

OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN



MAYFIELD WEST

April 2025

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1 INTRODUCTION

1.1 OVERVIEW

Benedict Recycling Pty Ltd is the operator of the Mayfield West Recycling Facility (MWRF) located at 1A McIntosh Drive, Mayfield West.

The MWRF has been developed to provide a range of services to the demolition, construction, commercial and industrial industries including:

- Receival of waste;
- Sorting of waste;
- Processing of waste;
- Recovery of recyclables;
- Export of recovered recyclables; and
- Transfer and disposal of residuals.

Resource recovery activities, limited to 90,000 tonnes per year of general solid waste (non-putrescible), were approved on the site by consent DA2015/0291 on 8 March 2016.

Project approval State Significant Development (SSD) 7698 (SSD approval) was received on 13 March 2018 and allowed for an increased processing capacity to 315,000 tonnes per year of general solid waste (non-putrescible) including construction, demolition, commercial and industrial waste and modified later to include acid sulphate soils / potentially acid sulphate soils materials.

A modification was sought and approved in 2020/21 to extend the SSD area by some 4000m² by incorporating two existing shed building to be used as a workshop and for separating the hand-unload activity and moving it indoors. There was also an outdoor bay area associated with the hand-unload activities as well as an increase to the heavy material stockpile area. This is known as MOD 1.

A further modification was sought and approved in 2022/23 to permit the acceptance of potential acid sulfate soils and or acid sulfate soils for the purpose of lime treatment neutralisation. Up to 30,000 tonnes per year are permitted and a dedicated area inside the main processing shed, at the northern end, was approved. This is known as MOD 2.

In 2023, another modification was sought and was approved in 2025 to relocate the approved potential acid sulfate soils and or acid sulfate soils receival and processing from the main processing building to an existing vacant building (Mag Shed) on the eastern side of the site. This is known as MOD 3. The site currently operates under the regulation of Environment Protection Licence (EPL) 20771.

Condition C4 of the SSD approval requires the preparation of an Operational Environmental Management Plan (OEMP) – this document. The existing OEMP for the site has been revised to address the requirements of Condition C4 and other relevant provisions of the SSD approval, such as incorporation of modifications to the SSD Approval.

The OEMP is the environmental management tool for the operational activities undertaken at the MWRF and includes detailed supplementary plans.

This OEMP is a live document. The management strategies and control measures detailed within this document and the supplementary Environmental Plans would be reviewed and updated

where necessary to reflect changes introduced by the MWRF operational team, site specific outcomes, non-conformances and recommendations arising out of inspections, meetings and audits.

1.2 LOCATION

The facility is located at 1A McIntosh Drive, Mayfield NSW and is within the local government area of Newcastle City Council. The site is located approximately 20 kilometres (km) west of the Newcastle CBD and is zoned IN1 General Industrial under the Newcastle Local Environmental Plan (LEP) 2012. The SSD approved site occupies part of Lot 1 in DP 874109 totalling approximately 47,000 m². The residual eastern part of Lot 1 in DP 874109 (approximately 37,400m²) is a Council-approved waste ancillary services facility and includes parking and temporary storage for equipment and bins. With MOD3 approval, the facility will utilise some 16,100m² of space that would be added to the SSD area which included the existing enclosed Mag Shed building. The remaining 21,300m² will remain as Ancillary waste area outside of the SSD area and subject to the Council Consent.

Figure 1 shows the amended site layout. The site is bounded by:

- The Hunter River (South Arm) to the north;
- Tourle Street to the east;
- Ausgrid Mayfield West Substation to the south; and
- Light industrial buildings to the west.

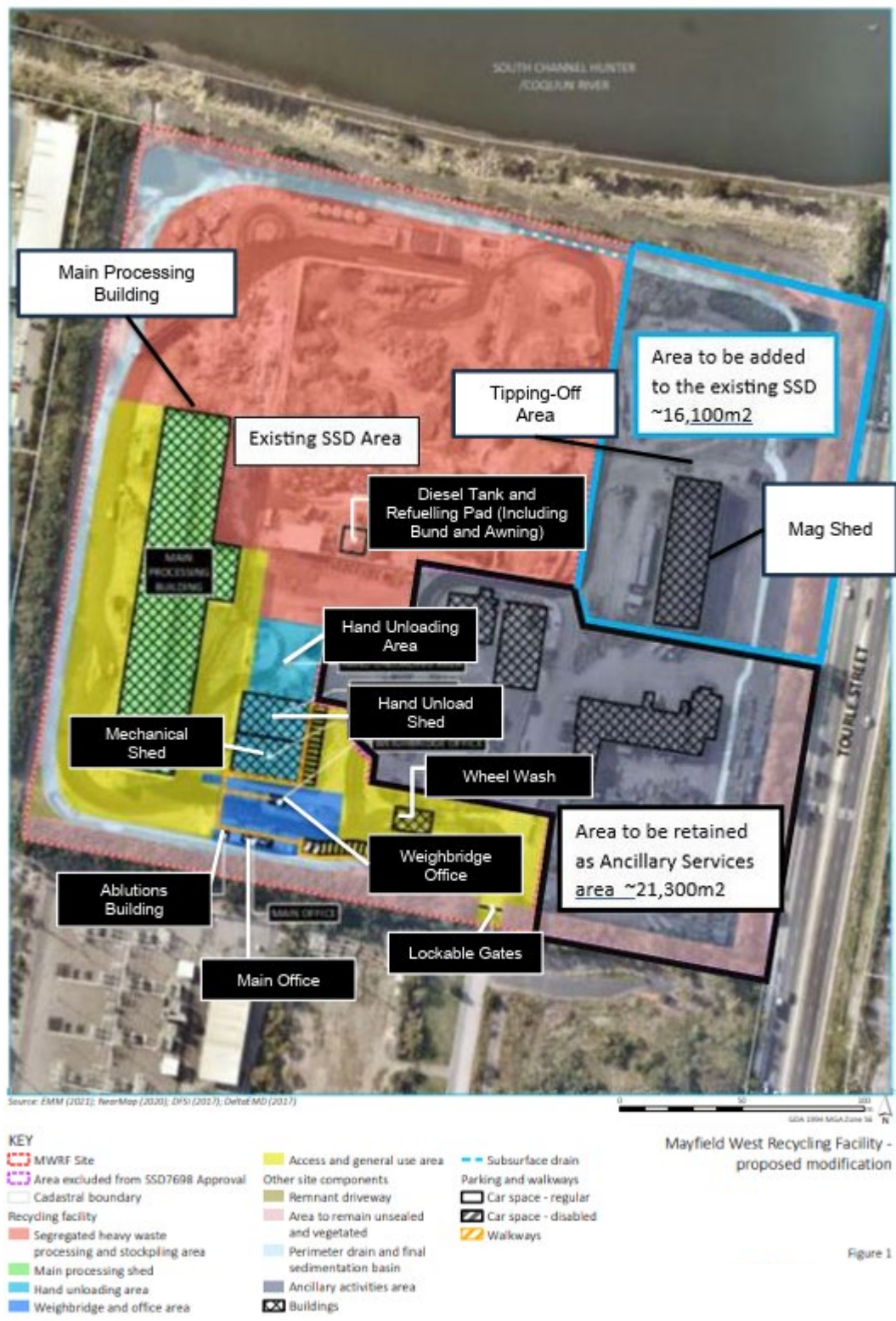


Figure 1 – Site Layout

1.3 SCOPE AND OBJECTIVES

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

The operation of the expanded operations must be carried out in accordance with this OEMP as approved by the Department of Planning, Housing and Infrastructure (DPHI).

The objectives of this OEMP are to:

- Describe the relevant legislation, policies, guidelines and standards which apply to the operation of the facility and influence the environmental management principles and procedures to be used on the site;
- Identify key environmental management issues relating to the operation of the facility;
- Provide a working environmental management tool to follow during the operational stage of the MWRF;
- Define roles and responsibilities of the MWRF facility;
- Provide a guide for the interaction with relevant government authorities and other relevant stakeholders including the community during the operational phase of the MWRF;
- Provide standard operating procedures for the management of the site and key environmental issues; and
- Provide a basis for monitoring, reporting and maintaining compliance.

1.4 SUPPORTING ENVIRONMENTAL MANAGEMENT PLANS

A series of environmental management plans have been developed to support this OEMP. These plans are provided in the appendices of this OEMP and are as follows:

- Waste Management Plan (Appendix D);
- Surface Water Characterisation and Mitigation Plan (Appendix E);
- Air Quality Management Plan (Appendix F);
- Operational Traffic and Pedestrian Management Plan (Appendix G);
- Conceptual Decommissioning Management Plan (Appendix I); and
- Emergency Response Plan (Appendix K).

Also included in this OEMP are existing plans as follows:

- Site Management Plan for Subsurface Disturbance Activities (AECOM 2009) contained in Appendix H; and
- Landscape Plan (Terres Landscape Architects 2015) contained in Appendix J.

2 STATUTORY CONSIDERATIONS

This section provides an overview of the environmental planning and statutory context for the operations of the MWRF.

2.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (EP&A Act)

The EP&A Act and the NSW Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) provide the assessment and approvals framework in NSW. They are administered by DPHI. Original consent for the MWRF was granted by Newcastle City Council under Part 4 of the EP&A Act (DA2015/0291) which allowed for processing of up to 90 000 tonnes of waste per year.

The modification to increase processing capacity of the MWRF was classified as State Significant Development (SSD) under Clause 23(3) of Schedule 1 in the State Environmental Planning Policy (State and Regional Development 2011 (SRD SEPP) because it involved the development for the purposes of a resource recycling facility which handles more than 100 000 tonnes per annum of waste. Consequently, the SSD application was approved by the NSW Minister for Planning under Section 4.38 of the EP&A Act on 13 March 2018

Development Consent (SSD 7698) granted on 13 March 2018 permits the operation of the resource recovery facility, with a capacity to accept and process up to 315,000 tonnes per year of general solid waste (non-putrescible). Subsequently, the following modifications have been approved:

- Modification 1: to amend the works boundary and relocate the public hand unloading area – approved 27 October 2021.
- Modification 2: to receive, treat and export up to 30,000 tonnes per annum of actual acid sulfate soils and potential acid sulfate soils (AASS/PASS) – approved 13 June 2023
- Modification 3: to relocate the approved AASS/PASS receival and processing from the main processing building to an existing vacant building (Mag Shed) on the site – approved 18 February 2025.

Key SSD consent conditions relating to the operation of the MWRF are presented in Table 1 and a full compliance register is contained in Appendix A.

