

Department of Planning, Housing and Infrastructure

Reference: SSD-7698-PA-36

Amanda Minard
Environmental Compliance Manager
BENEDICT RECYCLING PTY LIMITED
28/09/2026

Sent via the Major Projects Portal only

Subject: Mayfield West Recycling Facility - Annual Review 2025

Dear Ms Minard

I refer to your Annual Review for the period 1 January 2025 to 31 December 2025, submitted as required by Schedule 2, Condition C9 of SSD-7698 as modified (the consent) to the NSW Department of Planning, Housing and Infrastructure (the Department) on 30 March 2026.

The Department has reviewed the Annual Review and considers it to generally satisfy the reporting requirements of the consent. Please make publicly available a copy of the 2025 Annual Review on the company's website within 30 days.

However, under the provisions of Schedule 2, Condition A3 of the consent, I, as nominee of the Planning Secretary, require the following information to be included in future Annual Reviews:

1. Section 2 Previous actions – please include a separate table to provide an update on actions from the most recent IEA.

Non-compliances identified in the Annual Review will be assessed in accordance with the Department's Compliance Policy. Further correspondence may be sent in relation to these non-compliances.

Please note:

- The Department's acceptance of this Annual Review is not an endorsement of the compliance status of the project.
- Following submission of the 2025 Annual Review you are required to review and if necessary, revise the strategies, plans, and programs required under this consent, in accordance with Schedule 2, Condition C8 of the consent.

Should you wish to discuss the matter further, please contact Ann Hagerthy, (Senior Compliance Officer) on 02 6575 3407 or email compliance@planning.nsw.gov.au

Department of Planning, Housing and Infrastructure

Yours sincerely

A handwritten signature in black ink that reads "H Watters".

Heidi Watters
Team Leader - Hunter
Compliance

As nominee of the Planning Secretary



Application number SSD 7698

Benedict Recycling Pty Ltd

Mayfield West Recycling Facility

Annual Review (Condition C9)

01 January 2025 – 31 December 2025

Revision Log

Date	Document version number	Author	Position
30 March 2026	2	Ewen McKenzie	Project Manager

Compliance Report Declaration Form

Project Name: Benedict Recycling Pty Ltd, Mayfield West Recycling Facility

Project Application Number: SSD 7698

Description of Project: Increase in processing capacity of an existing resource recovery facility to 315,000 tonnes per year of general solid waste (non-putrescible) including construction and demolition waste and commercial and industrial waste and acid sulfate soils / potentially acid sulfate soils materials.

Project Address: 1a McIntosh Drive, Mayfield West

Title of Compliance Report: Annual Review 01 January – 31 December 2025

Date: 30 March 2026

I declare that I have reviewed the contents of the attached Compliance Report and to the best of my knowledge:

- i. the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- ii. the Compliance Report has been prepared in accordance with the Compliance Reporting Requirements;
- iii. the findings of the Compliance Report are reported truthfully, accurately and completely;
- iv. due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- v. the Compliance Report is an accurate summary of the compliance status of the development.

Notes:

- Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both).

Name of Authorised Reporting Officer: Ewen McKenzie

Title: Project Manager

Company: Benedict Recycling Newcastle Pty Ltd

Company Address: 1a McIntosh Drive, Mayfield West

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1 Introduction

Benedict Recycling Pty Ltd - 1a McIntosh Drive, Mayfield West

1.1 Summary

Benedict was granted development consent for the Mayfield West Recycling Facility by the Department of Planning, Industry and Environment (DPIE) on 13 March 2018 allowing increased processing capacity from 90 000 tonnes per year to 315 000 tonnes per year of general solid waste (non-putrescible). The operations commenced on 25 September 2018.

MOD-1 27 October 2021: Modification to the Consent was determined (SSD-7698-MOD-1). This included amending the SSD site boundary and the site layout. The modification involved adding additional shed and yard areas to the already approved SSD area and to relocate the already approved 'public hand unloading area' from the heavy waste processing area to a dedicated existing shed.

The use of the existing shed as the new location for public hand unloading is in a less traffic-ed part of the site for members of the public in light vehicles to access recycling services for waste materials away from the larger, heavy vehicles and site machinery. As such, the sole purpose of using the shed is to afford the public with easier access to a covered, all-weather area and to protect the public from safety risks potentially created by recycling machinery and heavy vehicles.

MOD-2 13 June 2023: MOD 2 was approved to amend the development to permit actual and potential acid sulfate soils to be received and processed onsite. The Consent allowed for the processing of up to 30,000Tpa of acid sulfate soils in the Main shed. This activity was included within the 315,000Tpa already approved for the site and was not an intensification of the waste handling capacity, merely extending the diversity of recycling and processing. Whilst approved in June 2023 there was been no commencement of the Consent in 2023.

MOD-3 18 February 2025 another MOD application was made to relocate the already approved Acid Sulfate activity from the main shed to the vacant Magnesium Shed at the eastern side of the site. This required the approved SSD area for waste activity to be increased. There was no proposed change to the scale of the activity.

During 2025 the development continued operating a recycling facility providing a range of services to the demolition and construction industries. As such processing up to 315 000 tonnes per year of general solid waste (non-putrescible). As per the consent and Environmental Protection Licence (EPL) 20771 for the site the acceptable waste to be received includes both co-mingled and segregated building and demolition waste as well as selected commercial and industrial waste. Benedict will continue providing a range of services to the demolition and construction industries in 2025.

1.2 Site Figures

Please see below a current figure illustrating the development boundary and the operational areas (source Nearmap), dated 3rd December 2025:



1.3 Comparison of actual tonnages vs consented tonnages

Consent Condition	Consented tonnes	Actual tonnes in 2025
A6. The Applicant must not receive or process on site more than 315,000 tonnes per year of general solid waste (non-putrescible).	315,000 tonnes	198,495.04 tonnes
A7. The Applicant must not: (a) crush more than 71,000 tonnes per year of waste; and	71,000 tonnes	16,731 tonnes
(b) shred more than 5,400 tonnes per year of timber; and	5,400 tonnes	4,936 tonnes
(c) receive or process more than 30,000 tonnes per year of actual or potential Acid Sulfate Soils.	30,000 tonnes	0 tonnes
A8. The amount of waste stored on site at any one time must not exceed 53,733 tonnes.	53,733 tonnes	30,744 tonnes (max)
A10. The Applicant shall aim to achieve a recycling rate of 95% of all waste and a disposal rate of not more than 5% to landfill.	Recycling rate of 95%	91% average achieved
A11. Stockpiles of waste and recycled product on-site must not be more than seven (7) metres in height when measured from the finished ground level of the site.	Seven (7) metres in height maximum	Ranging daily, not exceeding 7 metres in height maximum

2 Previous actions

Source	Consent condition number	Action proposed	Proposed completion date	Status	Action completed
	C8	Within three months of: (a) approval of a modification; (b) approval of an annual review under Condition C9; (c) submissions of an incident report under Condition C11; or (d) completion of an audit under Condition C13. the Applicant must review, and if necessary, revise, the strategies, plans, and programs required under this consent to the satisfaction of the Secretary.	As agreed with Penny White, once the Modification 3 is approved and completed all management plans will be updated as required*	To be completed by 30 April 2025 as per the RFI received from the Department (ref: SSD-7698-PA-23).	Completed and lodged 30 April 2025 as per the RFI received from the Department (ref: SSD-7698-PA-23).

* Note - Updated versions of the Plans were prepared and submitted to NSW DPE in September and December 2023. Benedict Recycling heard nothing from the NSW DPE regarding approval of the updated management plans. Meanwhile a MOD 3 was submitted during 2024. Further follow up was made by Benedict to the Department at the end of 2024 and it was decided and discussed with Penny White, once the Modification 3 is approved. All management plans have now been updated as required.

Department of Planning, Housing and Infrastructure



Our ref: SSD-7698-PA-26

Ms Alycia O'Brien
Operations Planning Support Manager
Benedict Recycling Pty Ltd
11 Narabang Way
Belrose NSW 2085

30 July 2025

Subject: Approval of the Operational Environmental Management Plan – Mayfield West Recycling Facility (SSD-7698)

Dear Ms O'Brien

I refer to your letter dated 30 April 2025, seeking approval of the revised Operational Environmental Management Plan (OEMP) pursuant to condition C8 of Schedule 2 of SSD-7698, including the following sub plans:

- Waste Management Plan (Condition B13)
- Surface Water Characterisation and Mitigation Plan (Condition B33)
- Operational Traffic and Pedestrian Management Plan (Condition B50)
- Air Quality Management Plan (Condition B57)
- Conceptual Decommissioning Management Plan (Condition B84)
- Groundwater Monitoring Program (Condition B40).

The Department of Planning, Housing and Infrastructure (Department) has reviewed the revised OEMP and subplans and concludes the plans address the relevant conditions. As such, the following plans are approved:

- Operational Environmental Management Plan (Prepared by Benedict Recycling Pty Ltd, dated 30 April 2025, R07)
- Waste Management Plan (Prepared by Benedict Recycling Pty Ltd, dated 30 April 2025, R06)
- Surface Water Characterisation and Mitigation Plan (Prepared by EMM Consulting, dated 4 July 2025, V4)
- Operational Traffic and Pedestrian Management Plan (Prepared by EMM Consulting, dated 30 April 2025, V3)
- Air Quality Management Plan (Prepared by EMM Consulting, 30 April 2025, V3)
- Conceptual Decommissioning Management Plan (Prepared by EMM Consulting, 30 April 2025, V4)
- Groundwater Monitoring Program (Prepared by EMM Consulting, 30 April 2025, V4)

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150
Locked Bag 5022, Parramatta NSW 2124

www.dpie.nsw.gov.au

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You are reminded that if there are any inconsistencies between the approved plans and the conditions of consent, the conditions prevail.

Please ensure you make the approved documents publicly available on the project website at the earliest convenience.

Should you have any further enquiries, please contact Jeremy Kirchner, Industry Assessments, at the Department on (02) 8275 1360 or via Jeremy.kirchner@dpie.nsw.gov.au.

