined as:

‘the presence in, on or under the land of a substance at a concentration above the concentration at which the substance is normally present in, on or under (respectively) land in the same locality, being a presence that presents a risk of harm to human health or any other aspect of the environment’(CLM Act, s5).

Land may be considered contaminated even if it became contaminated partly, or entirely, by the migration of contaminants into, onto or under the land from other land.

The BTT site is within the declared area of significant contamination known as the ‘Orica Botany’ site, shown in Figure 5-18. The contamination affecting the declared area constitutes elevated levels of various organic contaminants, including but not limited to volatile chlorinated hydrocarbons and semi-volatile chlorinated hydrocarbons (Declaration Number 21074; Area Number 3203, EPA 2005).

Section 105 of the CLM Act provides for the preparation of guidelines by the EPA to guide the assessment of site contamination in NSW. A detailed site assessment has been undertaken in accordance with the EPA contaminated land assessment guidelines, and the findings concluded that the site would require remediation prior to operation as a waste transfer terminal. That remediation will be complete before commissioning and commencement of operations at the BTT.

#### **2.1.1.5 Water Management Act 2000**

The *Water Management Act 2000* (WMA) aims to facilitate the sustainable and efficient use of water in such a way that benefits the environment and communities.

The WMA provides for the preparation of water management plans that outline arrangements for water sharing, water source protection and drainage management. The Proposal site is located within the area covered by the 2010 Metropolitan Water Plan (NOW, 2010), the key aims of which are to:

- Provide a secure supply of water to meet the medium-term needs of Sydney, while planning for long-term goals.
- Protect the health of Sydney's rivers.
- Ensure water supplies are adequate throughout drought.

The BTT has been designed to have a minimal impact on the quality and quantity of water discharged from the site, and to minimise the demand for potable water at the site.

The WMA also provides for the protection and sharing of groundwater through the development and implementation of water sharing plans. The BTT is subject to the Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources 2011, which commenced July 2011. The site lies within the extent of the Botany Sands Groundwater Source, which is highly vulnerable to contamination due to the permeability of the sands and the generally shallow water table.

Under section 91F of the WMA it is an offence to carry out an activity that would interfere with water within an aquifer, causing removal of water from the source or the movement of water from one part of an aquifer to another without an aquifer interference approval. Works for construction of the BTT, including excavations for foundations and removal of an existing USTs and UPSs, are likely to interfere with the aquifer and an aquifer interference approval would be required under the WMA.

These requirements were addressed as part of securing approvals for construction of the BTT. It is not anticipated that the operational phase of the BTT would impact on any groundwater or aquifers in the area.

#### **2.1.1.6 Roads Act 1993**

The objects of the *Roads Act 1993* are to:

- Set out the access rights to public roads.
- Establish procedures for opening and closing public roads.
- Provide for the classification of roads.

- Establish the Roads and Maritime Services (RMS) and confer functions associated with road works and maintenance to the RMS and other roads authorities.
- Regulate the carrying out of various activities on public roads.

#### **2.1.1.7 Roads Transport (General) Act 2005**

The *Road Transport (General) Act 2005* (RTG Act) provides the means to impose vehicle mass limits to restrict or prohibit certain vehicles using roads, bridges or causeways with respect to classified roads, as defined by the Road Act (Section 28).

Section 28 enables councils and RMS to restrict vehicles with a laden mass exceeding a specified maximum mass from using certain roads. Under the RTG Act, an individual who breaches the load limit restrictions enacted under section 28 is guilty of an offence.

Waste delivery vehicles accessing the BTT are not classified as restricted access vehicles (RAVs) as their maximum length is 12 metres and gross vehicle mass is 22.5 tonnes. Nevertheless, these vehicles would preferentially use routes approved for use by RAVs, unless the origin is within the local area. The BTT EIS (Hyder, 2014) identified the routes approved for RAVs to access the BTT site.

#### **2.1.1.8 Work Health and Safety Act 2011**

The main object of the *Work Health and Safety Act 2011* (WHS Act) is to provide for a balanced and nationally consistent framework to secure the health and safety of workers and workplaces by:

- protecting workers and other persons against harm to their health, safety and welfare through the elimination or minimisation of risks arising from work or from specified types of substances or plant, and
- providing for fair and effective workplace representation, consultation, co-operation and issue resolution in relation to work health and safety, and
- encouraging unions and employer organisations to take a constructive role in promoting improvements in work health and safety practices, and assisting persons conducting businesses or undertakings and workers to achieve a healthier and safer working environment, and
- promoting the provision of advice, information, education and training in relation to work health and safety, and
- securing compliance with this Act through effective and appropriate compliance and enforcement measures, and
- ensuring appropriate scrutiny and review of actions taken by persons exercising powers and performing functions under this Act, and
- providing a framework for continuous improvement and progressively higher standards of work health and safety, and
- maintaining and strengthening the national harmonisation of laws relating to work health and safety and to facilitate a consistent national approach to work health and safety in this jurisdiction.

The Act requires that workers and other persons should be given the highest level of protection against harm to their health, safety and welfare from hazards and risks arising from work or from specified types of substances or plant as is reasonably practicable.

### 2.1.2 **Other Requirements (Licences and Permits)**

The following environmental approvals are in place for the BTT (refer Table 2.2):

**Table 2.2 Environmental Approvals**

<b>Description</b>	<b>Number</b>
Conditions of Development Consent: The construction and operation of a waste transfer (issued by the Department of Planning and Environment)	SSD 5855
Environment Protection Licence (issued by Environment Protection Authority)	20581
Works Authorisation Deed (to be issued by Roads and Maritimes Services)	TBA

## 2.2 **Management System**

Veolia has developed and implemented a National Integrated Management System (NIMS) to assist in meeting the corporate objective of its waste operations through sustainable development. “Hippo Station” is the information and contractor management system or technology platform that houses NIMS documentation and information on contractors and “The Vault” is Veolia’s system for reporting and managing incidents, recording audit and regulator enforcement information. The Vault is designed to log all issues arising as a result of

- audit
- workplace inspection
- complaint
- risk assessment/hazard identification
- debrief
- change notification or
- casual observation.

Combined, these systems allow Veolia employees access to Veolia policies and processes. Veolia continually audits, reviews and upgrades company systems, management plans and supporting documentation to maintain business and best practice standards, as well as to comply with relevant legislation. To achieve this, Veolia maintains a program for independent third-party certification/ accreditation to the following standards:

**Table 2.3 Certification**

<b>Description</b>	<b>Number</b>
ISO 9001 Quality Management System	FS 603945
AS/NZS 4801 Work Health and Safety Management System	OHS 603946
ISO14001 Environmental Management System	EMS 603944

## **2.3 Environmental Policies**

Veolia's business strategy is guided by five elements: our business, our customers, our people, our environment and our community. These elements shape all aspects of Veolia's current and future performance. Its corporate policies and practices are linked to delivering excellence in one or more of these elements.

Veolia has developed variety of company-wide policies in support of the sound management of its facilities. All policies have been endorsed by Veolia's Executive Committee and are reviewed periodically. All Veolia employees are required to commit to the implementation of these policies.

Veolia environmental policies support minimisation of emissions to land, air and water and the wise use of natural resources. This commitment is documented in Veolia's environmental and sustainability policies (see below).

### **2.3.1 Environment Policy**

Veolia is committed to minimising the environmental impacts of its operations and continually improving its environmental performance within a framework of sustainable development by:

- Effectively managing our significant environmental impacts, monitoring progress and reviewing environmental performance against objectives and targets on a regular basis.
- Driving continual improvement, and meeting the requirements of ISO 14001 environmental management systems standard as part of the integrated business management system.
- Complying with applicable environmental legislation, contractual and other necessary requirements related to our activities and assist customers and suppliers to use products and services in an environmentally sensitive way.
- Striving to ensure that our policies, objectives and achievements are communicated to all persons working for and on behalf of the business and to educate and train employees and ensure competence in environmental issues and the environmental effects of their activities.
- Preventing pollution and harm to the natural, heritage and built environments and to reduce the use of all raw materials, energy and supplies.
- Consulting with relevant stakeholders, taking into account local environmental conditions and working with local communities to achieve shared and lasting outcomes. All managers, employees, contractors and visitors are responsible for being aware of, and complying with this policy.

Veolia's Environment Policy can be found at:

<http://www.veolia.com.au/Content/Documents/sustainable-solutions/environment-policy.pdf>

### **2.3.2 Sustainability Policy**

For Veolia, sustainable development means adopting business strategies and activities that meet the needs of Veolia and its stakeholders today, while protecting, supporting and enhancing the human and natural resources that will be needed in the future. This outcome is expressed clearly in Veolia's Sustainability Policy:

- Being ethically responsible, to create value in what we do, and to use sound risk and hazard management principles in conducting our business. As part of its 'non-negotiables' Veolia will comply with all relevant legislation including pollution prevention and will strive to develop and improve our integrated business management system to support a consistent and disciplined approach to business processes. We will ensure that appropriate resources (both internally and externally) are utilised to assist in achieving our goals.
- Partnering in innovation and to understand and support our customers in achieving their business objectives.
- Attracting and retaining diverse and talented employees. This will include providing development opportunities so our employees are continually learning, communicating, providing workplace consultation, and creating an 'Always Safe' workplace, with an aspiration of no workplace injury or illness for our employees, visitors and contractors. Continually designing and implementing sustainable solutions to develop access to resources and to protect and replenish them. Additionally, Veolia is committed to providing environmental leadership in its operations and solutions, which includes the management of its own environmental impacts, improving waste, water, energy and carbon outcomes, as well as protecting and conserving biodiversity and natural capital.
- Working closely with local communities to achieve shared and lasting outcomes. Additionally Veolia will engage with government, policy makers, advocacy groups, industry associations and other stakeholders in the areas which we operate to create better value and outcomes in sustainable practices.

Veolia's Sustainability Policy can be found at:

<http://www.veolia.com.au/Content/Documents/sustainable-solutions/sustainability-policy.pdf>

## **2.4 Operational Efficiency**

In line with the Sustainability Policy, Veolia is committed to protection of our community and the environment through efficiency, research and innovation.

The feasibility of implementing cost-effective energy conservation measures will be investigated at the BTT to minimise greenhouse gas (GHG) emissions. These may include:

- Assessing and utilising efficient electricity devices such as:

- **Variable frequency drive motor controls on the waste compactors:** the variable frequency drive system drives the compaction system delivering only the necessary hydraulic pressure to achieve the specified putrescible waste bale density.
- **Light sensors for external lighting:** essential external lighting would be fitted with a light sensor, so that they would only turn on as the sun sets and turn off as the sun rises.
- **Timer switches:** where appropriate, lights within the transfer terminal building would be fitted with timer switches.
- Installing energy efficient lighting to meet the product and performance specifications under best practice industry rating schemes; and
- Assessing the use of B20 biodiesel for diesel powered machinery which have been probed with a GHG emissions benefit of 246.9 grams per kilogram of t CO<sub>2</sub>-e (The Green Truck Partnership, 2011).

The operation of the BTT has been assessed to deliver a net benefit abatement potential of 52 per cent of Scope 1 GHG emissions (87,984 t CO<sub>2</sub>-e) for each 400,000 tonnes of waste received at the facility.

## **SECTION 3 FACILITY OVERVIEW**

Located on 14 Beauchamp Road (owned by Asciano Services Pty Ltd) and 34-36 McPherson Street (owned by Keith Engineering Pty Ltd), Banksmeadow, the BTT is bound by:

- McPherson Street to the south;
- A freight rail line to the west;
- The Asciano Botany Site to the east; and
- Beauchamp Road to the south-east.

The BTT wraps around a construction and demolition recycling yard, Banksmeadow Recycling Centre, which faces McPherson Street. While the BTT facility falls within the City of Botany Bay Local Government Area (LGA), entry to the site is at the intersection between Beauchamp Road and Perry Street, located in the LGA of Randwick City Council.

The BTT is sited on land zone IN1 General Industrial, comprised of the following land titles:

- Keith Engineering owned;
  - Lot 1, Deposited Plan (DP) 435497;
  - Lots A and B, DP 366725;
- Asciano owned land:
  - Part Lot 2, DP 1006865

The Asciano owned portion of the BTT site was previously used for rolling stock storage and temporarily for container handling purposes whilst the Keith Engineering owned portion of the site had a variety of uses, including skip bin storage.

The nearest residential area to the BTT is located within the suburb of Hillsdale, approximately 250 m to the north-east.

### **3.1 Site Setting**

The following information is drawn from the BTT EIS (Hyder 2014).

#### **3.1.1 Soils and Hydrogeology**

The soil of the BTT site is generally characterised as being highly disturbed to depths of at least 1 m, with the original soils having been removed or buried, which overlay either compacted mottled clay or transported fills. The disturbed nature of the soil is reflective of the history of industrial uses and development that has occurred in the area.

The water table at the site was observed to occur at variable depths across the site, ranging from 1.71 m BGL and greater than 5.14 m BGL. The site is located within the Botany Sands Aquifer and the 'Botany Sands Aquifer Interference zone'. It is noted that groundwater levels within the Botany Sands Aquifer have been observed to range by up to 2 m.

No significant disturbance to the soils and underlying groundwater is anticipated during the operational stage of the BTT as a hardstand will be constructed.

### **3.1.2 Flooding and Drainage**

The BTT site is located within the Botany Bay catchment area. The high level of urbanisation within the catchment has resulted in large areas of impervious surfaces, connecting them directly to waterways via stormwater infrastructure. Accordingly, the Botany Bay catchment generates approximately 292,435 megalitres (ML) of stormwater runoff each year.

The Botany Bay catchment comprises several sub-catchments, being:

- The Cooks River: located to the north of Botany Bay
- Georges River: located to the west, south and north of the Botany Bay catchment. Woronora River: located to the south-east of the Botany Bay catchment and draining to Georges River, before flowing to Botany Bay.
- Botany Foreshore: draining directly to Botany Bay. On the northern side of Botany Bay the catchment is drained by several sub-catchments, comprising Springvale Drain, Floodvale Drain and Foreshore Beach Drains.

The BTT site sits within the Springvale Drain catchment, which covers an area of 241 hectares (ha) and is said to have little to no riparian vegetation and being in a moderate or degraded condition.

BTT discharges to the stormwater drain on McPherson Street, which flows to the main Springvale Drain and ultimately discharges at Penhryn Estuary.

## **3.2 Facility Description**

The BTT consists of a waste transfer building, and associated road and rail infrastructure, including:

- An access road for waste trucks entering and exiting the facility from Beauchamp Road.
- Incoming and outgoing weighbridges to check the waste type and weight of the waste being delivered to the facility.
- An enclosed building for the unloading and handling of waste, with environmental controls such as dust suppression and odour control systems.
- A hardstand area for temporary storage and maneuvering of full and empty sealed shipping containers prior to loading on to trains.
- Rail sidings for the loading of fully sealed containers onto trains for rail transport to Woodlawn.

A Site Layout Plan is provided in Appendix A.

### **3.2.1 Access Roads and Parking**

The BTT has two vehicular accesses, via the existing traffic lights at Beauchamp Rd and Perry St, and via McPherson Street.

The McPherson Street entrance is used for light vehicle access and parking. Twenty three car parking spaces are available adjacent to the McPherson Street site entrance, along the eastern wall of the Terminal Building, and to the south of the rail sidings.

### **3.2.2 Weighbridge Office and Weighbridge**

Incoming waste vehicles access is via Beauchamp Road the entrance. Vehicles are weighed over the incoming weighbridge and weighed again upon leaving the site, via the outgoing weighbridge. This entrance includes a temporary truck parking area prior to the incoming weighbridge.

Additionally, the double weighbridge for incoming and outgoing waste trucks along the internal access road from the Beauchamp Road entrance incorporates an office for the weighbridge operators.

### **3.2.3 Terminal Building**

The terminal building consists of a steel portal frame construction with steel cladding and concrete slab floor. The building is fully enclosed, with the exception of vehicle access openings and an air extraction system, which has a single point of exhaust.

The building comprises:

- Concrete slab flooring and upturned concrete walls to allow stockpiling of material;
- A dust suppression system;
- A single vehicular access;
- Odour control system; and
- Two compactors on the western side of the building.

### **3.2.4 Office and Amenities**

The main office building is located at the front of the terminal building, adjacent to the McPherson Street entrance.

The amenities block for drivers is located centrally to the site, adjacent to the point where the inbound trucks access prior to the incoming weighbridge.

### **3.2.5 Container Storage**

A container handling and storage area is established in the north-western corner of the site. The area comprises a concrete hardstand area of approximately 0.55 ha for the storage and handling of empty and full containers.

### **3.2.6 Maintenance area and Chemical Storage**

A maintenance area is located to the north of the terminal building.

The 12,000 L diesel storage tank is located west of the site

All fuels or flammable solvents for operational use will be stored in an appropriately ventilated and secure store in accordance with the DA and EPL requirements. Veolia's procedure Chemical and Hazardous Materials Management (PRO-COL-000-038) provides guidance on storage of such substances on Veolia sites. All flammable liquids will be stored within a bund of 110% capacity of the volume of those flammable liquids so that any release of raw or burning fuel does not cause a fire or impact on surface water. A Hazardous Substances and Dangerous Goods Register will be developed to record such chemicals used at the BTT.

### **3.2.7 Public Utilities**

High voltage underground cables (132 and 33 kV) exist on site between the Keith Engineering and Asciano sites. Veolia has constructed a hardstand over the cables to ensure no damage to the cables can occur. In the event of any infrastructure failure, Veolia has placed protection conduits to mitigate any disruption to power supply or waste operations for service requirements.

An asset protection deed with Ausgrid provides details on how to implement long term management of the cables.

### **3.2.8 Rail Sidings**

The facility utilises three rail sidings located on the north-western side of the site, which are approximately 400 metres long and have a capacity to load up to 53 wagons in total. There is a concrete hardstand area in between two of the sidings to allow manoeuvring of container handlers. This area allows loading of up to 43 wagons. The area between the sidings and the terminal building is concrete hardstand to allow for container handling activities including temporary container storage. Man proof fencing is installed on the boundary between the site and the main rail corridor.

## **3.3 Operations Overview**

The BTT's operational hours are 24 hours per day, 7 days per week.

The BTT is licensed under EPL No 20581 to accept:

- 400,000 TPA of General Solid Waste (Putrescible)
- 100,000 TPA of General Solid Waste (Non-Putrescible)

The EPL permits waste processing (non thermal treatment) and waste storage activities at the facility.

The operation of the BTT includes receipt of solid waste from municipal, commercial and industrial sources with the Sydney Metropolitan Area (SMA) as follows:

- Waste is accepted, weighed and unloaded on the tipping floor of the transfer terminal building, where it is screening for conforming waste in accordance with the EPL.
- The waste is then pushed by front end loaders into compactors via a chute to form a 'slug' of compacted waste and into a modified 40 foot shipping container with the use of a hydraulic ram.
- Filled shipping containers are loaded daily onto train wagons for transport via rail to the Crisps Creek Intermodal Facility (IMF), approximately 250 kilometres southwest of Sydney, in the Southern Tablelands.

Other activities related to, but not operated as part of the BTT included:

- Unloading of containers at the IMF and transporting them by road on quad axle trailers to the Woodlawn Eco Project Site (the Eco Project Site), approximately 8 km from the township of Tarago for either disposal in the landfill or for processing as compost; and
- Loading of empty containers back onto the train to return to the BTT for reloading.

**3.3.1 Related Operations**

Veolia owns and operates the Eco Project Site, which consists of two properties on approximately 6,000 hectares (ha) of land, namely Woodlawn and Pylara. The site includes the area of the Special (Crown & Private Lands) Lease 20 (SML 20), encompassing the Woodlawn Mine, a former lead, copper and zinc mine which ceased mining operations in 1998.

**3.3.1.1 Woodlawn Bioreactor and Bioenergy Power Station**

The first stage of the Eco Project Site developed by Veolia was the Woodlawn Bioreactor (the Bioreactor), which commenced operations in September 2004 and is located in the void of the former Woodlawn Mine.

The Bioreactor has considerable capacity to receive putrescible waste generated from both Sydney and surrounding areas of regional NSW. Veolia lodged a modification application to remove the arbitrary annual waste input limits into the Bioreactor in response to the *Wright Corporate Strategies' Public Review – Landfill Capacity and Demand* (the Wright Review, 2009). The Wright Review was an independent review commissioned by the Minister for Planning to examine critical issues such as the continuing need for putrescible waste landfill capacity, regional disposal capacity and demand.

On 16 March 2012, the Department of Planning and Environment (DPE) granted approval for the Bioreactor to increase its annual maximum input rate from 500,000 tonnes per annum (TPA) to 1,130,000 TPA, referred to hereon as the expanded operations.

In order to facilitate the expansion of the Eco Project through the increased waste receipt capability of the Bioreactor, Veolia constructed the additional waste transfer station and associated rail infrastructure at the BTT.

Waste is deposited in the Bioreactor and with the use of optimal moisture and temperature conditions, achieves enhanced degraded to produce landfill gas, collected through a vast network of infrastructure within the void. This gas is transferred to the Woodlawn Bioenergy Power Station, where methane is extracted from the landfill gas for conversion and supply as electricity into the energy grid.

**3.3.1.2 Crisps Creek Intermodal Facility**

The IMF, which forms an integral part of the logistical operations of the Eco Project Site, is located 8km from the Bioreactor in the township of Tarago, adjacent to the Goulburn-Bombala Railway line. Waste containers transported from the Sydney region via rail are unloaded and transferred onto road trailers at the IMF for transport to the Bioreactor. The IMF was approved to accept 1,180,000 TPA from Sydney when the Bioreactor was granted expanded operations.

**3.3.1.3 Woodlawn Mechanical Biological Treatment Facility**

The Woodlawn Mechanical Biological Treatment (MBT) Facility, located on the Eco Project Site has been designed with a maximum capacity to accept 240,000 tonnes per annum (TPA) of mixed waste and 40,000 TPA of green waste generated with the Sydney Region. The facility shall enable processing of mixed waste to extract recyclable material and produce compost.

The term mechanical biological treatment refers to several combinations of a hybrid process that combines mechanical techniques (used to sort mixed waste with potential recovery of inert recyclable material) and biological techniques (to stabilise the organic fraction). This type of technology to be used at the MBT Facility will be a composting process to treat the residual fraction of municipal, commercial and industrial solid waste (MSW) received from councils (or commercial/industrial customers) opting to utilise this waste management option over landfilling. Residual material from the MBT process will be deposited in the Bioreactor.

#### **3.3.1.4 Clyde Transfer Terminal**

A similar facility to the BTT is operated by Veolia at the Clyde Transfer Terminal in Auburn. This receives up to 500,000 TPA of putrescible waste from within the SMA. This facility has been operational since 2004.

### **3.4 Operational Environmental Impacts**

The assessment of BTT operational activities (Hyder 2014) along with consultation with key stakeholders, both regulators and the community, identified the following potential environmental impacts for use in defining the level of environmental risk associated with the operations of the BTT.

- **Waste management and reduction:** Consideration of resource recovery targets under the WARR and how the BTT supports the Woodlawn MBT.
- **Traffic, transport and access:** Consideration of existing traffic on the surrounding road network, consideration of existing and future traffic from port related development and local development proposals. Identification of road upgrade requirements and mechanisms for funding.
- **Rail access:** Details of connection and access requirements to the Botany Goods line.
- **Noise:** Noise impacts of the BTT on residential and adjacent industrial receivers.
- **Air quality and odour:** Odour impacts on surrounding area and measures to mitigate.
- **Stormwater and flooding:** Consideration of existing flood studies undertaken by Botany City Council and impacts of the development on flooding. Control of stormwater leaving site and prevention of stormwater from entering ARTC land.
- **Contamination:** Assessment of site contamination on site and identification of USTs present on site. Development of remedial strategies.
- **Hazards and risk:** Determine hazardous materials with existing structures and identification of hazardous substances to be used or transported to site.

The assessment of these environmental risks took account of the following:

- The planning and legislative requirements affecting the BTT;
- The environmental context of the BTT area and the region;
- The outcomes of the community and stakeholder consultation;
- A review of previous investigations undertaken for the BTT site;

- Existing operational and management plans used by Veolia; and
- The findings of the specialist environmental studies undertaken for EA.

### 3.4.1 Environmental Risk Assessment

On the basis of the potential environmental impacts highlighted above and a thorough review of the environmental management practices at the BTT, a risk assessment was undertaken as part of the BTT EIS (Hyder 2014) to reflect the operation stage (refer Table 3.1).

**Table 3.1 Potential environmental Impacts**

Issue	Potential Impacts	Comment	Preliminary Risk Ranking	Key Issue? (Y/N)
Land use	Site incompatible with surrounding land uses	Site is located within an existing industrial precinct and is zoned 'IN1 – General Industrial' under the SEPP (Port Botany).	Low	N
Soils and contamination	Site contamination and risk of human and environmental health risks from exposure.	The BTT site is located within the area of an Approved Voluntary Management Proposal (20101714) and Declaration of Remediation Site (21074) and therefore must address SEPP 55.	Very High	Yes. Refer section 3.4.1.2
	Disturbance of potential acid sulfate soils (PASS) causing environmental harm	The Banksmeadow TT site is mapped as a low probability of occurrence of PASS (NSW NRAtlas, 2013); however PASS is known to occur within the area. Should any further excavation works be required at the facility, which may encounter contaminated soil, the Construction Site Contamination Management Plan will be triggered.	Moderate	
	Discharge of contaminated groundwater from the Site.	The Banksmeadow TT site is located within the Botany Sands aquifer Groundwater Extraction Exclusion Area, due to the high likelihood of groundwater contamination due to previous activities on adjoining sites. Should any further excavation works be required at the facility, which may encounter contaminated groundwater, the Construction Site Contamination Management Plan will be triggered.	Very High	
Hydrology and flooding	Alterations to hydrology on-site and discharge levels from Site, resulting in increased flood	The BTT increase the impervious surfaces on site and consequently an increase in the stormwater runoff generated at the site. This has the potential to cause flooding	High	Yes. Refer section 3.4.1.2

**PLAN**

**Operational Environmental Management**

Issue	Potential Impacts	Comment	Preliminary Risk Ranking	Key Issue? (Y/N)
	levels downstream.	downstream of the site.		
	Release of leachate from putrescible waste to stormwater causing pollution of surface water.	Putrescible waste handled at the site has the potential to generate leachate which, if not contained, has the potential to reach surface or groundwater and cause pollution.	High	
	Flood impacts on-site from Springvale drain.	Modelling undertaken by the City of Botany Bay Council identified the potential for portions of the site to be flood affected.	High	
Traffic and access	Increased traffic volumes and frequency, including heavy vehicles, placing pressure on intersection and road capacities within the vicinity of the Site.	The facility will be open to receive waste 24 hours a day, seven days a week. Vehicle types accessing the Site will include heavy vehicles up to, and including, semi-trailers (19.0m). Access to the site will require a right hand turn from Beauchamp Road for the 20% of vehicles that would access the site from the north.	High	Yes. Refer section 3.4.1.4
	Reduction in road safety as a result of increased number of heavy vehicles operating on the road networks around the Banksmeadow TT site.	The BTT increases the number of trucks accessing the site from Beauchamp Road and McPherson Street. The size and mass of trucks means that they have greater potential to cause a serious road accident than light vehicles.	Moderate	
	Accidents occurring on-site as a result of light and heavy vehicles, trains, container handlers and machinery operating within close proximity.	The operation of numerous vehicles on the site, including trains, trucks, front-end loaders and container handlers, has the potential to result in a collision if not appropriately managed.	Very high	
	Operation of rail link not accommodated within ARTC's network.	Train path availability within the ARTC rail network is needed to accommodate the BTT operations. Design or operation of the proposal is not consistent with ARTC operating standards.	High	

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**Operational Environmental Management**

Issue	Potential Impacts	Comment	Preliminary Risk Ranking	Key Issue? (Y/N)
Waste Management	Disruption to operations	Unplanned disruption to terminal operations resulting in large quantities of waste being stored on site.	Very high	Yes. Refer section 3.4.1.2
	Release of leachate to stormwater	Failure to separate leachate generated on the site from stormwater, resulting in environmental harm.	High	
	Receipt of non-conforming wastes at the site.	Waste which the EPL for the facility does not permit to be handled at the site brought to the site.	Moderate	
Noise and vibration	Noise impacts on adjacent receivers from site operations.	Operational noise and vibration in relation to loading, unloading and dropping of containers, as well as from reversing vehicles and deposition of waste on the transfer terminal floor.	Moderate	Yes. Refer section 3.4.2.5
	Noise impacts on adjacent receivers from trucks and trains accessing the site.	Increased noise from rail and vehicular traffic going to and from the site.	Moderate	
Air quality	Odour emissions from putrescible waste	The handling of large quantities of waste at the facility has potential to result in the emission of odour if not properly managed.	Moderate	Yes. Refer section 3.4.2.4
	Air pollutants emitted from vehicles and trains accessing the site and machinery operating on-site.	The operation of numerous vehicles on the site, including trains, trucks, front-end loaders and container handlers, has the potential to result in dust and pollutants reducing ambient air quality if not properly managed.	Moderate	
Greenhouse Gas Assessment	Release of greenhouse gas emissions.	Greenhouse Gas (GHG) emissions will be released as a result of the operation of the BTT, including: <ul style="list-style-type: none"> <li>▪ Waste management operations (handling and transportation of waste).</li> </ul>	Medium	Yes. Refer section 2.4
	Overall reduction in	The proposal would result in the	Low (Net	

**PLAN**

**Operational Environmental Management**

Issue	Potential Impacts	Comment	Preliminary Risk Ranking	Key Issue? (Y/N)
	GHG emissions	transfer of waste to the Woodlawn Eco-Project site that comprises the MBT and Bioreactor, which have both been designed to minimise GHG emissions from decomposition of waste.	benefit)	
Biodiversity	Reduced biodiversity as a result of the operations.	The site supports low biodiversity values. No threatened species, populations or communities have been identified, and there are limited habitat values on-site.	Low	No. Supplementary management plans not required
Indigenous heritage	Negative impact on Indigenous heritage within the area.	A search of the EPBC Protected Matters search tool and the AHIMS NSW register found no items of Indigenous Significance within a 5 km radius of the site.	Low	No. Supplementary management plans not required
Non-indigenous heritage	Negative impact on non-indigenous heritage within the area.	A search of the National heritage Register and the NSW register found no items of Non-Indigenous significance within the vicinity of site. The SEPP (Port Botany) identified the 'Main Administration Building – "Orica" and Mature Ficus' as heritage items, located within 200m of the site.	Low	No. Supplementary management plans not required
Socio-economic	Potential for negative social impacts in relation to increased traffic, noise, and air pollution (including odour), as well as decreased visual amenity.	The site is located within an Industrial precinct within a low population density area. Nearest residential area located approximately 250 m to the north-east of the site.	Low	No. Supplementary management plans not required
	Changes to local demographic and local economic impacts.	The operation is expected to create up to 25 new jobs, providing economic benefits for the area.	Low (Net benefit)	
	Regional economic impacts.	The operation will provide significant regional benefits, aiding in reduced waste transferred to landfill and increased industrial resource reuse and provision of a cost-effective waste management alternative, increasing competition and reducing costs, indirectly benefiting SSROC and thereby their communities.	Low (Net benefit)	

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**Operational Environmental Management**

Issue	Potential Impacts	Comment	Preliminary Risk Ranking	Key Issue? (Y/N)
Visual impact	Decreased amenity of the area.	The site is located within an existing industrial area, with adjoining land uses of this nature. The main shed will be built at a higher elevation than the existing structure, but would be compatible with adjacent land uses.	Low	No. Refer to section 3.4.2.6
Hazard and Risk	Occurrence of hazards or risks on-site	Potential risks associated with the operation include; chemical or pollutant spills, delivery of hazardous or dangerous goods, fire/explosion within terminal building, receipt of hot loads and medical emergencies.	High	Yes Refer to Section 4.4
Cumulative Impacts	Cumulative impacts associated with increased traffic volumes from surrounding developments.	The site is located on a main arterial road, heavily used by port traffic. Trucks accessing the site would add to existing impacts of high traffic volumes and its associated consequences.	Moderate	Yes. Refer to Appendix D for supplementary environmental management plans
	Flood risk from increased stormwater runoff associated with increased impervious areas associated with development.	The site is located in a highly disturbed catchment with large areas of impervious surfaces. Further impervious surfaces will continue to exacerbate catchment runoff problems.	Moderate	

**3.4.2 Key Environmental Issues**

The following key environmental issues, identified via the risk assessment, were modelled to obtain predicted impacts. These have been addressed in supplementary Environmental Management Plans (EMPs) appended to this OEMP (refer Appendix D). These management plans include identified mitigation measures.