Table 1 SSD Approval key consent conditions

Condition	Requirement	Where addressed in OEMP
A6	The Applicant must not receive or process on site more than 315,000 tonnes per year of general solid waste (non-putrescible).	Section 3.1, Appendix D
A7	The Applicant must not: <ul style="list-style-type: none"> (a) crush more than 71,000 tonnes per year of waste; and (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. 	Section 3.1, Section 4.2 and Appendix D
A8	The amount of waste stored on site at any one time must not exceed 53,733 tonnes.	Section 3.1, Section 4.2 and Appendix D
A8 (a)	No more than 500 tonnes of Actual or Potential Acid Sulfate Soils may be stored on the site at any one time.	Section 3.1, Section 4.2 and Appendix D
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.	Section 3.1, Section 4.2

Condition	Requirement	Where addressed in OEMP
		and Appendix D
C4	The Applicant must prepare an Operational Environmental Management Plan (OEMP) to the satisfaction of the Planning Secretary. The OEMP must:	This document
	(a) be approved by the Planning Secretary prior to the commencement of operations;	Noted
	(b) be prepared by a suitably qualified and experienced expert;	b) Document co authored by Operations Planning Support Manager (Benedict) and Senior Environmental Planner (EMM Consulting)
	(c) provide the strategic framework for environmental management of the Development;	c) Section 2
	(d) identify the statutory approvals that apply to the Development;	d) Section 2.5
	(e) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the Development;	e) Section 5.1
	f) describe the procedures that would be implemented to: <ul style="list-style-type: none"> (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; and (v) respond to emergencies and provide an Emergency Response Plan to incorporate the Modification Applications; 	f)(i) Section 5.3 f)(ii) Section 5.3 f)(iii) Sections 5.1 and 5.3 f)(iv) Sections 5.4 and 6 f)(v) Section 5.5 and Appendix K
	(g) include the following environmental management plans: <ul style="list-style-type: none"> (i) Waste Management Plan; (ii) Surface Water Characterisation and Mitigation Plan; (iii) Operational Traffic and Pedestrian Management Plan; (iv) Air Quality Management Plan; and (v) Conceptual Decommissioning Management Plan (see Condition B84) (vi) Odour Management (see Conditions B61A to B61C). 	Appendix D Appendix E Appendix G Appendix F Appendix I
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.	Section 1.3

2.2 PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997 (POEO Act)

The POEO Act relates to the management of pollution in NSW and is administered by the Environmental Protection Authority (EPA). Under Section 48 of the POEO Act, premise-based scheduled activities (as defined in Schedule 1 of the POEO Act) require an EPL. The operation of the MWRF is considered a premise based scheduled activity because of the following scheduled activities being carried out on site:

- Schedule 1 Clause 34 (Resource Recovery) as operation of the facility involves having on site at any one time more than 2 500 tonnes or 2 500 cubic metres of waste or involves processing more than 12 000 tonnes of waste per year; and
- Schedule 1 Clause 42 Waste Storage as operation of the facility involves receiving more than 12 000 tonnes of waste per annum from off site.

The Development must also comply with Section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided in an EPL.

2.3 WASTE AVOIDANCE AND RESOURCE RECOVERY ACT 2001

The *Waste Avoidance and Resource Recovery Act 2001* (WARR Act) is the result of a major overhaul of waste policy objectives and forms the basis of a framework for waste management in NSW. The WARR Act establishes a hierarchy to minimise the consumption of natural resources and final disposal of waste by encouraging waste avoidance, reuse and recycling.

The WARR Act promotes integrated waste and resource management planning, programs and service delivery on a state-wide basis to ensure that waste is managed to reduce environmental harm in accordance with the principles of ecologically sustainable development and the objectives of the POEO Act.

The MWRF Facility delivers an alternative waste management technology solution and beneficial environmental outcome compared to land filling. Wastes are to be managed against the waste hierarchy of avoidance, resource recovery and then disposal.

2.4 WORK HEALTH AND SAFETY ACT

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

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

2.5 GUIDELINES

The facility design and the operating procedures documented have due regard to relevant guidelines and codes of practice including:

- Waste Classification Guidelines – Part 1: Classifying Waste, EPA, 2014
- Waste Classification Guidelines – Part 4: Acid Sulfate Soils;
- AS1940-2004 The Storage and Handling of Flammable and Combustible Liquids;
- NSW EPA Guidelines on Resource Recovery Orders and Resource Recovery Exemptions under Protection of the Environment Operations (Waste) Regulations 2014 (Clause 93); and
- EPA developed exemption structure 'The Recovered Aggregate Order 2014'.

2.6 ENVIRONMENTAL APPROVALS

The relevant environmental approvals in place for the MWRF are summarised in Table 2.

Table 2 Environmental Approvals

Approval	Approval Authority	Description	Date
SSD Approval SSD 7698	DPHI	SSD Approval under Section 4.38 of the EP&A Act	13 March 2018
SSD 7698 – MOD – 1	DPHI	SSD MOD 1 under various sections of the EP&A Act	27 October 2021
SSD 7698 – MOD – 2	DPHI	SSD MOD 2 under Section 4.55(2) of the EP&A Act	13 June 2023
SSD 7698 – MOD – 3	DPHI	SSD MOD 3 under Section 4.55(2) of the EP&A Act	18 February 2025
EPL 20771	Environment Protection Authority	Environment Protection Licence and variations	Latest Issued

The eastern part of Lot 1 in DP 874109 is a Council-approved waste ancillary services facility and includes parking and temporary storage for equipment and bins. Part of this area is now included within the area covered by the SSD Approval.

Within 12 months of the commencement of SSD-7698-MOD-3, an application will be made to modify DA2015/0291 and MA2022/00157 pursuant to Section 4.17(1)(b) of the Environmental Planning and Assessment Act 1979 and Clause 67 of the Environmental Planning and Assessment Regulation 2000 to 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.

3 RESOURCE RECOVERY FACILITY

The Resource Recovery Facility features include:

- Buildings including site office and staff amenities;
- Covered processing area;
- Hand Unload shed;
- Maintenance shed;
- Outdoor material sorting and storage area;
- Weighbridge;
- Surface water management system;
- Dust management systems;
- Staff parking.

3.1 OVERVIEW OF OPERATIONS

Waste is transported by waste contractors to the site via the entry gate located at the southern end of the site off McIntosh Drive. Vehicles proceed to a weighbridge where they are weighed. The weighbridge is fitted with CCTV capability which monitors the front and rear of vehicles and their load characteristics.

The truck registration, weight, type and size of materials are recorded. The incoming material is classified as rubbish, mixed or clean waste. Weighbridge dockets are issued recording material weight and charges.

Entering vehicles then proceed to the either the covered hand unloading area or the outside sorting/storage area where an excavator spreads and segregates the material, accompanied by further examinations of material types.

The segregated materials are available for reuse/recycling or further processing. The wastes that cannot be reused or recycled by the site are taken to either landfill or other recycling facilities for further processing.

Empty vehicles entering the site to load recovered materials can be CCTV monitored; their registration recorded prior to proceeding to loading.

Vehicles exiting the site may pass through a wheel “wash/clean” based on a monitoring procedure to prevent material being tracked off site.

Acceptable waste to be received at the Facility is limited by the EPL 20771 and SSD Approval and is inclusive of both co-mingled and segregated building and demolition waste as well as selected commercial and industrial waste.

Table 3 below lists the acceptable waste materials and limits detailed in EPL 20771 (attached as Appendix C).

Table 3 Acceptable waste and EPL/SSD Approval limits

Waste	Other Limits	Activity
Basic Oxygen Slag	Must not contain any contaminant levels exceeding the limits for General Solid Waste stated in the EPA’s Waste Classification Guidelines Part 1: Classifying Waste.	Resource recovery Waste Storage
Electric Arc Furnace Slag		
Electric Arc Ladle Slag		
Granulated Blast Furnace Slag		

Waste	Other Limits	Activity
Rail Ballast		
Excavated Natural Material		
Soils that meet the CT1 thresholds for General Solid Waste in Table 1 of the Waste Classification Guidelines as in force from time to time with the exception of the thresholds in the 'Other Limits' column.	Arsenic: 40mg/kg; Cadmium: 2mg/kg; Copper 200mg/kg; Mercury: 1.5mg/kg; Zinc: 600mg/kg; Petroleum Hydrocarbons C6-C9: 150mg/kg; Petroleum Hydrocarbons C10-C36: 1600mg/kg; Polycyclic Aromatic Hydrocarbons: 80mg/kg; Polychlorinated biphenyls (individual): 1mg/kg; No more than 500 tonnes of actual or potential acid sulfate soils may be stored on the site at any one time.	Resource recovery Waste Storage
Grit, sediment, litter and gross pollutants collected in, and removed from, stormwater treatment devices and/or stormwater management systems.	Dewatered so that they do not contain liquids.	Resource recovery Waste Storage
Biosolids	Categorised as unrestricted use, or restricted use 1, 2 or 3.	Resource recovery Waste Storage
Household waste from municipal clean-up.	Does not contain putrescible waste.	Resource recovery Waste Storage
Cement Fibre Board	-	Resource recovery Waste Storage
Paper or cardboard	-	Resource recovery Waste Storage
Concrete batch plant waste	-	Resource recovery Waste Storage
Glass, plastics, rubber, plasterboard, ceramics, brick, concrete or metal.	Loads predominantly containing glass are not permitted to be crushed at the site	Resource recovery Waste Storage
Wood waste	No more than 5 400 tonnes per year of timber may be shredded;	Resource recovery Waste Storage
Garden waste	-	Resource recovery Waste Storage
Asphalt waste	-	Resource recovery Waste Storage
Virgin Excavated Natural Material	-	Resource recovery Waste Storage
Building and demolition waste	-	Resource recovery Waste Storage
Acid Sulfate Soils	Treat no more than 30,000 tonnes per annum; No more than 500 tonnes of Actual or Potential Acid Sulfate Soils may be stored on the site at any one time	Waste Storage and Treatment

3.2 BUILDING STRUCTURES

The permanent structures within the SSD approved site are:

- the main processing shed in the western area;
- two smaller sheds (each approximately 500 m²) comprising the workshop and the handunload area to the east of the main processing shed;
- the Mag Shed (approximately 1,040 m²) in the east of the SSD site.

Portable building structures are located towards the south-western corner of the site. The buildings provide the following:

- Offices;
- Staff amenities (lunchroom, change room, toilets, showers); and
- Weighbridge.

Other structures within the SSD approved site are the 2-stage pit and associated holding tanks, above ground bunded diesel tank including awning, wheel wash and meteorological station. An unused truck wash is also located adjacent to the holding tanks.

3.3 SEALED/HARDSTAND MATERIAL SORTING AND STORAGE AREA

All access roads within the operational areas of the site are sealed. Similarly, the outdoor potentially contaminating wastes unloading storage area is sealed and bunded, providing both an impervious layer and hard stand for handling, storage, loading and sorting of segregated waste materials and associated traffic movements.

The remaining areas of the site are to be progressively sealed apart from areas to remain unsealed and vegetated as identified in the Landscape Plan (Appendix J). These landscaped areas are to be maintained for the duration of the development.

3.4 SURFACE WATER SYSTEMS

The site is sloped so that runoff flows from the centre to the perimeter channel around the boundary of the site. The asphalt lined, vshaped perimeter channel varies in depth from 0 to 2 m and is 3 to 10 m wide. The perimeter drain has been divided into seven basins as a part of the SSD approved construction works through the installation of 8 rock bunds along the channel. The channel drains into a final sedimentation basin in the north-west corner of the site. The basin drains to an invert of the outlet chamber which has controlled discharge to the Hunter River. Runoff from external areas is directed away from the site by the presence of a bund wall along the southern site boundary and adjacent land levels. The leachate collection tank has been increased from 15,000L to 30,000L to allow for any leachate collected from the bunded AASS/PASS tipping area.

The soil and water management strategy for the site is based on *Managing Urban Stormwater: Soils & Construction* (Landcom 2004) (the “Blue Book”).

The Blue Book defines a required storage volume based on the storage and treatment of runoff over the 5 days following the design storm. This allows 5 days for the treatment and discharge of water to provide an empty system to accommodate runoff from the next storm.

The approximate storage volume in the perimeter channel is 3,080m³. There is no runoff onto the site from external areas.