Yours sincerely

Lindsey Blecher
Team Leader
Industry Assessments

As nominee of the Planning Secretary

3 Compliance Status Summary

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	Management Measures documented in Chapter 6 of OEMP, 30 April 2025 R07.	Compliant
A2	The Development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with the directions of the Planning Secretary; (c) in accordance with the EIS, RTS and Amended Application; (d) in accordance with the modification assessments (e) in accordance with the management and mitigation measures (see Appendix B).	Compliant OEMP addresses compliance of all conditions of consent. Version 30 April 2025 R07	Compliant
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent,	Noted	Not Triggered

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above.		
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c), A2(d) and A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), A2(d) and A2(e) the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. Note: For the purposes of this condition, there will be an inconsistency between documents if it is not possible to comply with both documents, or in the case of a condition of consent or direction of the Planning Secretary, and a document, if it is not possible to comply with both the condition or direction, and the document.	Noted	Not Triggered
A5	This consent lapses five years after the date from which it operates, unless the Development has physically commenced on the land to which the consent applies before that date.	Noted. Construction activities commenced 20 April 2018	Not Triggered

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
A6	The Applicant must not receive or process on site more than 315,000 tonnes per year of general solid waste (non-putrescible).	During 01/01/2025 and 31/12/2025 198,495.04 tonnes of GSW were received/processed on site.	Compliant
A7	The Applicant must not: (a) crush more than 71,000 tonnes per year of waste; (b) shred more than 5,400 tonnes per year of timber; and (c) receive or process more than 30,000 tonnes per year of actual or potential Acid Sulfate Soils.	(a) 16,731 tonnes of material was crushed on site between 01/01/2025 and 31/12/2025. (b) 4,936 tonnes of timber was shredded on site between 01/01/2025 – 31/12/2025. (c) No acid sulfate soils were received between 01/01/2025 – 31/12/2025	Compliant
A8	The amount of waste stored on site at any one time must not exceed 53,733 tonnes.	The EPA WARRP process monitors stockpile management and during 01/01/2025 and 31/12/2025 the 53,733 tonnes was not exceeded.	Compliant
A8A	No more than 500 tonnes of Actual or Potential Acid Sulfate Soils may be stored on the site at any one time.	None received in 2025	Compliant
A9	This consent does not permit any areas of the site to be leased to third parties for storage purposes or approval of any portion of the site as a storage premises.	Noted	Compliant
A10	The Applicant shall aim to achieve a recycling rate of 95% of all waste and a disposal rate of not more than 5% to landfill	Between 01/01/2025 – 31/12/2025 the recycling rate was an average of 91%	Compliant
A11	Stockpiles of waste and recycled product on-site must not be more than seven (7) metres in	Compliant. Stockpile height markers are installed on site	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	height when measured from the finished ground level of the site.		
A12	Heavy vehicles are not permitted to access Werribi Street.	Noted in OTPM plan and is included in the driver induction form.	Compliant
A13	The date of commencement of each of the following phases of the Development must be notified to the Department in writing, at least one month before that date: (a) construction; NSW Government 2 Mayfield West Resource Recovery Facility Department of Planning and Environment (SSD 7698) (b) operation; (c) cessation of operations; and (d) decommissioning.	a) Construction 20/04/2018 b) Operation 25/09/2018	Compliant
A14	If the construction or operation or decommissioning of the Development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the Development to be carried out in that stage.	Noted	Not Triggered
A15	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the Development to which the strategy, plan or program applies, the relationship of the stage to	Noted	Not Triggered

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the Development).		
A16	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Noted	Not Triggered
A17	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Noted in Section 5.6 of OEMP, version 30 April 2025 R07. Updated version of all the Plans was prepared and submitted to NSW Planning in Sept and Dec 2023. It was recently discussed with Penny White that once Modification 3 has been approved all management plans will be updated as required.	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
A18	The Applicant must retain all weighbridge records as required by the POEO (Waste) Regulation and for the life of the Development. The weighbridge records must be made immediately available on request by the Planning Secretary and/or the EPA.	Compliant. Noted in Section 4.2 of OEMP, version 30 April 2025 R07	Compliant
A19	The Applicant must retain waste classification records for all wastes received on the site and waste disposed from the site for the life of the Development. The waste classification records must be made immediately available on request by the EPA and/or the Planning Secretary.	Compliant. Noted in Section 4.2 and Appendix D of OEMP, version 30 April 2025 R07	Compliant
A20	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b) provide details of the consultation undertaken including: (i) a description of how matters raised by those consulted have been resolved to the satisfaction of both the Applicant and the party consulted; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Consultation documented as required in OTPMP (Appendix G) and SWCMP (Appendix E) of OEMP, version 30 April 2025 R07.	Not Triggered
A21	The Applicant must ensure that all licences, permits and approval/consents are obtained as	Compliant. Noted in Section 2 of OEMP, version 30 April 2025 R07.	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	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.		
A22	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the Development, must be constructed in accordance with the relevant requirements of the BCA.	N/A to operations	Not Triggered
A23	Prior to the commencement of the operations, the Applicant must obtain a Building Information Certificate from Council in accordance with Division 6.7 of the Environmental Planning and Assessment Act 1979. Note: • Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. • Part 8 of the EP&A Regulation sets out the requirements for the certification of the Development.	N/A to operations	Not Triggered
A24	Prior to the construction of any utility works associated with the Development, the Applicant must obtain relevant approvals from service providers	Compliant	Compliant
A25	Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to	Compliant. Dilapidation report submitted to Jeremy Slattery on 10/05/2018	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	be affected by the Development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary and Council.		
A26	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the Development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the Development.	Noted	Not Triggered
A27	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the Development.	Noted in Section 5.2, OEMP, version 30 April 2025 R07.	Compliant
A28	Prior to the commencement of the operations, a contribution must be paid to Council in accordance with Section 7.12 of the EP&A Act, in particular the City of Newcastle Section 94A	Compliant. Paid on 11/07/2018. Receipt sent to Bruce Zhang and Kate Masters on 26/07/2018.	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	Development Contributions Plan 2009 (Updated July 2017) (adjusted on a quarterly basis (from the date of this consent), to account for movements in the Australian Bureau of Statistics Consumer Price Index – Building Construction (NSW)). A receipt for the payment to Council of the Section 7.12 Levy Contributions must be submitted to the Planning Secretary prior to the commencement of the operations. Note: The Section 7.12 Levy as determined at the date of this consent is \$3938.69		
A29	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner	Compliant. Noted in Sections 4.7, 4.8 & 4.13 and relevant sub plans of OEMP, version 30 April 2025 R07.	Compliant
A30	Prior to the commencement of operations and in order for the development of land to proceed in a coordinated and orderly manner and to avoid potential conflicts with this consent, the Applicant must modify DA2015/0291 (described in Table 1) pursuant to Section 4.17(1)(b) of the Environmental Planning and Assessment Act 1979 and Clause 97 of the Environmental Planning and Assessment Regulation 2000 such that the recycling facility including acceptance	Submitted to Council and DPIE 04/10/2018. On request of Council letter with revised wording submitted to Council and DPIE on 01/11/2018. Confirmation received from Council 06/11/2018.	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	of up to 90,000 tonnes per annum of waste (pre-classified general solid wastes (non-putrescible waste)) is removed from the development consent.		
A31	Within 12 months of the commencement of SSD-7698-MOD-1 and in order for the development of land to proceed in a coordinated and orderly manner and to avoid potential conflicts with this consent, the Applicant must modify DA2015/0291 pursuant to Section 4.17(1)(b) of the Environmental Planning and Assessment Act 1979 and Clause 97 of the Environmental Planning and Assessment Regulation 2000 to amend the DA2015/0291 boundary to remove those areas to be included within the site under SSD-7698-MOD-1.	SSD-7698-MOD-1 commenced on 27/10/2021. DA2015/0291 was modified on 09/09/2022 (MA2022/00157).	Compliant.
A31A	Within 12 months of the commencement of SSD-7698-MOD-3, and in order for the development of land to proceed in a coordinated and orderly manner and to avoid potential conflicts with this consent, the Applicant must modify DA2015/0291 and MA2022/00157 pursuant to Section 4.17(1)(b) of the <i>Environmental Planning and Assessment Act 1979</i> and Clause 67 of the Environmental Planning and Assessment Regulation 2000 to	This was lodged on the NSW Planning Portal on 22 October 2025. We are awaiting determination from Council despite numerous prompts	Compliant.

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	amend the boundaries of DA2015/0291 and MA2022/00157 to exclude the areas that will be incorporated within the site under SSD-7698-MOD-3.		
B1	All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	Compliant. Noted in Section 4.2 and Appendix D of OEMP, version 30 April 2025 R07	Compliant
B2	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal, except as expressly permitted by an EPL.	Compliant. Noted in Section 4.2 and Appendix D of OEMP, version 30 April 2025 R07	Compliant
B3	The Applicant must record the amount of waste (in tonnes) received at the site on a daily basis.	Compliant. Noted in Section 4.2 and Appendix D of OEMP, version 30 April 2025 R07	Compliant
B4	The Applicant must retain all sampling and waste classification data for the life of the Development in accordance with the requirements of the EPA.	Compliant. Noted in Sections 4.2 & 4.3 and Appendix D of OEMP, version 30 April 2025 R07	Compliant
B5	No biochar production or storage is approved under the terms of this consent	Noted in Section 4.2 and Appendix D of OEMP, version 30 April 2025 R07	Compliant
B6	The Applicant must only receive waste on site that is authorised for receipt by an EPL.	Compliant. Noted in Sections 4.2 & 4.3 and Appendix D of OEMP, version 30 April 2025 R07	Compliant
B6A	The Applicant must only receive Actual or Potential Acid Sulfate Soils on the site with a pH range of between 4.5 and 5.5.	None received in 2025	Not triggered