**3.4.2.1 Soil, Water and Leachate**

The principal potential soil and water quality impacts associated with operations of the BTT would arise from:

- Accidental spills or leaks within the BTT site, which have the potential to result in contaminants being transported into the surrounding environment including soil and groundwater;
- Alterations to hydrology on-site, flood storage capacity and discharge levels from BTT may result in increased flood levels downstream.
- Accidental release of leachate from the leachate storage tank;
- Release of leachate from putrescible waste to stormwater may cause pollution of surface water

**3.4.2.2 Waste**

The principal potential waste quality impacts associated with operations of the BTT would arise from:

- Achievement of resource recovery targets under the Waste Avoidance and Resource Recovery Act;
- Handling large quantities of waste with potential to generate odour;
- Disruption to waste operations and waste storage on site;
- Release of leachate from putrescible waste to stormwater may cause pollution of surface water;
- Receipt of non conforming waste in contravene with its EPL.

**3.4.2.3 Traffic**

A number key of issues for traffic management at the BTT have been identified. These include:

- Increased traffic volumes and frequency, including heavy vehicles, placing pressure on intersection and road capacities within the vicinity of the Site
- Reduction in road safety as a result of increased number of heavy vehicles operating on the road networks around the BTT
- Accidents occurring on-site as a result of light and heavy vehicles, trains, container handlers and machinery operating within close proximity
- Rail access to and from the site via external rail networks.

**3.4.2.4 Air Quality**

Dust and odour are the principal potential air quality impacts associated with operations of the BTT. These arise due to:

- Dust emissions: handling of waste within the transfer terminal building.
- Odour emissions: putrescible waste handled at the facility on residential receivers.

Odour and dust emissions are controlled within the BTT transfer terminal building through the operation of an exhaust stack and ventilation system, along with a dust suppression system.

**3.4.2.5 Noise and Vibration**

The results of a noise assessment undertaken as part of the BTT EIS (Hyder 2014) indicated that operational noise emissions from the BTT would fully comply with the relevant INP power sound noise level at all identified sensitive receivers during worst-case, maximum operating conditions. Full compliance was predicted under both neutral and prevailing adverse meteorological conditions.

The assessment concluded that given the existing background noise levels experienced by the closest residential receivers to the BTT, operational activities would be expected to be rendered inaudible at these localities.

Vibration impacts during operation were also considered to be negligible and unlikely to have any potential impact on sensitive receivers.

**3.4.2.6 Flora and Fauna**

A comprehensive ecological survey was undertaken for BTT, incorporating the site, access road and areas adjacent to the access road (EIS, Hyder 2014).

No threatened flora or fauna species, endangered flora populations or endangered ecological communities were recorded in the study area during the survey period, therefore no significant impact potentially occurring threatened species for important habitat.

Design considerations and landscaping treatment measures and control measures to minimise impacts on biodiversity are provided in the appended Landscaping and Vegetation Management Plan.

**3.4.2.7 Vermin and Pests**

The previous land uses on the BTT site (storage and small scale commercial industrial operations) are not likely to have attracted large numbers of vermin and pests. However, there is habitat on-site for vermin and pests, within buildings and storage areas as well as in the areas of exotic vegetation.

Common invertebrate pests that could potentially occur on-site include cockroaches, spiders, mosquitos, ants and flies.

## SECTION 4 IMPLEMENTATION OF THE OEMP

This section addresses the requirements of Section 2 – (f),(g) & (h) of Schedule 4 of the Development Consent.

### 4.1 Structure, Roles and Responsibility

Figure 4.1 indicates the staffing and organisational structure for the operation of the BTT, which will be amended from time to time as required.

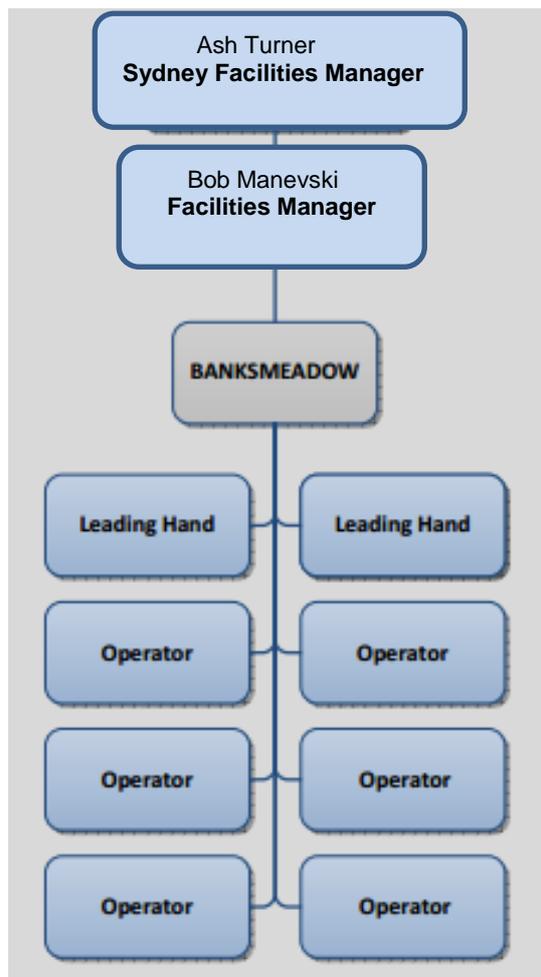


Figure 4.1 BTT Organisational Chart

#### 4.1.1 Roles and Responsibilities

All BTT staff will inducted and trained in the operations and management of the BTT, to ensure compliance with this OEMP. A summary of the authorities and environmental responsibilities of key personnel for the operation of the BTT is provided below:

##### 4.1.1.1 Facilities Manager – Banksmeadow and Port Botany

- Ensures that the site complies with the site relevant licence, acts and regulations
- Implements the OEMP;

- Allocates project resources to handle environmental issues;
- Takes action to resolve major non-conformances and notifies the site' Safety Health Environment Quality (SHEQ) Officer or NSW Environment Officer;
- Authorises and confirms the implementation of mitigation measures
- Ensures suppliers and subcontractors comply with requirements;
- Reviews the OEMP and associated documentation, as required;
- Provides support to site staff to ensure they are aware of their environmental obligations and enables them to meet their environmental commitments;
- Ensures that site personnel receive appropriate environmental awareness training;
- Reports to senior management on the performance of the system, environmental issues/breaches etc. and improvement opportunities;

**4.1.1.2 Technical and Engineering Team/Monitoring Officer**

- Undertakes and/or co-ordinates environmental monitoring requirements of the EPL;
- Ensures that environmental records and files are maintained;
- Identifies non-conformances and notifies the Facilities Manager/Safety Health Environment Quality (SHEQ) Representative/ NSW Environment Officer;
- Prepares environmental performance reports;
- Delivers environmental awareness training; and

**4.1.1.3 Safety Health Environment Quality (SHEQ) Representative/ NSW Environment Officer**

- Ensures that the site complies with the site relevant licence, acts and regulations;
- Liaises with regulators on behalf of the site;
- Assists with environmental incident investigations;
- Audits environmental records;
- Ensures that non-conformances are recorded and actioned;
- Completes environmental checklists;
- Reviews the OEMP and associated documentation, as required;
- Reviews environmental performance reports;
- Develops and deliver environmental training; and
- Provides technical advice as required.

**4.1.1.4 Subcontractors**

- Comply with all legal and contractual requirements;
- Comply with management / supervisory directions; and
- Participate in induction and training as directed.

**4.1.1.5 All Personnel**

- Comply with the relevant Acts, Regulations and Standards;
- Comply with Veolia policies and procedures;
- Promptly report to management on any non-conformances and/or breaches of the system; and
- Undergo induction and training in environmental awareness as directed by management.

**4.2 Training**

A comprehensive training plan has been developed for the BTT based on a Veolia standard that requires corporate/site specific inductions, competency based licencing requirements for operators, administrative, risk and emergency response training. A training needs matrix forms the basis of the Banksmeadow Training Plan.

An overview of Veolia's programs for general induction, and site training for staff and visitors, are provided below:

**4.2.1.1 General Induction**

All employees receive general induction training, including basic environmental training, to ensure that they are aware of their responsibilities and are competent to carry out their work.

Components of Veolia's general induction program are as follows:

- Veolia corporate induction via V-Learning online modules;
- Veolia national Sustainability Awareness Program;
- Safety, health, environment and quality induction

All employees are required to undertake a questionnaire at the conclusion of each induction component. Satisfactory completion of this induction program is recorded by Veolia Employee Relations NSW. All employees are required to complete a six month probationary period upon commencing work at a new site.

**4.2.1.2 Site Training**

Site specific induction videos are required to be viewed by all site personnel, contractors and visitors.

**Employees**

In addition to the general induction, all employees (including subcontractors) receive site specific training covering the following:

- OEMP and related documents;
- Site environmental objectives and targets;
- Understanding individual authorities and responsibilities;
- Significant project aspects, impacts and controls;
- Potential consequences of departure from procedures;
- Emergency procedure and response; and
- Understanding the legal obligations.

Satisfactory completion of this induction program is recorded by Veolia Employee Relations NSW. All staff will be reassessed twice within the first year to ensure they maintain the required level of training, including compliance with relevant procedures.

### **Drivers and Visitors**

A compulsory site training program has been established for drivers and visitors accessing the BTT site. This training program includes, but is not limited to, the following conditions of entry:

- Safety in the Terminal is a number one priority;
- Non-conforming wastes not accepted at the Terminal ;
- Requirement to remove non-conforming waste from the Terminal;
- ;Driving practices to minimise noise impacts;
- Prior authorisation before delivering to site during restricted hours;
- Consideration of neighbouring businesses;
- All Waste Drivers reporting to weighbridge personnel;
- Use of Personal Protective Equipment (PPE's);
- Visitor restrictions;
- No smoking on site except in designated areas;
- All loads must remain covered until reaching the tipping location;
- Obeying traffic signs;
- On-Site machinery has right of way;
- Safety precautions when dealing with Heavy Machinery;
- Following instructions from site staff;
- Washing of vehicles and bins;
- Reporting accidents and incidents;
- Punitive action for non-compliance with Conditions of Entry;
- Importance of your cooperation.

Following this training program all drivers are required to undertake a Driver Induction Quiz, to ensure competency and satisfactory completion of the program.

## **4.3 Communication and Consultation**

Veolia is committed to meaningful stakeholder engagement and has worked in collaboration with relevant government agencies and the local community in the Botany and Randwick LGAs to resolve issues that result from operations at the BTT.

### **4.3.1 Government Bodies**

The following government bodies have been consulted in relation to the operations of the BTT and the requirements of this OEMP:

- NSW Department of Planning and Environment;
- NSW Environment Protection Authority;
- NSW Roads and Maritime Services;

- Australian Rail Track Corporation (ARTC);
- Transport for NSW;
- City of Botany Bay Council;
- Randwick City Council; and
- NSW Office of Water.

#### 4.3.2 **Community**

During construction, Veolia kept the local community informed of the progress of the project in a pro-active and responsive manner. Veolia's communications included:

- public notices and announcements;
- meetings and correspondence with appropriate regulatory authorities; and
- discussions with adjoining land owners / neighbours who may be affected by the BTT.

The key objectives of the community engagement during operations includes:

- Educating stakeholders regarding key aspects of BTT operations; and
- Engaging community groups and neighbours to help Veolia understand concerns re site operations.

Community consultation activities for the BTT during operations include:

- A dedicated Veolia webpage, offering general information on the BTT (refer section 4.3.3);
- A community telephone line and email address to provide a central point of contact for community enquiries (refer section 4.3.3);

#### 4.3.3 **Information Availability**

The following information about the BTT is available through to web links indicated:

- Dedicated Veolia webpage:
  - <http://www.veolia.com.au/sustainable-solutions/community-development/banksmeadow-transfer-terminal>
- Community telephone line:
 

Location	Contact
BTT 24 hour feedback line	1800 298 981
- Dedicated email address:
  - [banksmeadow@veolia.com.au](mailto:banksmeadow@veolia.com.au)
- Published monitoring data:
  - <http://www.veolia.com.au/sustainable-solutions/environmental-compliance/nsw-environmental-monitoring-data>

In accordance with the Development Consent, the following information will be made available, and kept up to date, on the BTT webpage:

- the BTT EIS;
- current statutory approvals for the development;

- approved strategies, environmental management plans or programs;
- a summary of the monitoring results of the development, which have been reported in accordance with the various plans and programs approved under the conditions of this consent;
- a complaints register, updated on a quarterly basis;
- copies of any annual reviews (over the last 5 years);
- any independent environmental audit and Veolia's response to the recommendations in any audit; and
- any other matter required by the DPE.

#### **4.3.4 Complaints Handling**

Close liaison shall be maintained between the local community, near the BTT, to provide effective feedback in regard to perceived emissions.

In this manner, operations can be co-ordinated where necessary to minimise disturbance to neighbouring residents, and to ensure prompt response to complaints, should they occur.

A telephone contact line and email address will be available for receiving public feedback, including complaints. Details of the phone number will be available at the site entry and on Veolia's website.

Complaints or adverse reports received from all external sources will be recorded and the Facilities Manager and/or site nominee will be notified for response. Records of all complaints will be kept for at least four years after the complaint was made.

All public complaints received (either written or verbal) will be documented to record:

- Nature and extent of the complaint;
- Method by which the complaint was made;
- Name and address of the person lodging the complaint;
- Details of all related factors including location, dates, frequency, duration, site conditions and effects of the complaint; and
- Action taken to address the complaint including follow up contact with the complainant.

All complaints will be acknowledged as soon as practicable following receipt, and wherever possible within 24 hours.

The Facility Manager, or their nominee, shall investigate and determine appropriate corrective/preventive actions to be taken to address complaints. The complainant will be informed in writing of the results of the investigation and action to be taken to rectify or address the matter(s). Where no action is taken the reasons why are to be recorded.

The corrective action may involve supplementary monitoring to identify the source of the non-conformance, and/or may involve modification of operational techniques to avoid any recurrence or minimise its adverse effects.

The Facilities Manager or nominee will make available a report on complaints received to relevant parties upon request.

The Facilities Manager will establish and maintain procedures for the collection, indexing, filing, storage and maintenance of site records. Archived complaints records will be kept in accordance with Veolia's document control procedures.

#### **4.4 Incident and Emergency Response**

A key objective of this OEMP is to identify potential risks, and to develop, and maintain measures to manage them. Notwithstanding this, Veolia recognises that unforeseen incidents can arise.

Veolia operates under an Emergency Response Plan whenever a major incident, emergency or crisis could lead to public health, safety or environmental issues.

Veolia's approach to incident and emergency response management includes:

- Risk Analysis - The identification of hazards and risks that could impact the community, environmental and operational implications.
- Prevention – The planning and documentation of prevention and mitigation activities for all major hazards, and allocation of responsibility for their implementation.
- Preparedness – The development, implementation and review of specific incident management plans and processes to manage identified risks, the training of staff, and establishment of facilities to ensure the company can respond effectively to an incident.
- Response – The issue of warnings and establishment of processes for effective notification of incidents, and mobilisation of resources to combat the incident or threat.
- Recovery – The return to normal operations, management of debriefs, and implementation of lessons learnt from the response process.

The following priorities are adopted when combating an incident / crisis:

- Protection of human life and welfare;
- Protection of the environment; and
- Protection of Veolia's assets.

Potential threats to the environment or public health that may arise in relation to the operation of the BTT (as presented in Section 3.4.2) include:

- Fire;
- Explosion;
- Overflow / spillage;
- Dam failure or other structural damage;
- Power or other utility failure;
- Natural disaster;
- Surface water and groundwater contamination;
- Traffic accident; and

- Geotechnical instability;

#### **4.4.1 Emergency Response Management**

The BTT Emergency Response Plan (ERP) incorporates a Fire and Emergency Management Plan and a Pollution Incident Response Management Plan (PIRMP), as required under the Consent Conditions and EPL respectively.

The ERP identifies and responds to potential incidents and emergencies at the BTT as summarised in Figure 4.2 below. It describes the general policy and approach that should be followed when dealing with an emergency or incident. It aims to:

- Address various types of emergencies, including fire, explosion, rock falls, traffic accidents and wind and structural damage
- Minimise the risk to all personnel in an emergency
- Control any incident to minimise damage to plant, equipment, property and the environment.

The ERP is appended to this OEMP as Appendix D6 and outlines:

- Facility description, site plans and maps
- Incident identification and notification process;
- Emergency contact details;
- Emergency response procedures; and
- Training requirements

**Emergency and Environmental Incident Response Flow-Chart**

This flowchart provides a basic guideline to emergency response. As such it cannot predict every emergency situation that could occur. Never place yourself or others at risk when following these procedures. Refer to your site Emergency Response Plan for further information.

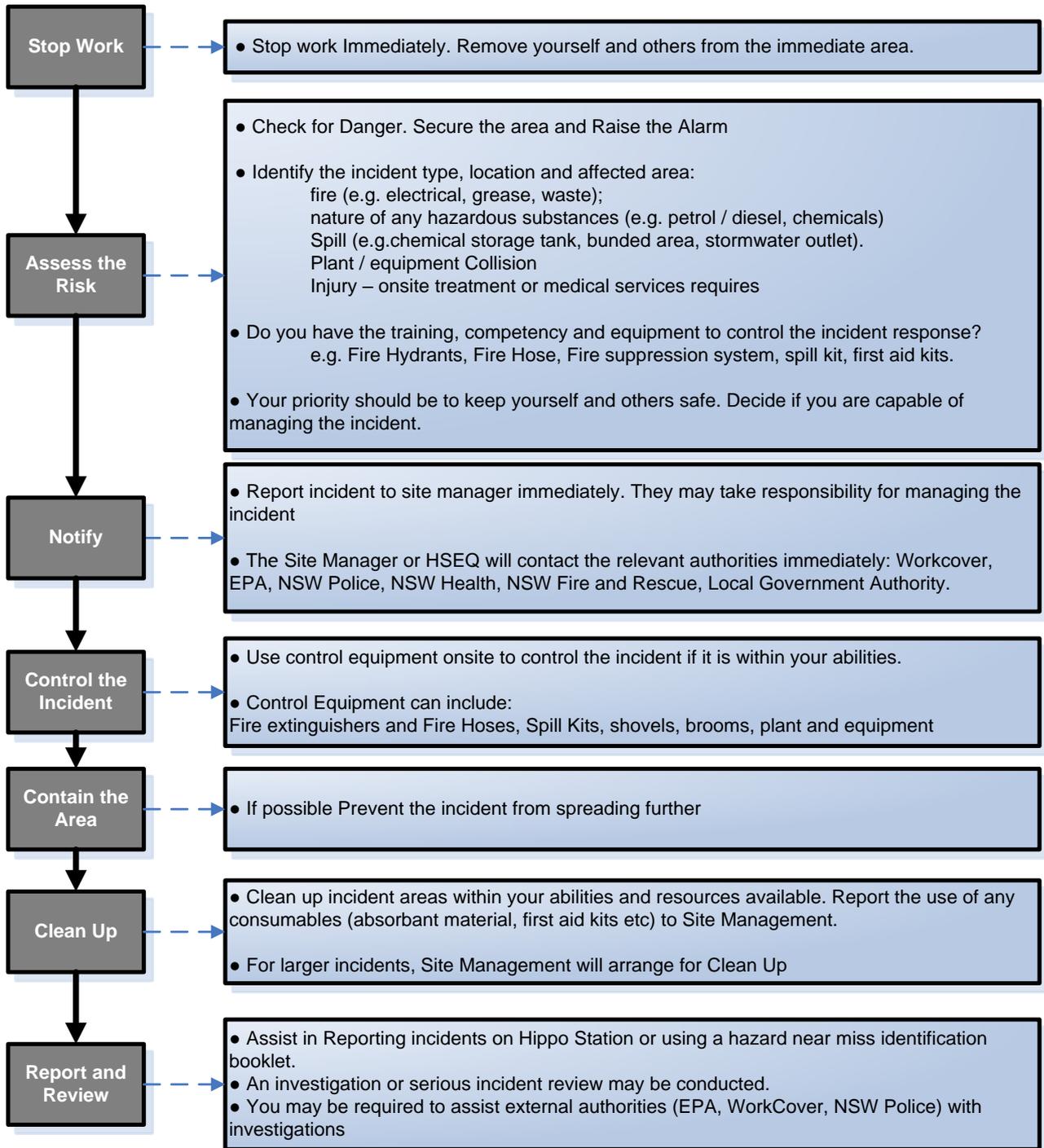


Figure 4.2 Emergency Response Flow Chart

#### **4.4.2 Incident Notification Requirements**

##### **4.4.2.1 Incident Reporting**

Incident notification processes will reflect the extent of the event and the incident classification. Reporting will be in accordance with the Veolia NSW Incident Reporting Procedure (PRO-NSW-000-134) as summarised in Figure 4.3 below. This procedure is used for the identification and reporting of hazards and/or incidents that have affected or have the potential to affect the environment or health and safety of a worker, contractor, subcontractor or a visitor to Veolia.

Incidents are logged in The Vault and managed in the following sequence:

- Log incident;
- Investigate incident;
- Close incident;

If further action is required, an issue can be raised or logged in The Vault, Veolia's SHEQ system. Issues so raised are assigned for action to specific Veolia personnel. Corrective action can then be implemented to minimise the risk of recurrence of the incident.

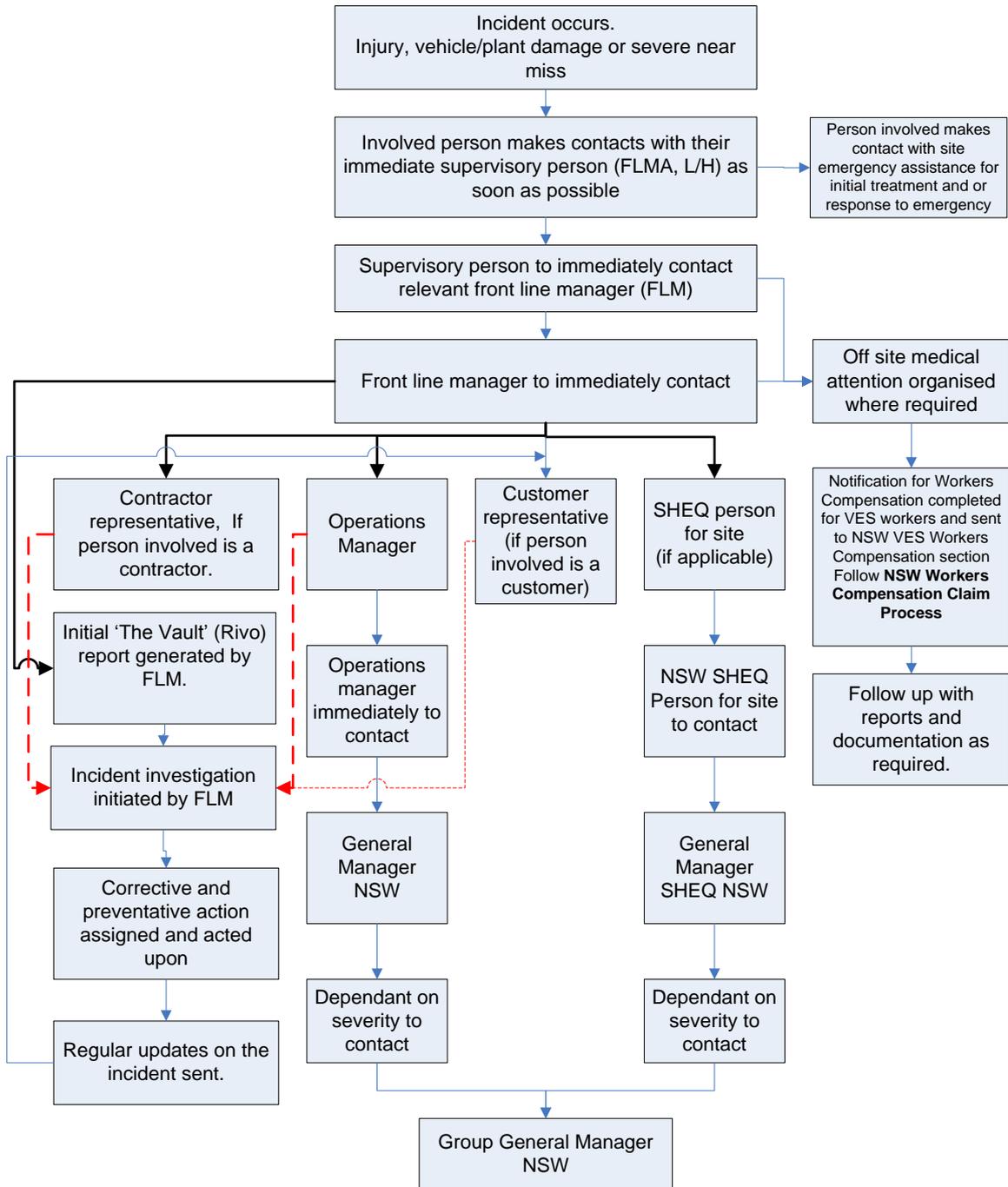


Figure 4.3 Incident Reporting Flow Chart

Any notifiable environmental incidents or potential incidents associated with the BTT, with actual or potential significant impacts on people or the biophysical environment, will be notified as soon as practicable to DPE, City of Botany Bay Council and other relevant agencies. This notification will be followed by a written report within 7 days of the incident.

A **notifiable environmental incident** is a pollution incident where there is a risk of causing or threatening material harm to the environment. A pollution incident includes

a leak, spill or escape of a substance or circumstances where this is likely to occur. Material harm includes onsite and offsite actual or potential harm to:

- The health or safety of humans;
- The environment; or
- Property damage resulting in significant costs to remediate

If a notifiable environmental incident occurs, Veolia staff will immediately notify one or more of the following personnel (refer Section 4.4.4.2 Emergency Contacts):

- The Facilities Manager – Banksmeadow and Port Botany
- NSW Environment Officer
- SHEQ General Manager

That person/s will then decide whether to notify DPE, EPA or both. Where these regulators are notified, other regulatory authorities that require notification under the PIRMP. They include:

- local councils (City of Botany Bay or Randwick City Councils) within which jurisdiction the incident has occurred;
- Ministry of Health;
- Fire and Rescue NSW; and
- Any other relevant authorities.