The final sedimentation basin has a storage volume of approximately 2.8 ML to the invert of the outlet chamber. The basin can contain all the rainfall and runoff volume from the catchment for a 90th percentile rainfall event over any consecutive 5-day period, while maintaining an adequate freeboard

The receipt, processing and export of AASS/PASS material will occur on bunded and sealed surfaces. The existing Mag Shed structure is roofed and has substantial and thick concrete walls and sheeted material on all sides to exclude the weather. A 150 mm tall roll over bund at the entry and exit doorways will give a theoretical emergency water storage of some 140m³ (140,000L).

The tip off area for the untreated AASS/PASS material will be misted, enough to dampen the material but not enough to create runoff. This material will be misted until the material is removed for lime blending processing. Should there be any generation of runoff within the tip off area, this will be directed to a drain and gather in a sump before a float valve automatically pumps it into a 30,000L above ground tank which can periodically be pumped out to tankers as required. The water to be utilised for misting within the shed will be site water that can be reused as part of the overall water re-use activities that already occur on site. It will be stored in a 15,000L tank. This will also reduce the volume of water entering the stormwater collection system.

3.4.1 SURFACE WATER MANAGEMENT SYSTEM FOR POTENTIALLY CONTAMINATING WASTES AREA

The water management system captures water from external stockpiles containing 'potentially contaminating wastes' within a separately bunded area (5,200 m²). This water flows to the two-stage pit and is then pumped to storage tanks. For a less than 90th-percentile five-day rain event, this water is captured, treated, tested, stored (pending analytical results) If water quality criteria are achieved, water is discharged to the perimeter drain (and ultimately to the Hunter River if it is not reused on site or evaporate).

The surface water management system is discussed in detail in the updated Surface Water Characterisation and Management Plan appended as Appendix E.

3.5 OPERATING TIMES

SSD Approval Condition B62 outlines the approved hours of work as detailed in Table 4.

Table 4 SSD Approval Condition B62 Approved hours of work

Activity	Day	Time
Construction	Monday to Friday	7 am to 6 pm
	Saturday	8 am to 1 pm
	Sunday and Public Holidays	Not Permitted
Waste Reveal	Monday to Friday	6 am to 6 pm
	Saturday	6 am to 5 pm
	Sunday and Public Holidays	7 am to 3 pm
Waste Processing	Monday to Friday	6 am to 6 pm
	Saturday	6 am to 5 pm
	Sunday and Public Holidays	Not Permitted
Waste Dispatch	Monday to Friday	6 am to 6 pm
	Saturday	6 am to 5 pm
	Sunday and Public Holidays	Not Permitted

Conditions B63 to B66 of the SSD Approval outline the circumstances and requirements where operations may be conducted outside of the hours specified in Table 4. The works are summarised as follows:

- The works are inaudible at the nearest sensitive receivers;
- For the delivery or dispatch of materials as requested by the NSW Police Force or other public authorities for safety reasons; or
- Where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

Waste reveal is permitted on a 24-hour per day basis on limited occasions to facilitate major infrastructure projects. Limited occasions is defined as no greater than six times per year; and only for a period of less than two weeks in length for each occasion. On each occasion the following conditions must be met:

The Planning Secretary, Council and all adjacent landowners must be notified no later than 48 hours prior to the 24-hour waste reveal period along with a description of the major infrastructure projects which necessitate the 24-hour operations; and during the 24-hour waste reveal period, the number of heavy vehicles accessing the site from 6 pm to 6 am must not exceed 12.

3.6 SITE STAFFING

The Site Leading Hand/Supervisor and the Site Manager (or their delegated representatives) are to be present and on the site during operating hours of the facility.

4 ENVIRONMENTAL MANAGEMENT OPERATIONAL PROCEDURES

Environmental management procedures have been developed for all key environmental management issues. These procedures form an integral part of each site activity. The following sub sections provide management measures and procedures for various environmental aspects on site.

4.1 SITE MANAGEMENT

Table 5 identifies management measures and procedures for site management of operational activities.

Table 5 Site Management Measures and procedures

SITE MANAGEMENT		OP 1
Primary Environmental Goal		<ul style="list-style-type: none"> Clearly identify primary activities and controls that assure environmentally responsible operation of the facility.
Related Environmental Goals		<ul style="list-style-type: none"> Ensure compliance with SSD Approval (as modified) and EPL; Prevent unauthorised entry; Assuring quality of operations; Preventing degradation of local amenity; Adequate staffing and training to be provided on site; and Providing and maintaining a safe work environment.
Primary Activities		<p>Primary activities carried out on the site shall include:</p> <ul style="list-style-type: none"> Receival and storage of construction and demolition waste; Retrieval of recyclable resources & their redistribution; The processing, storage and transfer of received waste; Monitoring of waste movement & maintenance of records of that movement; The control of site aspects that may affect the environment in accordance with this OEMP; and Management of the facility to ensure the safety of public, the operators and the environment. Receival, storage, treatment and transfer of Acid Sulfate Soils
PROCEDURES		
OP 1.1	Traffic Control	<p>The Site Operator is empowered to direct the movement of vehicular and pedestrian traffic to ensure their safety. This is noted as a condition of entry on the gate signage.</p> <p>Traffic control signage has been erected as directed by the Site Leading Hand/Supervisor. The signage includes:</p> <ul style="list-style-type: none"> Conditions of entry; Hours of operation; Acceptable and prohibited wastes signage; Speed restriction signage; Directional signage; and Material drop off points signage.
OP 1.2	Public and Staff Safety	<p>The safety of the public and staff is a prime consideration in all aspects of the facility.</p> <p>Operational plant and equipment will be operated in such a way as to minimise risks to persons delivering, sorting, processing or loading recovered materials and waste for transfer.</p> <p>All visitors and contractors on site will be inducted. All visitors will be accompanied by a Benedict representative at all times.</p> <p>All information and directional signs and their locations will be subject to approval of the Site Leading Hand/Supervisor.</p>
OP 1.3	Scavenging	<p>There are to be no scavenging arrangements.</p> <p>All resource recovery shall be undertaken by MWRF.</p>

SITE MANAGEMENT		OP 1
OP 1.4	Vehicle Washing	Waste heavy vehicles exiting the facility will be subject to wheel washing.
OP 1.5	Monitoring	Monitoring of day-to-day operations is to be undertaken by the Site Leading Hand/Supervisor. Overall monitoring of the site is to be undertaken by the Site Manager.

4.2 WASTE MANGEMENT

A Waste Management Plan (WMP) has been prepared as required under Condition B13 of the SSD Approval. The WMP is contained in Appendix D. Key measures for waste acceptance, processing, storage and transfer are detailed in Table 6.

Table 6 Waste Acceptance, processing and transfer procedure and management

Waste Acceptance, Processing and Transfer		OP 2
Primary Environmental Goal	<ul style="list-style-type: none"> The receipt, sorting, processing & transfer of waste and recyclables are managed and monitored in a manner to ensure environmentally responsible operation of the facility and to meet Consent and EPL conditions. 	
Related Environmental Goals	<ul style="list-style-type: none"> Ensure compliance with SSD Approval (as modified) and EPL; Conduct operations in accordance with the Waste Management Plan (refer Appendix D); Ensure the site does not accept wastes that are prohibited Screen of incoming waste loads Ensure that: <ul style="list-style-type: none"> all waste types that are controlled under a tracking system have the appropriate documentation prior to acceptance at the site; all waste received at the site must be recorded in accordance with clause 27 of the POEO (Waste) Regulation; details of the quantity, type and source of wastes received on the site must be provided to the EPA and the Planning Secretary when requested; staff receive adequate training in order to be able to recognise and handle any hazardous or other prohibited waste including asbestos. 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 Maximising of recycling and reuse; Providing and maintaining a safe work environment. 	
Compliance	<p>Key SSD Approval and EPL conditions relevant to Waste acceptance, sorting and processing are as follows:</p> <ul style="list-style-type: none"> The MRF must not receive or process on site more than 315,000 tonnes per year of general solid waste (non-putrescible). The Facility can received up to 30,000 tonnes per year of potential acid sulfate soils (PASS) or acid sulfate soils (ASS) for treatment and export in accordance with the processes outlined by the EPA's Acid Sulfate Soils Waste Classification or any other exemption approved by the EPA; No more than 500 tonnes of Actual or Potential Acid Sulfate Soils may be stored on the site at any one time The MRF must not crush more than 71,000 tonnes per year of waste; and shred more than 5,400 tonnes per year of timber. The amount of waste stored on site at any one time must not exceed 53,733 tonnes. 	

Waste Acceptance, Processing and Transfer		OP 2
		<ul style="list-style-type: none"> • 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. • The Site Operator shall aim to achieve a recycling rate of 95% of all waste and a disposal rate of not more than 5% to landfill. • All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials. • Treated acid sulfate soils should be exported from site to an appropriate EPA licensed disposal facility or exempted site • 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; • The amount of waste received at the site must be recorded on a daily basis; • All sampling and waste classification data must be retained for the life of the development; • No biochar production or storage is allowed on site; • Loads predominately containing glass are not permitted to be crushed at the site; • 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; and • All waste must be stored wholly within the designated waste stockpile areas and loaded and unloaded within the designated loading and unloading areas • Site can receive Actual or Potential Acid Sulfate Soils on the site with a pH range of between 4.5 and 5.5 and these must be neutralised via lime dosing within 24 hours of receiving the soils on site • 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. • All hand unloading activities must be carried out in the hand unloading area. All waste unloaded at the hand unloading area must be unloaded and stockpiled in the hand unload shed or hand unloading area. (condition B32)
PROCEDURES		
OP 2.1	Control, Monitoring & Recording of Incoming Waste	<ul style="list-style-type: none"> • MWRF's Site Leading Hand/Supervisor is to monitor the receival of waste to ensure it is inspected, not hazardous and recorded.
OP 2.2	Inspection of Waste Received	<ul style="list-style-type: none"> • Each load presented at the facility is to be inspected prior to the material being deposited on site.
OP 2.3	Prohibited and Unacceptable Waste	<ul style="list-style-type: none"> • Waste material that is unacceptable or specified prohibited from entering the site (see EPL contained in Appendix C) will be refused entry and diverted when possible to the appropriate facility.
OP 2.4	Recording of Waste	<ul style="list-style-type: none"> • All waste accepted at the facility shall be recorded on MWRF's weighbridge system and a customer docket/receipt produced (see Appendix D). • All weighbridge records as required by the POEO (Waste) Regulation must be retained for the life of the MWRF. The

Waste Acceptance, Processing and Transfer		OP 2
		weighbridge records must be made immediately available on request by the Planning Secretary and/or the EPA.
OP 2.5	Storage of Waste	<ul style="list-style-type: none"> Each load presented at the facility is to be directed to the appropriate storage area by the Site Leading Hand/Supervisor. Wherever possible raw materials are to be sorted at the source and directed into segregated stockpiles on-site. Unsorted materials are to be spread on the ground on-site, sorted into the various categories and formed into segregated stockpiles. All sampling and waste classification data are to be retained for the life of the Development in accordance with the requirements of the EPA. No biochar production or storage is approved under the terms of the SSD approval consent. All waste unloaded at the public hand unloading area must be unloaded and stockpiled within the designated hand-unload shed or bays as directed . All waste must be stored wholly within the designated waste stockpile areas and loaded and unloaded within the designated loading and unloading areas.
OP 2.6	Processing of Waste	<ul style="list-style-type: none"> The sorted waste material may be subject to processing depending on its category and presentation. The processing may include screening, grinding and crushing as preparation aspects. The processed material is to be stockpiled into its various processed categories for return to the market as product(s). Stockpiling of processed material shall not exceed 7 metres 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 (as per the "location of crusher, shredder and screens" plan in the SSD Consolidated Consent (27 October 2021) The mobile screens in the segregated heavy waste processing and stockpiling area must not be operated simultaneously with the crusher or shredder. Actual or Potential Acid Sulfate Soils must be neutralised via lime dosing within 24 hours of receiving the soils on site. 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.
OP 2.7	Disposal of waste	<ul style="list-style-type: none"> All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials. 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, and dispose of all wastes to a facility that may lawfully accept the waste.
OP.2.8	Acid Sulfate Soils	<ul style="list-style-type: none"> This material must meet the criteria contained in the MOD 3 Consent. The ASS/PASS material must be received, treated and stored in the designated area
OP.2.9	Records	<ul style="list-style-type: none"> Sampling and waste classification date is to be kept for the life of the MRF in accordance with EPA requirements.