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
B6B	Actual or Potential Acid Sulfate Soils must be neutralised via lime dosing within 24 hours of receiving the soils on site.	None received in 2025	Not triggered
B6C	The receival bays containing Actual or Potential Acid Sulfate Soils must be equipped with fixed misting sprays, a mobile water cart and movable water cannons to keep the material damp at all times.	None received in 2025	Not triggered
B7	The Applicant must ensure any waste generated on the site during construction and from general office activities is classified in accordance with the EPA's Waste Classification Guidelines, 2014 or its latest version, and disposed of to a facility that may lawfully accept the waste.	Noted in Section 4.2 and Appendix D of OEMP, version 30 April 2025 R07	Compliant
B8	Loads predominantly containing glass are not permitted to be crushed at the site.	Noted in Section 4.2 and Appendix D of OEMP, version 30 April 2025 R07	Compliant
B9	The Applicant must: (a) implement auditable procedures to: (i) ensure the site does not accept wastes that are prohibited; and (ii) screen incoming waste loads. (b) ensure that: (i) all waste types that are controlled under a tracking system have the appropriate documentation prior to acceptance at the site; (ii) all waste received at the site must be recorded in accordance with clause 27 of the POEO (Waste) Regulation; (iii) details of the quantity, type and source of wastes received on	Noted in Section 4.2 and Appendix D of OEMP, version 30 April 2025 R07	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	the site must be provided to the EPA and the Planning Secretary when requested; and (iv) staff receive adequate training in order to be able to recognise and handle any hazardous or other prohibited waste including asbestos.		
B10	The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the EPA's Waste Classification Guidelines Part 1: Classifying Waste, November 2014, or its latest version and dispose of all wastes to a facility that may lawfully accept the waste.	Noted in Sections 4.2 & 4.3 and Appendix D of OEMP, version 30 April 2025 R07	Compliant
B11	All waste must be: (a) stored wholly within the designated waste stockpile areas. (b) loaded and unloaded within the designated loading and unloading areas.	Noted in Section 4.2 and Appendix D of OEMP, version 30 April 2025 R07	Compliant
B12	From the commencement of operations, the Applicant must implement a Waste Monitoring Program for the Development. The program must: (a) be prepared by a suitably qualified and experienced person(s) prior to the commencement of operations; (b) include suitable provision to monitor the: (i) quantity, type and source of waste received on site; (ii) type of waste and the material crushed and shredded on site;	Noted in Sections 4.2 & 4.3 and Appendix D of OEMP, version 30 April 2025 R07.	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	(iii) quantity, type and quality of the outputs produced on site; and (iv) number of days crushing has occurred per calendar year. (c) ensure that: (i) all waste that is controlled under a tracking system has the appropriate documentation prior to acceptance at the site; and (ii) staff receive adequate training to be able to recognise and handle any hazardous or other prohibited waste including asbestos.		
B13	Prior to the commencement of operations, the Applicant must prepare a Waste Management Plan (WMP) for the Development to the satisfaction of the Planning Secretary. The WMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C7. The WMP must: (a) detail the type and quantity of waste to be received during operation of the Development; (b) include details of stockpile limits in the incoming waste receival area and waste storage areas; (c) include procedures for ensuring no build-up of waste will occur in the incoming waste receival area during unexpected machinery breakdown and 24-hour waste receival for major infrastructure projects; and (d) details the	Compliant. Appendix D of OEMP, version 30 April 2025 R07	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	requirements for non-conforming waste handling and removal.		
B14	The Applicant must: (a) not commence the operations until the Waste Management Plan required by Condition B13 is approved by the Planning Secretary; and (b) implement the most recent version of the Waste Management Plan approved by the Planning Secretary	OEMP, version 30 April 2025 R07 approved by the Secretary	Compliant
B15	The Applicant must: (a) implement suitable measures to manage pests, vermin and declared noxious weeds on the site; and (b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area. Note: For the purposes of this condition, noxious weeds are those species subject to an order declared under the Noxious Weed Act 1993.	Noted in Section 4.9 of OEMP, version 30 April 2025 R07.	Compliant
B16	Prior to the commencement of construction, the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements in the latest version of the Managing Urban Stormwater: Soils and Construction Guideline	N/A Construction	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	and the Erosion and Sediment Control Plan included in the CEMP required by Condition C1.		
B17	The Development must comply with Section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided in an EPL.	Noted in Section 2.2 of OEMP, version 30 April 2025 R07	Compliant
B18	Any discharge or water quality criteria specified under the EPL must be complied with.	Noted in Section 4.5 and Appendix E of OEMP, version 30 April 2025 R07	Compliant
B19	Surface water must only be discharged from the location specified in the EPL.	Noted in Section 4.5 and Appendix E of OEMP, version 30 April 2025 R07	Compliant
B20	Overland flow from the Development must be contained within the sealed areas of the site.	Noted in Section 4.5 and Appendix E of OEMP, version 30 April 2025 R07	Compliant
B21	Any spills must be contained and disposed of at a licenced facility.	Noted in Section 4.5 and Appendix E of OEMP, version 30 April 2025 R07	Compliant
B22	Any servicing or repair work on motor vehicles or mobile plant is to be carried out within a sealed area that has environmental controls appropriate for servicing or repair work. This must include bunding where there this work could result in liquids being spilled.	Noted in Section 4.5 and Appendix E of OEMP, version 30 April 2025 R07	Compliant
B23	The floor of the truck wash is to be suitably graded and or bunded across the external door openings to prevent the escape of stored materials, process water or spilt liquids.	Truck wash not constructed yet.	Not Triggered
B24	All excess water from the truck wash and wheel wash is to be discharged into suitable holding tanks and removed from the facility for	N/A	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	treatment at an appropriately licensed facility or via trade waste.		
B25	Prior to the commencement of operations, the Applicant must design, install and operate a surface water management system for the Development. The system must: (a) be designed and constructed by a suitably qualified and experienced person(s) endorsed by the Planning Secretary; NSW Government 6 Mayfield West Resource Recovery Facility Department of Planning and Environment (SSD 7698) (b) be generally in accordance with the conceptual design in the RTS, the letter titled Mayfield West Recycling Facility (SSD 7698) – Water Assessment, dated 8 September 2017 prepared by EMM and applicable Australian Standards; (c) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997); (d) include detention basins with a minimum capacity to contain the 90th percentile rainfall over any consecutive 5 day period in accordance with Managing Urban Stormwater -	Completed and compliance certificate obtained as outlined in B26.	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	Soils and Construction Vol. 2B: Waste landfills (Department of Environment and Climate Change NSW, 2008). The wet weather capture capacity requirements of the sediment basins and water treatment system may be modified by the EPL subject to the required surface water characterisation (Condition B33); (e) ensure vegetation within the sediment basin and perimeter drain has been removed and the surface water infrastructure has been sealed to prevent surface water infiltration to groundwater; and (f) bund any potentially contaminating waste, any surface water leaving this area must be directed to the three-stage pit or equivalent for treatment, the water must then be directed to holding tanks for testing and depending on its quality either discharged to the perimeter drain or sewer as trade waste see Appendix A.		
B26	The Applicant must provide a Compliance Certificate to the Planning Secretary prior to the commencement of operations, that confirms the surface water management system has been designed and installed as per the requirements of Condition B25 and the alterations will not impede or divert natural	Submitted 26/07/2018	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	surface water runoff so as to cause a nuisance to adjoining properties.		
B27	Prior to the commencement of operations, works-as-executed drawings signed by a registered surveyor must be submitted to the certifying authority demonstrating that the stormwater drainage and finished ground levels have been constructed as approved.	Compliant	Compliant
B28	The surface water management system must be operated and maintained for the duration of the Development.	Noted in Section 4.5 and Appendix E of OEMP, version 30 April 2025 R07.	Compliant
B29	The Applicant must maintain the surface water management system to minimise the infiltration of surface water to groundwater. This includes inspecting the infrastructure monthly for cracking and vegetation break through, removing the vegetation and sealing the infrastructure. Any maintenance on the surface water management system must be undertaken by a suitably qualified and experienced person(s), a record of these works must be kept for the life of the Development.	Noted in Section 4.5 and Appendix E of OEMP, version 30 April 2025 R07.	Compliant
B30	The Applicant must maintain the surface water detention basins on site with a minimum capacity to contain the 90th percentile rainfall over any consecutive 5-day period in accordance with Managing Urban Stormwater -	Noted in Section 4.5 and Appendix E of OEMP, version 30 April 2025 R07	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	Soils and Construction Vol. 2B: Waste landfills. The Managing Urban Stormwater series of document relate to clean sediment and therefore the wet weather capture and storage capacity requirements of the sediment basins and treatment systems may be modified by the EPL based on the required surface water characterisation (Condition B33).		
B31	The Applicant must ensure that a visible marker is installed in the sediment detention basin in a position that shows the freeboard in the basin that equates to the volume required to contain all rainfall and runoff in the catchment from a 90th percentile rainfall event over any consecutive 5-day period.	Compliant. Noted in Section 4.5 and Appendix E of OEMP, version 30 April 2025 R07	Compliant
B32	All hand unloading activities must be carried out in the hand unloading area as shown on the Development Layout Plan in Appendix A. All waste unloaded at the hand unloading area must be unloaded and stockpiled in the hand unload shed or hand unloading area as shown on the Development Layout Plan in Appendix A.	Noted.	Compliant
B32A	The Applicant must not commence the external unloading or storing of hand unload waste in the hand unloading area as shown on the Development Layout Plan in Appendix A prior to the Surface Water Validation Report (SWVR) in	Noted. This condition is now no longer relevant.	Compliant/Not triggered

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	Condition B35 being provided to the satisfactory of the Planning Secretary.		
B32B	The hand unloading shed shown on the Development Layout Plan in Appendix A must be fitted with an internal dust suppression system.	Noted.	Compliant
B33	Prior to the commencement of operations, the Applicant must prepare a Surface Water Characterisation and Mitigation Plan (SWCMP) to the satisfaction of the Planning Secretary to characterise the surface water and implement a mitigation plan, the SWCMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C7. The SWCMP must: (a) be carried out by a suitably qualified and experienced person(s) whose appointment has been endorsed by the Planning Secretary; (b) be prepared in consultation with the EPA; (c) detail the triggers of when the pump which transfers surface water from the three-stage pit to the holding tanks would be activated; (d) detail the type and size of the bunding around the potentially contaminating waste area; (e) detail the frequency of overflows from the three-stage pit and sediment basin; (f) collect representative samples, including a minimum of four surface water samples from	Appendix E of OEMP, version 30 April 2025 R07	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	the sediment basin and the three-stage pit. The surface water samples must be analysed for the analytical suite identified in Table 3.16 of the RTS; (g) characterise the surface water for the entire development and detail the potential impact of discharges on receiving surface waters with reference to ANZECC (2000) assessment criteria; NSW Government 7 Mayfield West Resource Recovery Facility Department of Planning and Environment (SSD 7698) (h) be based on the results of the surface water characterisation, investigate all practical alternatives to discharge and whether sediment basin sizing, at-source pollution controls, tertiary water treatment, water treatment plants and other treatment and reuse options are appropriate; (i) provide the Planning Secretary with a timeframe for and implement the measures identified in sub-clause (h); (j) consider the human health risks associated with the surface water reuse process at the site; (k) include details of the maintenance procedures of the sediment basins and surface water infrastructure; (l) describe the procedures		

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	for maintaining vegetation along the perimeter drain and sediment basin; (m) establish an ongoing surface water monitoring program to validate the proposed mitigation measures. The surface water monitoring program must provide monitoring details of surface water flows, quality, storage and discharge limits; (n) identify measures for managing pollutant exceedances; and (o) identify contingency options to account for any mitigation measures that do not adequately address the site water pollution risks.		
B34	The Applicant must: (a) not commence the operations until the SWCMP required by Condition B33 is approved by the Planning Secretary; and (b) implement the most recent version of the SWCMP approved by the Planning Secretary for the duration of the development.	Approved 25/09/2018.	Compliant
B35	Within six months of the commencement of operations and following the management measures being implemented as per SWCMP (Condition B33), the Applicant must provide a Surface Water Validation Report (SWVR) to the satisfaction of the Planning Secretary. The SWVR must:	Approval was received from the Department for SWVR on the 2 September 2022.	Compliant.