The EPA will also be notified of any incident that represents a threat to the environment due to a breach or breaches of EPL conditions. This will be done via the EPA's 24-hour Pollution Line (131 555) and a written notice will follow within 7 days. Such incidents may include, but are not limited to:

- Fires at the BTT, either surface or subsurface;
- Identification of any failure of an environmental protection system; and,
- Any other incident or observation that could potentially pose an immediate environmental hazard outside normal operating conditions.

#### 4.4.2.2 **Emergency Contacts**

The following are the internal emergency contacts for the BTT. For a comprehensive list, including regulatory authorities, local community and emergency services, refer to the ERP.

**Table 4.1 BTT Emergency Contacts**

Position	Name	Phone Number	Mobile Number
General Manager Resource Recovery	Christine Hodgkiss	9841 2902	0407 229 038
Sydney Facilities Manager	Ash Turner		0428 796 834
NSW Environment Officer	Ramona Bachu	9841 2928	0407 668 199
SHEQ - Central & Southern Region Manager	Hayley Syphers	9841 2500	0438 087 003
Banksmeadow 24 hour feedback line	-	1800 298 981	

## SECTION 5 MONITORING AND REVIEW OF THE OEMP

### 5.1 Monitoring and Reporting

#### 5.1.1 Inspections, Testing and Monitoring

Regular environmental inspections are undertaken by the BTT personnel to ensure that environmental controls have been implemented, meet specification, and are being maintained in accordance with the NSW Inspecting and Testing Program (PRO-NSW-000-228) as summarised in Table 5.1 below.

**Table 5.1 BTT Environmental Inspection and Testing Schedule**

Item	Type of Inspection/ Testing	Frequency of Inspection	Responsibility
Weighbridge	Certification and/or calibration	Annual	Plant Maintenance Supervisor
Compactors 1 & 2	Calibration	Annual	Plant Maintenance Supervisor
Fire Pump Fire Extinguisher Annual Fire Statement	Inspection	Monthly 6 Monthly Annual	Facility Manager
Weather station – download of meteorological parameters.	Inspection	As required	Technical and Engineering Team
Weather station – calibration and maintenance.	calibration	Quarterly	Technical and Engineering Team / Hydrometric Services
	Obtain records	Quarterly	Facility Manager
Odour Fan servicing	Test / Service	Monthly	Facility Manager
Odour audits	Testing	Six Monthly	Technical and Engineering Team
	Obtain records	Six Monthly	Facility Manager
Traffic spot monitoring as per Traffic Management Plan	Inspection	Daily	Facility Manager, Weighbridge Operator
Waste volume monitoring	Inspection	Daily	Facility Manager, Weighbridge Operator
Site Inspection and Housekeeping Checks	Inspection	Weekly	Leading Hand or Nominated person

**PLAN**

**Operational Environmental Management**

Item	Type of Inspection/ Testing	Frequency of Inspection	Responsibility
Containers	Certification	Annually	Facility Manager
ISO Tanker (leachate)	Certification / Hydra static test	Every 2.5 years	Facility Manager
Pest Control Service	Inspection / service	Quarterly	Facility Manager
Noise	Inspection	As required	Facility Manager, Leading Hands

In addition, some aspects of environmental monitoring and checks are included in the routine operator duties, as per the site specific Inspection and Testing Register. For compliance related environmental monitoring, refer to Section 5.3. Outcomes of the monitoring are recorded in appropriate forms/checklists.

At completion of each inspection, any corrective actions required are to be recorded in the Vault and managed in accordance with the Veolia NSW Corrective Action procedure (PRO-NSW-000-132) in a timely manner in line as summarised in Table 5.2 below:

**Table 5.2 Corrective Action Reporting Timeframe Requirements**

Priority	Action	Timeframe
Low	May not require immediate action. Monitor situation and schedule control action	Action typically required within 15 to 29 days
Medium	Control actions as soon as possible	Action typically required within 7 to 14 days
High	Significant and immediate control	Action typically required within 1-7 days

Compliance with all environmental regulatory criteria is a priority for Veolia and its staff. Specific compliance obligations are identified in the supplementary EMPs appended to this OEMP (refer Appendix D).

Environmental non-compliances will be managed in accordance with Veolia’s NSW Incident Investigation Procedure (PRO-NSW-000-130) or on a case by case basis depending on the severity of the incident as described in Table 5.3 below:

**Table 5.3 Environmental Non-Compliance Investigation Procedure**

Incident Classification	Investigation Team or Person	If the incident involves an injury
1. Insignificant 2. Minor 3. Moderate	A suitable competent person from the organisational unit or functional area where the incident occurred.	An Injury/ Occupational Illness Report form must also be completed by the relevant Line Manager using the short investigation form completed in the Vault

Incident Classification	Investigation Team or Person	If the incident involves an injury
4. Major 5. Catastrophic (Crisis)	Appropriately independent qualified person appointee as a single Lead Investigator	Long investigation form to be completed in the Vault for any injuries/occupational illness

### 5.1.2 Compliance Reporting

Compliance reporting is required to produce systematic, comprehensive and informative reports on the environmental performance of BTT operations and in line with relevant legislative requirements. The reports required are summarised in Table 5.4. Reporting parameters, such as frequency of reporting and items to be included in the report, are also provided in this table.

Reporting requirements that relate to specific environmental aspects are included in the relevant supplementary EMPs (Appendix D).

**Table 5.4 BTT reporting requirements**

Type of Report	Frequency	Distribution	Report Inclusions
Independent Environmental Audit	Every three years (September)	DPE, EPA	Assessment of environmental performance of facility
Annual Return and AEMR	Yearly (July)	DPE EPA	Annual Return Form; and An Annual Environmental Management Report (AEMR) including annual monitoring undertaken, summary of complaints, compliance with EPL conditions and overall environmental performance of the BTT

### 5.1.3 Environmental Audits

Both internal and external environmental audits will be undertaken on a routine basis to confirm that the BTT meets its compliance objectives, as well as to support continuous improvement in facility operations.

The audits will assess:

- the effectiveness of the OEMP to meet Veolia policies, legislative and industry standards;
- whether the measures and/corrective actions carried out conform to the objectives of the OEMP;
- the adequacy of implemented controls to minimise high risk environmental issues or operational activities; and
- areas for continuous improvement.

Audit findings will be reported to Veolia management for inclusion in management review processes or compliance reporting.

Audit reports will be maintained in The Vault's audit management module to enable non-conformances and opportunities for improvement, identified through internal and external audit processes at the BTT, to be recorded, reported and responded to.

## **5.2 Management Review**

Annual management reviews of the BTT OEMP and the environmental performance of the BTT will assess the continuing suitability, adequacy and effectiveness of the on-site environmental management measures implemented.

The inputs to the management review process will include (but not be limited to):

- internal and external audits findings;
- incidents management and investigation of non-conformance events, incidents, near misses and management of all complaints received;
- implementation of all compliance and legislative changes as identified at a corporate level; and
- trend analysis on operational data.

The output of management review will include any decisions and actions related to:

- possible changes to the management plans, procedures, practices, objectives and targets associated with the environmental management of the BTT;
- improvement of the effectiveness of the Veolia management system and its processes; and
- resource needs.

In addition to the yearly management reviews, periodic meetings will be conducted to review all site specific key performance indicators pertaining to the environment and relevant business systems. This will include reviews, and if necessary, revision of the OEMP and sub-plans following any audit, major incident or series of complaints, or any modifications to the consent.

The following forums will form part of the management review process at the BTT, conducted periodically by the site management, in conjunction with operators as required:

- Meetings;
- Toolbox talks;
- Hazard review groups;
- Serious incident reviews; and
- Miscellaneous environmental workshops

The following processes will be used for continual improvement:

- root cause identification and correction of incidents, complaints and issues of non-conformance
- root cause identification and prevention of potential incidents and non-conformances
- process/performance review, and
- enhancement of processes and generation of new initiatives.

### **5.3 Environmental Monitoring Program**

Detailed sampling and analytical methods for the BTT are defined in relevant procedures, and work instructions stored on Veolia's Hippo system. These have been prepared in line with relevant statutory requirements, and industry standards.

The implementation of monitoring requirements is the responsibility of the technical and engineering teams.

All sampling strategies and protocols undertaken as part of the monitoring program will be conducted in line with industry best practice. Sampling will be performed by the Technical and Engineering team or contractors in accordance with the requirements set out in this OEMP and supporting EMPs.

All technical sample analysis for compliance reporting will be performed in a NATA registered laboratory.

Where monitoring and measuring devices are used to provide evidence of conformity of product to determined requirements, these devices will be calibrated in accordance with the manufacturer's recommendations. Records of calibration will be maintained and the calibration status of the device will be clearly communicated.

Depending on the equipment to be calibrated such as analysers and/or laboratory equipment, the calibration process will be scheduled and performed using a variety of methods as per various work instructions or supplier manuals.

If the results of a calibration are not satisfactory (if the required accuracy is not reached) or if an item of testing equipment is out of service, the equipment shall be removed from use and marked out of calibration / for repairs.

The environmental monitoring regime includes the sampling criteria, locations, parameters and frequency as identified in each of the relevant Supplementary Environmental Management Plans (refer to Appendix D) and summarised in the Environmental Monitoring Program (refer Appendix E) appended to this OEMP.

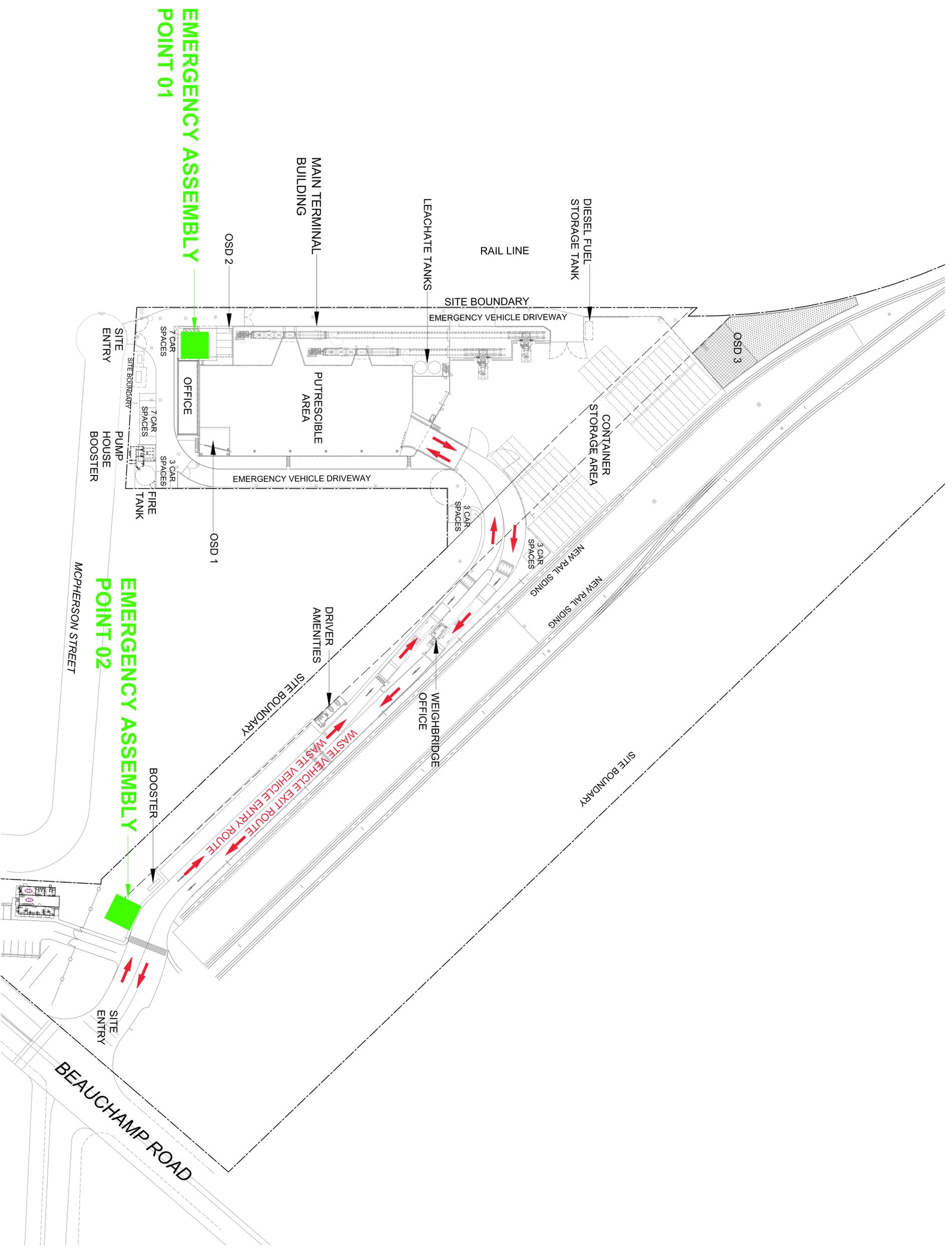
The results of any monitoring required under regulatory conditions will be published on the Veolia webpage as provided in Section 4.3.3.

## **REFERENCES**

1. Hyder, 2014a Veolia Environmental Services Banksmeadow Transfer Terminal Environment Impact Statement, Hyder Consulting Pty Ltd, April 2014
2. Hyder, 2014b Veolia Environmental Services Banksmeadow Transfer Terminal Response to Submissions, Hyder Consulting Pty Ltd, September 2014

**APPENDICES**

**Appendix A - Site Layout Plan**



**EMERGENCY ASSEMBLY POINT 01**

**EMERGENCY ASSEMBLY POINT 02**

**BANKSMEADOW WASTE TRANSFER TERMINAL OEMP**



**Appendix B - Regulatory Documents**

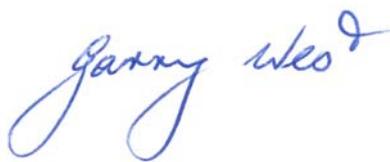
# Development Consent

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

As delegate of the Minister for Planning under delegation executed on 14 September 2011, the Planning Assessment Commission of NSW approves the development application referred to in Schedule 1, subject to the conditions in Schedules 2 to 4.

These conditions are required to:

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



Garry West  
**Member of the Commission**



Jan Murrell  
**Member of the Commission**

Sydney

28 April 2015

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### **SCHEDULE 1**

<b>Application No.:</b>	SSD 5855
<b>Applicant:</b>	Veolia Environmental Services (Australia) Pty Ltd
<b>Consent Authority:</b>	Minister for Planning
<b>Land:</b>	14 Beauchamp Road and 34-36 McPherson Street, Banksmeadow
<b>Development:</b>	The construction and operation of a waste transfer terminal

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## DEFINITIONS

Applicant	Veolia Environmental Services (Australia) Pty Ltd
BCA	Building Code of Australia
Blue Book	Managing Urban Stormwater: Soils and Construction (Landcom 2004)
CEMP	Construction Environmental Management Plan
Construction	The demolition of buildings or works, carrying out of works, including bulk earthworks, and erection of buildings and other infrastructure covered by this Consent
Day	The period from 6am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Department	Department of Planning and Environment
Development	The construction and operation of a waste transfer terminal as described in the EIS and the RTS.
EIS	Environmental Impact Statement titled Banksmeadow Waste Transfer Terminal, prepared by Hyder Consulting Pty Ltd and dated April 2014
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPL	Environmental Protection Licence
Evening	The period from 6pm to 9pm
Feasible	Feasible relates to engineering considerations and what is practical to build
Heavy vehicle	Any vehicle with a gross vehicle mass of 5 tonnes or more
Management and Mitigation Measures	The Applicant's management and mitigation measures contained in the EIS and shown in Appendix A
Minister	Minister for Planning, or delegate
Night	The period from 9pm to 6am
Non-putrescible Waste	General solid waste which would include recyclable material
NOW	Department of Primary Industries – NSW Office of Water
OEH	Office of Environment and Heritage
Operation	Receipt and transfer of up to 400,000 tonnes per annum of putrescible waste and transported by rail to the Veolia Woodlawn Waste Facility and the receipt and transfer of up to 100,000 tonnes per annum of non-putrescible waste to the proposed Veolia Materials Recycling Facility in Camellia
POEO Act	Protection of the Environment Operations Act 1997
Putrescible Waste	General solid waste which may contain organic material
Reasonable	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements.
RAP	Remedial Action Plan titled Remediation Action Plan, Proposed Waste Transfer Facility, prepared by Douglas Partners Pty Ltd and dated February 2014
RMS	Roads and Maritime Services Division, Department of Transport
RTS	Response to Submissions Report titled Banksmeadow Waste Transfer Terminal Submissions Report, prepared by Hyder Consulting Pty Ltd and dated September 2014
Secretary	Secretary of the Department, or nominee
Site audit report	As defined in the <i>Contaminated Land Management Act 1997</i>
Site audit statement	As defined in the <i>Contaminated Land Management Act 1997</i>
Site auditor	As defined in the <i>Contaminated Land Management Act 1997</i>
Site	The land referred to in Schedule 1 and shown in Appendix B

## SCHEDULE 2

### ADMINISTRATIVE CONDITIONS

#### OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

1. The Applicant shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction, operation or decommissioning of the development.

#### TERMS OF CONSENT

2. The Applicant shall carry out the development generally in accordance with the:
  - (a) EIS;
  - (b) RAP;
  - (c) RTS;
  - (d) management and mitigation measures (Appendix A);
  - (e) site layout plans and drawings in the EIS (see Appendix B); and
  - (f) conditions of this Consent.
3. 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.
4. The Applicant shall comply with any reasonable requirement/s of the Secretary arising from the Department's assessment of:
  - (a) any reports, plans, strategies, programs or correspondence that are submitted in accordance with this Consent; and
  - (b) the implementation of any actions or measures contained in these reports, plans, strategies, programs or correspondence.

#### LIMITS OF CONSENT

5. The Applicant shall not receive or process more than:
  - (a) 400,000 tonnes per annum of putrescible material; and
  - (b) 100,000 tonnes per annum of non-putrescible material at the site.
6. The Applicant shall only receive, store, handle or dispose of General Solid Waste or other classes of waste that are authorised for receipt on site by an EPL.

#### STATUTORY REQUIREMENTS

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

#### STRUCTURAL ADEQUACY

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

*Notes: Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.*

## DEMOLITION

9. The Applicant shall ensure that all demolition work is carried out in accordance with *Australian Standard AS 2601:2001: The Demolition of Structures*, or its latest version.

## OPERATION OF PLANT AND EQUIPMENT

10. The Applicant shall ensure that all plant and equipment used for the development is:
  - (a) maintained in a proper and efficient condition; and
  - (b) operated in a proper and efficient manner.

## STAGED SUBMISSION OF PLANS OR PROGRAMS

11. With the approval of the Secretary, the Applicant may:
  - (a) submit any strategy, plan or program required by this consent on a progressive basis; and/or
  - (b) combine any strategy, plan or program required by this consent.
12. Until they are replaced by an equivalent strategy, plan or program approved under this consent, the Applicant shall continue to implement existing strategies, plans or programs for operations on site that have been approved by previous consents or approvals.

*Notes:*

- *If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program shall clearly describe the specific stage to which the strategy, plan or program applies, the relationship of this stage to any future stages and the trigger for updating the strategy, plan or program; and*
- *There must be a clear relationship between the strategy, plan or program that are to be combined.*

13. The Applicant shall submit detailed design plans of the terminal building that are generally in accordance with the plans in the EIS (Appendix B) to the Secretary for approval prior to the issue of a construction certificate.

## PROTECTION OF PUBLIC INFRASTRUCTURE

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

## DISPUTE RESOLUTION

15. In the event that a dispute arises between the Applicant and a public authority other than the Department, in relation to a specification or requirement applicable under this approval, the matter shall be referred by either party to the Secretary, or if not resolved, to the Minister, whose determination of the dispute shall be final and binding to all parties. For the purposes of this condition, 'public authority' has the same meaning as provided under Section 4 of the EP&A Act.

## DEVELOPMENT CONTRIBUTION

16. Prior to the commencement of operation of the development, the Applicant shall pay development contributions to the City of Botany Bay Council of \$495,992.00, or an amount otherwise agreed with Council.

*Note: This contribution is subject to indexation to reflect quarterly variations in the Consumer Price Index All Group Index Number for Sydney, as published by the Australian Bureau of Statistics.*

## SCHEDULE 3

### ENVIRONMENTAL PERFORMANCE CONDITIONS

#### REMEDIATION

##### Remedial Action Plan

1. The Applicant shall remediate the site in accordance with the approved RAP prior to the commencement of operation. Amendments to the approved RAP required as a result of further site investigations must be prepared by a suitably qualified and experienced expert and approved by the site auditor.
2. Prior to the commencement of remediation, the Applicant shall demonstrate to the satisfaction of the Secretary that the RAP has been certified by an accredited site auditor.
3. Prior to the commencement of any construction or remediation works, the Proponent shall engage a Site Auditor accredited by the EPA under Part 4 of the *Contaminated Land Management Act 1997* to provide advice and statutory site audits throughout the remediation project and on completion of the project.
4. Contaminated material encountered during construction work intended for off-site disposal at an appropriate EPA licensed facility shall be segregated and stored in a dedicated area on site until removal, to the satisfaction of the EPA.

##### Completion of Works

5. Upon completion of remediation works, the Applicant shall demonstrate to the satisfaction of the Secretary that the accredited site auditor has prepared a site audit statement and a site audit report which demonstrate that the site is suitable for its intended use(s).
6. Within 3 months of the completion of the reinstatement of the site the Applicant shall prepare, in consultation with the EPA, and submit a Site Validation Report, to the satisfaction of the Secretary. The report shall be prepared in accordance with the NSW EPA (1997) Guidelines for Consultants Reporting on Contaminated Sites and include but not be limited to:
  - (a) comments on the extent and nature of the remediation undertaken;
  - (b) sampling and analysis plan and sampling methodology;
  - (c) results/interpretation and discussion of results;
  - (d) results of any validation sampling, compared to relevant guidelines;
  - (e) discussion of the suitability the remediated areas for intended land use;

#### CONTAMINATION

##### Groundwater Treatment

7. The Applicant shall prepare and implement a Groundwater Monitoring and Treatment Program for the project, to be approved by the Secretary and Site Auditor prior to the commencement of construction. This plan must:
  - (a) be prepared in consultation with the EPA and NOW;
  - (b) detail baseline data on groundwater levels and quality;
  - (c) include:
    - groundwater treatment criteria;
    - a program to monitor groundwater levels, flows and quality;
    - maintenance program for the facility to ensure the on-going effectiveness of the groundwater treatment process;
    - a protocol for the investigation, notification and mitigation of identified exceedences of the groundwater treatment criteria;

- contingency measures to address exceedances and issues with groundwater treatment, including an investigation of alternative remediation treatment options; and
- mechanisms to report results to relevant agencies.

### **Human Health**

8. The Proponent shall ensure that all works are carried out in accordance with *NSW Work Health and Safety Regulation 2011* and the requirements of WorkCover NSW.

## **SOIL, WATER AND LEACHATE**

### **Stormwater Management**

9. The Applicant shall:
  - (a) design and install the stormwater management and collection system in consultation with the City of Botany Bay Council, generally in accordance with the conceptual design in the EIS and applicable Australian Standards and to the satisfaction of the Secretary;
  - (b) ensure that the system capacity has been designed in accordance with the Blue Book Volumes 1 and 2B;
  - (c) divert existing clean surface water around operational areas of the site;
  - (d) direct all sediment laden water in overland flow away from the leachate management system; and
  - (e) prevent cross-contamination of clean and sediment or leachate laden water.

### **Soil, Water and Leachate Management Plan**

10. The Applicant shall prepare and implement a Soil, Water and Leachate Management Plan for the development in consultation with the City of Botany Bay Council, NOW and the EPA and to the satisfaction of the Secretary. This plan must be prepared and implemented by a suitably qualified and experienced person and be submitted for approval prior to commencement of construction. The plan must include:
  - (a) a site water balance that:
    - identifies the source of all water collected or stored on site, including rainfall, stormwater and groundwater;
    - includes details of all water use on site and any discharges; and
    - describes the measures that will be implemented to minimise water use on site.
  - (b) an erosion and sediment control plan that:
    - is consistent with the requirements in the latest version of the Blue Book Volume 1 and Volume 2B;
    - identifies the activities on site that could cause soil erosion and generate sediment; and
    - describe the measures that will be implemented to:
      - minimise soil erosion and the transport of sediment to downstream waters, including the location, function and capacity of any erosion and sediment control structures and maintain these structures over time;
      - ensure that any topsoil stockpiles on site are suitably managed to ensure that the topsoil in these stockpiles can be beneficially used in the proposed revegetation and rehabilitation of the site.
  - (c) a leachate management plan that:
    - includes final detailed design specifications of the leachate management and collection system on site.
  - (d) a stormwater management plan that:
    - is consistent with the guidance in the latest version of the Blue Book Volume 1 and Volume 2B;
    - includes final detailed design specifications for the stormwater management and collection system; and

- demonstrates how the requirements of Condition 9 of this schedule has been addressed.
- (e) a surface water, groundwater and leachate monitoring program that includes:
- baseline data;
  - details of the proposed monitoring network; and
  - the parameters for testing and respective trigger levels for action under the surface water, groundwater and leachate response plan.
- (f) a surface water, groundwater and leachate response plan that:
- includes a protocol for the investigation, notification and mitigation of any exceedances of the respective trigger levels; and
  - describes the measures that could be implemented to respond to any surface or groundwater contamination that may be caused by any development.

### **Water**

11. A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water prior to the commencement of construction.

### **Discharge of Water**

12. The development shall comply with Section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided in an EPL.

### **Groundwater Interception and Extraction**

13. The Applicant shall obtain the necessary water related approvals from NOW in the event that groundwater is likely to be intercepted or extracted during construction.

### **Acid Sulphate Soils Management Plan**

14. Prior to the commencement of any site preparation or construction works on the site, the Applicant shall prepare and implement an Acid Sulfate Soils Management Plan for the development to the satisfaction of the Secretary. This Plan must:
- (a) be prepared in consultation with the EPA and NOW by a suitably qualified and experienced expert;
  - (b) be approved by the Secretary prior to the commencement of any site preparation or construction works;
  - (c) outline the preliminary investigations that have been undertaken to test for the presence of ASS in accordance with the NSW State Government's *Acid Sulphate Soils Manual (ASSMAC 1998)*;
  - (d) detail the protocols to be put in place and followed in the event that ASS is encountered;
  - (e) detail how the ASS will be tested, handled and stockpiled;
  - (f) detail measures to prevent erosion and sedimentation of ASS; and, if necessary
  - (g) outline how the ASS will be disposed of off-site (e.g. at a licensed facility).

### **Bunding**

15. The Applicant shall store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or the *Environment Protection Manual for Authorised Officers: Bunding and Spill Management, technical bulletin (Environment Protection Authority, 1997)*.

## **WASTE**

### **Waste Storage and Processing**

16. All uncontainerised waste shall be stored within the building at the premises and all waste processing activities shall be conducted within the building at all times.

17. To prevent unmanageable waste storage, the Applicant shall ensure that:
- (a) the storage of waste within the building shall not exceed more than 1,500 tonnes at any one time;
  - (b) waste stockpiles within the building shall not exceed 4.5m in height; and
  - (c) the container stacking height shall not exceed 3 loaded containers.

### **Restrictions of the Receipt, Storage, Handling and Disposal of Waste**

18. The development shall ensure that any waste generated on the site during construction is classified in accordance with the EPA's *Waste Classification Guidelines* and disposed of to a facility that may lawfully accept the waste.

### **Waste Management**

19. The Applicant shall prepare and implement a Waste Monitoring Program for the development to the satisfaction of Secretary. This program must:
- (a) be prepared in consultation with EPA by a suitably qualified and experienced expert; and
  - (b) include a suitable program to monitor the:
    - quantity, type and source of waste received on site; and
    - quantity, type and quality of the outputs produced on site.
  - (c) ensure that:
    - all waste that are controlled under a tracking system have the appropriate documentation prior to acceptance at the site; and
    - staff receive adequate training in order to be able to recognise and handle any hazardous or other prohibited waste including asbestos
20. The Applicant shall prepare and implement a Waste Management Plan for the development, in consultation with the EPA and to the satisfaction of the Secretary. The plan shall:
- (a) be prepared by a suitably qualified and experienced expert;
  - (b) be submitted for approval by the Secretary prior to the commencement of construction;
  - (c) include an asbestos risk assessment for demolition work prior to the removal of any asbestos from the site;
  - (d) include final details of the waste management system implemented at the site;
  - (e) ensure that appropriate waste storage facilities are included in the final design of the waste management system;
  - (f) detail the type and quantity of waste to be generated by the construction and operation of the development;
  - (g) detail the quality of waste to be received on site;
  - (h) detail the materials to be reused or recycled, either on or off site;
  - (i) detail the procedures for handling, storage, collection of recycling and disposal of all waste in accordance with best practice industry standards and guidelines;
  - (j) detail the procedures for the management of waste material, excluding recyclable waste, to ensure:
    - the waste material is regularly removed from the site to an appropriately licensed facility; and
    - any stockpiles of waste material are stored on sealed areas.
  - (k) if deemed necessary, outline reasonable and feasible measures that may be required to improve waste management at the site and prioritise recommendations for implementation.