Waste Acceptance, Processing and Transfer		OP 2
OP 2.10	Monitoring	The Waste Management Plan contained in Appendix D details the Waste Monitoring Program that will be implemented during operations.

4.3 HAZARDOUS WASTE PREVENTION AND RESPONSE

Management of hazardous waste is detailed in the WMP. Key measures to manage hazardous waste are detailed in Table 7.

Table 7 Hazardous Waste prevention and response procedure and management

HAZARDOUS WASTE PREVENTION AND RESPONSE			OP 3
Primary Environmental Goal	<ul style="list-style-type: none">Ensuring no hazardous waste is present at the facility		
Related Environmental Goals	<ul style="list-style-type: none">Ensure compliance with SSD Approval (as modified) and EPL;Assuring quality of operations;Preventing degradation of local amenity;Adequate staffing and training; andProviding and maintaining a safe work environment.		
Compliance	<p>Key SSD Approval and EPL conditions relevant to hazardous waste prevention are as follows:</p> <ul style="list-style-type: none">MWRF must implement auditable procedures to ensure the site does not accept wastes that are prohibited; and screen incoming waste loads.MWRF must ensure that all waste types that are controlled under a tracking system have the appropriate documentation prior to acceptance at the site; all waste received at the site must be recorded in accordance with clause 27 of the POEO (Waste) Regulation.Details of the quantity, type and source of wastes received on the site must be provided to the EPA and the Planning Secretary when requested.Staff are to receive adequate training in order to be able to recognise and handle any hazardous or other prohibited waste including asbestos.		
PROCEDURES			
OP 3.1	Hazardous Waste Management	<p>Incoming waste is monitored and any hazardous waste detected is diverted in accordance with this procedure.</p> <p>Hazardous waste found on site shall be reported and managed as an environmental or safety incident.</p>	
OP 3.2	Waste Acceptance	<ul style="list-style-type: none">Gates are locked and fences secure on days when the facility is not open to the public.Each load presenting at the facility is to be inspected for hazardous waste prior to the material being deposited on site.Waste material specifically prohibited from entering the site (see EPL contained in Appendix C) will be refused entry and diverted where possible to the appropriate facility or alternatively directed to contact the EPA for advice (ph. 02 9995 5000).Waste that is refused entry shall be recorded in a register. The information recorded shall include:<ul style="list-style-type: none">(a) Date;(b) Carrier organisation;(c) Registration number of the vehicle; and(d) Type of waste.	
OP 3.3	Identification of Prohibited Waste	<p>Waste material listed in Appendix C as prohibited waste found to have been deposited on the site will cause:</p> <ul style="list-style-type: none">The receival area to be fenced off/isolated and closed to the public;The Site Leading Hand/Supervisor and the Site Manager to be notified immediately; andThe site is to be closed should the Site Supervisor or Site Leading Hand/Supervisor deem the hazard to be such as to warrant such action.	
OP 3.4	Management of Prohibited Wastes	<p>The EPA is to be advised of any incident that poses a threat to the environment as soon as practical after the incident occurs.</p> <p>The incident is to be reported by telephoning:</p> <ul style="list-style-type: none">EPA Newcastle office: 02 4908 6800	

HAZARDOUS WASTE PREVENTION AND RESPONSE		OP 3
		<ul style="list-style-type: none">EPA Pollution Hotline: 131 555 <p>Wastes identified as hazardous in Appendix C are to be managed in accordance with <i>"The Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Waste."</i></p> <p>Arrangements are to be made for the removal of the waste to an appropriate facility.</p>
OP 3.5	Incident Reports	Any incident relating to the identification of a prohibited waste on the site shall be reported in accordance with <i>"OP 16- Incident Reporting"</i> (refer Section 5.4)

4.4 PRODUCT CONTROL, MONITORING AND MANAGEMENT

Key measures for product control, monitoring and management are detailed in Table 8.

Table 8 Product control measures and procedures

PRODUCT CONTROL, MONITORING AND MANAGEMENT		OP 4
Primary Environmental Goal	<ul style="list-style-type: none">Recovered material produced by the facility shall not adversely affect the environment.	
Related Environmental Goals	<ul style="list-style-type: none">Ensure compliance with SSD Approval (as modified) and EPL;Assuring quality of product;Assuring quality of operations; andAdequate staffing and training.	
PROCEDURES		
OP 4.1	Regulatory Control	<p>This operating procedure gives effect to and should be read in conjunction with the EPA developed exemption structure ‘<i>The Recovered Aggregate Order 2014</i>’.</p> <p>In accordance with those requirements MWRF activities are defined as a “continuous process”.</p>
OP 4.2	Incoming Waste	<ul style="list-style-type: none">Waste receipt, management and prohibited material exclusion is to be in accordance with OP 2 OP 3 and the WMP.
OP 4.3	Waste Selection	<p>The following wastes are included for acceptance & processing:</p> <ul style="list-style-type: none">Brick and concrete;Tiles and ceramics;Asphalt (as engineered material but not containing coal tar);Natural rock;Vegetation and wood;Glass (as co mingled with other waste);Rubber;Sand, soil, clay excluding contaminated soil;Excavated natural material (ENM);Virgin excavated natural material (VENM); andCommercial & industrial.
OP 4.4	Product Sampling	<p>Post processing, the material is to be sampled to testing. The samples are to be selected from the processed stockpiles in accordance with Australian Standard 1141.</p> <p>The custody chain is to formed and records maintained indicating:</p> <ul style="list-style-type: none">Testing organisation;Date;Type of test;Type of material; andBatch number allocation.
OP 4.5	Monitoring	<p>Product quality and control will be monitored by:</p> <ul style="list-style-type: none">Routine and Characterisation testing in line with EPA requirements; andProduct export details recording, declared use by consumer, quantity (m³ or tonnes) and registration number of vehicle.
OP 4.6	Records	<p>Records of product characterisation and routine testing and quantity of product and registration number of vehicles used to transport the product are to be kept in MWRF’s record system for four (4) years.</p>

4.5 SURFACE WATER MANAGEMENT

A Surface Water Characterisation and Management Plan (SWCMP), as required under Condition B33 of the SSD Approval, is contained in Appendix E. Key elements of surface water management are detailed in Table 9.

Table 9 Surface water management measures and procedures

SURFACE WATER MANAGEMENT		OP 5
Primary Environmental Goal	<ul style="list-style-type: none"> Stormwater managed by the facility shall not adversely affect the site or its surrounds. 	
Related Environmental Goals	<ul style="list-style-type: none"> Ensure compliance with SSD Approval (as modified) and EPL; Assuring quality of operations; Preventing degradation of local amenity; Adequate staffing and training; and Implementation of the most recent version of the Surface Water Characterisation and Management Plan as approved by DPHI. 	
Compliance	<p>Key SSD Approval and EPL conditions relevant to surface water management:</p> <ul style="list-style-type: none"> Ensure that the surface water system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Soils & Construction (Landcom 2004). 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 Bund any potentially contaminating waste, with any surface water leaving these areas must be directed to the two-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. Overland flow from the Development must be contained within the sealed areas of the site. Any spills must be contained and disposed of at a licensed facility. 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. All excess water from the wheel wash is to be discharged into suitable holding tanks and removed from the facility for treatment at an appropriately licensed facility or via trade waste. The surface water management system must be operated and maintained for the duration of the Development. The surface water management system is to be maintained to minimise the infiltration of surface water to groundwater including a monthly inspection for cracks and vegetation breakthrough. Any maintenance of the surface water management system must be undertaken by a suitably qualified and experienced person and record of works retained for the duration of the development; The Development must comply with Section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided in an EPL. Any discharge or water quality criteria specified under the EPL must be complied with. Surface water must only be discharged from the location specified in the EPL. The surface water detention basins on site are to be maintained with a minimum capacity to contain the 90th percentile rainfall over any consecutive 5-day period in accordance with Managing Urban Stormwater - Soils and Construction Vol. 2B: Waste landfills (Department of Environment and Climate Change NSW, 2008). Comply with any amended surface water quality criteria and discharge limits identified in the EPL. 	

SURFACE WATER MANAGEMENT			OP 5
PROCEDURES			
OP 5.1	Surface Water	Stormwater gathered on site shall be managed to ensure it is not contaminated and does not contain suspended sediment concentrations exceeding criteria.	
OP 5.2	Surface Water Management	<p>Surface Water Management is detailed in the Surface Water Characterisation and Management Plan (SWCMP) (refer Appendix E). Key measures include:</p> <ul style="list-style-type: none"> • Maintaining the surface water management system as approved including maintaining the sealed surfaces to minimise the potential for surface water to infiltrate to ground water; • Flocculation of stored water in the basins as necessary; • Only commercially available non-toxic flocculants will be used at the site; • Water is used for dust suppression but is not used for product processing; • There are to be no significant excavations within the site; • Removal of sediment from the sedimentation basins when the sediment depth is greater than 200 mm; • Recycling of sediment if of appropriate quality or disposal to a facility approved to accept contaminated sediment; • Water in the final sedimentation basin is tested before a controlled discharge and, unless it overflows, is only be discharged if it meets water quality trigger values; • Water in the sedimentation basins is used for dust suppression to minimise the mains water required; • Groundwater is not used; • Surface water is only be discharged from the location specified in the EPL; • Overland flow from the facility is contained within the sealed areas of the site; • All excess water from the wheel wash is discharged into suitable holding tanks and removed from the facility for treatment at an appropriately licensed facility or via trade waste; • All hand unloading activities must be carried out in the hand unloading area as shown on the Development Layout Plan. • 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; • AASS/PASS must be tipped in the bunded AASS/PASS Load In Area. • Ensuring the stormwater isolation valve remains in a closed position to contain chemical spills or fire water until manually opened following disposal of contaminated water to either trade waste or to a licensed facility; and • Ensuring all works carried out on the site that involve the disturbance of (or contact with) soil or groundwater are carried out in accordance with the requirements of the report titled Site Management Plan (AECOM 2009) refer Appendix H. 	
OP 5.3	Monitoring	<p>A surface water monitoring program will be implemented to provide ongoing validation of the effectiveness of the management measures contained in the SWCMP.</p> <p>Details of the monitoring program are contained in the SWCMP.</p>	
OP 5.4	Recording	<p>The Surface Water Monitoring results and the SWCMP will be published on Benedict's website.</p> <p>Records of surface water complaints are to be kept in MWRF's record system for at least four years.</p>	

4.6 TRAFFIC MANAGEMENT

The Operational Traffic and Pedestrian Management Plan (OTPMP), required under SSD Approval Condition B50, is contained in Appendix G. Key operational traffic and pedestrian management measures are detailed in Table 10.