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	(a) be carried out by a suitably qualified and experienced expert whose appointment has been endorsed by the Planning Secretary; (b) be prepared in consultation with the EPA; (c) collect a minimum of four surface water samples from the sediment basin and four from the three-stage pit system; (d) characterise the surface water data (samples) and detail the potential impact of discharges on receiving surface waters with reference to ANZECC (2000) assessment criteria; (e) compare the results with the surface water characterisation in the SWCMP (Condition B33); (f) ensure surface water is being managed in accordance the EPL; (g) provide an assessment of the effectiveness of implemented mitigation measures; (h) if necessary, provide additional mitigation measures to control and/or treat all pollutants to ensure the ANZECC (2000) assessment criteria can be met including further storage or the installation of a water treatment plant; and (i) update the SWCMP to reflect any changes to the surface water management system.		
B36	Any alterations to the surface water management system identified in the SWVR	Noted in Appendix E of OEMP, version 30 April 2025 R07	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	must be implemented prior to any further controlled discharges occurring to the satisfaction of the Planning Secretary.		
B37	The Applicant must comply with any amended surface water quality criteria and discharge limits identified in the EPL	Noted in Appendix E of OEMP, version 30 April 2025 R07	Compliant
B38	Within 18 months of the commencement of operations, the Applicant must commission an independent Surface Water Audit of the Development to the satisfaction of the Planning Secretary. The audit must: (a) be carried out by a suitably qualified and experienced expert whose appointment has been endorsed by the Planning Secretary; (b) be conducted in consultation with the EPA; (c) audit the Development whilst it is in operation; (d) validate the development against the SWCMP required by Condition B33; (e) include a summary of any EPL water quality exceedances; (f) review the design and management practices of the Development against industry best practice for surface water; (g) include an action plan that identifies and prioritises additional surface water mitigation measures and/or treatment options that may be necessary to reduce surface water impacts; and (h) provide a further program of monitoring to	A letter of endorsement was received from the Department on 25/03/2020. Independent SWA undertaken on 30/06/2020.	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	address water quality issues that may emerge over time.		
B39	Within three months of commissioning this audit, the Applicant must submit a copy of the audit report to the Planning Secretary, together with its response to any recommendations contained in the audit report. The Applicant must comply with any reasonable requirement(s) of the Planning Secretary arising from the Surface Water Audit.	SWA and RAR was submitted to DPIE on 2/07/2020. Letter received from DPIE on 10/08/2020 outlining SWA satisfies requirements of B38. DPIE required Benedict to liaise with FRNSW to obtain approval of plans. Approval was obtained and submitted to the Department on 4/09/2020. Email received on the 11/09/2020 acknowledging receipt of the updated RAR and DPIE 'has no further comments on this document'.	Compliant
B40	Within 12 months of the commencement of operations the Applicant must conduct a Groundwater Monitoring Program to the satisfaction of the Planning Secretary. The program must: (a) be carried out by a suitably qualified and experienced expert in consultation with the EPA; (b) ascertain the potential for leakage of the sediment basin and perimeter drain to groundwater; (c) detail baseline data, groundwater levels and groundwater quality against the relevant criteria; (d) provide mitigation and contingency measures to prevent the sediment basins from leaking; and (e)	A revised Groundwater Monitoring Program was submitted to the Department on 04/03/2020. On 30/04/2020 letter of approval was received from DPIE.	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	identify a program for ongoing groundwater monitoring and reporting.		
B41	Within three months of the completion of the Groundwater Monitoring Program, the Applicant must submit a copy of the Groundwater Monitoring Program as identified in Condition B40 to the Planning Secretary and the EPA.	As per the report submitted for B40 the Groundwater Monitoring Program will occur should a trigger occur as outlined in B40 report.	Not Triggered
B42	As a minimum, the Applicant must ensure the 40,000 litre self-bunded diesel tank is managed as follows: (a) the tank must be installed in the centre of the site in accordance with Figure 3.1 of the RTS; (b) the tank must be installed in accordance with the relevant Australian Standards, must be above ground and be protected against impact from heavy vehicles; (c) the refuelling area must be covered with an awning to minimise dirty water run-off; (d) overfilling of the tank must be prevented through gauging and monitoring of the tank's contents; (e) hoses used for transfer of diesel must be inspected weekly; (f) in an emergency, flow of liquid from the storage tank to a consuming device must be immediately shut off;	Noted in Sections 4.5 & 4.13 of OEMP, version 30 April 2025 R07.	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	(g) the shut off valve must comply with the relevant Australian Standard and be fire resistant; (h) the diesel tank and re-fuelling area must be bunded within an area of impervious hardstand; and (i) a diesel spill kit must be stored in the refuelling area and deployed in the event of a spill.		
B43	To ensure that chemical spills and fire-water are contained on-site, prior to the commencement of operations and to the satisfaction of FRNSW, the Applicant must ensure: (a) a stormwater isolation valve is installed, the stormwater isolation valve must be closed at all times unless stormwater is being discharged and its closure must be monitored weekly; (b) during an incident, the stormwater isolation valve must remain in the closed position until manually opened upon confirmation that stormwater isolation is no longer required or once any contaminated water is disposed via trade waste or at a site that can lawfully receive the waste; and (c) the location of the stormwater isolation valve and any associated controls must be clearly identified on the site's fire hydrant block plan, fire sprinkler block plan and the site plan	Noted in Sections 4.12 & 4.13 and Appendix K of OEMP, version 30 April 2025 R07.	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	located within the site's Emergency Response Plan prepared as part of the OEMP as required by Condition C7.		
B44	The Applicant must implement all reasonable and feasible measures to minimise the impact on the site's access road and any impacts on 1 McIntosh Drive, Mayfield West (Lot 16 in DP 270249).	Noted in Section 4.6 and Appendix G of OEMP, version 30 April 2025 R07.	Compliant
B45	Prior to the commencement of operations, the vehicular entrance and exit driveways and the direction of traffic movement within the site are to be permanently marked on the pavement surface.	Noted in Section 4.6 and Appendix G of OEMP, version 30 April 2025 R07	Compliant
B46	All customers are not permitted to leave their vehicles anywhere on the site other than the public unloading area and to access the pedestrian walkways between marked car parking spaces and the weighbridge and office area.	Noted in Section 4.6 and Appendix G of OEMP, version 30 April 2025 R07.	Compliant
B46A	The Applicant must ensure a tipping inspector is present in the hand unloading area as shown on the Development Layout Plan in Appendix A when vehicles or customers are present.	Noted.	Compliant
B46B	Prior to the commencement of operations under Modification application SSD 7698 MOD 1, the Applicant must amend the bay wall in the heavy waste processing and stockpiling area shown on	Noted.	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	the Development Layout Plan in Appendix A to accommodate the largest vehicle entering the site to travel unobstructed through the heavy waste processing area.		
B47	Prior to the commencement of operations, the Applicant must provide and mark 25 on-site parking spaces (including two accessible spaces) for staff and visitors to ensure that traffic associated with the Development does not utilise public and residential streets or public parking facilities. Parking areas are to be constructed in accordance with the latest version of Australian Standard 2890. All parking associated with the Development must be contained on site.	Noted in Section 4.6 and Appendix G of OEMP, version 30 April 2025 R07	Compliant
B48	Parking is only permitted within the designated parking spaces	Section 4.6 and Appendix G of OEMP, version 30 April 2025 R07	Compliant
B49	The Applicant must ensure: (a) all vehicular movement to and from the site must be in a forward direction; (b) 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 maintained in accordance with the latest version of Australian Standard 2890.1 and Australian Standard 2890.2; (c) the swept path of the longest vehicle	Noted in Section 4.6 and Appendix G (Operational Traffic and Pedestrian Management Plan).	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines; (d) the Development does not result in any vehicles queuing on the public road network or along the sites access road owned known as 1 McIntosh Drive, Mayfield West (Lot 16 in DP 270249) which is subject to a right of carriageway; (e) heavy vehicles and bins associated with the Development are not to be parked on local roads or footpaths in the vicinity of the site; (f) only light vehicles and trailers are permitted within the public unloading area, no heavy vehicles are permitted within the public unloading area; (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 in designated areas; (i) the different activities such as unloading (public and contractor), processing and stockpiling areas at the site are clearly marked and separated by physical barriers to ensure safety is maintained; (j) signage must be erected to direct the public and contractors to the designated unloading and loading areas; (k) public and contractor unloading areas are kept separate; (l) pedestrian access paths are clearly marked and		

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	interactions between pedestrians and vehicles must be minimised; (m) an outbound wheel wash must be installed behind the exit weighbridge as per Figure 3.9 of the RTS; (n) signage is erected and vehicles at the site do not exceed a speed of 20 km/h; (o) vehicle manoeuvring areas must always be kept clear of any obstacles, including parked cars; and (p) the turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.		
B50	Prior to the commencement of operations, the Applicant must prepare an Operational Traffic and Pedestrian Management Plan (OTPMP) for the Development to the satisfaction of the Planning Secretary. The plan must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C7. The OTPMP must: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council; (c) detail the measures that would be implemented to ensure road safety and network efficiency during operation; (d) detail measures to ensure public safety is maintained at all times including marking pedestrian access ways and signage to direct the public to the public unloading area; (e) detail measures to minimise the potential for	Appendix G of OEMP, version 30 April 2025 R07	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	conflicts between light vehicles entering and exiting the hand unloading area as shown on the Development Layout Plan in Appendix A and heavy vehicles and mobile plant; (f) detail how traffic exiting the main processing building will give way to traffic exiting the segregated heavy waste processing and stockpiling area to ensure vehicles safely exit the site; (g) detail heavy vehicle routes, access and parking arrangements; (h) include a Driver Code of Conduct to: (i) minimise the impact on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use Steel River Boulevard and McIntosh Drive (the use of Murray Dwyer Circuit is not permitted); (v) ensure truck drivers use specified routes (i) include a program to monitor the effectiveness of these measures; and (j) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.		
B51	The Applicant must: (a) not commence the operations until the OTPMP required by Condition B50 is approved by the Planning Secretary; and (b) implement the most recent	Approved 25/09/2018.	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	version of the OTPMP approved by the Planning Secretary for the duration of the development.		
B52	Before the commencement of the operations, the Applicant must install a suitable meteorological station on the site that complies with the requirements in the EPA's Approved Methods for Sampling of Air Pollutants in New South Wales.	Installed 23/08/2018	Compliant
B53	The Applicant must maintain the meteorological station to the satisfaction of the EPA for the life of the development.	Noted in Section 4.7 and Appendix F of OEMP, version 30 April 2025 R07	Compliant
B54	All reasonable steps must be taken to minimise dust generated during all works authorised by this consent.	Noted in Section 4.7 and Appendix F of OEMP, version 30 April 2025 R07.	Compliant
B54A	During the operation of the development, the Applicant must ensure that: (a) dust-prone areas and operations are regularly and lightly watered to suppress dust (note: excess watering must be avoided to prevent damage and erosion); and (b) operations are altered or ceased during periods of high wind to prevent dust generation	Noted in Section 4.7 and Appendix F of OEMP, version 30 April 2025 R07. Upgraded sprinkler system operating onsite.	Compliant
B55	The Applicant must ensure that: (a) all on-site roads and car parking areas are sealed with concrete or asphalt; (b) all operating, storage, unloading and loading areas must be sealed with concrete, asphalt or	Noted in Section 4.7 and Appendix F of OEMP, version 30 April 2025 R07.	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	other impervious barrier(s) of the same or greater quality; (c) water sprinklers at the crushing and screening plant must be utilised at all time when the plant is operational; (d) dust suppressants must be used to prevent particulate emissions from stockpiles and other dust generating sources; (e) trucks and vehicles entering and leaving the Development that are carrying loads of dust generating materials must have their loads covered at all times, except during loading and unloading; (f) crushing occurs for no more than 46 days per year in total; (g) crushing does not occur during adverse meteorological conditions; (h) all operations and activities occurring at the Development must be carried out in a manner that minimises the emissions of air pollutants from the Development; (i) trucks associated with the Development do not track dirt onto the public road network; (j) public roads used by these trucks are kept clean; and (k) any works are carried out progressively on site to minimise exposed surfaces.		