### **Pest, Vermin & Noxious Weed Management**

21. The Applicant shall:
- (a) implement suitable measures to manage pests, vermin and declared noxious weeds on site; and
  - (b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in

sufficient numbers to pose an environmental hazard, or cause the loss of amenity in surrounding area.

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

## **TRAFFIC AND ACCESS**

### **Access and Road Upgrade Works**

22. Prior to the commencement of operations, the Applicant must obtain approval for rail access from the Australian Rail Track Corporation.
23. Prior to the commencement of operations, the Applicant must complete the road upgrade works at the intersection of Beauchamp Road and Perry Street and the left turn deceleration lane into the site, in consultation with City of Botany Bay Council and Randwick City Council, and to the satisfaction of RMS and the Secretary.
24. Detail design plans for the intersection works referred to in condition 23 above, including Traffic Control Signal plans, must be prepared by a suitably qualified person in consultation with City of Botany Bay Council and Randwick City Council and submitted to the RMS for review and endorsement prior to the commencement of construction of the road upgrade works. The Applicant will be required to enter into a Works Authorisation Deed (WAD) with RMS for the works. The WAD will need to be executed prior to the RMS's assessment of the detailed design plans.
25. The Applicant must be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
26. All works/regulatory signposting associated with the development are to be at no cost to the RMS.

### **Traffic Monitoring**

27. The Applicant shall:
  - (a) keep accurate records of the volume of waste transported to the site;
  - (b) nominate a haulage route to be used by heavy vehicles accessing the site; and
  - (c) make these records available in its Annual Review.

### **Operating Conditions**

28. The Applicant shall ensure that:
  - (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 versions of AS 2890.1 and AS 2890.2;
  - (b) the swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, is in accordance with AUSTRROADS Guide to Road Design;
  - (c) the development does not result in any vehicles queuing on the public road network;
  - (d) a right turn restriction into the site from Beauchamp Road shall be implemented between 6am – 10am and 3pm – 7pm;
  - (e) heavy vehicles do not use Perry Street to travel to/from the site;
  - (f) heavy vehicles and bins associated with the development do not park or stand on local roads or footpaths in the vicinity of the site;
  - (g) all vehicles are wholly contained on site before being required to stop;
  - (h) all loading and unloading of materials is carried out on site;
  - (i) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times;

- (j) all trucks entering or leaving the site with loads have their loads covered; and
- (k) all loaded vehicles leaving the site are cleaned of dirt, sand and other materials before they leave the site, to avoid tracking these materials on public roads.

### **Traffic Management Plan**

29. The Applicant shall prepare and implement a Traffic Management Plan for the development, to the satisfaction of the Secretary. The Plan must:
- (a) be prepared by a suitably qualified and experienced expert in consultation with RMS, City of Botany Bay Council and Randwick City Council;
  - (b) be approved by the Secretary prior to the commencement of construction;
  - (c) include construction traffic management measures detailing:
    - access and parking arrangements for the site during construction;
    - measures to ensure that the local road network is not utilised by vehicles during construction;
    - measures to control traffic movements from site during construction;
    - procedures for notifying residents of construction traffic routes and potential disruptions to routes and access; and
    - the impact of the development on the road network, where temporary road closures are required during construction.
  - (d) include a plan showing the designated haulage route/s to be used by heavy vehicles during operation;
  - (e) include a drivers code of conduct;
  - (f) describe the measures that will be implemented to ensure:
    - the nominated haulage routes are used;
    - drivers adhere to the right turn restriction into the site from Beauchamp Road between 6am-10am and 3pm-7pm, as required by Condition 28(d);
    - conflicts with other road users are minimised;
    - drivers adhere to the code of conduct including;
    - road noise impacts are minimised through measures such as limiting truck compression braking; and
    - compliance with the relevant conditions of this consent.
  - (g) include a program to monitor the effectiveness of these measures.

### **HAZARD AND RISK**

30. At least one month prior to the commencement of construction of the proposed development (except for construction of those preliminary works that are outside the scope of the hazard studies), or within such further period as the Secretary may agree, the Applicant shall prepare and submit a Fire Safety Study and a Hazard and Operability Study to the Secretary.
- (a) Fire Safety Study  
A Fire Safety Study for the proposed development. This study shall cover the relevant aspects of the Department of Planning's Hazardous Industry Planning Advisory Paper No. 2, 'Fire Safety Study Guidelines' and the New South Wales Government's 'Best Practice Guidelines for Contaminated Water Retention and Treatment Systems'. The study shall be prepared in consultation with Fire and Rescue NSW and submitted to the Secretary.
  - (b) Hazard and Operability Study  
A Hazard and Operability Study for the proposed development, chaired by a qualified person, independent of the development, whose appointment has been endorsed by the Secretary prior to the commencement of the study. The study shall be consistent with the Department of Planning's Hazardous Industry Planning Advisory Paper No. 8, 'HAZOP Guidelines'. The study report must be accompanied by a program for the implementation of all recommendations made in the report. If the Applicant intends to defer the implementation of a recommendation, reasons must be documented.

31. Dangerous Goods, as defined by the Australian Dangerous Goods Code, shall be stored and handled strictly in accordance with:
- (a) all relevant Australian Standards;
  - (b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and
  - (c) the *Environment Protection Manual for Authorised Officers: Bunding and Spill Management, technical bulletin* (Environment Protection Authority, 1997).
- In the event of an inconsistency between the requirements listed from a) to c) above, the most stringent requirement shall prevail to the extent of the inconsistency.

### **Emergency Response**

32. The Applicant shall maintain and implement an emergency response plan for the site. The emergency response plan shall:
- (a) be submitted to the Secretary prior to the commencement of operation;
  - (b) be kept on-site at all times;
  - (c) include a risk assessment of likely incidents that could occur on-site (e.g. spills, explosion, fire) based on the activities being undertaken, site risks and consequence to the receiving environment; and
  - (d) document the systems and procedures to deal with the types of incidents identified including relevant incident notification procedures.

## **AIR QUALITY**

### **Odour**

33. The Applicant shall ensure the development does not cause or permit the emission of any offensive odour (as defined by the POEO Act).

### **Odour Management Plan**

34. The Applicant shall prepare and implement an Odour Management Plan to the satisfaction of the Secretary. This plan must:
- (a) be prepared by a suitably qualified and experienced expert in consultation with the EPA and City of Botany Bay Council;
  - (b) be approved by the Secretary prior to the commencement of operations;
  - (c) describe the measures that would be implemented on site to minimise the odour impacts of the development;
  - (d) identify triggers for contingency action; and
  - (e) include a program for monitoring the odour impacts of the development.

### **Dust Management**

35. The premises shall be maintained in a condition which minimises or prevents the emission of dust from the premises.
36. The Applicant shall:
- (a) implement best management practice, including all reasonable and feasible dust and odour mitigation measures to prevent and minimise dust emissions from operations;
  - (b) prevent and minimise the air quality impacts of the development during adverse meteorological conditions and extraordinary events;
  - (c) regularly assess air quality monitoring data and relocate, modify, and/or stop operations to ensure compliance with the relevant conditions of this consent;
  - (d) minimise any visible off-site air pollution; and
  - (e) minimise surface disturbance of the site, other than as permitted under this consent.

37. During construction, the Applicant shall ensure that:
- (a) all vehicles on site do not exceed a speed limit of 30 kilometres per hour;
  - (b) all loaded vehicles entering or leaving the site have their loads covered; and
  - (c) all loaded vehicles leaving the site are cleaned of dirt, sand and other materials before they leave the site, to avoid tracking these materials on public roads.

#### **Air Quality Management Plan**

38. The Applicant shall prepare and implement an Air Quality Management Plan for the development to the satisfaction of the Secretary. The Plan must:
- (a) be prepared by a suitably qualified and experienced expert in consultation with the EPA,
  - (b) be approved by the Secretary prior to the commencement of construction;
  - (c) describe the measures that would be implemented to:
    - minimise the fugitive emissions from excavating, handling and treating contamination hot spots including details on methods for dealing with soil contamination variability;
    - include well-defined triggers for additional air quality measures for excessive fugitive emissions including stop-work during adverse weather;
    - ensure all reasonable and feasible dust and odour mitigation measures are employed to prevent and minimise dust and odour emissions from construction and operation of the development;
    - ensure compliance with the relevant conditions of this consent and the EPL; and
    - prevent and minimise the air quality impacts of the development during adverse meteorological conditions and extraordinary events;
  - (d) include a cleaning protocol which:
    - details the procedures to be undertaken to routinely manage, maintain and clean the internal surfaces of the premises to ensure operating conditions inside the facility minimise the potential to generate odour, dust and the carriage of waste outside the facility; and
    - describes how all external surfaces would be routinely managed and maintained so as to be kept free of dust, waste material and other contaminants; and
  - (e) include a protocol for determining any exceedances of the relevant conditions of approval and criteria in the EPL and responding to complaints.

#### **NOISE**

39. The Applicant shall comply with the hours detailed in Table 1, unless otherwise agreed in writing by the Secretary.

*Table 1: Operating Hours*

<b>Activity</b>	<b>Day</b>	<b>Hours</b>
Construction	Monday - Friday	7:00am – 6:00pm
	Saturday	8:00am – 1:00pm
	Sunday & Public Holidays	Nil
Operations	24 hours	

#### **Operating Conditions**

40. The Applicant shall:

- (a) implement best management practice, including all reasonable and feasible noise management and mitigation measures to prevent and minimise operational, low frequency and traffic noise generated by the development;
- (b) minimise the noise impacts of the development during adverse meteorological conditions when noise criteria do not apply;
- (c) maintain the effectiveness of any noise suppression equipment on plant at all times and ensure defective plant is not used operationally until fully repaired; and
- (d) regularly assess noise monitoring data and relocate, modify and/or stop operations to ensure compliance with the relevant conditions of this consent.

### **Noise and Vibration Management Plan**

41. The Applicant shall prepare and implement a Noise and Vibration Management Plan for the development in consultation with the EPA and to the satisfaction of the Secretary. The plan must:
- (a) be prepared and implemented by a suitably qualified and experienced person in consultation with the City of Botany Bay Council, Randwick City Council and the EPA;
  - (b) be approved by the Secretary prior to the commencement of construction;
  - (c) describe the measures that will be implemented to ensure:
    - best management practice is being employed on site; and
    - the noise and vibration impacts of the development are minimised during any meteorological conditions; and
    - compliance with the relevant conditions of this consent.
  - (d) describe the noise management system;
  - (e) include a noise and vibration monitoring program that:
    - is capable of evaluating the performance of the development;
    - includes a protocol for determining compliance with the predictions in the EIS and RTS;
    - adequately supports the noise management system; and
    - evaluates and reports on the effectiveness of the noise management system; and
  - (f) include details of short term vibration trials of construction equipment that are conducted in consultation with the surrounding landowners.

### **ENERGY EFFICIENCY**

42. The Applicant shall:
- (a) implement all reasonable and feasible measures to minimise energy use and greenhouse gas emissions during construction and operation; and
  - (b) ensure the development will continue to operate at industry best practice over time.

### **VISUAL AMENITY**

#### **Lighting**

43. The Applicant shall ensure that the lighting associated with the development:
- (a) complies with the latest version of *AS 4282(INT) - Control of Obtrusive Effects of Outdoor Lighting*; and
  - (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

#### **Signage**

44. The Applicant shall install all signs in consultation with City of Botany Bay Council.

*Note: This condition does not apply to any signage identified as exempt or complying development in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

### **Landscaping and Vegetation Management**

45. The Applicant shall prepare and implement a Landscaping and Vegetation Management Plan for the development in consultation with City of Botany Council and to the satisfaction of the Secretary. The plan shall:
- (a) be approved by the Secretary prior to the commencement of construction;
  - (b) detail any trees that are proposed to be removed, ringbarked, cut, topped or lopped;
  - (c) detail any revegetation works at the site, with particular attention to minimising the visibility of the site from residences and public vantage points, minimising bushfire risk and the use of indigenous species;
  - (d) ensure that any clearing or trimming of vegetation on the western side of McPherson Street, at the intersection with Beauchamp Road, is undertaken in consultation with City of Botany Bay Council; and
  - (e) describe the on-going measures (e.g. weed control and regular pruning) that would be implemented to maintain landscaping and vegetation on the site for the life of the development.

### **AVIATION SAFETY**

46. At least 35 days prior to the commencement of construction of the project, the Applicant must obtain all necessary approvals from the Sydney Airports Corporation for the erection of any temporary structure or construction equipment.

### **HERITAGE**

47. The development shall cease all works on site in the event that any Aboriginal cultural object(s) or human remains are uncovered onsite. The NSW Police, the Aboriginal Community and the OEH are to be notified. Works shall not resume in the designated area until approval in writing from the NSW Police and/or the OEH has been obtained.

### **SECURITY**

48. The Applicant shall ensure that:
- (a) the site is secured by a perimeter fence and security gates; and
  - (b) the security gates on site are patrolled at all times.
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## SCHEDULE 4

### ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

#### ENVIRONMENTAL MANAGEMENT

##### Construction Environmental Management Plan

1. The Applicant shall prepare and implement a Construction Environmental Management Plan for the development to the satisfaction of the Secretary. The Plan must:
  - (a) be submitted to the Secretary for approval no later than two weeks prior to the commencement of construction or demolition or within such period otherwise agreed by the Secretary;
  - (b) identify the statutory approvals that apply to the development;
  - (c) consolidate all relevant management plans and monitoring programs required in the conditions of this Consent;
  - (d) outline all environmental management practices and procedures to be followed during construction and demolition works associated with the development;
  - (e) describe all activities to be undertaken on the site during construction of the development, including a clear indication of construction stages;
  - (f) detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts;
  - (g) describe the roles and responsibilities for all relevant employees involved in construction and demolition works associated with the development;
  - (h) include arrangements for community consultation and complaints handling procedures during construction and demolition; and
  - (i) include copies of the various strategies and plans that are required under the conditions of this Consent once they have been approved.

*Note:*

1. *Construction of the Development shall not commence until written approval of this plan has been received from the Secretary.*
2. The City of Botany Bay Council shall be provided with a copy of the approved Construction Environmental Management Plan within 7 days of the date of its approval.

##### Operational Environmental Management Plan

2. The Applicant shall prepare and implement an Operational Environmental Management Plan to the satisfaction of the Secretary. This plan must:
  - (a) be submitted to the Secretary for approval prior to commencement of operations;
  - (b) be prepared by a suitably qualified and experienced expert;
  - (c) provide the strategic framework for environmental management of the development;
  - (d) identify the statutory requirements that apply to the development;
  - (e) consolidate all relevant environmental management plans and monitoring programs required in the conditions of this consent and committed to in the EIS;
  - (f) describe the role, responsibility, authority, and accountability of all the key personnel involved in environmental management of the development.
  - (g) describe in general how the environmental performance of the development would be monitored and managed; and
  - (h) describe the procedures that would be implemented to:
    - keep the local community and relevant agencies informed about the operation and environmental performance of the development;
    - receive, handle, respond to, and record complaints;
    - resolve any disputes that may arise during the course of the development;

- respond to any non-compliances; and
- respond to emergencies.

### **Management Plan Requirements**

3. The Applicant shall ensure that the Management Plans required under this consent are prepared in accordance with any relevant guidelines, and include:
- (a) detailed baseline data;
  - (b) a description of:
    - the relevant statutory requirements (including any relevant approval, licence or lease conditions);
    - any relevant limits or performance measures/criteria; and
    - the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;
  - (c) a description of the measures that will be implemented to comply with the relevant statutory requirements, limits, or performance measures/criteria;
  - (d) a program to monitor and report on the:
    - impacts and environmental performance of the development; and
    - effectiveness of any management measures (see (c) above);
  - (e) a contingency plan to manage any unpredicted impacts and their consequences;
  - (f) a program to investigate and implement ways to improve the environmental performance of the development over time;
  - (g) a protocol for managing and reporting any:
    - incidents;
    - complaints;
    - non-compliances with statutory requirements; and
    - exceedances of the impact assessment criteria and/or performance criteria; and
  - (h) a protocol for periodic review of the plan.

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

## **REPORTING**

### **Incident Reporting**

4. The Applicant shall notify the Secretary, City of Botany Bay Council and any other relevant agencies of any incident or potential incident with actual or potential significant off-site impacts on people or the biophysical environment associated with the project as soon as practicable after the Proponent becomes aware of the incident. Within 7 days of the date of this incident, the Proponent shall provide the Secretary and any relevant agencies with a detailed report on the incident.

### **Regular Reporting**

5. The Applicant shall provide regular reporting on the environmental performance of the project on its website, in accordance with the reporting arrangements in any plans or programs approved under the conditions of this approval.

## **INDEPENDENT ENVIRONMENTAL AUDIT**

6. Within one (1) year of the date of this consent, and every 3 years thereafter, unless the Secretary directs otherwise, the Applicant shall commission and pay the full cost of an Independent Environmental Audit of the development. This audit must:
- (a) be conducted by suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Secretary;

- (b) include consultation with the relevant agencies;
- (c) assess the environmental performance of the development and whether it is complying with the relevant requirements in this consent and any relevant EPL and/or Water License (including any assessment, plan or program required under these approvals);
- (d) review the adequacy of any approved strategy, plan or program required under the these approvals; and
- (e) recommend measures or actions to improve the environmental performance of the development, and/or any assessment, plan or program required under these approvals.

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

- 7. Within 3 months of commissioning this audit, or as otherwise agreed by the Secretary, the Applicant shall submit a copy of the audit report to the Secretary, together with its response to any recommendations contained in the audit report.

### **Annual Review**

- 8. Within one (1) year of the date of this consent, and every year thereafter, the Applicant shall review the environmental performance of the development to the satisfaction of the Secretary. This review must:
  - (a) describe the development that was carried out in the previous calendar year, and the development that is proposed to be carried out over the current calendar year;
  - (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 relevant statutory requirements, limits or performance measures/criteria;
    - the monitoring results of previous years; and
    - the relevant predictions in the EIS;
  - (c) identify any non-compliance over the last year, and describe what actions were (or are being) taken to ensure compliance;
  - (d) identify any trends in the monitoring data over the life of the development;
  - (e) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and
  - (f) describe what measures will be implemented over the current calendar year to improve the environmental performance of the development.

### **Revision of Strategies, Plans & Programs**

- 9. Within 3 months of the submission of an:
  - (a) annual review under Condition D8 of this schedule;
  - (b) incident report under Condition D4 of this schedule;
  - (c) audit report under Condition D6 of this schedule; and
  - (d) any modifications to this consent,
 the Applicant shall review, and if necessary revise, the strategies, plans, and programs required under this consent to the satisfaction of the Secretary.

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

## **ACCESS TO INFORMATION**

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10. The Applicant shall:
- (a) make the following information publicly available on its website:
    - the EIS;
    - current statutory approvals for the development;
    - approved strategies, environmental management plans or programs;
    - a summary of the monitoring results of the development, which have been reported in accordance with the various plans and programs approved under the conditions of this consent;
    - a complaints register, updated on a quarterly basis;
    - copies of any annual reviews (over the last 5 years);
    - any independent environmental audit, and the Applicant's response to the recommendations in any audit; and
    - any other matter required by the Secretary; and
  - (b) keep this information up-to-date, to the satisfaction of the Secretary.

## APPENDIX A – MANAGEMENT AND MITIGATION MEASURES

Environmental issue	Mitigation measures
Soils and contamination	<p><b>Construction mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ A Health and Safety Plan and risk assessment would be developed and implemented prior to construction commencing and all construction workers and staff will be inducted into the plan. The Health and Safety Plan will include details of Site contamination, risks and management measures prior to work commencing. The plan will also outline the difference between inhalation and other pathways where contact with contaminants is possible (e.g. ingestion, dermal absorption) and measures to minimise exposure pathways, including identification of appropriate personal protective equipment to be worn during remediation works.</li> <li>▪ Implementation of the Douglas Partners 2013 RAP for the Keith Engineering land and development &amp; implementation of plan for management of contamination identified on Asciano land <u>would be undertaken</u>, to ensure the Site is suitable for use as a transfer terminal. These plans will clearly describe the works necessary to remediate the contamination identified at each site and including an unexpected finds protocol and contingency measures to manage other issues which may arise during the course of remediation and redevelopment works. The plans will be subject to review and approval of a NSW EPA accredited Site Auditor. At a minimum the remedial works will include: <ul style="list-style-type: none"> <li>- Investigation and assessment of the extent semi-volatile and volatile organic compound concentrations in groundwater, particularly in relation to future remediation and excavation works at the Site and the potential for vapour intrusion into buildings.</li> <li>- Investigation of additional, currently unidentified UPSS or USTs present on the Site and the aboveground petroleum on the Asciano land. These investigations will be undertaken by a Validation Consultant during Site establishment.</li> <li>- Removal of the UPSS and associated infrastructure in accordance with Australian Standard (AS) 4976-2008: The removal and disposal of underground petroleum storage tanks and under the supervision of an Environmental Consultant, specialising in remediation.</li> <li>- Removal of any mobile PSH observed during construction to the extent practicable and disposal at an appropriate facility.</li> <li>- Removal of residual PSH observed during the UPSS removal works, through excavation and off-site disposal, or onsite treatment if necessary.</li> <li>- Removal of PSH contaminated groundwater as encountered during excavation works and removal of the UPSS and disposal at an appropriately licensed facility.</li> <li>- Removal of other contaminated soils not considered suitable for onsite capping due to potential risks to groundwater or human health (related to vapour intrusion) and disposal at an appropriately licensed facility in accordance with the Waste Classification Guidelines.</li> <li>- Onsite capping of contaminated soils that are not considered to present an on-going risk to groundwater or human health if retained onsite, including asbestos contaminated soils.</li> </ul> </li> <li>▪ Remedial works undertaken on the Site will be subject to a Site Auditor Statement, certifying that the works undertaken have rendered the Site suitable for use as a waste transfer terminal.</li> <li>▪ Veolia will consult with the EPA and Orica regarding the interaction of construction and remediation works associated with the Proposal to ensure that any dewatering activities associated with construction and dewatering do not conflict with the Orica Voluntary Management Plan</li> </ul>

Environmental issue	Mitigation measures
	<p>remediation works.</p> <ul style="list-style-type: none"> <li>▪ Disposal of asbestos containing material and soils will be undertaken by a licensed asbestos removalist.</li> <li>▪ A Construction Soil and Water Management Plan (CSWMP) will be developed prior to commencement of construction, in accordance with the Blue Book (Landcom, 2004). Progressive erosion and sediment control plans (ESCP) will be developed in accordance with SWMP to reflect changes to the level of disturbance. Strategies adopted in the SWMP will include the following: <ul style="list-style-type: none"> <li>- Installation of drainage infrastructure and sediment and erosion controls prior to construction commencing.</li> <li>- Where possible, run-on water from upslope lands will be diverted around the Site while land disturbance activities are being carried out.</li> <li>- Water flows onsite will be directed, where possible, across the Site at non-erodible velocities, and stormwater drainage works will be employed to convey stormwater through and away from the Site. Permanent or temporary drainage works will be installed early in the construction program to minimise uncontrolled drainage and associated erosion.</li> <li>- If required, construction sediment basins will be located and sized in accordance with the Blue Book (Landcom, 2004) and constructed prior to commencement of Site disturbance.</li> <li>- Areas of exposed soil will be limited to those areas being actually worked.</li> <li>- Stockpiles will be located away from flow paths on appropriate impermeable surfaces, to minimise potential sediment transportation. Where practicable, stockpiles will be stabilised, if in place for more than ten days, and will be formed with sediment filters in place immediately downslope.</li> <li>- Disturbed areas will be stabilised as soon as practicable.</li> <li>- Earthworks will not take place during or after heavy rain, if the activity is likely to cause soil erosion or structural damage.</li> <li>- The wheels of all vehicles will be cleaned prior to exiting the construction Site where excavation occurs to prevent the tracking of mud. Where this is not practical, or excessive soil transfer occurs onto paved areas, street cleaning will be undertaken when necessary.</li> </ul> </li> <li>▪ Excavated material will be reused onsite where possible (subject to the provisions of the remedial action plan). Any excavated material that requires disposal will be subject to waste classification under the DECCW Waste Classification Guidelines 2009 and will be disposed of at an appropriate licensed facility.</li> <li>▪ An Acid Sulphate Soil Management Plan (ASSMP) will be developed prior to commencement of construction. Construction workers will be instructed on the identification of Potential Acid Sulphate Soils (PASS) and Acid Sulphate Soils (ASS) during the Site induction and the requirements of the ASSMP. The plan will require works to cease in the vicinity of any unexpected potential acid sulphate soils and an environmental consultant to be notified and requested to advise on the appropriate course of action.</li> </ul> <p><b>Operational mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ A Site Environmental Management Plans (SEMP) would be prepared and implemented for the Keith Engineering land, with provisions for on-</li> </ul>

Environmental issue	Mitigation measures
	<p>going regular inspection and maintenance of the capped contaminated soils. The SEMP's would be reviewed and approved by a NSW EPA accredited Site auditor.</p> <ul style="list-style-type: none"> <li>▪ Appropriate mitigation measures for stormwater runoff detention will be implemented, reducing the risk of erosion and sedimentation as a result of excessive runoff. These measures are outlined in Section 8.2.4 of the EIS.</li> <li>▪ The diesel tank will be self-bunded and compliant with AS - 1940-2004 <i>The storage and handling of flammable and combustible liquids</i>. The diesel fuel tank and refuelling area will be appropriately bunded and all refuelling will take place within this area.</li> <li>▪ An Incident Response Plan (IRP) will be developed for operation of the Site. The plan will specify the procedure to be followed in the event of a spill, including the notification requirements and use of absorbent material to contain the spill. A spill kit will be provided onsite at all times.</li> <li>▪ A refuelling procedure will be developed and implemented for all refuelling activities undertaken. Any fuel, lubricant, or hydraulic fluid spillages will be collected using absorbent material and the contaminated material disposed of to a licensed waste facility.</li> </ul>
Hydrology and Flooding	<p><b>Operational mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ The leachate management system will be designed to maintain separation between rainfall run-off and leachate at all times. A minimum 20 kL self-bunded tank will be provided for collection of leachate from the transfer terminal building and compactor area.</li> <li>▪ The compactor areas will be fully covered to limit the generation of leachate. A leachate injection system will be incorporated into the compactors to facilitate the transport of leachate to the Woodlawn Eco-Project site.</li> <li>▪ OSD will be provided onsite to achieve Botany Bay City Council's requirement of 20% AEP 'natural condition' detention and to offset the calculated flood storage volume of 810 m<sup>3</sup>.</li> <li>▪ WSUD measures will be included within the detailed design for the Site and will include the provision of bio-retention basins and oil and grease interceptors within the new drainage pits.</li> <li>▪ All excess leachate from the Site will be disposed of in accordance with legislative requirements, through either a trade waste agreement or pumped out and disposed of at an appropriately licensed facility.</li> <li>▪ The diesel fuel tank and refuelling area will be appropriately bunded. All refuelling will take place within this area.</li> <li>▪ An Incident Response Plan (IRP) will be developed for the Site and will form a sub-plan to the OEMP. The IRP will contain a 'spill response procedure'.</li> </ul>
Traffic and Access	<p><b>Construction mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ A Construction Traffic Management Plan (CTMP) will be developed for the construction phase of the Proposal. The CTMP will form a sub-plan to the CEMP and will prescribe locations for private worker vehicle parking during construction works, access routes to the Site and notification requirements during construction of the Proposal.</li> </ul>

Environmental issue	Mitigation measures
	<p><b>Operational mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ The requirements of the Roads Act and the Road Transport (General) Act will be followed at all times, including notice requirements, consultation and consent/concurrence requirements for works in, or closures of, public and classified roads and the use of RAV routes for semi-trailers.</li> <li>▪ Veolia will enter into a Works Authorisation Deed with RMS for the upgrade of the Beauchamp Road / Perry Street intersection. Detailed design of the intersection upgrade works will be undertaken in accordance with the Works Authorisation Deed and will be designed in accordance with RMS' standards and specifications.</li> <li>▪ The Site Access will provide access for future land use development proposals on the Asciano land, to the immediate north of the Banksmeadow TT site. Detailed design for the Site Access via a single shared Beauchamp Rd Intersection will be designed for Veolia's required traffic movements plus a minimum of 100 traffic movements (in &amp; out) per hour for the remaining portion of the Asciano Site not being leased by Veolia.</li> <li>▪ During development of the detailed design of the Perry Street /Beauchamp Road intersection upgrades, consideration will be given to the development of engineered measures to restrict trucks using Perry Street to access the Site from the east.</li> <li>▪ <u>Veolia would liaise with City of Botany Council regarding clearing and or trimming of</u> vegetation on the western side of McPherson Street, at the intersection with Beauchamp Road, <del>will be cleared or trimmed</del>, to re-instate a safe entering sight distance sight line.</li> <li>▪ Veolia will liaise with City of Botany Council regarding the implementation of kerb side parking restrictions on McPherson Street and adjust line-marking, to allow vehicles to approach the intersection on a perpendicular angle.</li> <li>▪ Interconnectivity will be provided within the Site between the McPherson Street entry and the Perry Street / Beauchamp Road access to the Banksmeadow TT.</li> <li>▪ Detailed design of the Site will provide for appropriate queuing space provided the approach to the Perry Street/ Beauchamp Road access and provide layover areas for staggering dispatch of trucks.</li> <li>▪ A Traffic Management Plan will be developed for the Proposal that will specify the following: <ul style="list-style-type: none"> <li>- Trucks accessing the Site will be strictly prohibited from using Perry Street.</li> <li>- <u>No right turn movements from Beauchamp Road into the Site would be permitted during the peak AM and PM hours.</u></li> <li>- An induction process and education program will be developed for the Site, which will specify the access route restrictions.</li> <li>- Development of a monitoring an recording program and an enforcement program that will provide for the monitoring and recording of vehicles accessing the Site and provide a mechanism for retraining and reprimand of drivers observed breaching the access restrictions or waste acceptance requirements on the Site.</li> <li>- Development of a traffic congestion procedure for McPherson Street, that will specify the measures to be implemented to manage any</li> </ul> </li> </ul>