Table 10 Traffic and Access management measures and procedures

TRAFFIC MANAGEMENT		OP6
Primary Environmental Goal	<ul style="list-style-type: none"> Traffic is controlled to minimise any adverse effects caused by traffic entering, circulating & leaving the facility. 	
Related Environmental Goals	<ul style="list-style-type: none"> Ensure compliance with SSD Approval (as modified); Prevent degradation of local amenity; Adequate staffing and training; Provide and maintain a safe work environment; and Adherence to the most recent version of the OTPMP approved by DPHI. 	
Compliance	<p>Key SSD Approval conditions include:</p> <ul style="list-style-type: none"> All vehicular movement to and from the site must be in a forward direction; 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. Operations must 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. Pedestrian access paths are clearly marked and interactions between pedestrians and vehicles must be minimised. 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; Loading and unloading of vehicles is conducted only within the boundaries of the facility within designated areas and ensure a tipping inspector is present; Only light vehicles and trailers are permitted within the public unloading area, no heavy vehicles are permitted within the public unloading area. Heavy vehicles are not permitted to access Werribi Street. 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. Parking is only permitted within the designated parking spaces. Heavy vehicles and bins associated with the Development are not to be parked on local roads or footpaths in the vicinity of the site. Vehicle manoeuvring areas must always be kept clear of any obstacles, including parked cars. Vehicles accessing the development are not to queue on the public road network or along the sites access road. All reasonable and feasible measures are to be implemented to minimise the impact on the site's access road and any impacts on 1 McIntosh Drive, Mayfield West (Lot 16 in DP 270249) The speed limit on site is 20 km/h. Amend the bay wall in the heavy waste processing and stockpiling area to accommodate the largest vehicle entering the site to travel unobstructed through the heavy waste processing area. 	

TRAFFIC MANAGEMENT		OP6
PROCEDURES		
OP 6.1	Traffic Management	<p>Traffic Management for the following are outlined in the OTPMP:</p> <ul style="list-style-type: none"> • Approved heavy vehicle routes; • Internal traffic management; • Driver code of conduct; • Refuelling procedures; and • NSW Oversize Overmass Loads.
OP 6.2	Traffic Control Signage	<ul style="list-style-type: none"> • Hours of operation; • “Conditions of Entry” including the Site Operators authority to direct traffic and pedestrian movement within the facility; • Speed instruction signage (20km/h max.); and • Directional signage.
OP 6.3	Monitoring	The OTPMP outlines monitoring that is to be conducted to review the effectiveness of onsite traffic management measures and driver behaviour.
OP 6.4	Recording	Any traffic incidents with actual or potential significant offsite impacts are to be reported to DPHI within 7 days. Records of traffic complaints are to be kept in MWRF’s record system for at least four years.

4.7 AIR QUALITY

The Air Quality Management Plan (AQMP), required under Condition B57 of the SSD Approval, is contained in Appendix F of this OEMP. Key compliance air quality management measures are detailed in Table 11.

Table 11 Air quality management measures and procedures

Air Quality		OP 7
Primary Environmental Goal		<ul style="list-style-type: none"> Dust generated by the facility shall not adversely affect the site or its surrounds
Related Environmental Goals		<ul style="list-style-type: none"> Ensure compliance with SSD Approval (as modified); Adherence to the most recent version of the Air Quality Management Plan approved by DPHI; Assuring quality of operations; Adequate staffing and training; and Providing and maintaining a safe work environment.
Compliance		<p>Key SSD Approval and EPL conditions relevant to Air Quality management on the site are as follows:</p> <ul style="list-style-type: none"> The AQMP must be implemented for the duration of the development. The meteorological station must be maintained to the satisfaction of the EPA for the life of the development. All reasonable steps must be taken to minimise dust generated during all works. Dust-prone areas during operations are regularly and lightly watered to suppress dust. Operations are altered or ceased during periods of high wind to prevent dust generation. All on-site roads and car parking areas are sealed with concrete or asphalt. All operating, storage, unloading and loading areas must be sealed with concrete, asphalt or other impervious barrier(s) of the same or greater quality. Water sprinklers at the crushing and screening plant must be utilised at all times when the plant is operational. The hand unloading shed shown on Development Layout Plan in Appendix A of the Consent (see Appendix B of the OEMP) must be fitted with an internal dust suppression system (Condition B32B). Dust suppressants must be used to prevent particulate emissions from stockpiles and other dust generating sources. The receival bays containing Actual or Potential Acid Sulfate Soils must be fitted with misting sprays to always keep the material damp (Condition B6C) Trucks and vehicles entering and leaving the Development that are carrying loads of dust generating materials must have their loads always covered, except during loading and unloading. Crushing occurs for no more than 46 days per year in total. Crushing does not occur during adverse meteorological conditions. 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. Trucks associated with the Development do not track dirt onto the public road network. Public roads used by these trucks are kept clean. Any works are carried out progressively on site to minimise exposed surfaces.

Air Quality		OP 7
		<ul style="list-style-type: none"> Air Quality Monitoring and Reporting of the Development is to be undertaken for the first three crushing events following the commencement of expanded operations and the report forwarded to the DPHI within three months. The facility must not cause or permit the emission of any offensive odour. During operations the Applicant must implement the mitigation measures outlined in the Odour advice prepared by EMM Consulting and dated 30 September 2022. (Condition B61A)
PROCEDURES		
OP 7.1	Air Quality Management	<p>Key measures from the AQMP include:</p> <ul style="list-style-type: none"> All existing sealed/hardstand areas will be retained; Onsite water cart to be utilised periodically to suppress dust on sealed and unsealed roadways Water sprays will be used over any other bare or unsealed surfaces that have not yet been sealed and have the potential to generate unacceptable amounts of dust; Dust suppression in the hand unload shed; Acid Sulfate Soils receipt bay/load-in area to be misted; All vehicle movements will be restricted to designated routes marked out by appropriate signage and fencing using sealed internal roads; Access to unsealed areas will be prevented; Restricting stockpile height to 7m, as per the conditions contained within EPL 20771; Water sprays will be used at stockpiles, crushing and screening plants and during material handling as necessary; Ceasing or reducing processing operations and the loading/unloading of stockpiles during strong wind conditions; Cleaning hardstand/roads by street sweeper; Machinery will be serviced regularly, operated efficiently and turned off when not in use (ie avoid idling) to reduce emissions; and A wheel wash will be used if required to clean truck tyres to prevent mud or sediment being carried to and deposited on the access road (and public roads).
OP 7.3	Monitoring	<p>Dust generation will be monitored by:</p> <ul style="list-style-type: none"> Regular site monitoring by the Site Leading Hand/Supervisor; Dust complaints received; and Weekly inspection of wheel wash. <p>Any dust complaints received are to be referred to the Site Leading Hand/Supervisor and to the Site Manager.</p>
OP 7.4	Recording	Records of air quality complaints are to be kept in MWRF's record system for at least four years.

4.8 NOISE AND VIBRATION

Noise limits as specified in the EPL and SSD Approval are presented in Table 12 below. Conditions concerning approved hours of operation are detailed in Section 3.15.

Table 12 EPL and SSD Approval Noise Limits

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) LAeq, period (when in use)			

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.

NOISE AND VIBRATION CONTROL		OP 8
Primary Environmental Goal	<ul style="list-style-type: none"> • Noise generated by the facility shall not adversely affect the site or its surrounds. 	
Related Environmental Goals	<ul style="list-style-type: none"> • Ensure compliance with EPL and SSD Approval (as modified); • Assuring quality of operations; • Preventing degradation of local amenity; • Adequate staffing and training; and • Providing and maintaining a safe working environment. 	
Compliance	<p>Key SSD Approval and EPL conditions relevant to noise and vibration management on the site are as follows:</p> <p>Key SSD Approval and EPL conditions relevant to noise and vibration on the site are as follows:</p> <ul style="list-style-type: none"> • Ensure noise limits do not exceed those prescribed in the EPL (refer Table 4 above). • 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. 	

		<ul style="list-style-type: none"> • The mobile screens in the segregated heavy waste processing and stockpiling area must not be operated simultaneously with the crusher or shredder. • Best practice must be implemented, including all reasonable and feasible noise management and mitigation measures to minimise operational, low frequency and traffic noise generated by the Development. • Minimise the noise impacts of the Development during adverse meteorological conditions. • Always maintain the effectiveness of any noise suppression equipment on plant and ensure defective plant is not used operationally until fully repaired. • Ensure all plant and equipment used on site are maintained and operated in a proper and efficient manner to minimise the likelihood of noise impacts associated with defective machinery. • Regularly assess noise emissions and relocate, modify and/or stop operations to ensure compliance with the relevant conditions of this consent. • Vibration caused by construction at any residence or structure outside the site must be limited to: for structural damage, German Standard DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures; and 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).
PROCEDURES		
OP 8.1	Noise Management	<p>Noise will be controlled by:</p> <ul style="list-style-type: none"> • Limiting the hours and types of operation to that which is approved; • Using stockpiles placed between machinery and boundaries as noise barriers; • Ensuring that plant and equipment are operated such that the noise centre is no higher than the solid boundary fences or stockpiles; • Limiting machinery used to that which meets noise generation guidelines for this type of operation; • The correct operation and maintenance of machinery; • Plant and equipment with high noise emissions to be located on the northern side of the site, furthest away from potentially noise affected neighbours; • Plant and equipment will be regularly maintained and serviced; • Broadband reversing alarms (growlers) will be used; • A site layout that minimises the need for mobile plant to reverse; • Plant and equipment will be switched off when not in use; • Any vehicle queuing will be on site rather than public roads; • Material drop heights will be minimised and dragging materials along the ground will be minimised; • Site contact details will be provided on a board at the front of the site; and • Any noise-related complaints will be handled promptly.
OP 8.2	Monitoring	<p>The site is monitored regularly by the Site Leading Hand/Supervisor for noise generation during unloading, processing and loading operations with control activities implemented as required.</p> <p>Monitoring will be accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Industrial Noise Policy.</p>
OP 8.3	Recording	<p>Records of noise complaints are to be kept in MWRF's record system for at least four years.</p>

4.9 PEST, VERMIN AND NOXIOUS WEEDS CONTROL

Procedures and management measures to control pests, vermin and noxious weeds on site are detailed in Table 13.

Table 13 Pest, vermin and noxious weeds control management measures and procedures

PEST AND VERMIN CONTROL		OP 9
Primary Environmental Goal		<ul style="list-style-type: none"> • Pests and vermin attracted by the facility shall not adversely affect the site or its surrounds. • Ensure weed species managed under the Biosecurity Act 2015 are controlled on site.
Related Environmental Goals		<ul style="list-style-type: none"> • Ensure compliance with SSD Approval (as modified) and EPL; • Assuring quality of operations; • Adequate staffing and training; and • Providing and maintaining a safe working environment.
Compliance		<ul style="list-style-type: none"> • MRF must implement suitable measures to manage pests, vermin and declared noxious weeds on the site; and 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.
PROCEDURES		
OP 9.1	Pest and Vermin Control	The site is monitored for pest and vermin and control activities implemented as required.
OP 9.2	Pest and Vermin Management	Pests, vermin will be controlled by: <ul style="list-style-type: none"> • Removal of residual waste in a timely fashion; • Regular cleaning of the waste receipt, stockpiling and processing areas; • Weeds controlled under the Biosecurity Act 2015 will be manually removed (to avoid impact on surface water) and disposed at a facility licensed to accept general putrescible waste; • Litter control and removal by fencing and by patrolling fencing lines and removing litter for disposal; • Surface drainage minimising ponding on the site; and • Populations being controlled as appropriate.
OP 9.3	Monitoring	The presence of pests and vermin will be monitored by visual inspections on a weekly basis.
OP 9.4	Recording	Records of eradication programs undertaken are to be kept in MWRP's Record System for at least four years.