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
B56	Equipment must be installed and operated in accordance with best practice to ensure that the development complies with all load limits, air quality criteria, air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	Noted in Section 4.7 and Appendix F of OEMP, version 30 April 2025 R07	Compliant
B57	Prior to the commencement of operations, the Applicant must prepare an Air Quality Management Plan (AQMP) to the satisfaction of the Planning Secretary. The AQMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C7. The AQMP must: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with the EPA; (c) detail and rank all emissions from all sources of the Development, including particulate emissions and odour; (d) describe the measures that will be implemented to minimise the potential risks to adverse air quality in the area including: (i) the management and mitigation measures to be employed at the site; (ii) plant and equipment being maintained to ensure that it is in good order; (iii) how the air quality impacts of the development will be minimised during adverse meteorological conditions or extraordinary events; (iv) identification of high emission	Appendix F of OEMP, version 30 April 2025 R07	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	generating operational activities, including proposed times when these works will be carried out (including respite periods if required) and mitigation measures to minimise adverse impacts from these activities; (v) compliance with the relevant conditions of this consent; (e) identify the control measures that will be implemented for each emission source; and (f) define what constitutes an air quality incident and includes a protocol for identifying and notifying the Department and relevant stakeholders of any air quality incidents.		
B58	The Applicant must: (a) not commence the operations until the AQMP required by Condition B57 is approved by the Planning Secretary; and (b) implement the most recent version of the AQMP approved by the Planning Secretary for the duration of the development.	Approved 25/09/2018.	Compliant
B59	The Applicant must carry out Air Quality Monitoring and Reporting of the Development for the first three crushing events following the commencement of the operations to the satisfaction of the Planning Secretary. The monitoring and reporting must: (a) be carried out by a suitably qualified and experienced person(s) whose appointment has been endorsed by the Planning Secretary; (b) monitor	Noted in Appendix F of OEMP, version 30 April 2025 R07. On 21/11/2024 the Air Quality monitoring reports were submitted to the Department for the first 3x crushing events onsite.	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	the dust emissions whilst the Development is in operation and crushing (as described section 3.5 of the RTS) is occurring; (c) include a summary of air emission related complaints and any actions that were carried out to address the complaints; (d) validate the Development against air quality predictions in the RTS; (e) review design and management practices of the Development against industry best practice for dust emissions; and (f) include an action plan that identifies and prioritises additional dust mitigation measures that may be necessary to reduce emissions.		
B60	Within three months of each monitoring event, the Applicant must submit a copy of the Air Quality Monitoring Report (Condition B59) to the Planning Secretary, together with its response to any recommendations.	See B59	Compliant
B61	The Applicant must ensure the Development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).	Noted in Section 4.7 Appendix F of OEMP, version 30 April 2025 R07	Compliant
B61A	During operations the Applicant must implement the mitigation measures outlined in the Odour advice prepared by EMM Consulting and dated 30 September 2022.	Noted – No acid sulfate soil material received in 2025	Not Triggered
B61B	During operations the Applicant must implement the mitigation measures outlined in	Noted – No acid sulfate soil material received in 2025	Not Triggered

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	the Odour Assessment prepared by EMM Consulting and dated 22 July 2024.		
B61C	Prior to the commencement of operations, the Applicant must prepare an Odour Response Plan (ORP) to the Satisfaction of the Planning Secretary. The ORP must include a detailed odour response procedure to effectively manage any potential odours from Actual or Potential Acid Sulfate Soils material. The ORP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C7.	Noted – No acid sulfate soil material received in 2025. ORP was included in updated OEMP approved 30 April 2025 R07.	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered															
B62	The Applicant must comply with the hours detailed in Table 2. Table 2: Hours of Work	Noted in Section 3.5 of OEMP, version 30 April 2025 R07 and EPL 20771	Compliant															
	<table><tr><th>Activity</th><th>Day</th><th>Time</th></tr><tr><td>Construction</td><td>Monday to Friday Saturday Sunday and Public Holidays</td><td>7 am to 6 pm 8 am to 1 pm Not Permitted</td></tr><tr><td>Waste Receival</td><td>Monday to Friday Saturday Sunday and Public Holidays</td><td>6 am to 6 pm 6 am to 5 pm 7 am to 3 pm</td></tr><tr><td>Waste Processing</td><td>Monday to Friday Saturday Sunday and Public Holidays</td><td>6 am to 6 pm 6 am to 5 pm Not Permitted</td></tr><tr><td>Waste Dispatch</td><td>Monday to Friday Saturday Sunday and Public Holidays</td><td>6 am to 6 pm 6 am to 5 pm Not Permitted</td></tr></table>			Activity	Day	Time	Construction	Monday to Friday Saturday Sunday and Public Holidays	7 am to 6 pm 8 am to 1 pm Not Permitted	Waste Receival	Monday to Friday Saturday Sunday and Public Holidays	6 am to 6 pm 6 am to 5 pm 7 am to 3 pm	Waste Processing	Monday to Friday Saturday Sunday and Public Holidays	6 am to 6 pm 6 am to 5 pm Not Permitted	Waste Dispatch	Monday to Friday Saturday Sunday and Public Holidays	6 am to 6 pm 6 am to 5 pm Not Permitted
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	Waste Processing			Monday to Friday Saturday Sunday and Public Holidays	6 am to 6 pm 6 am to 5 pm Not Permitted													
Waste Dispatch	Monday to Friday Saturday Sunday and Public Holidays	6 am to 6 pm 6 am to 5 pm Not Permitted																
B63	Works outside of the hours identified in Condition B62 may be undertaken in the following circumstances: (a) the works are inaudible at the nearest sensitive receivers; (b)	Noted in Section 3.5 of OEMP, version 30 April 2025 R07	Compliant															

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	for the delivery or dispatch of materials as requested by the NSW Police Force or other public authorities for safety reasons; or (c) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.		
B64	Waste receipt is permitted on a 24-hour per day basis on limited occasions to facilitate major infrastructure projects. Limited occasions is defined as: (a) no greater than six times per year; and (b) only for a period of less than two weeks in length for each occasion.	Noted in Section 3.5 of OEMP, version 30 April 2025 R07	Compliant
B65	The Planning Secretary, Council and all adjacent landowners must be notified no later than 48 hours prior to each of the 24-hour waste receipt periods referred to in Condition B64 along with a description of the major infrastructure projects which necessitate the 24-hour operations.	Noted in Section 3.5 of OEMP, version 30 April 2025 R07	Compliant
B66	During the 24-hour waste receipt period (as stipulated in Condition B64), the number of heavy vehicles accessing the site from 6 pm to 6 am must not exceed 12.	Noted in Section 3.5 of OEMP, version 30 April 2025 R07	Compliant
B67	The crusher and shredder are only permitted to be operated in the segregated heavy waste processing and stockpiling area, no further south than 130 m from the northern site boundary (see Appendix A).	Noted in Section 4.8 of OEMP, version 30 April 2025 R07	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
B68	The mobile screens in the segregated heavy waste processing and stockpiling area must not be operated simultaneously with the crusher or shredder.	Noted in Section 4.8 of OEMP, version 30 April 2025 R07	Compliant
B69	The Applicant must: (a) implement best practice, including all reasonable and feasible noise management and mitigation measures to minimise operational, low frequency and traffic noise generated by the Development; (b) minimise the noise impacts of the Development during adverse meteorological conditions; (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 emissions and relocate, modify and/or stop operations to ensure compliance with the relevant conditions of this consent.	Noted in Section 4.8 of OEMP, version 30 April 2025 R07.	Compliant
B70	The Applicant must ensure that noise generated by operation of the Development does not exceed the noise limits in Table 3. Table 3: Noise Limits dB(A)	Noted in Section 4.8. annual noise monitoring is undertaken, and results published on the website https://www.benedict.com.au/about/policies-compliance/	Compliant

Condition	Requirement					Tracking	Compliant/Not Compliant/Not triggered
		Day LAeq (15 minute)	Evening LAeq (15 minute)	Night LAeq (15 minute)	Night LAMax		
	R1	48	40	40	51		
	R2	49	41	41	52		
	R3	47	39	39	51		
	R4	47	39	39	50		
	R5	50	42	42	53		
	R6	48	41	41	51		
	R7	48	41	41	52		
	R8	48	40	40	52		
	R9	49	42	42	52		
	R10	49	41	41	51		
	R11	49	42	42	52		
	R12	42	41	41	48		
	R13	40	36	36	47		
	Mayfield West Primary School	Internal 35 dB(A) – Noisiest 1 hr period (when in use)					
	Church of Christ	Internal 40 dB(A) LAeq, period (when in use)					
	Scout Hall	External 55 dB(A) Leq, period (when in use)					
	Note: Noise generated by the Development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Industrial Noise Policy. Refer to the plan in Appendix A for the location of residential sensitive receivers.						
B71	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, German Standard DIN 4150 Part 3 Structural Vibration in				Noted in Section 4.8 of OEMP, version 30 April 2025 R07	Compliant	