Environmental issue	Mitigation measures
	<p>potential traffic impacts on neighbouring businesses. This procedure will be developed in consultation with Botany Building Recyclers.</p> <ul style="list-style-type: none"> <li>▪ Asciano will secure rail access from ARTC on behalf of the Proposal prior to commencement of operation of the Proposal. .</li> </ul>
Waste management	<p><b>Construction mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ A Construction Waste Management Plan (CWMP) will form a sub-plan to the CEMP and will include the following information: <ul style="list-style-type: none"> <li>- Characterisation of construction waste streams.</li> <li>- Management of hazardous waste streams, including asbestos, contents of the UPSS, contaminated soil and contaminated groundwater.</li> <li>- Procedures to manage construction waste streams, including handling, storage, classification and tracking.</li> <li>- Mitigation measures for avoidance and minimisation of waste materials.</li> <li>- Procedures and targets for reuse and recycling of waste materials.</li> <li>- Roles and responsibilities for ensuring compliance with the CWMP.</li> <li>- Training, monitoring, reporting and reviewing requirements to ensure compliance with the CWMP.</li> </ul> </li> </ul> <p><b>Operational mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ A Waste Management Plan (WMP) will be incorporated into the OEMP, which will include the following information: <ul style="list-style-type: none"> <li>- Characterisation of waste streams accepted at the facility</li> <li>- Procedures for weighbridge activities – including screening of incoming loads, weighing of incoming and outgoing vehicles, weighbridge data recording and archiving, and weighbridge inspection schedule.</li> <li>- Tipping procedures for each waste stream – including screening and scavenging.</li> <li>- Procedures for management of non-conforming loads and materials.</li> <li>- Procedures for ensuring the Site remains clean and tidy.</li> <li>- Procedures for loading materials – including front end loader operation, loading of non-putrescible waste into semi-trailers, loading of putrescible waste into compactors, compacting and containerising operations.</li> <li>- Procedures for rail transport – loading and unloading of containers.</li> <li>- Operational contingencies – should any Site activity undergo a temporary shutdown.</li> <li>- Roles and responsibilities for compliance with the WMP.</li> <li>- Procedures for inspection, monitoring, review and auditing to ensure compliance with the WMP.</li> </ul> </li> <li>▪ An Operational Contingency Plan will be incorporated into the OEMP and will include the following: <ul style="list-style-type: none"> <li>- Identification of internal and external factors that may disrupt the operation of the Banksmeadow TT.</li> </ul> </li> </ul>

Environmental issue	Mitigation measures
	<ul style="list-style-type: none"> <li>- Identification of the potential operational impacts associated with operational disruption.</li> <li>- Prescribe measures to mitigate potential impacts associated with disruption to operations</li> <li>- Notification of the EPA on 131 555 in the event of unscheduled disruptions to the operation of the Banksmeadow TT.</li> </ul>
Air quality	<p><b>Construction mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ An Air Quality Management Plan will be developed as a subplan to the CEMP and will contain the following management measures: <ul style="list-style-type: none"> <li>- Burning off of materials will be strictly prohibited onsite.</li> <li>- Engines of onsite vehicles and plant will be switched off when not in use.</li> <li>- Construction machinery and vehicles onsite will be maintained and serviced according to the manufacturer's specifications.</li> <li>- During hauling activities, the following controls will be in place: <ul style="list-style-type: none"> <li>- Watering of unsealed haul roads</li> <li>- Sealed haul roads to be cleaned regularly</li> <li>- Restrict vehicle traffic to designated routes</li> <li>- Impose speed limits</li> <li>- Covering vehicle loads when transporting material off-site</li> </ul> </li> <li>- During material handling activities the drop heights of materials from loading and handling equipment will be minimised.</li> <li>- During construction activities requiring exposed surfaces and stockpiling the following controls will be in place: <ul style="list-style-type: none"> <li>- Minimise area of exposed surfaces.</li> <li>- Water suppression on exposed areas and stockpiles.</li> <li>- Minimise amount of stockpiled material.</li> <li>- Where possible apply barriers, covering or temporary rehabilitation.</li> <li>- Rehabilitate completed sections as soon as practicable.</li> </ul> </li> </ul> </li> </ul> <p><b>Operational mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ An air extraction system will service the putrescible waste area, within the northern end of the building, and will manage odour through a single exhaust point. The ventilation system for the putrescible waste area of the transfer terminal building will have a single vent stack that will extend to a height of 21 m with a diameter of 2.6 m and be designed to have an exit velocity from the stack of 20 m/s to ensure that the odour emissions from the facility are consistent with the odour criteria prescribed in the EPA Air Quality Guidelines.</li> <li>▪ Plastic strips will be installed on the doorways to help contain odour and dust within the terminal building, which will cover the upper third of the</li> </ul>

Environmental issue	Mitigation measures
	<p>opening.</p> <ul style="list-style-type: none"> <li>▪ Containers used for the transport of putrescible waste will be specially constructed and have activated carbon filtration packs fitted to the air exhaust vent on the container.</li> <li>▪ An Odour Management Plan will be developed as part of the OEMP and will include a Procedure for Minimising Odour to ensure waste is managed to minimise the generation of odours. The odour management strategies that will be implemented through the Odour Management Plan will include: <ul style="list-style-type: none"> <li>- A description of the odour control system and its components and an Odour Control System Operation Protocol, detailing the activities required to maintain and operate the odour control system.</li> <li>- Routine maintenance and cleaning of containers will not be permitted on the Banksmeadow TT site.</li> <li>- Waste delivery trucks entering the terminal will be required to be fully enclosed or covered.</li> <li>- Putrescible and non-putrescible waste stream will be kept separate.</li> <li>- The floor area of the transfer terminal will be cleaned daily.</li> <li>- The amount of putrescible waste left onsite within the terminal will be minimised.</li> <li>- An odour complaint logbook will be maintained onsite. When odour complaints are received, a Site investigation will be conducted to identify any unusual odour sources within the Site boundary and appropriate action taken as required.</li> <li>- Odour monitoring and reporting will be undertaken in accordance with the EPL requirements for the facility.</li> </ul> </li> <li>▪ A Dust Management Plan (DMP) will be developed as part of the OEMP and will document strategies to minimise potential dust emissions from the Proposal's operations. Both preventative and responsive control measures will be identified in the plan, including: <ul style="list-style-type: none"> <li>- All trucks entering and leaving the premises carrying loads must be covered at all times, except during loading and unloading.</li> <li>- Good dust management procedures will be implemented within the terminal building including regular sweeping and washing down, as required.</li> <li>- Good dust management procedures outside of the terminal building, and the general Site including regular sweeping to remove dust and other debris.</li> <li>- Training of all staff and personnel accessing the Site <u>would be undertaken with a focus on</u> in the need to minimise dust generation.</li> <li>- Use of a fine mist dust suppression system within the building, when there are particularly dust loads or noticeable dust levels, as required.</li> <li>- Review of any complaints received relating to dust and reports from monitoring conducted as a result.</li> <li>- Monthly toolbox meetings to discuss any safety and compliance issues, including dust, that have arisen since the previous meeting.</li> </ul> </li> <li>- Air quality and dust monitoring procedures will be outlined in the plan and monitored with respect to the NSW Government Regional Ambient</li> </ul>

Environmental issue	Mitigation measures
	<p>Air Quality and EPA criteria for allowable dust deposition.</p> <ul style="list-style-type: none"> <li>- The components of the dust suppression system and the standard operational procedures for Site personnel to operate and maintain the system will be documented within the DMP.</li> </ul>
Noise and vibration	<p>Construction mitigation measures</p> <ul style="list-style-type: none"> <li>▪ A Construction Noise and Vibration Management Plan (CNVMP) will be developed as part of the CEMP and will address the following items at a minimum: <ul style="list-style-type: none"> <li>- Prior to use of vibratory rollers onsite, vibration trials will be undertaken onsite to confirm that the use of vibratory rollers can comply with the maximum level of 1.1 mm/s at the Goodman Industrial site and the Botany Building Recyclers. This testing will consider the recommendations of Assessing Vibration: A Technical Guideline (DEC, 2006), and give due consideration to the vibration dose method described by the guideline. Should trials indicate that maximum level for human comfort cannot be practicably achieved an acceptable limit will be negotiated with the affected commercial sites and alternative compacting methods will be considered. During the pre-construction trials stockpiles at the Botany Building Recyclers will be visually monitored to ensure construction activities do not compromise their stability.</li> <li>- The CNVMP will include a requirement to inform neighbouring commercial and industrial receivers of the construction schedule and the timing of any particularly noisy activities.</li> <li>- Where practicable, construction activities will be staged to provide quiet, respite periods for commercial receivers.</li> <li>- All construction activities will have regard to the standard hours of 07:00 am to 06:00 pm Monday to Friday, and 08:00 am to 01:00 pm Saturday (with approval from relevant authorities) and no works on Sundays or Public Holidays. Any works undertaken outside of these hours will be undertaken in consultation with relevant authorities. Works outside these hours that may be permitted will include: <ul style="list-style-type: none"> <li>- Any works which do not cause noise emissions to be audible at any nearby sensitive receptors. <ul style="list-style-type: none"> <li>- Activities that do not result in a noise contribution at the nearest residences of more than 50dBALeq,15minute (background + 5dB)</li> <li>- The delivery of materials which is required outside of these hours as requested by Police or other authorities for safety reasons. Local residents, commercial and industrial premises will be informed of the timing and duration of approved works in accordance with the notification provisions outlined in the CNMP.</li> <li>- Emergency work to avoid the loss of lives, property and/or to prevent environmental harm.</li> <li>- Any other work as approved through the CNMP Process.</li> </ul> </li> </ul> </li> <li>- Training and awareness, which will include the following: <ul style="list-style-type: none"> <li>▪ Site awareness training/environmental inductions to provide instruction on noise mitigation techniques/measures to be implemented during construction of the Proposal.</li> </ul> </li> </ul> </li> </ul>

Environmental issue	Mitigation measures
	<ul style="list-style-type: none"> <li>▪ <u>Consideration of a number of noise mitigation techniques would be undertaken including:</u> <ul style="list-style-type: none"> <li>- Working within approved hours.</li> <li>- Working with noisy equipment away from sensitive receivers.</li> <li>- Using noise screens and temporary barriers.</li> <li>- Maintaining plant and equipment.</li> <li>- Turning off machinery when not in use.</li> <li>- Limiting the “clustering” of noisy plant / processes.</li> </ul> </li> <li>- Selection of quiet plant and processes wherever feasible and use of reversing alarms such as “smart alarms” and “squawker alarms”.</li> <li>- Provision of temporary hoardings at the access points to the Site on Beauchamp Road and McPherson Street to mitigate noise impacts during works.</li> </ul> <p>Operational mitigation measures</p> <ul style="list-style-type: none"> <li>▪ Two operational noise management plans will be developed for terminal operations, being a Noise Management Plan – Terminal Operations (TNMP) and a Noise Management Plan – Rail Operations (RNMP). The TNMP will be developed to address noise management for the terminal including waste delivery truck movements, mobile plant and fixed plant onsite, including the compaction units and the extraction fan. A Noise Management Plan – Rail Operations (RNMP) will be developed to prescribe measures to minimise rail noise from the Proposal.</li> <li>▪ <u>Veolia and the contractor would commit to the exclusive use of low frequency quacker style alarms for plant and equipment, including container handlers, to further reduce noise impacts.</u></li> </ul>
Hazards and risk	<p><b>Construction mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ Construction will be undertaken in accordance with the <i>Work Health and Safety (WHS) Act 2011</i>.</li> <li>▪ Safe operational access and egress for emergency service personnel and workers will be provided at all times, and specified in the CEMP.</li> <li>▪ An asbestos management plan will be developed for the Proposal containing a risk assessment undertaken in accordance with <i>Model Code of Practice – How to Manage and Control Asbestos in the Workplace</i> (Safe Work Australia 2011).</li> <li>▪ Where the management plan recommends the removal of asbestos from Site all works will be undertaken in accordance with the <i>Model Code of Practice – How to Safely Remove Asbestos</i> (Safe Work Australia 2011), including the development of an asbestos removal control plan and an emergency plan. An industrial hygienist will be involved in the development of this plan.</li> <li>▪ Veolia will engage a contractor who is appropriately qualified and competent to ensure appropriate management of asbestos as outlined in the <i>Model Code of Practice – Storage and handling of Dangerous Goods</i> (Safe Work Australia 2005).</li> <li>▪ The WorkCover Authority of NSW (WorkCover) will be notified in writing five days before any licensed asbestos removal work is commenced.</li> </ul>

Environmental issue	Mitigation measures
	<p>The notification will be lodged by the licensed asbestos removalist. The Site will be classified as friable or non-friable by a suitably qualified occupational hygienist prior to the notification being prepared.</p> <ul style="list-style-type: none"> <li>▪ The CEMP will include an Incident Response Plan that will include a Spill Management Procedure.</li> </ul> <p><b>Operational mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ Hazards associated with <del>construction</del> <u>operation</u> of the Banksmeadow TT will be managed through the Hazard and Operability Study (HAZOP), which will be undertaken as part of the detailed design.</li> <li>▪ Appropriate fire alarms and fire fighting equipment will be provided onsite for an initial emergency response and will include a deluge system, fire extinguishers, hoses and reels. It will be ensured that utility services are adequate to meet the needs of fire fighters.</li> <li>▪ A fire hydrant system and/or foam from portable units, as well as a manually operated fire deluge system, will be provided for mitigating fires on the tipping floor.</li> <li>▪ A designated area will be identified within the putrescible and non-putrescible areas of the terminal building for the management of 'hot loads' and fire. These will be contained through a combination of dousing with fire hoses and discharging the contents and totally extinguishing the fire using onsite fire hose reels. The fire water will be captured within the building bunding and leachate tank.</li> <li>▪ A Pollution Incident Response Management Plan (PIRMP) will be prepared for the facility to meet the requirements of the POEO Act and POEO (General) Regulations.</li> <li>▪ An Incident Response Plan (IRP) will be developed in accordance with <i>AS 3745 - 2010 Planning for emergencies in facilities</i>. An Emergency Response Plan will form an appendix to the IRP</li> </ul>
Greenhouse gas emissions	<p><b>Construction mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ All trucks leaving the Site carrying waste will be filled to the maximum amount allowable, depending on the truck size, to reduce the number of traffic movements required</li> <li>▪ The contractor will limit idling time of plant and equipment whilst onsite</li> <li>▪ The contractor will make certain that the only lighting left on overnight around the Site office will be security or emergency/access lighting</li> <li>▪ Earthmoving equipment and onsite vehicles will be fitted with exhaust controls in accordance with the Protection of the Environment Operations (Clean Air) Regulation 2010.</li> </ul> <p><b>Operational mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ Veolia commits to adopting energy saving measures to minimise GHG emissions; including: <ul style="list-style-type: none"> <li>- Assessing the feasibility of efficient electricity devices such as variable speed drives and installation of energy efficient lighting.</li> <li>- B20 biodiesel will be used for diesel powered machinery onsite</li> </ul> </li> </ul>

Environmental issue	Mitigation measures
Land use	<ul style="list-style-type: none"> <li>▪ Detailed design of the Site Access will provide access for future land use development proposals on the Asciano land, to the immediate north of the Banksmeadow TT site.</li> </ul>
Biodiversity	<p><b>Construction mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ A CEMP will be prepared for the construction phase of the Proposal which will prescribe the following measures to be implemented to minimise impacts on biodiversity: <ul style="list-style-type: none"> <li>- Weed management will be undertaken during the Site preparation works to minimise weed establishment and invasions, and will include the following: <ul style="list-style-type: none"> <li>- Management of weed species onsite will be in accordance with the Noxious Weeds Act 1993.</li> <li>- Equipment used for treating weed infestation will be cleaned prior to moving to a new area within the Site to minimise the likelihood of transferring any plant material and soil.</li> <li>- Soil stripped and stockpiled from areas containing known weed infestations are to be stored separately and are not to be moved to areas free of weeds.</li> </ul> </li> <li>- Clearance of native vegetation will be minimised as far as practicable.</li> <li>- The extent of vegetation clearing will be clearly identified on construction plans.</li> <li>- A pre-start-up check for sheltering native fauna will be undertaken of all infrastructure, plant and equipment.</li> <li>- If any pits/trenches are to remain open overnight, they will be securely covered, if possible. Alternatively, fauna ramps (logs or wooden planks) are to be installed to provide an escape for trapped fauna.</li> <li>- Should lighting be required during the construction phase, directional lighting will be used.</li> <li>- Construction machinery and plant will be maintained regularly to minimise unnecessary noise.</li> <li>- Dust suppression will be undertaken onsite as appropriate.</li> </ul> </li> </ul> <p><b>Operational mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ A Landscape Plan will be developed during detailed design, in accordance with the Draft Botany Bay DCP and the draft <i>Landscape Technical Guidelines for Development Sites</i> (2013) where appropriate. Plant species to be used in landscaping will be predominantly native, with locally indigenous species incorporated where practical and suitable.</li> <li>▪ The landscaped zone on the western boundary bordering the Botany Building Recyclers will be designed to capture gross pollutants and oil and grits from pavement. This area will be regularly maintained to remove rubbish and can be renewed on a regular basis.</li> <li>▪ Detailed design of the terminal building and associated waste handling facilities will incorporate reasonable measures to minimise the potential for birds, rodents, flies and other pests to gather at the Banksmeadow TT site, including provision for bird deterrent measures.</li> </ul>

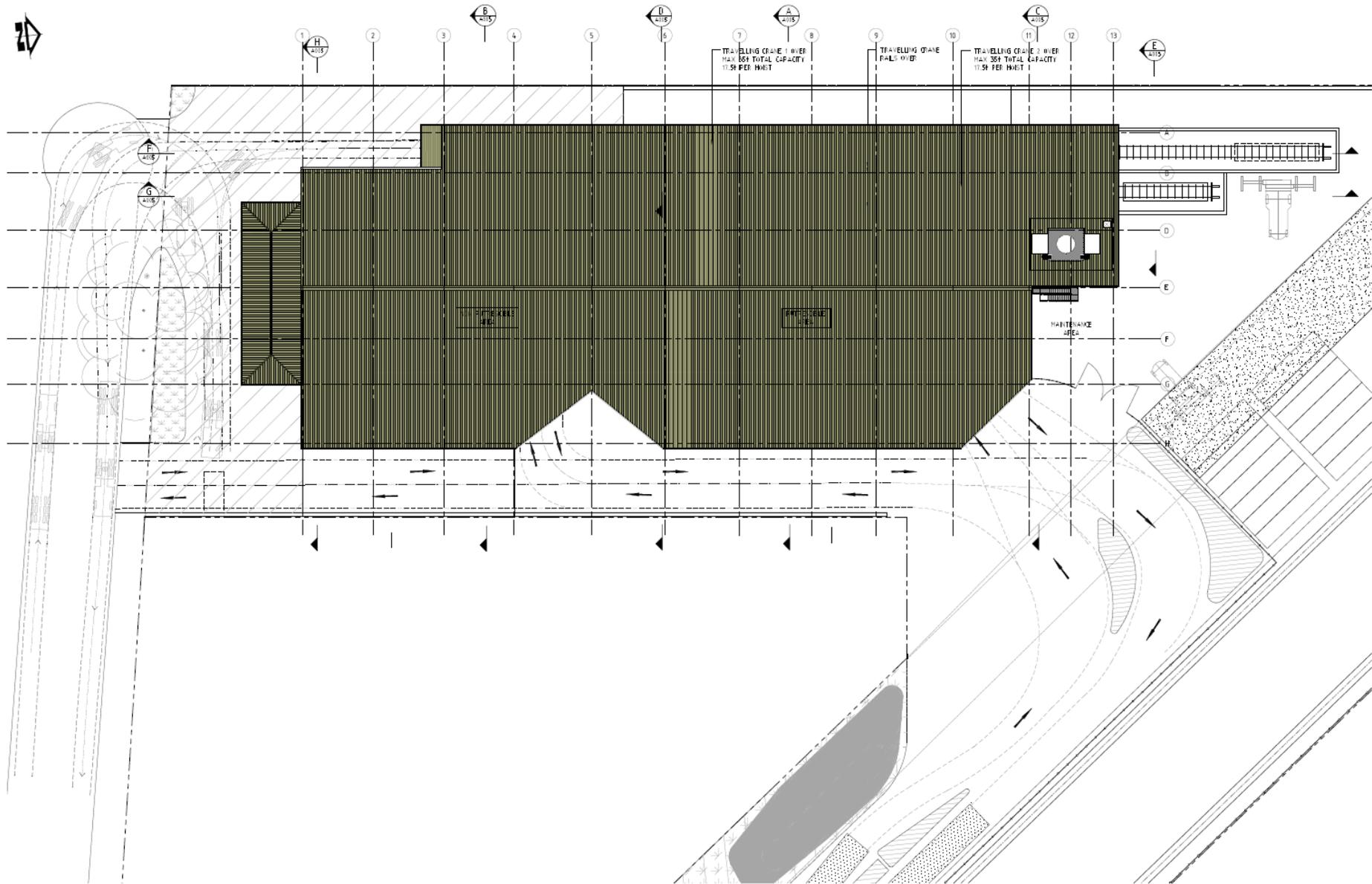
Environmental issue	Mitigation measures
	<ul style="list-style-type: none"> <li>▪ Weed and pest infestations identified during the operation of the Proposal will be managed in accordance with a Vermin and Pest Control Plan, which will form part of the OEMP.</li> </ul>
Indigenous heritage	<p><b>Construction mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ The procedure for the management of unexpected archaeological finds will be documented within the CEMP for the Proposal and will include: <ul style="list-style-type: none"> <li>- If an item of Aboriginal significance or suspected significance is discovered during construction, all work in the vicinity of the area will cease and the Environmental Representative for construction of the Proposal will be contacted as soon as possible to determine the subsequent course of action.</li> <li>- In the event that suspected human skeletal remains are discovered, all works will cease and the NSW Police and the NSW Coroner's office will be contacted. If the burial is identified as being of Aboriginal origin a heritage professional and NSW OEH will be contacted to determine the subsequent course of action.</li> </ul> </li> </ul>
Non-indigenous heritage	<p><b>Construction mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ Procedures for the management of unexpected finds of items of potential heritage significance will be included within the CEMP for the Proposal, and will include: <ul style="list-style-type: none"> <li>- Should an item of non-Indigenous significance, or suspected significance, be discovered during construction, all work in the vicinity of the area will cease and the Proposal Environmental Representative will be contacted as soon as possible to determine the subsequent course of action.</li> <li>- In the event that suspected human skeletal remains are discovered, all works will cease and the NSW Police and the NSW Coroner's office will be contacted.</li> </ul> </li> </ul>
Socio economic	<p><b>Construction mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ A Community Engagement Strategy will be developed to ensure that community engagement is maintained throughout the construction period, including: <ul style="list-style-type: none"> <li>▪ Continuing communication pathways, including a dedicated, 1800 phone line, email address and section on Veolia's website, to provide information regarding the Proposal.</li> <li>▪ Maintaining communication with key government and community stakeholders, through the provision of letters and information sheets.</li> <li>▪ Ensuring landholders, within proximity of the Site, are kept well informed about the Proposal, the construction hours and duration of the works. Landholders will be provided relevant contact details to address queries relating to the works.</li> </ul> </li> </ul> <p><b>Operational mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ Parking, toilet facilities and vending machines for food will be provided on the Site for truck drivers to use.</li> <li>▪ An OEMP will be developed for the operational phase of the Proposal and will include procedures and measures to ensure that the community</li> </ul>

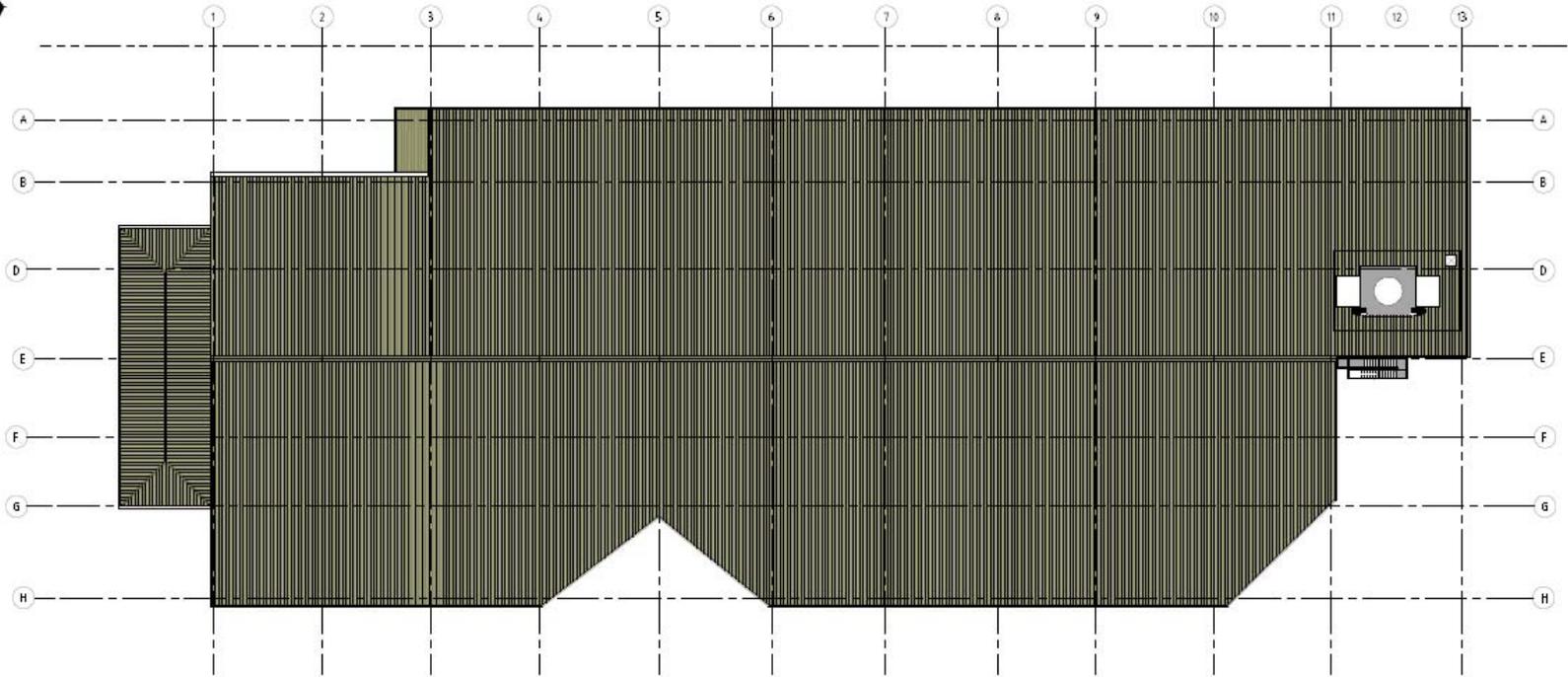
Environmental issue	Mitigation measures
	<p>is kept informed of the Proposal in a pro-active and responsive manner. The OEMP will contain provisions for the following:</p> <ul style="list-style-type: none"> <li>- A Complaints Handling Procedure and maintenance of a Complaints Register.</li> <li>- Operation of a 24 hour telephone line.</li> <li>- Publication of contact details for the Banksmeadow TT on the Veolia website.</li> </ul>
Visual amenity	<p><b>Construction mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ All works equipment and materials will be contained within designated boundaries of the work site.</li> <li>▪ The spread of stockpiles, waste, and vehicle parking will be minimised during construction.</li> <li>▪ The construction site will be left tidy at the end of each day.</li> <li>▪ Dust and dirt will be regularly cleaned from the road surface.</li> </ul> <p><b>Operational mitigation measure</b></p> <ul style="list-style-type: none"> <li>▪ Highly reflective building surfaces, bright coloured surfaces and unpainted metal or materials will be avoided for the transfer terminal building and offices.</li> <li>▪ Where possible, exterior light fittings will be installed in such a way that directs the light downwards and minimises impacts on adjacent land users.</li> <li>▪ The terminal building will be covered with light coloured Colourbond cladding to reduce its prominence in upwards views against the sky. The Colourbond cladding will be alternated with translucent panels to reduce the building bulk. Veolia has selected a pale eucalypt colour for the shed, however is willing to receive proposals from the community regarding the appearance of the terminal building. <u>Further detail on materials and finishes would be provided to Planning and Environment for approval and Randwick City Council for review, prior to construction.</u></li> <li>▪ The cladding of the building will be robust and graffiti resistant. Additionally, the Site will be fenced to prevent unauthorised entry of the Site by vandals.</li> <li>▪ The office building would be brick veneer, matching the existing office buildings onsite.</li> <li>▪ In accordance with the Botany Bay DCP (2013) Part 3L (<i>Landscaping</i>) and Part 10 (<i>Landscape Technical Guidelines for Development Sites</i>) and a detailed (construction level) landscape documentation, Site analysis and schedule of finishes will be prepared by a suitably qualified landscape architect.</li> <li>▪ Lighting design for the Site will be such that the criteria prescribed in Table 2.1 of Australian Standard - AS 4282-1997, "Control of Obtrusive Effects of Outdoor Lighting" for commercial areas will be achieved at the Site boundary.</li> <li>▪ The maximum reflectivity of any glazing on street frontages will not exceed 20 per cent to avoid nuisance in the form of glare to occupants of nearby buildings, pedestrians and motorists.</li> </ul>