4.10 LITTER CONTROL

Litter control management measures and procedures are detailed in Table 14.

Table 14 Litter control management measures and procedures

LITTER CONTROL		OP 10
Primary Environmental Goal		<ul style="list-style-type: none"> Litter generated by the facility shall not adversely affect the site or its surrounds.
Related Environmental Goals		<ul style="list-style-type: none"> Ensure compliance with SSD Approval (as modified) and EPL; Assuring quality of operations; and Preventing unauthorised entry.
PROCEDURES		
OP 10.1	Litter Control	The site is monitored for litter and control activities implemented as required.
OP 10.2	Litter Management	Litter will be controlled by: <ul style="list-style-type: none"> Removing processed material and residual waste regularly; Patrolling litter fences and fence lines on a weekly basis; and Visually inspecting adjacent properties for litter and by organising its collection and disposal.
OP 10.3	Monitoring	Litter will be monitored by: <ul style="list-style-type: none"> Regular site monitoring by the Site Leading Hand/Supervisor and Site Operator; and Litter complaints received.
OP 10.4	Recording	Records of litter complaints are to be kept in MWRF's Record System for at least four years.

4.11 SECURITY OF SITE

Security of site procedures are detailed in Table 15

Table 15 Security of site procedures

SITE SECURITY		OP 11
Primary Environmental Goal		<ul style="list-style-type: none"> Preventing unauthorised entry to the facility.
Related Environmental Goals		<ul style="list-style-type: none"> Ensure compliance with SSD Approval (as modified); Assuring quality of incoming waste; Preventing degradation of local amenity; and Providing and maintaining a safe work environment.
Compliance		<p>The key SSD Approval conditions relevant to security on the site are as follows:</p> <ul style="list-style-type: none"> The 1.8 m perimeter fence and security gates on the site must be maintained in accordance with Council's requirements; and Ensure the security gates are locked whenever the site is not in operation or is unattended.
PROCEDURES		
OP 11.1	Site Security Management	Access to the facility and its operations is managed to ensure there is no unauthorised entry or dumping at the facility or in its vicinity.
OP 11.2	Site Security	<p>Site security will be maintained on the site by ensuring:</p> <ul style="list-style-type: none"> All fences, gates and facilities are maintained and locked when the facility is not open; and Communication systems are available for staff working on site.

4.12 FIRE MANAGEMENT

The site's emergency response plan is detailed in Table 16.

Table 16 Fire management and procedures

FIRE MANAGEMENT		OP 12
Primary Environmental Goal		<ul style="list-style-type: none"> Minimising the risk of fire damage to the facility and its surrounds.
Related Environmental Goals		<ul style="list-style-type: none"> Ensure compliance with SSD Approval (as modified); Assuring quality of operations; Preventing unauthorised entry; Preventing degradation of local amenity; Adequate staffing and training; and Providing and maintaining a safe working environment.
Compliance		<p>Key SSD Approval and EPL conditions relevant to Fire Management on the site are as follows:</p> <ul style="list-style-type: none"> The emergency response plan must be always kept on the premises. The emergency response plan must document systems and procedures to deal with all types of incidents (e.g. spills, explosions or fire). In accordance with Clauses E1.10 and E2.3 of Vol. 1 of the National Construction Code (NCC) the site must be maintained in a manner which meets the operational requirements of FRNSW. 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. The arrangement of stockpiles of combustible material, stored externally, on the allotment be sufficiently separated to permit FRNSW vehicle access between stockpiles. The site must be serviced by a fire hydrant system that has a minimum water supply capable to extinguishing the sites largest fire load stockpile. Buildings which store recyclable material must include a smoke hazard system that facilitates FRNSW firefighting operation. The containment on-site of fire water run-off. <p>Key MOD 2 approval conditions relevant to the receipt of Acid Sulfate Soils (MOD 2/3 Condition B72A):</p> <ul style="list-style-type: none"> Install a fire hydrant system that is designed and installed in accordance with Australian Standard AS2419.1-2021 and has an enhanced standard of performance appropriate to special hazards. 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 enhanced standard of performance appropriate to special hazards. Review the existing on-site road traffic plan to ensure safe, efficient and effective access for 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. Prepare an Emergency Services Information Package (ESIP) in accordance with the 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
PROCEDURES		
OP 12.1	Fire Management	The facility is assessed for fire risk levels and preventative/minimisation activities implemented as required.

		A fire safety compliance certificate for the site will be obtained annually. The current certificate (issued 22/06/2018) certifies that the site is compliant to the relevant clauses of the NCC including E2.3. This certificate is appended to this OEMP as Appendix L. It is also included in the ERP (refer Appendix K).
OP 12.2	Fire Prevention	<p>The potential for fires will be minimised by:</p> <ul style="list-style-type: none"> Managing the site in accordance with the relevant clauses of the NCC Part E1 Fire Fighting Equipment and E2 Smoke hazard management. Provisions for special hazards due to the nature of material stored onsite include; <ul style="list-style-type: none"> maintaining multiple accesses for fire fighting vehicles into and out of the main processing shed; provision of three fire hydrants down the western side of the main processing shed; maintaining sufficient separation between stockpiles to permit FRNSW vehicle access between stockpiles; and Stockpiles of combustible material (namely timber) to be suitable segregated from potential ignition sources. Access gates being locked at all times outside opening hours; Maintenance of boundary fences; Maintenance of lockable gates; Accepting only permitted wastes; Regularly removing residual waste from the site; Conducting regular litter patrols; Maintaining machinery in good working order to minimise the risk of sparks; Maintenance of fire fighting equipment; Consultation with the NSW Fire Brigade; and Maintaining the quantities of dangerous goods stored and handled at the site below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times. Thermal imaging cameras installed to monitor heat after hours in selected undercover areas of site where waste is received, processed and stockpiled.
OP 12.3	Fire Fighting	<p>Firefighting shall be undertaken in association with the NSW Fire Brigade:</p> <p>Telephone: Emergency 000 and ask for Fire Brigade</p> <p>Small fires are to be extinguished utilising the fire hoses and sprinkler systems provided on site in the first instance.</p> <p>- After Hours:</p> <p>Where the temperature exceeds the programmed threshold of the thermal imaging cameras, the automatic deluge system is triggered in the immediate area to reduce the risk/severity of fire.</p> <p>When the automatic deluge system is activated, the system triggers an alert to a third-party monitoring provider, who will notify the NSW Fire Brigade if required.</p>
OP 12.4	Recording	<p>Following containment of the fire the Site Manager in conjunction with the Site Leading Hand/Supervisor is responsible for preparing an Incident Report Form as per the procedure contained in OP13 (Section 5.4). This report is to be recorded on MWRF's records system and is to include:</p> <ul style="list-style-type: none"> Time and date of the start of the fire; Cause of the fire (if known); Time and date the fire was extinguished; Location of the fire; Weather conditions at the time of the fire; Details and observation of the directions and dispersion rate of the smoke from the fire; Details of any complaints from the public regarding the smoke; and Actions that could be taken to prevent recurrence.

4.13 SPILL MANAGEMENT

Spill management procedures and management measures are detailed in Table 17.

Table 17 Spill management measures and procedures

SPILL MANAGEMENT		OP 13
Primary Environmental Goal		<ul style="list-style-type: none"> Stop any spillage of substances from affecting the site and its surrounds.
Related Environmental Goals		<ul style="list-style-type: none"> Ensure compliance with SSD Approval; Assuring quality of operations; Preventing unauthorised entry; Preventing degradation of local amenity; Adequate staffing and training; and Providing and maintaining a safe working environment.
Compliance		<p>Key SSD Approval conditions relevant to Spill Management on the site are as follows:</p> <ul style="list-style-type: none"> Any spills must be contained and disposed of at a licensed facility. Any servicing and 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 the work could result in liquids being spilled. A diesel spill kit must be stored in the refuelling area and deployed in the event of a spill. Overfilling of the onsite diesel tank must be prevented through gauging and monitoring of the tank's contents. Hoses used for transfer of diesel must be inspected weekly. In an emergency, flow of liquid from the storage tank to a consuming device must be immediately shut off. The stormwater isolation valve must be closed at all times unless stormwater is being discharged and its closure must be monitored weekly. 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. 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. All fuels, chemicals and oils on site will be stored in appropriately bunded areas in accordance with the relevant Australian Standards, and the EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual (DECC, 2007). To ensure that chemical spills and fire water are contained on site, during an incident, Benedict must insure the stormwater valve remains in a closed position until manually opened upon confirmation that stormwater isolation is no longer required. 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 Sulfate Soils. During treatment of Actual or Potential Acid Sulfate Soils, water will be captured from the AASS treatment area and transferred to a holding tank for removal off site to a licensed facility or in accordance with a trade waste agreement. (MOD2 condition B76B)
PROCEDURES		

OP 13.1	Spill Management	The facility is regularly assessed to determine the level of risk of materials spill that may adversely affect the site and its surrounds. The stormwater isolation valve will always remain in a closed position unless a controlled discharge is occurring. The location of the stormwater isolation valve is shown on the site's emergency evacuation plan contained in the Emergency Response Plan (Appendix K).
OP 13.2	Spill Prevention	The potential for spills will be minimised by: <ul style="list-style-type: none"> • Inspecting incoming waste for liquids; • Re-fuelling operations of plant to be undertaken by suitably trained personnel; • Provision of spill kits and training of personnel in their use; • Storage of oils, chemicals and fuels in appropriately bunded areas; • Consultation with the NSW Fire Brigade; and • Compliance with the relevant SSD Approval conditions.
OP 13.3	Monitoring	<ul style="list-style-type: none"> • The stormwater valve will be checked on a weekly basis to ensure it remains in a closed position; and • Diesel hoses must be monitored weekly.
OP 13.4	Incident Reporting	All spills that occur on the site shall be reported using MWRF's Incident Reporting System OP 16

4.14 DECOMMISSIONING

A Conceptual Decommissioning Management Plan (CDMP), as required by Condition B84 of the SSD Approval is contained in Appendix I. The CDMP must be reviewed 12 months prior to the closure of the facility to the satisfaction of DPHI. SSD Approval Condition A13, requires that the date of closure of the facility and commencement of decommissioning activities must be notified to the DPHI at least one month prior to the respective development phases.

5 IMPLEMENTATION OF THE OEMP

5.1 ROLES AND RESPONSIBILITIES

5.1.1 SITE MANAGER

The MWRF Site Manager is responsible for the following:

- Ensure the MWRF complies with all relevant licences, approvals and applicable legislation;
- Approve and implement the OEMP;
- Allocate project resources to manage environmental issues on site;
- Take action to resolve non compliances;
- Ensure site personnel receive appropriate environmental awareness training and support site personnel to comply with EPL and SSD Approval conditions (as modified);
- Review the OEMP and sub plans as required; and
- Report to senior management on the performance of the OEMP, environmental incidents/non compliances and improvement opportunities.