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	Buildings. Effects on Structures; and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006).		
B72	Prior to the commencement of operations, the final design of the development must be finalised in consultation with and to the satisfaction of the Planning Secretary and include suitable additional provisions for special hazards by specifically addressing Clauses E1.10 and E2.3 of Volume One of the National Construction Code (NCC) Series. In particular, the following matters must be addressed: (a) Clauses E1.10 and E2.3 of Volume One of the NCC be complied with to the meet the operational requirements of FRNSW; (b) the stockpile storage within any building and/or open yard storage on the allotment be limited in size and volume and arranged to minimise fire spread; (c) the arrangement of stockpiles of combustible material, stored externally, on the allotment be sufficiently separated to permit FRNSW vehicle access between stockpiles; (d) the site must be serviced by a fire hydrant system that has a minimum water supply	Noted in Section 4.12, Appendix K and Appendix L of OEMP, version 30 April 2025 R07.	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	capable to extinguishing the sites largest fire load stockpile; (e) buildings which store recyclable material must include a smoke hazard system that facilitates FRNSW firefighting operations; (f) if deemed necessary by the Planning Secretary, by virtue of applying Clauses E1.10 and E2.3 to the Development, that any significant building used to process recyclable material is provided with an appropriate fire suppression system; and (g) the containment on-site of fire water run-off.		
B72A	Prior to accepting any actual or potential Acid Sulfate Soils at the site, the Applicant must: (a) install a fire hydrant system that is designed and installed in accordance with Australian Standard AS 2419.1-2021 and has an enhanced standard of performance appropriate to special hazards; (b) install two fire exit doorways and two fire hose reel systems that are designed and installed in accordance with Clause E1.4 of the National Construction Code, Building Code of Australia and Australian Standard AS 2411-2005 and has an enhanced standard of performance appropriate to special hazards; (c) review the existing on site road traffic plan to ensure safe, efficient and effective access for	No acid sulfate soils were received in 2025	Not Triggered

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	emergency vehicles as detailed in the FRNSW <i>Fire Safety Guideline – Access for fire brigade vehicles and firefighters 2020</i> . Aerial appliance access is to be provided as the facility is located in a fire district covered by an aerial appliance. (d) prepare an Emergency Services Information Package (ESIP) in accordance with FRNSW <i>Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans</i> . The ESIP must be stored in an Emergency Information Cabinet located directly adjacent to the site's main entry point/s.		
B73	If Aboriginal objects are uncovered during construction work in the immediate area, work must stop and the Regional Operations Group of the OEH, Council and the Registered Aboriginal Parties are to be consulted.	Noted	Compliant
B74	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	Noted in Sections 4.13 and 4.12 of OEMP, version 30 April 2025 R07	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
B75	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with: (a) all relevant Australian Standards; (b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and (c) the Environment Protection Manual for Authorised Officers: Bunding and Spill Management, technical bulletin (EPA, 1997). In the event of an inconsistency between the requirements listed from a) to c) above, the most stringent requirement must prevail to the extent of the inconsistency.	Noted in Sections 4.13 and 4.12 of OEMP, version 30 April 2025 R07	Not Triggered
B76	The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual (DECC, 2007) (as may be updated or replaced from time to time).	Noted in Sections 4.13 of OEMP, version 30 April 2025 R07	Compliant
B76A	Prior to accepting any actual or potential Acid Sulfate Soils at the site, a 150 mm high bund must be constructed around the perimeter of the tipping-off area and doorways of the shed designated for receiving actual or potential Acid	No acid sulfate soils received in 2025	Not Triggered

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	Sulfate Soils. The Applicant must provide written evidence to the satisfaction of the Planning Secretary confirming the bund wall has been constructed, prior to receiving actual or potential Acid Sulfate Soils on the site.		
B76B	During treatment of Actual or Potential Acid Sulfate Soils, the Applicant must capture water from the AASS treatment area and transfer it to a holding tank for removal off site to a licensed facility or in accordance with a trade waste agreement.	No acid sulfate soils received in 2025	Not Triggered
B77	Any works carried out on the site that involve the disturbance of (or contact with) soil or groundwater are to be carried out in accordance with the requirements of the report titled Site Management Plan for Subsurface Disturbance Activities, McIntosh Drive Mayfield NSW. Ref: N4113204_SMP_Rev4_2Oct09, prepared by AECOM Pty Ltd, dated 2 October 2009.	Noted in Section 4.5 of OEMP, version 30 April 2025 R07	Not Triggered
B78	Prior to the commencement of operations, the main processing building and segregated heavy waste processing and stockpiling area must be sealed with either asphalt or concrete to minimise infiltration of surface water to groundwater.	Completed August 2018	Compliant
B79	Prior to the commencement of construction, the Applicant must prepare an unexpected finds		Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	protocol to ensure that potentially contaminated material is appropriately managed. The protocol must form part of the CEMP NSW Government 14 Mayfield West Resource Recovery Facility Department of Planning and Environment (SSD 7698) required by Condition C1 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to Council, prior to its removal from the site.		
B80	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Plan prepared by Terras Landscape Architects dated 9 September 2015 in Appendix A.	Noted in Section 3.3 and Appendix J of OEMP, version 30 April 2025 R07	Compliant
B81	The Applicant must ensure the lighting associated with the Development: (a) complies with the latest version of AS 4282 (INT) - Control of Obtrusive Effects of Outdoor Lighting; (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network including at night; and (c) is not installed on the exterior of the Development and does not flash, chase or scintillate or contain promotional material of a visually intrusive nature.	Noted in Section 5.3 of OEMP, version 30 April 2025 R07	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
B82	The Applicant must: (a) maintain the 1.8 m perimeter fence and security gates on the site in accordance with Council's requirements; and (b) ensure the security gates are locked whenever the site is not in operation or unattended.	Noted in Section 4.11 of OEMP, version 30 April 2025 R07	Compliant
B83	The Applicant must consult with the community regularly throughout the Development, including consultation with the nearby, adjacent landowners, sensitive receivers, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	Noted in Section 5.3 of OEMP, version 30 April 2025 R07.	Compliant
B84	Prior to the commencement of operations, the Applicant must prepare a Conceptual Decommissioning Management Plan (CDMP) for the Development to the satisfaction of the Planning Secretary. The plan must form part of the OEMP required by Condition C4. The CDMP must: (a) include a schedule for the decommissioning of the Development; (b) detail how the following would be achieved: (i) ensure the site is left in a safe, stable and non-polluting manner; (ii) removal of all waste from the site in a lawful manner; (iii) restoration of the site so that the contamination status is no worse than that described in the Site Audit Report -Former EMD Facility Mayfield West, prepared for Delta	Appendix I of OEMP, version 30 April 2025 R07	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	EMD, prepared by Environ Australia Pty Ltd, November 2009; and (iv) ensure public safety is maintained. (c) include procedures for notification of the surrounding landowners; (d) include procedures for safe removal of any machinery and structures; (e) include measures to mitigate any environmental impacts associated with the removal of the Development; (f) include details of monitoring that would be undertaken during the decommissioning of the Development; and (g) be reviewed 12 months prior to the closure of the site to the satisfaction of the Planning Secretary.		
C1	The Applicant must prepare a Construction Environmental Management Plan (CEMP) to the satisfaction of the Planning Secretary. The CEMP must: (a) be approved by the Planning Secretary prior to the commencement of construction; (b) identify the statutory approvals that apply to the Development; (c) describe all activities to be undertaken on the site during construction of the Development, including a clear indication of construction stages in particular how the sealing works will be staged and any associated impacts on		Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	operation, construction of surface water infrastructure must also be addressed; (d) outline all environmental management practices and procedures to be followed during construction works associated with the Development; (e) detail how unexpected finds, traffic, erosion and sedimentation and noise will be managed; (f) include a complaints handling procedure; (g) detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts; and (h) describe the roles and responsibilities for all relevant employees involved in construction works associated with the Development.		
C2	As part of the CEMP required under Condition C1 of this consent, the Applicant must include the following: (a) Erosion and Sediment Control Plan (see Condition B16); (b) Unexpected Finds Protocol (see Condition B79).		Compliant
C3	The Applicant must carry out the construction of the Development in accordance with the CEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time), unless otherwise agreed by the Planning Secretary.		Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
C4	The Applicant must prepare an Operational Environmental Management Plan (OEMP) to the satisfaction of the Planning Secretary. The OEMP must: (a) be approved by the Planning Secretary prior to the 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 approvals that apply to the Development; (e) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the Development; (f) describe the procedures that would be implemented to: (i) keep the local community and relevant agencies informed about the operation and environmental performance of the Development; (ii) receive, handle, respond to, and record complaints; (iii) resolve any disputes that may arise; (iv) respond to any non-compliance;	a) Original Approved 25 Sept 2018 b) Updated 30 April 2025 b) Prepared by EMM Consulting and Benedict Recycling Operations Planning Support Manager c) Noted in Section 2 of updated OEMPd) - Noted in Section 2 of updated OEMP, e) Noted in Section 5.1 of updated OEMP f) Noted in Section 5 of updated OEMP g) Noted in Appendices D-G & I of updated OEMP,	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	(v) respond to emergencies and provide an Emergency Response Plan to incorporate the Modification Applications; and (g) include the following environmental management plans: (i) Waste Management Plan (see Condition B13); (ii) Surface Water Characterisation and Mitigation Plan (see Condition B33); (iii) Operational Traffic and Pedestrian Management Plan (see Condition B50); (iv) Air Quality Management Plan (see Condition B57); (v) Conceptual Decommissioning Management Plan (see Condition B84); (vi) Odour Management (see Conditions B61A to B61C).		
C5	The Applicant must carry out the operation of the Development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time), unless otherwise agreed by the Planning Secretary.	Noted in OEMP, version 30 April 2025 R07.	Compliant
C6	The Applicant must submit a Compliance Register Table to the Planning Secretary with any Environmental Management Plans, which details where the relevant conditions have been	Appendix A of OEMP, version 30 April 2025 R07	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	addressed within the Environmental Management Plan.		
C7	The Applicant must ensure that the environmental management plans required under Condition C4 of this consent are prepared by a suitably qualified person or persons in accordance with best practice and include: (a) detailed baseline data; NSW Government 16 Mayfield West Resource Recovery Facility Department of Planning and Environment (SSD 7698) (b) a description of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures/criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the Development or any management measures; (c) a description of the management measures that would be implemented to comply with the relevant statutory requirements, limits or performance measures/criteria; (d) a program to monitor and report on the:	Appendices D-G & I of OEMP, version 30 April 2025 R07	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	(i) impacts and environmental performance of the Development; and (ii) effectiveness of any management measures (see (c) above) (e) a contingency plan to manage any unpredicted impacts and their consequences; (f) a program to investigate and implement ways to improve the environmental performance of the Development over time; (g) a protocol for managing and reporting any: (i) incidents; (ii) complaints; (iii) non-compliances with statutory requirements; and (iv) exceedances of the impact assessment criteria and/or performance criteria; and (h) a protocol for periodic review of the plan.		
C8	Within three months of: (a) approval of a modification; (b) approval of an annual review under Condition C9; (c) submissions of an incident report under Condition C11; or (d) completion of an audit under Condition C13. the Applicant must review, and if necessary revise, the strategies, plans, and programs	Noted in Section 6 of OEMP, version 30 April 2025 R07	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	required under this consent to the satisfaction of the Planning 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.		
C9	Each year, the Applicant must review the environmental performance of the Development to the satisfaction of the Planning 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 next year; (b) provide a conditions compliance report which tracks the compliance of the development with the conditions of this approval; (c) 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: (i) the relevant statutory requirements, limits or performance measures/criteria;	Report to be submitted by 31 March 2026 for previous calendar year i.e. 01/01/2025 – 31/12/2025	Compliant.