Environmental issue	Mitigation measures
	<ul style="list-style-type: none"> <li>Appropriate directional signage will be provided at the Site entrances to direct vehicles and pedestrians safely around the Site. Signage for the Proposal will be designed to relate, in size and form, to the scale of the transfer terminal, visibility and other advertisements within the vicinity, including the Goodman's Industrial Park and Botany Industrial Park on Beauchamp Road. Signage will be designed such that there will be no lighting overspill from the signs. <u>Further detail for signage which approval is required (i.e. not under the Exempt Development under SEPP: Exempt and Complying Development Codes) would be provided to Planning and Environment prior to construction. Randwick City Council would be consulted.</u></li> </ul>

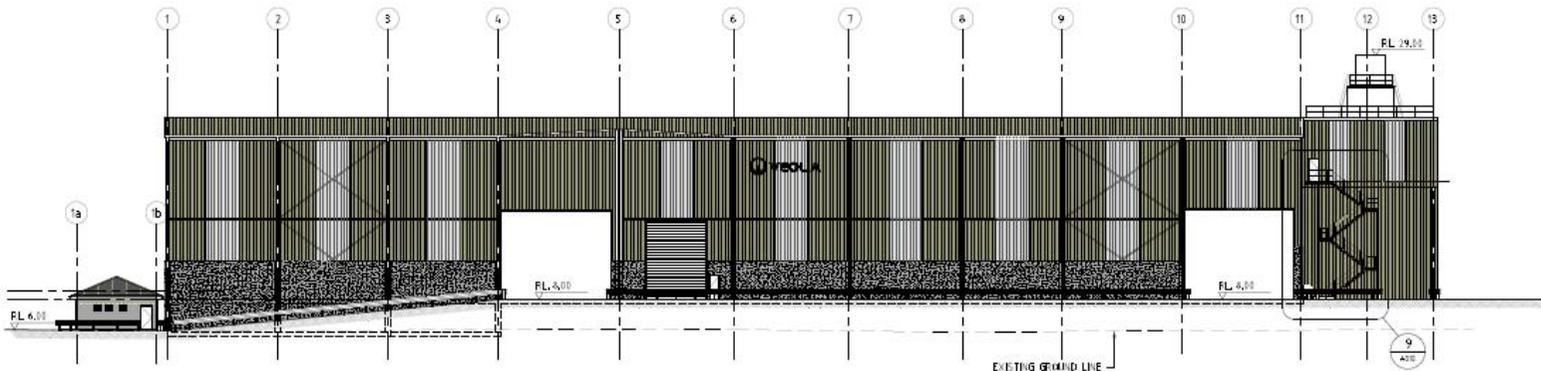
## APPENDIX B – SITE PLANS AND ELEVATIONS



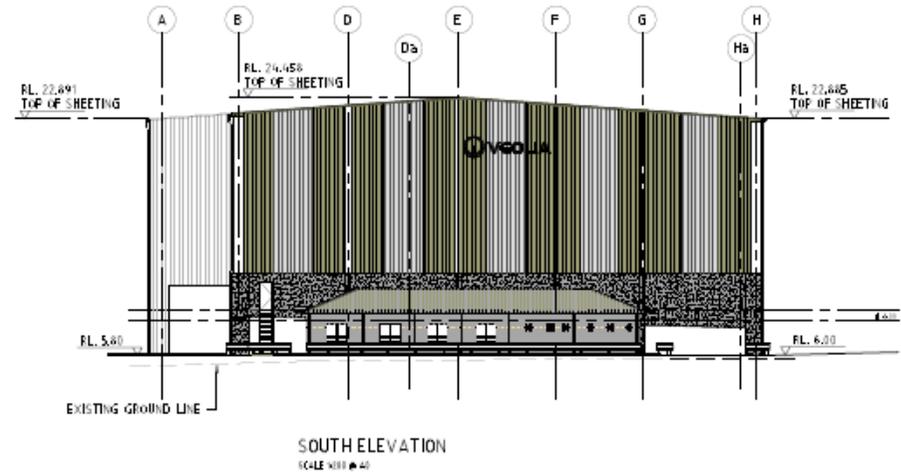
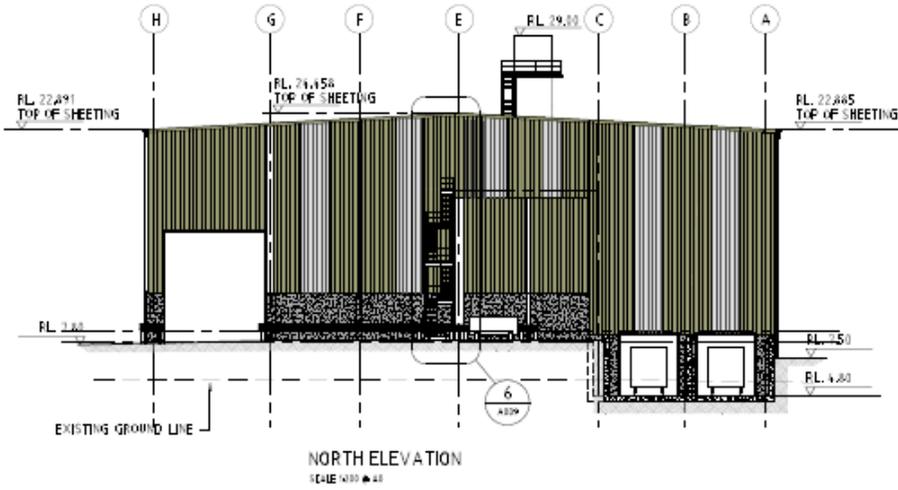
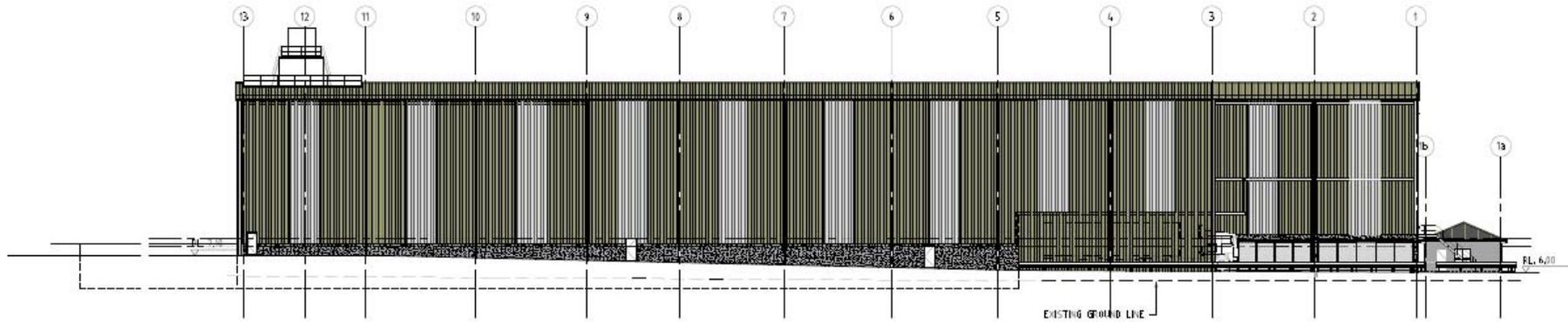


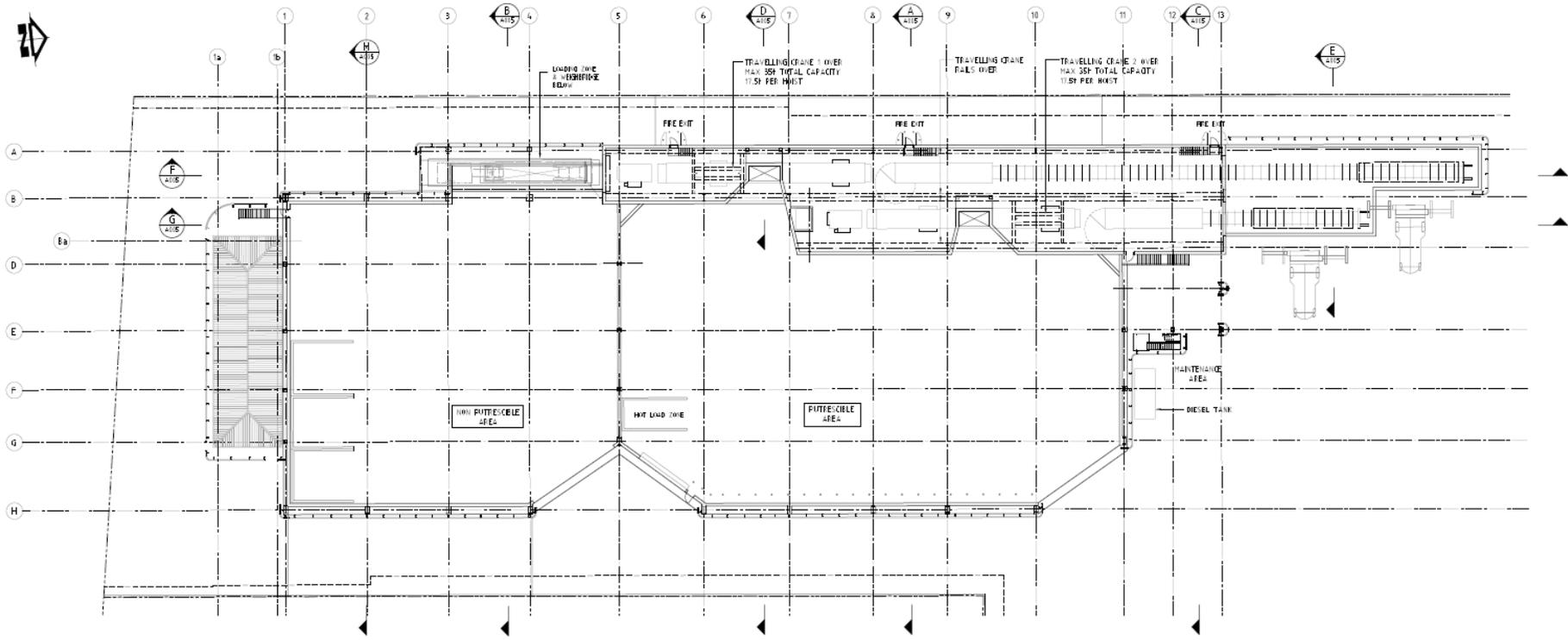


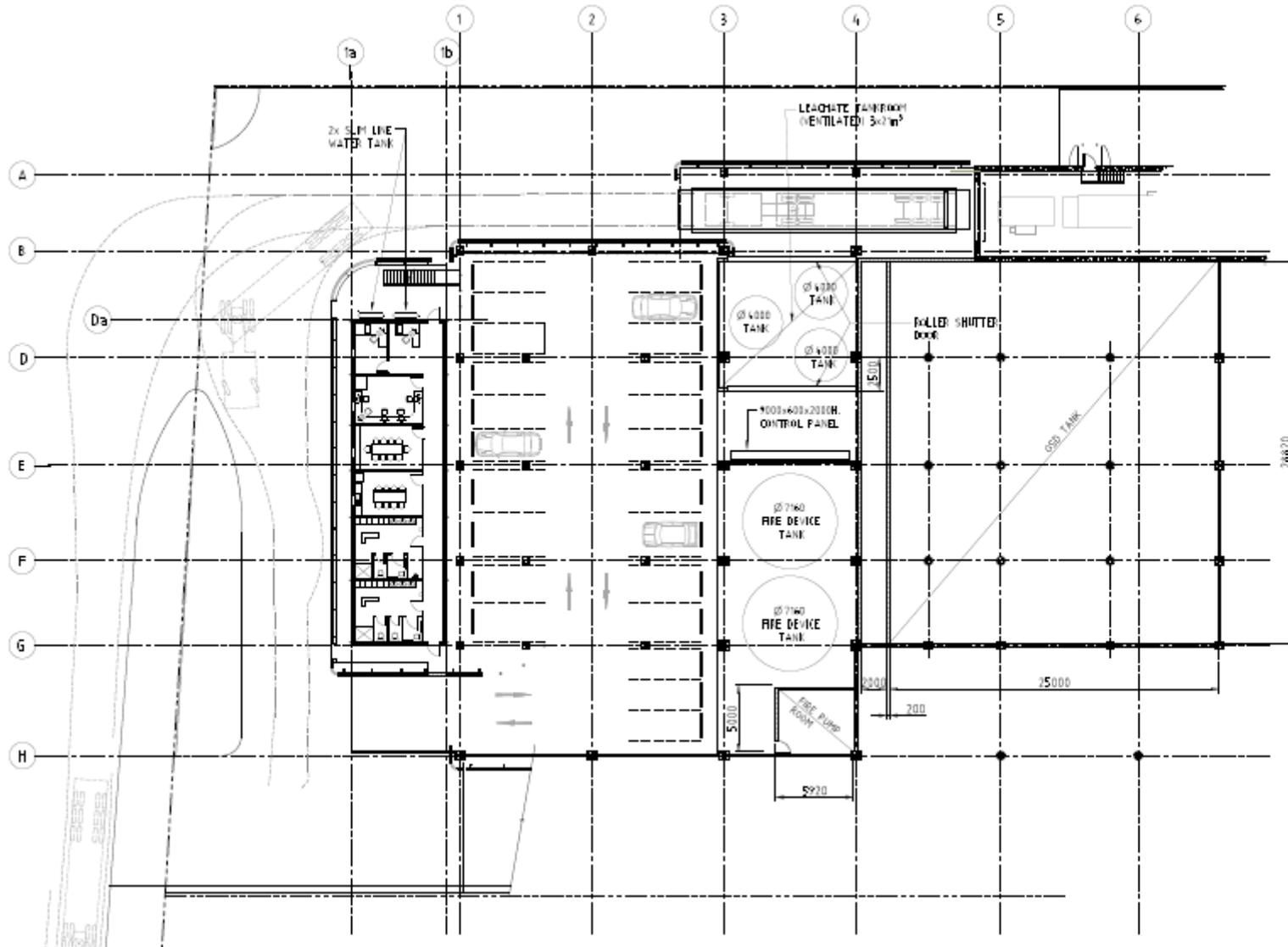
ROOF PLAN  
SCALE 1:100 @ A1



EAST ELEVATION  
SCALE 1:100 @ A1







# Environment Protection Licence

Licence - 20581

<b>Licence Details</b>	
Number:	20581
Anniversary Date:	02-July

<b>Licensee</b>
VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD
PO BOX 171
GRANVILLE NSW 2142

<b>Premises</b>
BANKSMEADOW TRANSFER TERMINAL
34-36 MCPHERSON STREET
BANKSMEADOW NSW 2019

<b>Scheduled Activity</b>
Waste processing (non-thermal treatment)
Waste storage

<b>Fee Based Activity</b>	<b>Scale</b>
Non-thermal treatment of general waste	Any annual processing capacity
Waste storage - other types of waste	Any other types of waste stored

<b>Region</b>
Waste & Resource Recovery
59-61 Goulburn Street
SYDNEY NSW 2000
Phone: (02) 9995 5000
Fax: (02) 9995 5999
PO Box A290 SYDNEY SOUTH
NSW 1232

# Environment Protection Licence



Licence - 20581

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# Environment Protection Licence

Licence - 20581



## Information about this licence

### Dictionary

A definition of terms used in the licence can be found in the dictionary at the end of this licence.

### Responsibilities of licensee

Separate to the requirements of this licence, general obligations of licensees are set out in the Protection of the Environment Operations Act 1997 ("the Act") and the Regulations made under the Act. These include obligations to:

- ensure persons associated with you comply with this licence, as set out in section 64 of the Act;
- control the pollution of waters and the pollution of air (see for example sections 120 - 132 of the Act);
- report incidents causing or threatening material environmental harm to the environment, as set out in Part 5.7 of the Act.

### Variation of licence conditions

The licence holder can apply to vary the conditions of this licence. An application form for this purpose is available from the EPA.

The EPA may also vary the conditions of the licence at any time by written notice without an application being made.

Where a licence has been granted in relation to development which was assessed under the Environmental Planning and Assessment Act 1979 in accordance with the procedures applying to integrated development, the EPA may not impose conditions which are inconsistent with the development consent conditions until the licence is first reviewed under Part 3.6 of the Act.

### Duration of licence

This licence will remain in force until the licence is surrendered by the licence holder or until it is suspended or revoked by the EPA or the Minister. A licence may only be surrendered with the written approval of the EPA.

### Licence review

The Act requires that the EPA review your licence at least every 5 years after the issue of the licence, as set out in Part 3.6 and Schedule 5 of the Act. You will receive advance notice of the licence review.

### Fees and annual return to be sent to the EPA

For each licence fee period you must pay:

- an administrative fee; and
- a load-based fee (if applicable).

# Environment Protection Licence



Licence - 20581

The EPA publication “A Guide to Licensing” contains information about how to calculate your licence fees. The licence requires that an Annual Return, comprising a Statement of Compliance and a summary of any monitoring required by the licence (including the recording of complaints), be submitted to the EPA. The Annual Return must be submitted within 60 days after the end of each reporting period. See condition R1 regarding the Annual Return reporting requirements.

Usually the licence fee period is the same as the reporting period.

## Transfer of licence

The licence holder can apply to transfer the licence to another person. An application form for this purpose is available from the EPA.

## Public register and access to monitoring data

Part 9.5 of the Act requires the EPA to keep a public register of details and decisions of the EPA in relation to, for example:

- licence applications;
- licence conditions and variations;
- statements of compliance;
- load based licensing information; and
- load reduction agreements.

Under s320 of the Act application can be made to the EPA for access to monitoring data which has been submitted to the EPA by licensees.

## This licence is issued to:

<b>VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD</b>
<b>PO BOX 171</b>
<b>GRANVILLE NSW 2142</b>

subject to the conditions which follow.

# Environment Protection Licence



Licence - 20581

## 1 Administrative Conditions

### A1 What the licence authorises and regulates

A1.1 This licence authorises the carrying out of the scheduled development work listed below at the premises listed in A2:

Construction of the Veolia Banksmeadow Waste Transfer Terminal.

A1.2 This licence authorises the carrying out of the scheduled activities listed below at the premises specified in A2. The activities are listed according to their scheduled activity classification, fee-based activity classification and the scale of the operation.

Unless otherwise further restricted by a condition of this licence, the scale at which the activity is carried out must not exceed the maximum scale specified in this condition.

Scheduled Activity	Fee Based Activity	Scale
Waste processing (non-thermal treatment)	Non-thermal treatment of general waste	Any annual processing capacity
Waste storage	Waste storage - other types of waste	Any other types of waste stored

### A2 Premises or plant to which this licence applies

A2.1 The licence applies to the following premises:

Premises Details
<b>BANKSMEADOW TRANSFER TERMINAL</b>
<b>34-36 MCPHERSON STREET</b>
<b>BANKSMEADOW</b>
<b>NSW 2019</b>
<b>LOTS A &amp; B DP.366725, LOT 1 DP.435497, AND PART LOT 2 DP.1006865</b>

### A3 Information supplied to the EPA

A3.1 Works and activities must be carried out in accordance with the proposal contained in the licence application, except as expressly provided by a condition of this licence.

In this condition the reference to "the licence application" includes a reference to:

- the applications for any licences (including former pollution control approvals) which this licence replaces under the Protection of the Environment Operations (Savings and Transitional) Regulation 1998; and
- the licence information form provided by the licensee to the EPA to assist the EPA in connection with the issuing of this licence.

# Environment Protection Licence

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## 2 Discharges to Air and Water and Applications to Land

### P1 Location of monitoring/discharge points and areas

P1.1 The following points referred to in the table are identified in this licence for the purposes of the monitoring and/or the setting of limits for discharges of pollutants to water from the point.

#### *Water and land*

EPA Identification no.	Type of Monitoring Point	Type of Discharge Point	Location Description
1	Water quality monitoring point		Adjacent to site entry point on MacPherson Road Banksmeadow.

## 3 Limit Conditions

### L1 Pollution of waters

L1.1 Except as may be expressly provided in any other condition of this licence, the licensee must comply with section 120 of the Protection of the Environment Operations Act 1997.

### L2 Concentration limits

L2.1 For each monitoring/discharge point or utilisation area specified in the table\ below (by a point number), the concentration of a pollutant discharged at that point, or applied to that area, must not exceed the concentration limits specified for that pollutant in the table.

L2.2 Where a pH quality limit is specified in the table, the specified percentage of samples must be within the specified ranges.

L2.3 To avoid any doubt, this condition does not authorise the pollution of waters by any pollutant other than those specified in the table\.

L2.4 Water and/or Land Concentration Limits

#### POINT 1

Pollutant	Units of Measure	50 Percentile concentration limit	90 Percentile concentration limit	3DGM concentration limit	100 percentile concentration limit

# Environment Protection Licence



Licence - 20581

BOD	milligrams per litre	10
Nitrogen (ammonia)	milligrams per litre	1
Oil and Grease	milligrams per litre	10
pH	pH	6 - 8.5
TSS	milligrams per litre	50

## L3 Waste

L3.1 The licensee must not cause, permit or allow any waste to be received at the premises, except the wastes expressly referred to in the column titled "Waste" and meeting the definition, if any, in the column titled "Description" in the table below.

Any waste received at the premises must only be used for the activities referred to in relation to that waste in the column titled "Activity" in the table below.

Any waste received at the premises is subject to those limits or conditions, if any, referred to in relation to that waste contained in the column titled "Other Limits" in the table below.

This condition does not limit any other conditions in this licence.

Code	Waste	Description	Activity	Other Limits
NA	General solid waste (non-putrescible)			100,000t per annum
NA	General solid waste (putrescible)			400,000t per annum

L3.2 The authorised amount of waste permitted on the premises cannot exceed 6,225 tonnes at any one time.

## L4 Potentially offensive odour

L4.1 No condition of this licence identifies a potentially offensive odour for the purposes of section 129 of the Protection of the Environment Operations Act 1997.

Note: Section 129 of the Protection of the Environment Operations Act 1997, provides that the licensee must not cause or permit the emission of any offensive odour from the premises but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.

# Environment Protection Licence



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## 4 Operating Conditions

### O1 Activities must be carried out in a competent manner

O1.1 Licensed activities must be carried out in a competent manner.

This includes:

- a) the processing, handling, movement and storage of materials and substances used to carry out the activity; and
- b) the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity.

### O2 Maintenance of plant and equipment

O2.1 All plant and equipment installed at the premises or used in connection with the licensed activity:

- a) must be maintained in a proper and efficient condition; and
- b) must be operated in a proper and efficient manner.

### O3 Dust

O3.1 A dust suppression system must be operated and maintained within the transfer building to effectively suppress all dust emissions.

O3.2 All operations and activities occurring at the premises must be carried out in a manner that will prevent the emission of dust from the premises.

### O4 Emergency response

O4.1 The licensee must maintain, and implement as necessary, a current emergency response plan for the premises. The licensee must keep the emergency response plan on the premises at all times. The emergency response plan must document systems and procedures to deal with all types of incidents (e.g. spills, explosions or fire) that may occur at the premises or that may be associated with activities that occur at the premises and which are likely to cause harm to the environment. If a current emergency response plan does not exist at the date on which this condition is attached to the licence, the licensee must develop an emergency response plan within three months of that date.

O4.2 The licensee must have adequate fire prevention measures in place, and ensure that facility personnel are able to access fire-fighting equipment and manage fire outbreaks at any part of the premises.

### O5 Processes and management

O5.1 The licensee must ensure that any general solid waste (putrescible) and/or general solid waste (non-putrescible) received for storage or recovery or processing at the premises is assessed and classified in accordance with the EPA Waste Classification Guidelines as in force from time to time.

O5.2 The licensee must ensure that each waste for recovery/recycling is stockpiled separately.

# Environment Protection Licence



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- O5.3 No maintenance or cleaning of waste vehicles or waste containers shall be conducted at the Premises.
- O5.4 All servicing, maintenance and re-fuelling activities must be conducted in a covered area that excludes all stormwater, is constructed of sealed hardstand and to contain all spills within. This condition commences and continues to be in effect from 14 November 2016.

## O6 Waste management

- O6.1 All waste processing activities shall be conducted within the transfer building.
- O6.2 No waste shall be stored outside the transfer building except when containerised for the purpose of transport to the Woodlawn Eco-Project Site.
- O6.3 Waste shall be processed on a first in, first out basis.
- O6.4 Vehicles leaving the waste processing areas must not track materials outside the transfer building.
- O6.5 All areas that involve the handling of waste including container transfer and handling areas, clean container storage areas and internal roadways must be sealed.
- O6.6 All waste containers shall be maintained so as to contain all waste, liquid and odour.
- O6.7 Stormwater from all external areas used for waste activities must drain via the stormwater monitoring point. This condition commences and continues to be in effect from 14 November 2016.
- O6.8 The Licensee must operate a stormwater isolation valve that:
  - 1. Is located prior to the point of stormwater egress from the Premises;
  - 2. Discharges via the stormwater monitoring point;
  - 3. Is closed whenever a spill occurs at the Premises on surfaces that drain stormwater; and
  - 4. Is installed and maintained to be effective from 14 November 2016.

## O7 Other operating conditions

- O7.1 The mechanical ventilation system must be operated and maintained to ensure the putrescible waste and compactor areas are maintained under negative pressure and can only discharge to atmosphere via the stack.

# 5 Monitoring and Recording Conditions

## M1 Monitoring records

- M1.1 The results of any monitoring required to be conducted by this licence or a load calculation protocol must be recorded and retained as set out in this condition.

# Environment Protection Licence



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M1.2 All records required to be kept by this licence must be:

- a) in a legible form, or in a form that can readily be reduced to a legible form;
- b) kept for at least 4 years after the monitoring or event to which they relate took place; and
- c) produced in a legible form to any authorised officer of the EPA who asks to see them.

M1.3 The following records must be kept in respect of any samples required to be collected for the purposes of this licence:

- a) the date(s) on which the sample was taken;
- b) the time(s) at which the sample was collected;
- c) the point at which the sample was taken; and
- d) the name of the person who collected the sample.

## M2 Requirement to monitor concentration of pollutants discharged

M2.1 For each monitoring/discharge point or utilisation area specified below (by a point number), the licensee must monitor (by sampling and obtaining results by analysis) the concentration of each pollutant specified in Column 1. The licensee must use the sampling method, units of measure, and sample at the frequency, specified opposite in the other columns:

M2.2 Water and/ or Land Monitoring Requirements

### POINT 1

Pollutant	Units of measure	Frequency	Sampling Method
BOD	milligrams per litre	Daily during any discharge	Other Approved Method 1
Nitrogen (ammonia)	milligrams per litre	Daily during any discharge	Other Approved Method 1
Oil and Grease	milligrams per litre	Daily during any discharge	Other Approved Method 1
pH	pH	Daily during any discharge	Other Approved Method 1
TSS	milligrams per litre	Daily during any discharge	Other Approved Method 1

## M3 Testing methods - concentration limits

M3.1 Subject to any express provision to the contrary in this licence, monitoring for the concentration of a pollutant discharged to waters or applied to a utilisation area must be done in accordance with the Approved Methods Publication unless another method has been approved by the EPA in writing before any tests are conducted.

# Environment Protection Licence



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## **M4 Recording of pollution complaints**

- M4.1 The licensee must keep a legible record of all complaints made to the licensee or any employee or agent of the licensee in relation to pollution arising from any activity to which this licence applies.
- M4.2 The record must include details of the following:
- a) the date and time of the complaint;
  - b) the method by which the complaint was made;
  - c) any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect;
  - d) the nature of the complaint;
  - e) the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant; and
  - f) if no action was taken by the licensee, the reasons why no action was taken.
- M4.3 The record of a complaint must be kept for at least 4 years after the complaint was made.
- M4.4 The record must be produced to any authorised officer of the EPA who asks to see them.

## **M5 Telephone complaints line**

- M5.1 The licensee must operate during its operating hours a telephone complaints line for the purpose of receiving any complaints from members of the public in relation to activities conducted at the premises or by the vehicle or mobile plant, unless otherwise specified in the licence.
- M5.2 The licensee must notify the public of the complaints line telephone number and the fact that it is a complaints line so that the impacted community knows how to make a complaint.
- M5.3 The preceding two conditions do not apply until 2 July 2015 the date of the issue of this licence.