5.1.2 SITE SUPERVISOR

The MWRF Site Supervisor is responsible for the following:

- Ensure that the site complies with relevant licences, acts and regulations;
- Ensure that the site complies with relevant licences, acts and regulations;
- Identify non-conformances and notify the Site Manager;
- Undertake and/or co-ordinate environmental monitoring requirements specified within the EPL; and
- Deliver environmental awareness training.

5.1.2 ALL PERSONNEL

All site personnel are responsible for the following:

- Comply with relevant Acts, Regulations and Standards;
- Comply with Benedict policies and procedures;
- Comply with management / supervisory directions;
- Promptly report any non-conformances and/or breaches to management; and
- Participate in induction and training as directed.

5.2 TRAINING

All MWRF employees and subcontractors (as necessary) receive environmental training, to ensure they are aware of their responsibilities and have the necessary knowledge and skills to carry out their work.

Environmental requirements are explained to employees as part of Benedict corporate and site inductions. Training is ongoing as required. All inductions and ongoing training is to be recorded.

Employees and contractors are to receive training in the following areas:

- OEMP including sub plans;
- EPL and SSD Approval (as modified) compliance;
- Significant environmental risks, impacts and controls;
- Pollution Incident Response Management Plan;
- Emergency Management Plan; and
- Understanding their legal obligations.

Training requirements and procedures have been outlined in Table 18.

Table 18 Training procedures and requirements

STAFF TRAINING REQUIREMENTS		OP 14
Primary Environmental Goals		<ul style="list-style-type: none"> • Staff are trained in these and referenced procedures to ensure the protection of the environment; and • Staff and contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of SSD Approval relevant to activities they carry out on site.
Related Environmental Goals		<ul style="list-style-type: none"> • Assuring quality of operation; • Adequate fire fighting capacity; and • Providing and maintaining a safe working environment.
PROCEDURES		
OP 14.1	Staff Training	<p>All staff to undertake training to enable them to competently and safely carry out their assigned duties. Specifically:</p> <ul style="list-style-type: none"> • All staff employed at the facility are to be trained in the requirements and operational procedures of the OEMP; • Operators of equipment must be trained and skilled at undertaking the task allocated to them; and • Staff must be capable of identifying wastes that are not permitted to be disposed of at the facility.
OP 14.2	Monitoring	<p>Staff competency will be monitored through:</p> <ul style="list-style-type: none"> • Site audits; • Annual staff competency assessments; • Customer complaints received; and • Incident reports.
OP 14.3	Responsibility	<p>Site Operator is responsible for:</p> <ul style="list-style-type: none"> • Carrying out tasks in a safe manner and in accordance with the procedures in which he/she have been trained. <p>Site Leading Hand/Supervisor is responsible for:</p> <ul style="list-style-type: none"> • Carrying out tasks in a safe manner and in accordance with the procedures in which he/she has been trained. <p>Site Manager is responsible for:</p> <ul style="list-style-type: none"> • Implementing this procedure; • Arranging for staff competency assessments and training to ensure that all staff working at the facility are able to perform their duties in a safe and competent manner; and • Ensuring that the nominated officers have been trained in the requirements of this procedure.

5.3 COMMUNITY CONSULTATION AND COMPLAINTS HANDLING

Community consultation and complaints handling procedure has been highlighted in Table 19.

Table 19 Community consultation and complaints handling procedure

COMMUNITY CONSULTATION AND COMPLAINTS HANDLING		OP 15
Primary Environmental Goals		<ul style="list-style-type: none"> Notifying stakeholders regarding key aspects of the operations on site; and Environmental problems identified complaints are investigated and acted upon if required.
Related Environmental Goals		<ul style="list-style-type: none"> To understand any concerns of local community groups; Preventing degradation of local amenity; and Adequate staffing and training.
Compliance		<p>Key SSD Approval conditions relevant to Community consultation and complaints handling on the site are as follows:</p> <ul style="list-style-type: none"> Requirement to consult with the community regularly throughout the Development; Regular reporting on the environmental performance of the Development is to be included on the Benedict website; and Lighting associated with the Development is to comply with the AS 4282 (INT) Control of Obtrusive Effects of Outdoor Lighting; and be 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. During operations implement the mitigation measures outlined in the Odour advice prepared by EMM Consulting and dated 30 September 2022.
PROCEDURES		
OP15.1	Consultation	<p>Community consultation activities include:</p> <ul style="list-style-type: none"> A dedicated Benedict webpage; A community telephone line to provide a central point of contact for community enquiries; and Newsletters sent to adjacent landholders, sensitive receivers and relevant regulatory authorities to notify of a 24 hour waste receival period along with a description of the major infrastructure projects which necessitate the 24-hour operations.
OP15.2	Website	<p>The following are to be published on the website:</p> <ul style="list-style-type: none"> All current statutory approvals for the Development; The OEMP, including subplans; Summary of the monitoring results; Complaints register updated on a monthly basis; and Annual reviews and independent environmental audits.
OP 15.3	Complaints reporting	Complaints received from an outside party shall be reported immediately to the Site Leading Hand/Supervisor and the Site Manager
OP 15.4	Investigations	<p>Any complaint received will be investigated including:</p> <ul style="list-style-type: none"> The cause of the complaint; The climatic conditions at the time of the incident which is the cause of the complaint; If known, the date and time the incident took place; The occurrence of similar complaints in the past; and
OP 15.5	Recording	Details of the complaint received, investigations and actions taken are to be recorded on MWRF's corporate records system. Records of complaints are to be kept for at least four years.

5.4 INCIDENT REPORTING

Incident reporting procedures have been highlighted in Table 20.

Table 20 Incident Reporting

INCIDENT REPORTING		OP 16
Primary Environmental Goal		<ul style="list-style-type: none"> Reporting incidents so that potential environmental hazards are identified.
Related Environmental Goals		<ul style="list-style-type: none"> Ensure compliance with SSD Approval (as modified); Preventing pollution of water; Management of stormwater; Management of wastewater; Prevention of degradation of local amenity; Preventing unauthorised entry; Adequate fire fighting capacity; Adequate staffing and training; and Providing and maintaining a safe working environment.
PROCEDURES		
OP 16.1	Internal Reporting	In all cases where an incident or accident occurs which has the potential to harm the environment the incident is to be reported immediately to the Site Leading Hand/Supervisor.
OP 16.2	External Reporting	<p>Any incident or potential incident with actual or potential significant off-site impacts on people or the biophysical environment associated with the MWRF must be immediately reported to the EPA and DPHI as soon as Benedict becomes aware of the incident.</p> <p>The incident is also to be immediately reported by telephoning:</p> <ul style="list-style-type: none"> EPA Newcastle office: 02 4908 6800 EPA Pollution Hotline: 131 555 <p>Formal written advice of the incident is to be forwarded to DPHI and EPA within 7 days of the incident.</p> <p>NOTE: The external reporting requirement does not apply when the harm or potential for harm is permitted for the site.</p>
OP 16.3	Reportable Incidents	<p>Reportable incidents include:</p> <ul style="list-style-type: none"> Dumping of a prohibited waste on site Failure of the sediment pond Any other incident or observation that could pose an immediate environmental hazard that is not characteristic of the normal operations of the facility.
OP 16.4	Incident Reports	<p>Following containment and/or amelioration of the incident, an Incident Report is prepared. This report is to be recorded on MWRF's record system and should include:</p> <ul style="list-style-type: none"> Time and date the incident occurred Party recording the incident Nature, details, location and cause of the incident Duration of the incident Actions to be taken to contain and/or ameliorate the effects of the incident Name, addresses and telephone numbers of witnesses to the incident Actions that could be taken to minimise the risk of such incident recurring <p>Records of the incident are to be kept for at least four years.</p>

5.5 EMERGENCY REPONSE MANAGMENT

The following priorities are adopted when facing an emergency situation at the MWRF:

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

An Emergency Management Plan has been developed by Benedict as a means of identifying potential emergency situations and identifying the appropriate response that should be followed when dealing with an emergency. The Emergency Management Plan is appended to the OEMP as Appendix K and includes:

- Emergency Control Organisation;
- Fire Safety Equipment and Systems;
- Evacuation Plan;
- Fire Hydrant Block Plan;
- Fire Sprinkler Block Plan;
- Emergency Procedures for:
 - Fire or explosion;
 - Medical Emergency;
 - Phone threat;
 - Severe storm;
 - Gas leak and airborne contaminants;
 - Civil disturbance; and
 - Stockpile fire management.

5.6 DOCUMENT CONTROL

To ensure the OEMP and sub plans are updated on a regular basis and to incorporate additional management measures (as required) in accordance with Condition C8 of the SSD Approval, the OEMP is to be reviewed and revised if necessary within three months of the following:

- DPHI Approval of an Annual Review;
- Approval of a modification;
- Submission of an incident report;
- Completion of an audit; and
- Update Fire Safety Equipment and Systems (as required).

All revisions to the OEMP are to be approved by DPHI prior to implementation.

The OEMP is to be distributed to all appropriate staff involved in the operation and management of the facility. Revised and updated versions of the OEMP and sub plans, once approved, supersede earlier versions must be issued to all registered holders of the OEMP with a memo summarising the changes.

A register is to be maintained detailing the new version number and the date of issue.

6 COMPLIANCE REPORTING

Compliance reporting is required to provide a systematic review of the environmental performance of the MRF in accordance with legislative requirements. The reports required are summarised in Table 21

Table 21 Required reporting

Type of Report	Frequency	Distribution	Report Inclusions
Incident reporting in accordance with Condition C10 of the SSD Approval	Notify immediately and report within 7 days of incident	DPHI and EPA	Written report detailing the date, time, nature, cause of the incident and preventative /corrective actions.
Annual Review in accordance with Condition C9 of the SSD Approval	Yearly	DPHI	Written report including, the following: <ul style="list-style-type: none"> • Conditions compliance report; • Review of complaints; • Review of monitoring results including a comparison of these against the relevant statutory requirements; • Detail and provide evidence for the number of days crushing has occurred and of 24-hour waste receival operations; • Identify any non-compliance over the last year, and describe what actions were (or are being) taken to ensure compliance; • Identify any trends in the monitoring data over the life of the Development; • Identify any discrepancies between the predicted and actual impacts of the Development, and analyse the potential cause of any significant discrepancies; and • Describe what measures will be implemented over the next year to improve the environmental performance of the Development.
Annual Return	Yearly	EPA	Online form submission
Independent Environmental Audit in accordance with Condition C13 and C14 of the SSD Approval	Within 1 year of commencement of operations and every 3 years thereafter	DPHI	This audit must be conducted by an independent party endorsed by DPHI and include: <ul style="list-style-type: none"> • Consultation with relevant agencies; • An assessment of the environmental performance of the development and compliance with relevant approvals; and • Recommend measures or actions to improve performance.