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	(ii) requirements of any plan or program required under this consent; (iii) the monitoring results of previous years; and (iv) the relevant predictions in the EIS; (d) detail and provide evidence for the number of days crushing and the 24-hour waste receival operations has occurred; (e) identify any non-compliance over the last year, and describe what actions were (or are being) taken to ensure compliance; (f) identify any trends in the monitoring data over the life of the Development; (g) identify any discrepancies between the predicted and actual impacts of the Development, and analyse the potential cause of any significant discrepancies; and (h) describe what measures will be implemented over the next year to improve the environmental performance of the Development.		
C10	The Applicant must notify the Planning Secretary 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 Development immediately after the Applicant becomes aware of the incident.	Noted in Section 5.4 and Section 6 of OEMP, version 30 April 2025 R07	Not Triggered

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
C11	Within seven days of the date of this incident, the Proponent must provide the Planning Secretary and any relevant agencies with a detailed report on the incident.	Noted in Section 6 of OEMP, version 30 April 2025 R07.	Not Triggered
C12	The Applicant must provide regular reporting on the environmental performance of the Development on its website, in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent.	Noted in Section 5.3 of OEMP, version 30 April 2025 R07	Compliant
C13	Within one year of the commencement of operations, and every three years thereafter, unless the Planning Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit of the Development. This audit must: (a) be conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Planning Secretary; (b) include consultation with the relevant agencies; (c) assess the environmental performance of the Development and assess whether it is complying with the requirements in this consent, and any other relevant approvals, relevant EPL(s) (including any assessment, plan or program required under these approvals); (d) review the adequacy of any approved strategy,	1 st Audit was commissioned by 21/09/2022. 2 nd Next Independent audit was commissioned by September 2025.	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	plan or program required under the abovementioned consents; and (e) recommend measures or actions to improve the environmental performance of the Development, and/or any strategy, plan or program required under these consents. Note: <i>This audit team must be led by a suitably qualified auditor and include relevant experts in any other fields specified by the Planning Secretary.</i>		
C14	Within three months of commissioning this audit, or as otherwise agreed by the Planning Secretary, the Applicant must submit a copy of the audit report to the Planning Secretary, together with its response to any recommendations contained in the audit report.	Noted	Not triggered
C15	The Applicant must: (a) make copies of the following publicly available on its website: (i) the documents referred to in Condition A2; (ii) all current statutory approvals for the Development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) a comprehensive summary of the monitoring results of the Development, reported in accordance with the specifications in any	https://www.benedict.com.au/about/policies-compliance/ under the tab 'Information relating to Mayfield West'.	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	conditions of this consent, or any approved plans and programs; (v) a complaints register updated on a monthly basis; (vi) the annual reviews of the Development; (vii) any independent environmental audit of the Development and the Applicant's response to the recommendations in any audit; and (viii) any other matter required by the Planning Secretary (b) keep this information up to date, to the satisfaction of the Planning Secretary		

4 Environmental Performance

4.1 Pollution Monitoring

(c) 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:

- (i) the relevant statutory requirements, limits or performance measures/criteria**
- (ii) requirements of any plan or program required under this consent**
- (iii) the monitoring results of previous years**
- (iv) the relevant predictions in the EIS**

Monitoring Requirements

- (i) The relevant statutory requirements and limit criteria for monitoring requirements are outlined in the SSD and EPL for water monitoring and noise monitoring described below.

Noise limits are presented in the table below.

Receiver	Day LAeq (15 minute)	Evening LAeq (15 minute)	Night LAeq (15 minute)	Night LAMax
R1 Kerr Street	48	40	40	51
R2 Woodstock Street North East	49	41	41	52
R3 Woodstock Street North West	47	39	39	51
R4 Simpson Court	47	39	39	50
R5 Shelley Close	50	42	42	53
R6 Groongal Street East	48	41	41	51
R7 Groongal Street	48	41	41	52
R8 Groongal Street	48	40	40	52
R9 Gregson Avenue	49	42	42	52
R10 Gregson Avenue	49	41	41	51

R11 80 Gregson Avenue	49	42	42	52
R12 Terry Street	42	41	41	48
R13 Olearia Crescent	40	36	36	47
Mayfield West Primary School	Internal 35 dB(A) – Noisiest 1 hr period (when in use)			
Church of Christ	Internal 40 dB(A) LAeq, period (when in use)			
Scout Hall	External 55 dB(A) Leq, period (when in use)			

Note: The noise limits above, apply in all meteorological conditions except the following:

- Wind speeds greater than 3 metres/second at 10 metres above ground level; or
- Stability category F temperature inversion conditions and wind speeds greater than 2 metres/second at 10 metres above ground level; or
- Stability category G temperature inversion conditions.

(ii) As per the EPL operator attended noise monitoring is to be conducted yearly at receiver points R5, R9 and R12. As per the EPL water monitoring (a grab sample) is to occur daily during any discharge from the final sediment basin in the north-western corner of the site.

(iii) Noise monitoring conducted between 01 January 2025 – 31 December 2025 was under the limits outlined in the SSD and EPL. Results can be found here: <https://www.benedict.com.au/wp-content/uploads/Newcastle-Noise-Monitoring-Results-2024.pdf>

Water discharge limits are presented below.

Monitoring Description	Pollutant	Units of measure	100 percentile concentration limit
Final sediment basin in north-western corner of the site	Oil and grease	Milligrams per litre	10
	pH	pH	6.5-8.5
	Total suspended solids	Milligrams per litre	50

Monitoring Results 2025

Water monitoring results:

There was water discharge events during April, May, August 2025. Results can be found here: <https://www.benedict.com.au/wp-content/uploads/Newcastle-Water-Monitoring-Results-2025-4.pdf>

Annual noise monitoring results:

On the 23 February 2022 the EPA licence was varied to reduce noise monitoring to a yearly frequency rather than quarterly noise monitoring.

EIS predictions stated noise levels from the project were predicted to comply with EPA noise criteria. The EIS also predicted noise levels to be less than existing ambient noise levels which are primarily due to high road traffic noise. The EIS predicted noise levels would not cause any adverse impacts at the monitoring locations.

These predictions in the EIS were correct as all noise monitoring results conducted between 01 January 2025 – 31 December 2025 were under the limits outlined in the SSD and EPL. A summary table for the noise monitoring results in 2025 against the consent limits can be found below.

2025 Noise Results:

Date	Monitoring Point ID	Period	Site Noise Level Construction		EPL Limits, dB		Compliance (Y/N)
			L _{Aeq}	L _{Amax}	L _{Aeq}	L _{Amax}	
12/05/25	5	Day	I/A	I/A	47 (Day) / 39 (Night)	50 (Night)	Y
		Night	I/A	I/A			Y
	9	Day	I/A	I/A	48 (Day) / 40 (Night)	52 (Night)	Y
		Night	I/A	I/A			Y
	12	Day	I/A	I/A	48 (Day) / 42 (Night)	52 (Night)	Y
		Night	I/A	I/A			Y

As both, noise monitoring and water discharges were under limits prescribed in SSD and EPL, all impacts are in line with the anticipated predictions in the EIS.

4.2 Trends in monitoring data

Identify any trends in the monitoring data over the life of the development.

The site has not exceeded limits outlined in the SSD and EPL for noise monitoring or water discharges.

4.3 Discrepancies in the development

Identify any discrepancies between the predicted and actual impacts of the development and analyse the potential cause of any significant discrepancies.

No discrepancies have arisen between 01 January 2025 – 31 December 2025 from the predicted and actual environmental impacts of the development with all predicted impacts being mitigated or not arising out of normal site operations.

4.4 Improving environmental performance

Describe what measures will be implemented over the next year to improve the environmental performance of the development.

The site will continue its ongoing commitment to adhere to all management strategies and control measures as outlined in the Operational Environmental Management Plan, SSD and EPL.

Particular consideration should be given to individually summarising the monitoring results, trends and discrepancies between actual monitoring results and predicted impacts for:

i. Waste Management (including implementation of the Waste Monitoring program and Waste Management Plan)

The Waste Management and monitoring program has been implemented onsite.

- Only wastes as listed on the Environment Protection Licence (EPL) 20771 were received onsite during 2025
- Quantity of waste received/stored onsite did not exceed site limits (see Section 1.3 above)
- Stockpile limits were not exceeded (see Section 1.3 above)
- All waste accepted onsite was recorded in the weighbridge system
- Non-conforming waste was rejected and recorded in the Benedict Rejected Loads Register
- All monthly EPA reporting was completed and submitted via the NSW EPA WARRP system
- Crushed and shredded tonnes were tracked for 2025 (see Section 1.3 above)

Therefore, there were no discrepancies between the actual monitoring results and predicted impacts.

ii. Soils, Water Quality and Hydrology (including implementation of the Surface Water Characterisation and Mitigation Plan and Groundwater Monitoring Program)

SWCMP:

As per the Memorandum completed in 2022 (<chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.benedict.com.au/wp-content/uploads/Surface-Water-Validation-Report.pdf>) and the Annual water management review report required by the EPL the surface water onsite has been monitored and system improvements implemented.

A comparison against the water quality commitments (chronic trigger values, or discharge criteria if trigger values not available), of the current approved Surface Water

Characterisation and Mitigation Plan (SWCMP 2018), to comment on the suitability of the water in the tanks and retention basin for reuse on site or discharge/disposal off site.

The Area 1 tank water quality is broadly similar to the basin water quality. Therefore, application of the Area 1 Tank water outside of Area 1 does not present an increased risk to basin water quality.