## **6 Reporting Conditions**

### **R1 Annual return documents**

- R1.1 The licensee must complete and supply to the EPA an Annual Return in the approved form comprising:
1. a Statement of Compliance,
  2. a Monitoring and Complaints Summary,
  3. a Statement of Compliance - Licence Conditions,
  4. a Statement of Compliance - Load based Fee,
  5. a Statement of Compliance - Requirement to Prepare Pollution Incident Response Management Plan,
  6. a Statement of Compliance - Requirement to Publish Pollution Monitoring Data; and
  7. a Statement of Compliance - Environmental Management Systems and Practices.

At the end of each reporting period, the EPA will provide to the licensee a copy of the form that must be completed and returned to the EPA.

# Environment Protection Licence



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R1.2 An Annual Return must be prepared in respect of each reporting period, except as provided below.

Note: The term "reporting period" is defined in the dictionary at the end of this licence. Do not complete the Annual Return until after the end of the reporting period.

R1.3 Where this licence is transferred from the licensee to a new licensee:

- a) the transferring licensee must prepare an Annual Return for the period commencing on the first day of the reporting period and ending on the date the application for the transfer of the licence to the new licensee is granted; and
- b) the new licensee must prepare an Annual Return for the period commencing on the date the application for the transfer of the licence is granted and ending on the last day of the reporting period.

Note: An application to transfer a licence must be made in the approved form for this purpose.

R1.4 Where this licence is surrendered by the licensee or revoked by the EPA or Minister, the licensee must prepare an Annual Return in respect of the period commencing on the first day of the reporting period and ending on:

- a) in relation to the surrender of a licence - the date when notice in writing of approval of the surrender is given; or
- b) in relation to the revocation of the licence - the date from which notice revoking the licence operates.

R1.5 The Annual Return for the reporting period must be supplied to the EPA via eConnect *EPA* or by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the 'due date').

R1.6 The licensee must retain a copy of the Annual Return supplied to the EPA for a period of at least 4 years after the Annual Return was due to be supplied to the EPA.

R1.7 Within the Annual Return, the Statements of Compliance must be certified and the Monitoring and Complaints Summary must be signed by:

- a) the licence holder; or
- b) by a person approved in writing by the EPA to sign on behalf of the licence holder.

## R2 Notification of environmental harm

R2.1 Notifications must be made by telephoning the Environment Line service on 131 555.

Note: The licensee or its employees must notify all relevant authorities of incidents causing or threatening material harm to the environment immediately after the person becomes aware of the incident in accordance with the requirements of Part 5.7 of the Act.

R2.2 The licensee must provide written details of the notification to the EPA within 7 days of the date on which the incident occurred.

## R3 Written report

R3.1 Where an authorised officer of the EPA suspects on reasonable grounds that:

# Environment Protection Licence



Licence - 20581

a) where this licence applies to premises, an event has occurred at the premises; or  
 b) where this licence applies to vehicles or mobile plant, an event has occurred in connection with the carrying out of the activities authorised by this licence,  
 and the event has caused, is causing or is likely to cause material harm to the environment (whether the harm occurs on or off premises to which the licence applies), the authorised officer may request a written report of the event.

R3.2 The licensee must make all reasonable inquiries in relation to the event and supply the report to the EPA within such time as may be specified in the request.

R3.3 The request may require a report which includes any or all of the following information:

- a) the cause, time and duration of the event;
- b) the type, volume and concentration of every pollutant discharged as a result of the event;
- c) the name, address and business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event;
- d) the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, unless the licensee has been unable to obtain that information after making reasonable effort;
- e) action taken by the licensee in relation to the event, including any follow-up contact with any complainants;
- f) details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event; and
- g) any other relevant matters.

R3.4 The EPA may make a written request for further details in relation to any of the above matters if it is not satisfied with the report provided by the licensee. The licensee must provide such further details to the EPA within the time specified in the request.

## 7 General Conditions

### G1 Copy of licence kept at the premises or plant

G1.1 A copy of this licence must be kept at the premises to which the licence applies.

G1.2 The licence must be produced to any authorised officer of the EPA who asks to see it.

G1.3 The licence must be available for inspection by any employee or agent of the licensee working at the premises.

## 8 Special Conditions

### E1 Requirement to Maintain Financial Assurance

E1.1 (a) A financial assurance in the form of an unconditional and irrevocable and on demand guarantee from a bank, building society or credit union operating in Australia as "Authorised Deposit-taking Institutions"

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under the Banking Act 1959 of the Commonwealth of Australia and supervised by the Australian Prudential Regulatory Authority (APRA) must be provided to the EPA prior to issuing this licence. The financial assurance must be in favour of the EPA in the amount of one hundred thousand dollars (\$100,000). The financial assurance is required to secure or guarantee funding for works or programs required by or under this licence. The financial assurance must contain a term that provides that any monies claimed can be paid to the EPA or, at the written direction of the EPA, to any other person.

(b) A financial assurance in the form of an unconditional and irrevocable and on demand guarantee from a bank, building society or credit union operating in Australia as "Authorised Deposit-taking Institutions" under the Banking Act 1959 of the Commonwealth of Australia and supervised by the Australian Prudential Regulatory Authority (APRA) must be provided to the EPA by 30 June 2017. The financial assurance must be in favour of the EPA for a total amount to be held by the EPA of two hundred thousand dollars (\$200,000). The financial assurance is required to secure or guarantee funding for works or programs required by or under this licence. The financial assurance must contain a term that provides that any monies claimed can be paid to the EPA or, at the written direction of the EPA, to any other person. Note that this total financial assurance is inclusive of that required in E1.1a).

(c) The licensee must provide to the EPA, along with the original counterpart guarantees, confirmation in writing that the financial institution providing the guarantees is subject to supervision by the Australian Prudential Regulatory Authority (APRA).

- E1.2 The financial assurance must be maintained during the operation of the premises and thereafter until such time as the EPA is satisfied the premises are environmentally secure.
- E1.3 The financial assurance must be replenished by the full amount claimed or realised if the EPA has claimed on or realised the financial assurance or any part of it to undertake a work or program required to be carried out by the licence which has not been undertaken by the licence holder.
- E1.4 The EPA may require an increase in the amount of the financial assurance at any time as a result of reassessment of the total likely costs and expenses of rehabilitation of the premises.
- E1.5 The licensee must provide to the EPA the original counterpart guarantee within five working days of the issue of:
- (a) the financial assurance required by condition E1.1; or
  - (b) the adjusted financial assurance as required by condition E1.3 and E1.4.

## E2 Environment Obligations of Licensee (Works and Programs)

- E2.1 While the licensee's premises are being used for the purpose to which the licence relates, the licensee must:
- (a) Clean up any spill, leak or other discharge of any waste(s) or other material(s) as soon as practicable after it becomes known to the licensee or to one of the licensee's employees or agents.
  - (b) In the event(s) that any liquid and non-liquid waste(s) is unlawfully deposited on the premises, such waste(s) must be removed and lawfully disposed of as soon as practicable or in accordance with any direction given by the EPA.
  - (c) Provide all monitoring data as required by the conditions of this licence or as directed by the EPA.
- E2.2 In the event of an earthquake, storm, fire, flood or any other event where it is reasonable to suspect that a pollution incident has occurred, is occurring or is likely to occur, the licensee (whether or not the premises

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continue to be used for the purposes to which the licence relates) must:

- (a) Make all efforts to contain all firewater on the licensee's premises;
- (b) Make all efforts to control air pollution from the licensee's premises;
- (c) Make all efforts to contain any discharge, spill or run-off from the licensee's premises;
- (d) Make all efforts to prevent flood water entering the licensee's premises;
- (e) Remediate and rehabilitate any exposed areas of soil and/or waste;
- (f) Lawfully dispose of all liquid and solid waste(s) stored on the premises that is not already securely disposed of;
- (g) At the request of the EPA monitor groundwater beneath the licensee's premises and its potential to migrate from the licensee's premises;
- (h) At the request of the EPA monitor surface water leaving the licensee's premises; and
- (i) Ensure the licensee's premises is secure.

- E2.3 After the licensee's premises cease to be used for the purpose to which the licence relates or in the event that the licensee ceases to carry out the activity that is the subject of this licence, that licensee must:
- (a) remove and lawfully dispose of all liquid and non-liquid waste stored on the licensee's premises;
  - (b) rehabilitate the site, including conducting an assessment of and if required remediation of any site contamination.

## **E3 EPA May Claim On a Financial Assurance**

- E3.1 The EPA may claim on a financial assurance under s303 of the POEO Act if a licensee fails to carry out any work or program required to comply with the conditions of this licence.

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## Dictionary

### General Dictionary

<b>3DGM [in relation to a concentration limit]</b>	Means the three day geometric mean, which is calculated by multiplying the results of the analysis of three samples collected on consecutive days and then taking the cubed root of that amount. Where one or more of the samples is zero or below the detection limit for the analysis, then 1 or the detection limit respectively should be used in place of those samples
<b>Act</b>	Means the Protection of the Environment Operations Act 1997
<b>activity</b>	Means a scheduled or non-scheduled activity within the meaning of the Protection of the Environment Operations Act 1997
<b>actual load</b>	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
<b>AM</b>	Together with a number, means an ambient air monitoring method of that number prescribed by the <i>Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales</i> .
<b>AMG</b>	Australian Map Grid
<b>anniversary date</b>	The anniversary date is the anniversary each year of the date of issue of the licence. In the case of a licence continued in force by the Protection of the Environment Operations Act 1997, the date of issue of the licence is the first anniversary of the date of issue or last renewal of the licence following the commencement of the Act.
<b>annual return</b>	Is defined in R1.1
<b>Approved Methods Publication</b>	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
<b>assessable pollutants</b>	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
<b>BOD</b>	Means biochemical oxygen demand
<b>CEM</b>	Together with a number, means a continuous emission monitoring method of that number prescribed by the <i>Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales</i> .
<b>COD</b>	Means chemical oxygen demand
<b>composite sample</b>	Unless otherwise specifically approved in writing by the EPA, a sample consisting of 24 individual samples collected at hourly intervals and each having an equivalent volume.
<b>cond.</b>	Means conductivity
<b>environment</b>	Has the same meaning as in the Protection of the Environment Operations Act 1997
<b>environment protection legislation</b>	Has the same meaning as in the Protection of the Environment Administration Act 1991
<b>EPA</b>	Means Environment Protection Authority of New South Wales.
<b>fee-based activity classification</b>	Means the numbered short descriptions in Schedule 1 of the Protection of the Environment Operations (General) Regulation 2009.
<b>general solid waste (non-putrescible)</b>	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997

# Environment Protection Licence



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<b>flow weighted composite sample</b>	Means a sample whose composites are sized in proportion to the flow at each composites time of collection.
<b>general solid waste (putrescible)</b>	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
<b>grab sample</b>	Means a single sample taken at a point at a single time
<b>hazardous waste</b>	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
<b>licensee</b>	Means the licence holder described at the front of this licence
<b>load calculation protocol</b>	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
<b>local authority</b>	Has the same meaning as in the Protection of the Environment Operations Act 1997
<b>material harm</b>	Has the same meaning as in section 147 Protection of the Environment Operations Act 1997
<b>MBAS</b>	Means methylene blue active substances
<b>Minister</b>	Means the Minister administering the Protection of the Environment Operations Act 1997
<b>mobile plant</b>	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
<b>motor vehicle</b>	Has the same meaning as in the Protection of the Environment Operations Act 1997
<b>O&amp;G</b>	Means oil and grease
<b>percentile [in relation to a concentration limit of a sample]</b>	Means that percentage [eg.50%] of the number of samples taken that must meet the concentration limit specified in the licence for that pollutant over a specified period of time. In this licence, the specified period of time is the Reporting Period unless otherwise stated in this licence.
<b>plant</b>	Includes all plant within the meaning of the Protection of the Environment Operations Act 1997 as well as motor vehicles.
<b>pollution of waters [or water pollution]</b>	Has the same meaning as in the Protection of the Environment Operations Act 1997
<b>premises</b>	Means the premises described in condition A2.1
<b>public authority</b>	Has the same meaning as in the Protection of the Environment Operations Act 1997
<b>regional office</b>	Means the relevant EPA office referred to in the Contacting the EPA document accompanying this licence
<b>reporting period</b>	For the purposes of this licence, the reporting period means the period of 12 months after the issue of the licence, and each subsequent period of 12 months. In the case of a licence continued in force by the Protection of the Environment Operations Act 1997, the date of issue of the licence is the first anniversary of the date of issue or last renewal of the licence following the commencement of the Act.
<b>restricted solid waste</b>	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
<b>scheduled activity</b>	Means an activity listed in Schedule 1 of the Protection of the Environment Operations Act 1997
<b>special waste</b>	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
<b>TM</b>	Together with a number, means a test method of that number prescribed by the <i>Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales</i> .

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<b>TSP</b>	Means total suspended particles
<b>TSS</b>	Means total suspended solids
<b>Type 1 substance</b>	Means the elements antimony, arsenic, cadmium, lead or mercury or any compound containing one or more of those elements
<b>Type 2 substance</b>	Means the elements beryllium, chromium, cobalt, manganese, nickel, selenium, tin or vanadium or any compound containing one or more of those elements
<b>utilisation area</b>	Means any area shown as a utilisation area on a map submitted with the application for this licence
<b>waste</b>	Has the same meaning as in the Protection of the Environment Operations Act 1997
<b>waste type</b>	Means liquid, restricted solid waste, general solid waste (putrescible), general solid waste (non - putrescible), special waste or hazardous waste

Mr Trevor Wilson

Environment Protection Authority

(By Delegation)

Date of this edition: 02-July-2015

## End Notes

- |   |                          |                               |
|---|--------------------------|-------------------------------|
| 2 | Licence varied by notice | 1544242 issued on 05-Sep-2016 |
| 3 | Licence varied by notice | 1552496 issued on 05-Jun-2017 |

**Appendix C – Pre- Operational Condition Compliance Report**



# **Pre-Operational Condition Compliance Report**

**For  
Banksmeadow Transfer Terminal**

**Document Code: PLA-NSW-XXX-XXX-1**

**Date: 15.04.2016**

Veolia Australia and New Zealand  
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## Pre-Operation Condition Compliance Report

### QUALITY INFORMATION

#### Document Revision Register

Rev	Revision Details	Prepared by	Review By	Authorised By	Date
0	Initial draft for internal review	R Bachu NSW Environment Officer			17 Feb 2016
0	Final Draft	R Bachu NSW Environment Officer	M Chilcott Director – Linchpin Environmental Pty Ltd	C Hodgkiss General Manager Strategic Planning, Development and Projects	15 Apr 2016

## Pre-Operation Condition Compliance Report

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## Pre-Operation Condition Compliance Report

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### **SECTION 1 INTRODUCTION**

Veolia Environmental Services (Australia) Pty Ltd (Veolia) operates the Banksmeadow Transfer Terminal (the BTT) and associated rail infrastructure, located at 14 Beauchamp Road and 34-36 McPherson Street, Banksmeadow. The BTT is designed to accept 400,000 tonnes of putrescible waste and 100,000 tonnes of non-putrescible waste generated within the Sydney Region. The putrescible waste will be containerised and loaded onto rail wagons for transportation by rail to Woodlawn in the Southern Tablelands, approximately 250 kilometres southwest of Sydney for treatment, recycling and energy recovery.

The NSW Department of Planning and Environment (DP&E) has assessed the State Significant development (SSD 5855) and granted Development Consent for the 'State Significant' development on 28 April 2015 in accordance with section 89 (e) of the Environmental Planning and Assessment Act 1979 (EP&A Act).

This Pre Operational Compliance Report has been prepared to detail compliance with the provisions of the DP&E and Conditions of Consent for the BTT throughout its operation. This Report presents each condition in tabular form and identifies where each condition has been addressed in the Operational Environmental Management Plan (OEMP) and its supplementary environmental management plans.

Each supplementary plan provides details of where the relevant condition has been addressed within the plan.

## Pre-Operation Condition Compliance Report

### SECTION 2      CONDITIONS OF COMPLIANCE

Table 2.1 - Conditions of Compliance

Relevant Condition	Requirement	Management Plan Reference
<b>SCHEDULE 2</b>		
<b>ADMINISTRATIVE CONDITIONS</b>		
<b><i>OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT</i></b>		
1	The Applicant shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction, operation or decommissioning of the development.	Noted
<b><i>TERMS OF CONSENT</i></b>		
2	The Applicant shall carry out the Development generally in accordance with the: (a) EIS; (b) RAP; (c) RTS; (d) Management and Mitigation Measures (Appendix A); (e) Site layout plans and drawings in the EIS (see Appendix B); and (f) Conditions of this Consent.	Noted
3	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.	Noted
4	The Applicant shall comply with any reasonable requirement/s of the Secretary arising from the Department's assessment of: (a) any reports, plans, strategies, programs or correspondence that are submitted in accordance with this Consent; and (b) the implementation of any actions or measures contained in these reports, plans, strategies, programs or correspondence.	Noted
<b><i>LIMITS OF CONSENT</i></b>		
5	The Applicant shall not receive or process more than: (a) 400,000 tonnes per annum of putrescible material; and	Noted

## Pre-Operation Condition Compliance Report

	(b) 100,000 tonnes per annum of non-putrescible material at the site.	
6	The Applicant shall only receive, store, handle or dispose of General Solid Waste or other classes of waste that are authorised for receipt on site by an EPL.	Noted
<b>STATUTORY REQUIREMENTS</b>		
7	The Applicant shall 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.	Noted
<b>STRUCTURAL ADEQUACY</b>		
8	The Applicant shall ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures are constructed in accordance with the relevant requirements of the BCA. <i>Notes: Under Part 4A of the EP&amp;A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.</i>	Noted
<b>DEMOLITION</b>		
9	The Applicant shall ensure that all demolition work is carried out in accordance with <i>Australian Standard AS 2601:2001: The Demolition of Structures</i> , or its latest version.	Noted
<b>OPERATION OF PLANT AND EQUIPMENT</b>		
10	The Applicant shall ensure that all plant and equipment used for the Development is: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	Noted
<b>STAGED SUBMISSION OF PLANS OR PROGRAMS</b>		
11	With the approval of the Secretary, the Applicant may: (a) submit any strategy, plan or program required by this consent on a progressive basis; and/or (b) combine any strategy, plan or program required by this consent.	Noted
12	Until they are replaced by an equivalent strategy, plan or program approved under this consent, the Applicant shall continue to implement existing strategies, plans or programs for operations on site that have been approved by previous consents or approvals. <i>Notes:</i> <ul style="list-style-type: none"> <li>• <i>If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program shall clearly describe the specific stage to which the strategy, plan or program applies, the relationship of this stage to any future stages and the trigger for updating the strategy, plan or program; and</i></li> </ul>	Noted

## Pre-Operation Condition Compliance Report

	<ul style="list-style-type: none"> <li>There must be a clear relationship between the strategy, plan or program that are to be combined.</li> </ul>	
13	The Applicant shall submit detailed design plans of the terminal building that are generally in accordance with the plans in the EIS (Appendix B) to the Secretary for approval prior to the issue of a construction certificate.	Noted
<b>PROTECTION OF PUBLIC INFRASTRUCTURE</b>		
14	The Applicant shall: <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 public infrastructure that needs to be relocated as a result of the development.</li> </ul>	Noted
<b>DISPUTE RESOLUTION</b>		
15	In the event that a dispute arises between the Applicant and a public authority other than the Department, in relation to a specification or requirement applicable under this approval, the matter shall be referred by either party to the Secretary, or if not resolved, to the Minister, whose determination of the dispute shall be final and binding to all parties. For the purposes of this condition, 'public authority' has the same meaning as provided under Section 4 of the EP&A Act.	Noted
<b>DEVELOPMENT CONTRIBUTION</b>		
16	Prior to the commencement of operation of the development, the Applicant shall pay development contributions to the City of Botany Bay Council of \$495992.00, or an amount otherwise agreed with Council. <i>Note: This contribution is subject to indexation to reflect quarterly variations in the Consumer Price Index All Group Index Number for Sydney, as published by the Australian Bureau of Statistics.</i>	Noted
<b>SCHEDULE 3</b>		
<b>ENVIRONMENTAL PERFORMANCE CONDITIONS</b>		
<b>REMEDIATION</b>		
<i>Remedial Action Plan</i>		
1	The Applicant shall remediate the site in accordance with the approved RAP prior to the commencement of operation. Amendments to the approved RAP required as a result of further site investigations must be prepared by a suitably qualified and experienced expert and approved by the site auditor.	Noted and addressed previously in the construction stage
2	Prior to the commencement of remediation, the Applicant shall demonstrate to the satisfaction	Noted and addressed previously in the

## Pre-Operation Condition Compliance Report

	of the Secretary that the RAP has been certified by an accredited site auditor.	construction stage
3	Prior to the commencement of any construction or remediation works, the Proponent shall engage a Site Auditor accredited by the EPA under Part 4 of the <i>Contaminated Land Management Act 1997</i> to provide advice and statutory site audits throughout the remediation project and on completion of the project.	Noted and addressed previously in the construction stage
4	Contaminated material encountered during construction work intended for off-site disposal at an appropriate EPA licensed facility shall be segregated and stored in a dedicated area on site until removal, to the satisfaction of the EPA.	Noted and addressed previously in the construction stage
<b>Completion of Works</b>		
5	Upon completion of remediation works, the Applicant shall demonstrate to the satisfaction of the Secretary that the accredited site auditor has prepared a site audit statement and a site audit report which demonstrate that the site is suitable for its intended use(s).	Noted and confirmation to be provided to DPE
6	<p>Within 3 months of the completion of the reinstatement of the site the Applicant shall prepare, in consultation with the EPA, and submit a Site Validation Report, to the satisfaction of the Secretary. The report shall be prepared in accordance with the NSW EPA (1997) Guidelines for Consultants Reporting on Contaminated Sites and include but not be limited to:</p> <ul style="list-style-type: none"> <li>(a) comments on the extent and nature of the remediation undertaken;</li> <li>(b) sampling and analysis plan and sampling methodology;</li> <li>(c) results/interpretation and discussion of results;</li> <li>(d) results of any validation sampling, compared to relevant guidelines;</li> <li>(e) discussion of the suitability the remediated areas for intended land use;</li> </ul>	Noted and confirmation to be provided to DPE
<b>CONTAMINATION</b>		
<b>Groundwater Treatment</b>		
7	The Applicant shall prepare and implement a Groundwater Monitoring and Treatment Program for the project, to be approved by the Secretary and Site Auditor prior to the commencement of construction. This plan must:	Noted and addressed previously in the construction stage
7(a)	be prepared in consultation with the EPA and NOW;	
7(b)	detail baseline data on groundwater levels and quality; include: <ul style="list-style-type: none"> <li>• groundwater treatment criteria;</li> <li>• a program to monitor groundwater levels, flows and quality;</li> <li>• maintenance program for the facility to ensure the on-going effectiveness of</li> </ul>	

## Pre-Operation Condition Compliance Report

	<p>the groundwater treatment process;</p> <ul style="list-style-type: none"> <li>• a protocol for the investigation, notification and mitigation of identified exceedances of the groundwater treatment criteria;</li> <li>• contingency measures to address exceedances and issues with groundwater treatment, including an investigation of alternative remediation treatment options; and</li> <li>• mechanisms to report results to relevant agencies.</li> </ul>	
<i>Human Health</i>		
8	The Proponent shall ensure that all works are carried out in accordance with <i>NSW Work Health and Safety Regulation 2011 and the requirements of WorkCover NSW.</i>	Noted
<b>SOIL, WATER AND LEACHATE</b>		
<i>Stormwater Management</i>		
9	<p>The Applicant shall:</p> <ul style="list-style-type: none"> <li>(a) design and install the stormwater management and collection system in consultation with the City of Botany Bay Council, generally in accordance with the conceptual design in the EIS and applicable Australian Standards and to the satisfaction of the Secretary;</li> <li>(b) ensure that the system capacity has been designed in accordance with the Blue Book Volumes 1 and 2B;</li> <li>(c) divert existing clean surface water around operational areas of the site;</li> <li>(d) direct all sediment laden water in overland flow away from the leachate management system; and</li> <li>(e) prevent cross-contamination of clean and sediment or leachate laden water.</li> </ul>	Noted and addressed in the SWLMP
<i>Soil, Water and Leachate Management Plan</i>		
10	<p>The Applicant shall prepare and implement a Soil, Water and Leachate Management Plan for the Development in consultation with the City of Botany Bay Council, NOW and the EPA and to the satisfaction of the Secretary. This plan must be prepared and implemented by a suitably qualified and experienced person and be submitted for approval prior to commencement of construction.</p> <p>The plan must include:</p>	Noted and addressed in the SWLMP

## Pre-Operation Condition Compliance Report

10(a)	<p>a site water balance that:</p> <ul style="list-style-type: none"> <li>• identifies the source of all water collected or stored on site, including rainfall, stormwater and groundwater;</li> <li>• includes details of all water use on site and any discharges; and</li> <li>• describes the measures that will be implemented to minimise water use on site.</li> </ul>	
10(b)	<p>an erosion and sediment control plan that:</p> <ul style="list-style-type: none"> <li>• is consistent with the requirements in the latest version of the Blue Book Volume 1 and Volume 2B;</li> <li>• identifies the activities on site that could cause soil erosion and generate sediment; and</li> <li>• describe the measures that will be implemented to:           <ul style="list-style-type: none"> <li>○ minimise soil erosion and the transport of sediment to downstream waters, including the location, function and capacity of any erosion and sediment control structures and maintain these structures over time;</li> <li>○ ensure that any topsoil stockpiles on site are suitably managed to ensure that the topsoil in these stockpiles can be beneficially used in the proposed revegetation and rehabilitation of the site.</li> </ul> </li> </ul>	
10(c)	<p>a leachate management plan that:</p> <ul style="list-style-type: none"> <li>• includes final detailed design specifications of the leachate management and collection system on site.</li> </ul>	
10(d)	<p>a stormwater management plan that:</p> <ul style="list-style-type: none"> <li>• is consistent with the guidance in the latest version of the Blue Book Volume 1 and Volume 2B;</li> <li>• includes final detailed design specifications for the stormwater management and collection system; and</li> <li>• demonstrates how the requirements of Condition C11 of this schedule has been addressed.</li> </ul>	
10(e)	<p>a surface water, groundwater and leachate monitoring program that includes:</p> <ul style="list-style-type: none"> <li>• baseline data;</li> <li>• details of the proposed monitoring network; and</li> </ul>	

## Pre-Operation Condition Compliance Report

	<ul style="list-style-type: none"> <li>the parameters for testing and respective trigger levels for action under the surface water, groundwater and leachate response plan.</li> </ul>	
10(f)	<p>a surface water, groundwater and leachate response plan that:</p> <ul style="list-style-type: none"> <li>includes a protocol for the investigation, notification and mitigation of any exceedances of the respective trigger levels; and</li> <li>describes the measures that could be implemented to respond to any surface or groundwater contamination that may be caused by any development.</li> </ul>	
<i>Water</i>		
11	A Section 73 Compliance Certificate under the <i>Sydney Water Act 1994</i> must be obtained from Sydney Water prior to the commencement of construction.	Noted and addressed previously in the construction stage
<i>Discharge of Water</i>		
12	The Development shall comply with Section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided in an EPL.	Noted
<i>Groundwater Interception and Extraction</i>		
13	Prior to the commencement of construction of the Development, the Applicant shall obtain the necessary water related approvals from NOW in the event that groundwater is likely to be intercepted or extracted during construction.	Noted and addressed previously in the construction stage
<i>Acid Sulphate Soils Management Plan</i>		
14	Prior to the commencement of any site preparation or construction works on the site, the Applicant shall prepare and implement an Acid Sulfate Soils Management Plan for the Development to the satisfaction of the Secretary. This Plan must:	Noted and addressed previously in the construction stage
14(a)	be prepared in consultation with the EPA and NOW by a suitably qualified and experienced expert;	
14(b)	be approved by the Secretary prior to the commencement of any site preparation or construction works;	
14(c)	outline the preliminary investigations that have be undertaken to test for the presence of ASS in accordance the <i>NSW State Government's Acid Sulphate Soils Manual (ASSMAC 1998)</i> ;	
14(d)	detail the protocols to be put in place and followed in the event that ASS is encountered;	
14(e)	detail how the ASS will be tested, handled and stockpiled;	
14(f)	detail measures to prevent erosion and sedimentation of ASS; and, if necessary	