Analyte	Units	EPL limit	DGV ¹	Results from 27 April 2025 (Event 1)			Comparison to Historic range ²			
				Area 1 Tank	Basin	Area 1 Tank to basin water quality comparison	Area 1 Tank		Basin	
							Historic range ²	Comparison to current results	Historic range ²	Comparison to current results
pH		6.5 – 8.5	7.0 – 8.5	7.5	7.4	similar	7.3 – 7.7	within range	8.1 – 10.0	below range
Suspended solids	mg/L	50		30	35	similar	78 – 266	below range	6 – 160	within range
Ammonia	mg/L		0.015	0.08	0.16	similar	<0.01 – 0.24	within range	0.07 – 0.67	within range
Oxidised N	mg/L		0.015	0.13	0.13	similar	0.19 – 1.20	below range	0.14 – 0.31	below range
Total N	mg/L		0.30	1.0	1.2	similar	1.9 – 4.8	below range	1.0 – 3.7	within range
Reactive P	mg/L		0.005	0.02	0.02	similar	0.04 – 0.51	below range	<0.01 – 0.02	within range
Total P	mg/L		0.030	0.04	0.04	similar	0.36 – 0.68	below range	0.05 – 0.34	below range
Oil and grease	mg/L	10		<5	<5	similar	<5 – 6	within range	<5 – 6	within range
Aluminium	mg/L		0.055	0.02	0.02	similar	0.01 – 0.27	within range	0.02 – 0.17	within range
Chromium	mg/L		0.004	0.001	0.001	similar	0.002 – 0.004	below range	0.001 – 0.005	below range
Copper	mg/L		0.0013	0.002	0.002	similar	0.002 – 0.010	within range	0.002 – 0.006	within range
Lead	mg/L		0.0044	<0.001	<0.001	similar	<0.001 – 0.001	within range	<0.001 – 0.007	within range
Zinc	mg/L		0.008	<0.005	0.007	similar	0.006 – 0.018	below range	<0.005 – 0.010	within range

Notes: 1. DGV refers to Default Guideline Values. The following DGVs have been used:

- Physico-chemical parameters- values for physical and chemical stressors in south-east Australia (estuaries) from Tables 3.3.2 and 3.3.3 of ANZECC/ARMCANZ (2000).
- Metals values for slightly–moderately disturbed marine ecosystems that are reported in ANZG 2018. Note the fresh water DGV was used for aluminium due to the marine value being a low reliability value.

2. The historic range refers to the range of values from the surface water validation and supplementary monitoring programs that are reported in Table 3.4 in the Surface Water Characterisation and Mitigation Plan (EMM 2023).
Bold denotes a DGV or Range is exceeded.

Analyte	Units	EPL limit	DGV ¹	Results from 19 May 2025 (Event 2)			Comparison to Historic range ²			
				Area 1 Tank	Basin	Area 1 Tank to basin water quality comparison	Area 1 Tank		Basin	
							Historic range ²	Comparison to current results	Historic range ²	Comparison to current results
pH		6.5 – 8.5	7.0 – 8.5	8.6	8.5	similar	7.3 – 7.7	above range	8.1 – 10.0	within range
Suspended solids	mg/L	50		44	43	similar	78 – 266	below range	6 – 160	within range
Ammonia	mg/L		0.015	0.06	0.07	similar	<0.01 – 0.24	within range	0.07 – 0.67	within range
Oxidised N	mg/L		0.015	0.014	0.015	similar	0.19 – 1.20	below range	0.14 – 0.31	within range
Total N	mg/L		0.30	1.0	1.0	similar	1.9 – 4.8	below range	1.0 – 3.7	within range
Reactive P	mg/L		0.005	0.02	0.02	similar	0.04 – 0.51	below range	<0.01 – 0.02	within range
Total P	mg/L		0.030	0.13	0.07	similar	0.36 – 0.68	below range	0.05 – 0.34	within range
Oil and grease	mg/L	10		<5	<5	similar	<5 – 6	within range	<5 – 6	within range
Aluminium	mg/L		0.055	0.020	0.020	similar	0.01 – 0.27	within range	0.02 – 0.17	within range
Chromium	mg/L		0.004	<0.001	<0.001	similar	0.002 – 0.004	below range	0.001 – 0.005	below range
Copper	mg/L		0.0013	<0.001	<0.001	similar	0.002 – 0.010	below range	0.002 – 0.006	below range
Lead	mg/L		0.0044	<0.001	<0.001	similar	<0.001 – 0.001	within range	<0.001 – 0.007	within range
Zinc	mg/L		0.008	<0.005	<0.005	similar	0.006 – 0.018	below range	<0.005 – 0.010	within range

Notes: 1. DGV refers to Default Guideline Values. The following DGVs have been used:

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2. The historic range refers to the range of values from the surface water validation and supplementary monitoring programs that are reported in Table 3.4 in the Surface Water Characterisation and Mitigation Plan (EMM 2023).
Bold denotes a DGV or Range is exceeded.

In accordance with the Surface Water Characterisation and Mitigation Plan (EMM 2023), the six-monthly water quality monitoring from the Area 1 Tanks and Basin following material wet weather will be continued in 2026, subject to suitable rainfall events occurring.

Groundwater Monitoring Plan:

A review of the Groundwater Monitoring for 2023, with the assistance of EMM, concluded that:

“As the groundwater quality is known to be contaminated, the GWMP only requires additional groundwater monitoring if surface water quality at the facility is degraded relative to the baseline groundwater quality (see GWMP Section 5.2). Tables 1 and 2 compare the surface water results to the relevant baseline groundwater quality data from the GWMP. This comparison established that the surface water quality at the facility is not degraded relative to the groundwater quality. Hence, the need for additional groundwater monitoring was not triggered.” (see chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.benedict.com.au/wp-content/uploads/J14152-20-GWMP-v2.1.pdf)

The groundwater has not been disturbed or impacted by operations onsite during 2025. Therefore, there were no discrepancies between the actual monitoring results and predicted impacts.

iii. Traffic and Access (including implementation of the Operational Traffic and Pedestrian Management Plan)

The Operational traffic and pedestrian management plan has been implemented onsite.

- There have been no incidents onsite
- all new drivers are inducted onsite
- signage is maintained onsite
- internal roads are maintained
- impacts from the premises are minimised on the main access road – McIntosh Drive
- onsite staff monitor traffic onsite to ensure vehicles are moving in the correct direction and areas and drivers are obeying the driver conduct rules

Therefore, there were no discrepancies between the actual monitoring results and predicted impacts.

iv. Air Quality (including implementation of the Air Quality Management Plan)

The air quality management plan has been implemented onsite.

- The meteorological station is maintained onsite
- All reasonable steps are taken to minimise dust generated onsite
- All sprinklers are working, maintained and recently upgraded
- All onsite roads are sealed, maintained and cleaned regularly
- Operations are stopped in adverse weather conditions
- Air quality monitoring and reporting of the development was carried out for the first 3 crushing events and report submitted to the Department

Therefore, there were no discrepancies between the actual monitoring results and predicted impacts.

v. Noise

The noise management plan has been implemented onsite. There have been no noise complaints received, and annual noise monitoring has been conducted as per the EPL (see section 4.1 above). Therefore, there were no discrepancies between the actual monitoring results and predicted impacts.

vi. Vibration

There are no vibration impacts onsite.

vii. Fire Management

There were no fire incidents onsite during 2025. The facility is assessed for fire risk levels and preventative measures/activities implemented as required. A fire safety compliance certificate is obtained annually, and all relevant staff are trained onsite as fire wardens. Further, the site has thermal cameras installed inside the main shed continually monitoring stockpiles of waste and the temperature of the stockpiles. Therefore, there were no discrepancies between the actual monitoring results and predicted impacts.

viii. Aboriginal Heritage

No artefacts have been discovered onsite. Further the whole site is sealed so no further disturbance can be made to the subsurface areas.

ix. Hazards and Risk

No significant incidents or lost time incidents occurred during 2025. Benedict has an internal reporting process for incidents onsite which is regularly used and maintained by the safety department.

x. Contamination

No contamination has occurred onsite, therefore, no discrepancies between the actual or predicted impacts.

xi. Visual Amenity

The visual amenity of the site has been maintained during 2025 and will continue to be maintained.

xii. Site Security

The site is secure and under 24-hour surveillance with site managers and supervisors able to access camera footage of the site externally. The site boundaries are monitored and maintained as needed.

5 Incidents

No significant incidents or lost time incidents occurred during 2025.

5.1 Non-compliance

On 28 July 2023 Benedict Recycling received an Official Caution for the storage of waste in the hand unload area. Further an Official Warning was issued for several of the site Management Plans being out of date and not including the MOD 1 Consent references. These plans were to be upgraded by 13 September 2023.

The OEMP v5 and appendices were subsequently updated by Benedict Recycling with the assistance of EMM.

On 13 September 2023 Benedict Recycling emailed DPE with the revised OEMP and Management Plan documentation and has included MOD 1 and MOD 2 references.

On 6 December 2023 DPE alleged that Benedict Recycling had not lodged the required documents. It was then conceded that they had been received in September but should have been loaded into the portal, which was not articulated in the RFI.

On 7 December 2023 Benedict Recycling uploaded the documents to the Major Projects Portal and this was confirmed by DPE as being received.

On 12 December 2023 DPE sought some clarity on one of the document lodgements.

On 19 September 2024 and 12 November 2024 Benedict followed up again with DPE regarding approval of the documents lodged.

On 17 December 2024 it was decided and discussed with Penny White, once the Modification 3 is approved and completed all management plans will be updated as required.

On 25 February 2025 an RFI was received from the Planning Secretary stating the OEMP should be updated and submitted by the 30 April 2025 (ref: SSD-7698-PA-23). The OEMP was finalised 30 April 2025 as discussed with Penny White and was submitted to the planning secretary.

6 Complaints

- Between 01 January 2025 – 31 December 2025 the site received no complaints.

Previous years:

- Between 01 January 2024 – 31 December 2024 the site received one (1) complaint from a neighbour in Laurio Place. Benedict was using dust suppression and continues to use dust suppression onsite.
- Between 01 January 2023 – 31 December 2023 the site received one (1) observation from DPE surveillance (5 December 2023) of some tracked material onto the public road.
- Between 01 January 2022 – 31 December 2022 the site received one (1) dust complaint from a neighbour in Laurio Place.
- Between 01 January 2021 – 31 December 2021 the site received four (4) dust complaints. 3 were from a neighbour in Laurio Place and 1 was from a member of the public.
- Between 01 January 2020 – 31 December 2020 the site received one (1) dust complaint from a neighbour in Laurio Place.
- Between 01 January 2019 – 31 December 2019 the site received one (1) dust complaint from a member of the community.
- Between 01 January 2018 – 31 December 2018 the site received one (1) dust complaint from a neighbour in Laurio Place.

Trends:

From 2018 – 2024 the common trend is an annual dust complaint from a neighbour in Laurio Place. During this time the site has closed in parts of the main processing shed, put an extra water tank in to supply water to the newly upgraded dust sprinklers along the western perimeter of the site. The site also has a water cart which operates around the site daily.