## Pre-Operation Condition Compliance Report

14(g)	outline how the ASS will be disposed of off-site (e.g. at a licensed facility).	
<i>Bunding</i>		
15	The Applicant shall store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or the Environment Protection Manual for Authorised Officers: Bunding and Spill Management, technical bulletin (Environment Protection Authority, 1997).	Noted and addressed in Section 3.2.6 of the OEMP
<b>WASTE</b>		
<i>Waste Storage and Processing</i>		
16	All uncontainerised waste shall be stored within the building at the premises and all waste processing activities shall be conducted within the building at all times.	Noted
17	To prevent unmanageable waste storage, the Applicant shall ensure that:	Noted
17(a)	the storage of waste within the building shall not exceed more than 1,500 tonnes at any one time;	
17(b)	Waste stockpiles within the building shall not exceed 4.5m in height; and	
17(c)	The container stacking height shall not exceed 3 loaded containers	
<i>Restrictions of the Receipt, Storage, Handling and Disposal of Waste</i>		
18	The Development shall ensure that any waste generated on the site during construction is classified in accordance with the EPA's Waste Classification Guidelines and disposed of to a facility that may lawfully accept the waste.	Noted and addressed previously in the construction stage
<i>Waste Management</i>		
19	The Applicant shall prepare and implement a Waste Monitoring Program for the development to the satisfaction of Secretary. This program must:	Noted and addressed in the WMP
19(a)	be prepared in consultation with EPA by a suitably qualified and experienced expert; and	
19(b)	include a suitable program to monitor the: <ul style="list-style-type: none"> <li>• quantity, type and source of waste received on site; and</li> <li>• quantity, type and quality of the outputs produced on site.</li> </ul>	
19(c)	ensure that: <ul style="list-style-type: none"> <li>• all waste that are controlled under a tracking system have the appropriate documentation prior to acceptance at the site; and</li> </ul>	

## Pre-Operation Condition Compliance Report

	staff receive adequate training in order to be able to recognise and handle any hazardous or other prohibited waste.	
20	The Applicant shall prepare and implement a Waste Management Plan for the development, in consultation with the EPA and to the satisfaction of the Secretary. The plan shall:	Noted and addressed in the WMP
20(a)	be prepared by a suitably qualified and experienced expert	
20(b)	be submitted for approval by the Secretary prior to the commencement of construction;	
20(c)	include an asbestos risk assessment for demolition work prior to the removal of any asbestos from the site;	
20(d)	include final details of the waste management system implemented at the site;	
20(e)	ensure that appropriate waste storage facilities are included in the final design of the waste management system	
20(f)	detail the type and quantity of waste to be generated by the construction and operation of the development;	
20(g)	detail the quality of waste to be received on site	
20(h)	detail the materials to be reused or recycled, either on or off site;	
20(i)	detail the procedures for handling, storage, collection of recycling and disposal of all waste in accordance with best practice industry standards and guidelines;	
20(j)	detail the procedures for the management of waste material, excluding recyclable waste, to ensure: <ul style="list-style-type: none"> <li>○ the waste material is regularly removed from the site to an appropriately licensed facility; and</li> <li>○ any stockpiles of waste material are stored on sealed areas</li> </ul>	
20(k)	if deemed necessary, outline reasonable and feasible measures that may be required to improve waste management at the site and prioritise recommendations for implementation.	
<i>Pest, Vermin &amp; Noxious Weed Management</i>		
21	The Applicant shall	Noted and addressed in the LVMP
21(a)	implement suitable measures to manage pests, vermin and declared noxious weeds on site; and	
21(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	

## Pre-Operation Condition Compliance Report

	in surrounding area. <i>Note: For the purposes of this condition, noxious weeds are those species subject to an order declared under the Noxious Weed Act 1993.</i>	
	TRAFFIC AND ACCESS	
<i>Access and Road Upgrade Works</i>		
22	Prior to the commencement of operations, the Applicant must obtain approval for rail access from the Australian Rail Track Corporation.	Noted and confirmation to be provided to DPE
23	Prior to the commencement of operations, the Applicant must undertake the road upgrade works at the intersection of Beauchamp Road and Perry Street and the left turn deceleration lane into the site, in consultation with City of Botany Bay Council and Randwick City Council, and to the satisfaction of RMS and the Secretary.	Noted and confirmation to be provided to DPE
24	Detail design plans for the intersection works referred to in condition 23 above, including Traffic Control Signal plans, must be prepared by a suitably qualified person in consultation with City of Botany Bay Council and Randwick City Council and submitted to the RMS for review and endorsement prior to the commencement of construction of the road upgrade works. The Applicant will be required to enter into a Works Authorisation Deed (WAD) with the RMS for the works. The WAD will need to be executed prior to the RMS's assessment of the detailed design plans.	
25	The Applicant must be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.	Noted
26	All works/regulatory signposting associated with the development are to be at no cost to the RMS	Noted
<i>Traffic Monitoring</i>		
27	The Applicant shall:	Noted and addressed in WMP and TMP
27(a)	keep accurate records of the volume of waste transported to the site;	
27(b)	nominate a haulage route to be used by heavy vehicles accessing the site; and	
27(c)	make these records available in its Annual Review	
<i>Operating Conditions</i>		
28	The Applicant shall ensure that:	Noted and addressed in TMP
28(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 versions of AS	

## Pre-Operation Condition Compliance Report

	2890.1 and AS 2890.2;	
28(b)	the swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, is in accordance with AUSTRROADS Guide to Road Design;	
28(c)	the Development does not result in any vehicles queuing on the public road network;	
28(d)	a right turn restriction into the site from Beauchamp Road shall be implemented between 6am – 10am and 3pm – 7pm;	
28(e)	heavy vehicles do not use Perry Street to travel to/from the site;	
28(f)	heavy vehicles and bins associated with the Development do not park or stand on local roads or footpaths in the vicinity of the site;	
28(g)	all vehicles are wholly contained on site before being required to stop;	
28(h)	all loading and unloading of materials is carried out on site;	
28(i)	the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times;	
28(j)	all trucks entering or leaving the site with loads have their loads covered; and	
28(k)	all loaded vehicles leaving the site are cleaned of dirt, sand and other materials before they leave the site, to avoid tracking these materials on public roads.	
<i>Traffic Management Plan</i>		
29	The Applicant shall prepare and implement a Traffic Management Plan for the development, to the satisfaction of the Secretary. The Plan must:	Noted and addressed in TMP
29(a)	be prepared by a suitably qualified and experience expert in consultation with RMS, City of Botany Bay Council and Randwick City Council;	
29(b)	be approved by the Secretary prior to the commencement of construction;	
29(c)	include construction traffic management measures detailing: <ul style="list-style-type: none"> <li>• access and parking arrangements for the site during construction;</li> <li>• measures to ensure that the local road network is not utilised by vehicles during construction;</li> <li>• measures to control traffic movements from site during construction;</li> <li>• procedures for notifying residents of construction traffic routes and potential</li> </ul>	

## Pre-Operation Condition Compliance Report

	<p>disruptions to routes and access; and</p> <ul style="list-style-type: none"> <li>the impact of the development on the road network, where temporary road closures are required during construction.</li> </ul>	
29(d)	include a plan showing the designated haulage route/s to be used by heavy vehicles during operation;	
29(e)	include a drivers code of conduct;	
29(f)	<p>describe the measures that will be implemented to ensure:</p> <ul style="list-style-type: none"> <li>the nominated haulage routes are used;</li> <li>drivers adhere to the right turn restriction into the site from Beauchamp Road between 6am-10am and 3pm-7pm, as required by Condition 28 (d);</li> <li>conflicts with other road users are minimised;</li> <li>drivers adhere to the code of conduct including;</li> <li>road noise impacts are minimised through measures such as limiting truck compression braking; and</li> </ul> <p>compliance with the relevant conditions of this consent.</p>	
29(g)	include a program to monitor the effectiveness of these measures.	
<b>HAZARD AND RISK</b>		
30	At least one month prior to the commencement of construction of the proposed development (except for construction of those preliminary works that are outside the scope of the hazard studies), or within such further period as the Secretary may agree, the Applicant shall prepare and submit a Fire Safety Study and a Hazard and Operability Study to the secretary.	Noted and addressed previously in the construction stage
30(a)	<p><u>Fire Safety Study</u></p> <p>A Fire Safety Study for the proposed Development. This study shall cover the relevant aspects of the Department of Planning's Hazardous Industry Planning Advisory Paper No. 2, 'Fire Safety Study Guidelines' and the New South Wales Government's 'Best Practice Guidelines for Contaminated Water Retention and Treatment Systems'. The study shall be prepared in consultation with Fire and Rescue NSW and submitted to the Secretary.</p>	
30(b)	<p><u>Hazard and Operability Study</u></p> <p>A Hazard and Operability Study for the proposed development, chaired by a qualified person, independent of the development, whose appointment has been endorsed by the Secretary prior to the commencement of the study. The study shall be consistent with the Department of Planning's Hazardous Industry Planning Advisory Paper No. 8, 'HAZOP</p>	

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	Guidelines'. The study report must be accompanied by a program for the implementation of all recommendations made in the report. If the Applicant intends to defer the implementation of a recommendation, reasons must be documented.	
31	Dangerous Goods, as defined by the Australian Dangerous Goods Code, shall be stored and handled strictly in accordance with: (a) all relevant Australian Standards; (b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and (c) the <i>Environment Protection Manual for Authorised Officers: Bunding and Spill Management, technical bulletin (Environment Protection Authority, 1997)</i> . In the event of an inconsistency between the requirements listed from a) to c) above, the most stringent requirement shall prevail to the extent of the inconsistency.	Noted
<b>Emergency Response</b>		
32	The Applicant shall maintain and implement an emergency response plan for the site. The emergency response plan shall:	Noted and addressed in the Emergency Response Plan (ERP)
32(a)	be submitted to the Secretary prior to the commencement of operation;	
32(b)	be kept on-site at all times;	
32(c)	include a risk assessment of likely incidents that could occur on-site (e.g. spills, explosion, fire) based on the activities being undertaken, site risks and consequence to the receiving environment; and	
32(d)	document the systems and procedures to deal with the types of incidents identified including relevant incident notification procedures.	
<b>AIR QUALITY</b>		
<b>Odour</b>		
33	The Applicant shall ensure the development does not cause or permit the emission of any offensive odour (as defined by the POEO Act).	Noted
<b>Odour Management Plan</b>		
34	The Applicant shall prepare and implement an Odour Management Plan to the satisfaction of the Secretary. This plan must:	Noted and incorporated in AQMP
34(a)	be prepared by a suitably qualified and experienced expert in consultation with the EPA and City of Botany Bay Council;	
34(b)	be approved by the Secretary prior to the commencement of operations	
34(c)	describe the measures that would be implemented on site to minimise the odour impacts of the Development;	

## Pre-Operation Condition Compliance Report

34(d)	identify triggers for contingency action; and	
34(e)	include a program for monitoring the odour impacts of the development.	
<i>Dust Management</i>		
35	The premises shall be maintained in a condition which minimises or prevents the emission of dust from the premises.	Refer to AQMP
36	The Applicant shall:	Noted and incorporated in AQMP
36(a)	implement best management practice, including all reasonable and feasible dust and odour mitigation measures to prevent and minimise dust emissions from operations;	
36(b)	prevent and minimise the air quality impacts of the development during adverse meteorological conditions and extraordinary events;	
36(c)	regularly assess air quality monitoring data and relocate, modify, and/or stop operations to ensure compliance with the relevant conditions of this consent;	
36(d)	minimise any visible off-site air pollution; and	
36(e)	minimise surface disturbance of the site, other than as permitted under this consent.	
37	During construction, the Applicant shall ensure that:	Noted and addressed in the construction stage
37(a)	all vehicles on site do not exceed a speed limit of 30 kilometres per hour;	
37(b)	all loaded vehicles entering or leaving the site have their loads covered; and	
37(c)	all loaded vehicles leaving the site are cleaned of dirt, sand and other materials before they leave the site, to avoid tracking these materials on public roads.	
<i>Air Quality Management Plan</i>		
38	The Applicant shall prepare and implement an Air Quality Management Plan for the Development to the satisfaction of the Secretary. The Plan must:	Noted and addressed in AQMP
38(a)	be prepared by a suitably qualified and experienced expert in consultation with the EPA,	
38(b)	be approved by the Secretary prior to the commencement of construction;	
38(c)	describe the measures that would be implemented to: <ul style="list-style-type: none"> <li>• minimise the fugitive emissions from excavating, handling and treating contamination hot spots including details on methods for dealing with soil contamination variability;</li> <li>• include well-defined triggers for additional air quality measures for excessive fugitive emissions including stop-work during adverse weather;</li> <li>• ensure all reasonable and feasible dust and odour mitigation measures are employed to prevent and minimise dust and odour emissions from construction and operation of</li> </ul>	

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	<p>the development;</p> <ul style="list-style-type: none"> <li>• ensure compliance with the relevant conditions of this consent and the EPL; and</li> <li>• prevent and minimise the air quality impacts of the development during adverse meteorological conditions and extraordinary events;</li> </ul>																
38(d)	<p>include a cleaning protocol which:</p> <ul style="list-style-type: none"> <li>• details the procedures to be undertaken to routinely maintain and clean the internal surfaces of the premises to ensure operating conditions inside the facility minimise the potential to generate odour, dust and the carriage of waste outside the facility; and</li> <li>• describes how all external surfaces would be routinely maintained so as to be kept free of dust, waste material and other contaminants; and</li> </ul>																
38(e)	(e) include a protocol for determining any exceedances of the relevant conditions of approval and criteria in the EPL and responding to complaints.																
<b>NOISE</b>																	
39	<p>The Applicant shall comply with the operating hours in Table 1, unless otherwise agreed in writing by the Secretary.</p> <p><i>Table 1: Operating Hours</i></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 30%;">Activity</th> <th style="width: 30%;">Day</th> <th style="width: 40%;">Hours</th> </tr> </thead> <tbody> <tr> <td>Construction</td> <td>Monday - Friday</td> <td>7:00am – 6:00pm</td> </tr> <tr> <td></td> <td>Saturday</td> <td>8:00am – 1:00pm</td> </tr> <tr> <td></td> <td>Sunday &amp; Public Holidays</td> <td>Nil</td> </tr> <tr> <td>Operations</td> <td colspan="2" style="text-align: center;">24 hours</td> </tr> </tbody> </table>	Activity	Day	Hours	Construction	Monday - Friday	7:00am – 6:00pm		Saturday	8:00am – 1:00pm		Sunday & Public Holidays	Nil	Operations	24 hours		Noted and addressed in the NVMP
Activity	Day	Hours															
Construction	Monday - Friday	7:00am – 6:00pm															
	Saturday	8:00am – 1:00pm															
	Sunday & Public Holidays	Nil															
Operations	24 hours																
<i>Operating Conditions</i>																	
40	The Applicant shall:	Noted and addressed in NVMP															
40(a)	implement best management practice, including all reasonable and feasible noise management and mitigation measures to prevent and minimise operational, low frequency and traffic noise generated by the Development;																
40(b)	minimise the noise impacts of the Development during adverse meteorological conditions when noise criteria do not apply;																
40(c)	maintain the effectiveness of any noise suppression equipment on plant at all times and ensure defective plant is not used operationally until fully repaired; and																
40(d)	regularly assess noise monitoring data and relocate, modify and/or stop operations to																

## Pre-Operation Condition Compliance Report

	ensure compliance with the relevant conditions of this consent.	
<b>Noise and Vibration Management Plan</b>		
41	The Applicant shall prepare and implement a Noise and Vibration Management Plan for the development in consultation with the EPA and to the satisfaction of the Secretary. The plan must:	Noted and addressed in NVMP
41(a)	be prepared and implemented by a suitably qualified and experienced person in consultation with the City of Botany Bay Council, Randwick City Council and the EPA;	
41(b)	be approved by the Secretary prior to commencement of construction;	
41(c)	describe the measures that will be implemented to ensure: <ul style="list-style-type: none"> <li>• best management practice is being employed on site; and</li> <li>• the noise and vibration impacts of the Development are minimised during any meteorological conditions; and</li> <li>• compliance with the relevant conditions of this consent.</li> </ul>	
41(d)	describe the noise management system;	
41(e)	include a noise and vibration monitoring program that: <ul style="list-style-type: none"> <li>• is capable of evaluating the performance of the development;</li> <li>• includes a protocol for determining compliance with the prediction in the EIS and RTS;</li> <li>• adequately supports the noise management system; and</li> <li>• evaluates and reports on the effectiveness of the noise management system; AND</li> </ul>	
41(f)	include details of short term vibration trials of construction equipment that are conducted in consultation with the surrounding landowners.	
<b>ENERGY EFFICIENCY</b>		
42	The Applicant shall:	
42(a)	implement all reasonable and feasible measures to minimise energy use and greenhouse gas emissions during construction and operation; and	Noted and addressed in OEMP Section 2.4
42(b)	ensure the development will continue to operate at industry best practice over time.	
<b>VISUAL AMENITY</b>		
<i>Lighting</i>		

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43	The Applicant shall ensure that the lighting associated with the Development: (a) complies with the latest version of AS 4282(INT) - Control of Obtrusive Effects of Outdoor Lighting; and (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Noted and addressed in the LVMP
<i>Signage</i>		
44	The Applicant shall install all signs in consultation with City of Botany Bay Council. <i>Note: This condition does not apply to any signage identified as exempt or complying development in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>	Noted
<i>Landscaping and Vegetation Management</i>		
45	The Applicant shall prepare and implement a Landscaping and Vegetation Management Plan for the development in consultation with City of Botany Council and to the satisfaction of the Secretary. The plan shall:	Noted and addressed in the LVMP
45(a)	be approved by the Secretary prior to the commencement of construction;	
45(b)	detail any trees that are proposed to be removed, ringbarked, cut, topped or lopped;	
45(c)	detail any revegetation works at the site, with particular attention to minimising the visibility of the site from residences and public vantage points, minimising bushfire risk and the use of indigenous species;	
45(d)	ensure that any clearing or trimming of vegetation on the western side of McPherson Street, at the intersection with Beauchamp Road, is undertaken in consultation with City of Botany Bay Council; and	
45(e)	describe the on-going measures (e.g. weed control and regular pruning) that would be implemented to maintain landscaping and vegetation on the site for the life of the development.	
<b>AVIATION SAFETY</b>		
46	At least 35 days prior to the commencement of construction of the project, the Applicant must obtain all necessary approvals from the Sydney Airports Corporation for the erection of any temporary structure or construction equipment.	Noted
<b>HERITAGE</b>		
47	The development shall cease all works on site in the event that any Aboriginal cultural	Noted and addressed in the construction

## Pre-Operation Condition Compliance Report

	object(s) or human remains are uncovered onsite. The NSW Police, the Aboriginal Community and the OEH are to be notified. Works shall not resume in the designated area until approval in writing from the NSW Police and/or the OEH has been obtained.	stage
<b>SECURITY</b>		
48	The Applicant shall ensure that: (a) the site is secured by a perimeter fence and security gates; and (b) the security gates on site are patrolled at all times.	Noted
<b>SCHEDULE 4</b>		
<b>ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING</b>		
<b>ENVIRONMENTAL MANAGEMENT</b>		
<i>Construction Environmental Management Plan</i>		
1	The Applicant shall prepare and implement a Construction Environmental Management Plan for the Development to the satisfaction of the Secretary. The Plan must:	Noted and addressed in the construction stage
1(a)	be submitted to the Secretary for approval no later than two weeks prior to the commencement of construction or demolition or within such period otherwise agreed by the Secretary;	
1(b)	identify the statutory approvals that apply to the development;	
1(c)	consolidate all relevant management plans and monitoring programs required in the conditions of this Consent;	
1(d)	outline all environmental management practices and procedures to be followed during construction and demolition works associated with the Development;	
1(e)	describe all activities to be undertaken on the site during construction of the Development, including a clear indication of construction stages;	
1(f)	detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts;	
1(g)	describe the roles and responsibilities for all relevant employees involved in construction and demolition works associated with the development;	
1(h)	include arrangements for community consultation and complaints handling procedures during construction and demolition; and	
1(i)	include copies of the various strategies and plans that are required under the conditions of this Consent once they have been approved. Note:	

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	<p>1. Construction of the Development shall not commence until written approval of this plan has been received from the Secretary.</p> <p>2. The City of Botany Bay Council shall be provided with a copy of the approved Construction Environmental Management Plan within 7 days of the date of its approval.</p>	
<i>Operational Environmental Management Plan</i>		
2	The Applicant shall prepare and implement an Operational Environmental Management Plan to the satisfaction of the Secretary. This plan must:	Noted and addressed in the OEMP.
2(a)	be submitted to the Secretary for approval prior to commencement of operations;;	Noted
2(b)	be prepared by a suitably qualified and experienced expert;	Noted
2(c)	provide the strategic framework for environmental management of the Development;	OEMP Section 1
2(d)	identify the statutory requirements that apply to the Development;	OEMP Section 2
2(e)	consolidate all relevant environmental management plans and monitoring programs required in the conditions of this consent and committed to in the EIS;	OEMP Section 1
2(f)	describe the role, responsibility, authority, and accountability of all the key personnel involved in environmental management of the Development.	OEMP Section 4
2(g)	describe in general how the environmental performance of the Development would be monitored and managed; and	OEMP Sections 3, 4 and 5
2(h)	<p>describe the procedures that would be implemented to:</p> <ul style="list-style-type: none"> <li>• keep the local community and relevant agencies informed about the operation and environmental performance of the Development;</li> <li>• receive, handle, respond to, and record complaints;</li> <li>• resolve any disputes that may arise during the course of the development;</li> <li>• respond to any non-compliances; and</li> </ul> <p>respond to emergencies.</p>	OEMP Sections 2 and 5
<i>Management Plan Requirements</i>		
3	3. The Applicant shall ensure that the Management Plans required under this consent are prepared in accordance with any relevant guidelines, and include:	Noted and addressed in OEMP and supporting EMPs
3(a)	detailed baseline data;	
3(b)	<p>a description of:</p> <ul style="list-style-type: none"> <li>• the relevant statutory requirements (including any relevant approval, licence or lease conditions);</li> </ul>	

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	<ul style="list-style-type: none"> <li>any relevant limits or performance measures/criteria; and</li> <li>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>	
3(c)	a description of the measures that will be implemented to comply with the relevant statutory requirements, limits, or performance measures/criteria;	
3(d)	a program to monitor and report on the: <ul style="list-style-type: none"> <li>impacts and environmental performance of the development; and</li> <li>effectiveness of any management measures (see (c) above);</li> </ul>	
3(e)	a contingency plan to manage any unpredicted impacts and their consequences;	
3(f)	a program to investigate and implement ways to improve the environmental performance of the development over time;	
3(g)	a protocol for managing and reporting any: <ul style="list-style-type: none"> <li>incidents;</li> <li>complaints;</li> <li>non-compliances with statutory requirements; and</li> <li>exceedances of the impact assessment criteria and/or performance criteria; and</li> </ul>	
3(h)	a protocol for periodic review of the plan. <i>Note: The Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i>	

### REPORTING

#### *Incident Reporting*

4	The Applicant shall notify the Secretary, City of Botany Bay Council and any other relevant agencies of any incident or potential incident with actual or potential significant off-site impacts on people or the biophysical environment associated with the project as soon as practicable after the Proponent becomes aware of the incident. Within 7 days of the date of this incident, the Proponent shall provide the Secretary and any relevant agencies with a detailed report on the incident.	Noted and addressed in the OEMP and the Emergency Response Plan
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#### *Regular Reporting*

5	The Applicant shall provide regular reporting on the environmental performance of the project on its website, in accordance with the reporting arrangements in any plans or programs approved under the conditions of this approval.	Noted and addressed in the OEMP Section 5
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## Pre-Operation Condition Compliance Report

<i>INDEPENDENT ENVIRONMENTAL AUDIT</i>		
6	<p>Within one (1) year of the date of this consent, and every 3 years thereafter, unless the Secretary directs otherwise, the Applicant shall commission and pay the full cost of an Independent Environmental Audit of the Development. This audit must:</p> <ul style="list-style-type: none"> <li>(a) be conducted by suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Secretary;</li> <li>(b) include consultation with the relevant agencies;</li> <li>(c) assess the environmental performance of the Development and whether it is complying with the relevant requirements in this consent and any relevant EPL and/or Water License (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 these approvals; and</li> <li>(e) recommend measures or actions to improve the environmental performance of the development, and/or any assessment, plan or program required under these approvals.</li> </ul> <p><i>Note: This audit team must be led by a suitably qualified auditor and include experts in any fields specified by the Secretary.</i></p>	Noted
7	<p>Within 3 months of commissioning this audit, or as otherwise agreed by the Secretary, the Applicant shall submit a copy of the audit report to the Secretary, together with its response to any recommendations contained in the audit report.</p>	Noted
<i>Annual Review</i>		
8	<p>Within one (1) year of the date of this consent, and every year thereafter, the Applicant shall review the environmental performance of the development to the satisfaction of the 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 current calendar 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:           <ul style="list-style-type: none"> <li>• the relevant statutory requirements, limits or performance measures/criteria;</li> <li>• the monitoring results of previous years; and</li> <li>• 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</li> </ul>	Noted and addressed in the OEMP Section 5

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	<p>being) taken to ensure compliance;</p> <p>(d) identify any trends in the monitoring data over the life of the development;</p> <p>(e) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and</p> <p>(f) describe what measures will be implemented over the current calendar year to improve the environmental performance of the development.</p>	
<p><i>Revision of Strategies, Plans &amp; Programs</i></p>		
<p>9</p>	<p>Within 3 months of the submission of an:</p> <p>(a) annual review under Condition D8 of this schedule;</p> <p>(b) incident report under Condition D4 of this schedule;</p> <p>(c) audit report under Condition D6 of this schedule; and</p> <p>(d) any modifications to this consent,</p> <p>the Applicant shall review, and if necessary revise, the strategies, plans, and programs required under this consent to the satisfaction of the Secretary.</p> <p><i>Note: This is to ensure the strategies, plans and programs are updated on a regular basis, and incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<p>Noted</p>
<p><b>ACCESS TO INFORMATION</b></p>		
<p>10</p>	<p>The Applicant shall:</p> <p>(a) make the following information publicly available on its website:</p> <ul style="list-style-type: none"> <li>• the EIS;</li> <li>• current statutory approvals for the Development;</li> <li>• approved strategies, environmental management plans or programs;</li> <li>• a summary of the monitoring results of the Development, which have been reported in accordance with the various plans and programs approved under the conditions of this consent;</li> <li>• a complaints register, updated on a quarterly basis;</li> <li>• copies of any annual reviews (over the last 5 years);</li> <li>• any independent environmental audit, and the Applicant's response to the recommendations in any audit; and</li> <li>• any other matter required by the Secretary; and</li> </ul> <p>(b) keep this information up-to-date, to the satisfaction of the Secretary.</p>	<p>Noted</p>

## **Pre-Operation Condition Compliance Report**

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**Appendix D - Supplementary Environmental Management Plans****Appendix D1      Soil, Water & Leachate Management Plan****Appendix D2      Waste Management Plan****Appendix D3      Traffic Management Plan****Appendix D4      Air Quality Management Plan****Appendix D5      Noise and Vibration Management Plan****Appendix D6      Landscaping and Vegetation Management Plan****Appendix D7      Emergency Response Plan**

**Appendix E - Environmental Monitoring Program**



## Environment Monitoring Program

Environmental Issue (Responsibility)	Monitoring Required	Parameters	Frequency	Criteria/ Performance Measure/Trigger	Standards / Performance Measures
<b>AIR QUALITY</b>					
<b>METEOROLOGICAL MONITORING - WIND</b>	Airborne dust		As required or if offsite air pollution is visible	Average wind speeds exceeding 25 km/h over a 1 hour period Average wind speeds exceeding 50 km/h over a 30 minutes period	Beaufort Wind Scale (Appendix-C of the Air Quality Management Plan)
<b>VISUAL MONITORING</b>	Inspecting dust generating activities to ensure effective controls are in place.		Daily or as required	Adverse weather conditions	
<b>Odour</b>	Site inspections		Daily or as required	Detection Complaints	
<b>Odour Audits</b>	Testing		6-monthly		
<b>WATER QUALITY</b>					
<b>Storm water runoff Discharge</b>	Testing	pH Suspended solids Oils and grease Ammonia Biological Oxygen Demand	As required, or following a rainfall event after each 6 monthly maintenance check	Exceedance against the EPL limits	EPL limits



Environmental Issue (Responsibility)	Monitoring Required	Parameters	Frequency	Criteria/ Performance Measure/Trigger	Standards / Performance Measures
<b>Groundwater Monitoring</b>	Testing	pH Electrical Conductivity Total dissolved solids Ammonia BOD Water level	Six Monthly	Existing groundwater network performance against baseline	Baseline data
<b>TRAFFIC MONITORING</b>					
<b>Onsite Truck routes</b>	Spot Monitoring		Weekly	Onsite blockages or disturbance	
<b>Traffic Flow</b>	Congestion		As required	Complaints Detection	
<b>Driver Management</b>	Spot Monitoring		Ongoing on a case by case basis	Complaints Detection	
<b>WASTE MONITORING</b>					
<b>Waste volume monitoring</b> •Storage on site •Annual limit	Waste on floor Tonnage data review		Daily Ongoing		
<b>Site Inspection and Housekeeping Checks</b>	Inspection		Weekly		
<b>NOISE MONITORING</b>					
<b>Operational Noise</b>	Noise level checks on equipment		Monthly or as required	Detection Complaints	
<b>Operational Noise</b>	Noise level checks on background		6 months from commencement of operations		



Environmental Issue (Responsibility)	Monitoring Required	Parameters	Frequency	Criteria/ Performance Measure/Trigger	Standards / Performance Measures
<b>Offsite Traffic Noise</b>	Noise emission checks on vehicles		Annually	Detection Complaints	
<b>Operational Vibration</b>	Vibration level exceedances		As required	Detection Complaints	
<b>VERMIN</b>	Inspections	Litter control Vermin Habitat Baits & Traps	Weekly site inspections and Inspection of the site by a registered pest controller every three months for the first year, and at least annually thereafter		