APPENDIX A – COMPLIANCE REGISTER

Schedule 2		
Part A – Administrative Conditions		
Condition	Requirement	Where Addressed in OEMP
Obligation to minimise harm to the environment		
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	Management Measures documented in Chapter 6 of this OEMP
Terms of Consent		
A2	The Development may only be carried out: <ul style="list-style-type: none"> (a) in compliance with the conditions of this consent; (b) in accordance with the directions of the Planning Secretary Planning Secretary; (c) in accordance with the EIS, RTS and Amended Application; (d) in accordance with the Modification Assessments (e) in accordance with development layout plans and drawings in the RTS and Amended Application (see Appendix A); and (f) in accordance with the management and mitigation measures (see Appendix B). 	Compliant OEMP addresses compliance of all conditions of consent. Management measures of RTS included in Chapter 6.
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: <ul style="list-style-type: none"> (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above. 	Noted
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. <i>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.</i>	Noted
Limits of Consent		
A5	This consent lapses five years after the date from which it operates, unless the Development has physically commenced on the land to which the consent applies before that date.	Noted

A6	The Applicant must not receive or process on site more than 315,000 tonnes per year of general solid waste (non-putrescible).	Section 3.1 and Appendix D
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) (c) receive or process more than 30,000 tonnes per year of actual or potential Acid Sulfate Soils.	Section 3.1 and Appendix D
A8	The amount of waste stored on site at any one time must not exceed 53,733 tonnes.	Section 3.1 and Appendix D
A8(a)	No more than 500 tonnes of Actual or Potential Acid Sulfate Soils may be stored on the site at any one time	
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
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	Appendix D
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.	Section 3.1 and Appendix D
A12	Heavy vehicles are not permitted to access Werribi Street.	Section 4.6 and Appendix G
Notification of Commencement		
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.	Section 4.14 and Appendix I
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
Staging, Combining and Updating Strategies, Plans or Programs		
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 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).	Noted
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

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.	Section 5.6
Request for Information		
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.	Section 4.2
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.	Section 4.2 and Appendix D
Evidence of Consultation		
A20	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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)
Statutory Requirements		
A21	The Applicant must ensure that all licences, permits and approval/consents are obtained as required by law and maintained as required throughout the life of the Development. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits or approval/consents.	Section 2
Structural Adequacy		
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
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 <i>Environmental Planning and Assessment Act 1979</i> . <i>Note:</i> <ul style="list-style-type: none"> • 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
Utilities and Services		
A24	Prior to the construction of any utility works associated with the Development, the Applicant must obtain relevant approvals from service providers	N/A to operations
Protection of Public Infrastructure		
A25	Before the commencement of construction, the Applicant must: <ul style="list-style-type: none"> (a) consult with the relevant owner and provider of services that are likely to be affected by the Development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; 	N/A to operations

	(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	
Compliance			
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.	Section 5.2	
Section 7.12 Contributions to Council			
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 <i>City of Newcastle Section 94A Development Contributions Plan 2009 (Updated July 2017)</i> (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. <i>Note: The Section 7.12 Levy as determined at the date of this consent is \$3938.69</i>	N/A to operations	
Operation of Plant and Equipment			
A29	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner	Sections 4.7, 4.8 & 4.13 and relevant sub plans.	
Modification of Consent			
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 <i>Environmental Planning and Assessment Act 1979</i> and Clause 97 of the <i>Environmental Planning and Assessment Regulation 2000</i> such that the recycling facility including acceptance of up to 90,000 tonnes per annum of waste (pre-classified general solid wastes (non-putrescible waste)) is removed from the development consent.		N/A to operations
	Determination Date	DA Number	
	08 March 2016	DA2015/0291	
	Details Recycling facility involving: <ul style="list-style-type: none">acceptance of up to 90,000 tonnes per annum of waste (pre-classified general solid wastes (non-putrescible waste)) such as construction and demolition wastes		

		<ul style="list-style-type: none"> • ancillary waste activities • construction of truck wash facilities • associated site works. 	
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 <i>Environmental Planning and Assessment Act 1979</i> 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 SSD7698-MOD-1.		This was assessed and modified by City of Newcastle on 9 September 2022 – MA2022/00157
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 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.		Section 2.6
Part B – Environmental Performance and Management			
Waste Management			
Statutory Requirements			
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.		Section 4.2 and Appendix D
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.		Section 4.2 and Appendix D
B3	The Applicant must record the amount of waste (in tonnes) received at the site on a daily basis.		Section 4.2 and Appendix D
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.		Sections 4.2 & 4.3 and Appendix D
B5	No biochar production or storage is approved under the terms of this consent		Section 4.2 and Appendix D
Receipts, Storage & Handling of Waste			
B6	The Applicant must only receive waste on site that is authorised for receipt by an EPL.		Sections 4.2 & 4.3 and Appendix D
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.		Sections 4.2 & 4.3 and Appendix D
B6B	Actual or Potential Acid Sulfate Soils must be neutralised via lime dosing within 24 hours of receiving the soils on site.		Sections 4.2 & 4.3 and Appendix D
B6C	The receival bays containing Actual or Potential Acid Sulfate Soils must be fitted with misting sprays equipped with fixed misting sprays, a mobile water cart and movable water cannons to keep the material damp at all times.		Sections 4.2 & 4.3 and Appendix D

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.	Section 4.2 and Appendix D
B8	Loads predominantly containing glass are not permitted to be crushed at the site.	Section 4.2 and Appendix D
B9	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) implement auditable procedures to: <ul style="list-style-type: none"> (i) ensure the site does not accept wastes that are prohibited; and (ii) screen incoming waste loads. (b) ensure that: <ul style="list-style-type: none"> (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 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. 	Section 4.2 and Appendix D
B10	The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with <i>the EPA's Waste Classification Guidelines Part 1: Classifying Waste</i> , November 2014, or its latest version and dispose of all wastes to a facility that may lawfully accept the waste.	Sections 4.2 & 4.3 and Appendix D
B11	<p>All waste must be:</p> <ul style="list-style-type: none"> (a) stored wholly within the designated waste stockpile areas (b) loaded and unloaded within the designated loading and unloading areas. 	Section 4.2 and Appendix D
Waste Monitoring program		
B12	<p>From the commencement of operations, the Applicant must implement a Waste Monitoring Program for the Development. The program must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s) prior to the commencement of operations; (b) include suitable provision to monitor the: <ul style="list-style-type: none"> (i) quantity, type and source of waste received on site; (ii) type of waste and the material crushed and shredded on site; (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: <ul style="list-style-type: none"> (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. 	Sections 4.2 & 4.3 and Appendix D
Waste Management Plan		

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: <ul style="list-style-type: none"> (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 requirements for non-conforming waste handling and removal. 	Appendix D
B14	The Applicant must: <ul style="list-style-type: none"> (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 	Noted
Pests, Vermin and Noxious Weed Management		
B15	The Applicant must: <ul style="list-style-type: none"> (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. <p><i>Note: For the purposes of this condition, noxious weeds are those species subject to an order declared under the Noxious Weed Act 1993.</i></p>	Section 4.9
Soils, Water Quality and Hydrology		
Erosion and Sediment Control		
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 <i>Managing Urban Stormwater: Soils and Construction Guideline</i> and the Erosion and Sediment Control Plan included in the CEMP required by Condition C1.	N/A Construction
Pollution of Waters		
B17	The Development must comply with Section 120 of the <i>POEO Act</i> , which prohibits the pollution of waters, except as expressly provided in an EPL.	Section 2.2
B18	Any discharge or water quality criteria specified under the EPL must be complied with.	Section 4.5 and Appendix E
B19	Surface water must only be discharged from the location specified in the EPL.	Section 4.5 and Appendix E
B20	Overland flow from the Development must be contained within the sealed areas of the site.	Section 4.5 and Appendix E
B21	Any spills must be contained and disposed of at a licenced facility.	Section 4.5 and Appendix E
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.	Section 4.5 and Appendix E
Truck and Wheel Wash		

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.	N/A Construction
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 treatment at an appropriately licensed facility or via trade waste.	Section 4.5 and Appendix E
Surface Water Management System		
B25	<p>Prior to the commencement of operations, the Applicant must design, install and operate a surface water management system for the Development. The system must:</p> <ul style="list-style-type: none"> (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 <i>Managing Urban Stormwater - Soils and Construction Vol. 2B: Waste landfills</i> (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. 	N/A Construction
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 surface water runoff so as to cause a nuisance to adjoining properties.	N/A to operations
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.	N/A to operations
B28	The surface water management system must be operated and maintained for the duration of the Development.	Section 4.5 and Appendix E
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.	Section 4.5 and Appendix E

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 <i>Managing Urban Stormwater - Soils and Construction Vol. 2B: Waste landfills</i> . The <i>Managing Urban Stormwater</i> series of documents 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).	Section 4.5 and Appendix E
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 90 th percentile rainfall event over any consecutive 5-day period.	Section 4.5 and Appendix E
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.	Sections 4.2 and Appendix E
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 Condition B35 being provided to the satisfaction of the Planning Secretary.	Section 4.2 and Appendix E
B32B	The hand unloading shed shown on the Development Layout Plan in Appendix A must be fitted with an internal dust suppression system.	Section 4.5 and Appendix E
Surface Water Characterisation and Mitigation Plan		
B33	<p>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:</p> <ul style="list-style-type: none"> (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 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) 	Appendix E

	<ul style="list-style-type: none"> (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 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	<p>B34. The Applicant must:</p> <ul style="list-style-type: none"> (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. 	Noted
Water Quality Validation		
B35	<p>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:</p> <ul style="list-style-type: none"> (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. 	Noted in Appendix E
B36	Any alterations to the surface water management system identified in the SWVR must be implemented prior to any further controlled discharges occurring to the satisfaction of the Planning Secretary.	Noted in Appendix E
B37	The Applicant must comply with any amended surface water quality criteria and discharge limits identified in the EPL	Noted in Appendix E
Surface Water Audit		
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:	Noted in Appendix E

	<ul style="list-style-type: none"> (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 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.	Noted in Appendix E
Groundwater		
B40	<p>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:</p> <ul style="list-style-type: none"> (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) identify a program for ongoing groundwater monitoring and reporting. 	Noted
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.	Noted
Disel Tank Management		
B42	<p>As a minimum, the Applicant must ensure the 40,000 litre self-bunded diesel tank is managed as follows:</p> <ul style="list-style-type: none"> (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; (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. 	Sections 4.5 & 4.13
Chemical Spills and Fire Water Containment		

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: <ul style="list-style-type: none"> (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 located within the site's Emergency Response Plan prepared as part of the OEMP as required by Condition C7. 	Sections 4.12 & 4.13 and Appendix K
Traffic and Access		
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).	Section 4.6 and Appendix G
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.	Section 4.6 and Appendix G
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.	Section 4.6 and Appendix G
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.	Section 4.6 and Appendix G
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 the Development Layout Plan in Appendix A to accommodate the largest vehicle entering the site to travel unobstructed through the heavy waste processing area.	Section 4.6 and Appendix G
Parking		
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.	Section 4.6 and Appendix G
B48	Parking is only permitted within the designated parking spaces	Section 4.6 and Appendix G
Operating Conditions		
B49	The Applicant must ensure: <ul style="list-style-type: none"> (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 entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines; 	Section 4.6 and Appendix G

	<ul style="list-style-type: none"> (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 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. 	
Operational Traffic and Pedestrian Management Plan		
B50	<p>Prior to the commencement of operations, the Applicant must prepare an Operational Traffic and Pedestrian Management Plan (OTPM) 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 OTPM must:</p> <ul style="list-style-type: none"> (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 how the public unloading area will be barricaded from the contractor unloading areas and processing areas to ensure safety is maintained; detail measures to minimise the potential for 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: <ul style="list-style-type: none"> (i) minimise the impact on the local and regional road network; (ii) minimise conflicts with other road users; 	Appendix G

	<ul style="list-style-type: none"> (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	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) not commence the operations until the OTPMP required by Condition B50 is approved by the Planning Secretary; and (b) implement the most recent version of the OTPMP approved by the Planning Secretary for the duration of the development. 	Noted
Air Quality		
Meteorological Station		
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 <i>Approved Methods for Sampling of Air Pollutants in New South Wales</i> .	N/A Construction
B53	The Applicant must maintain the meteorological station to the satisfaction of the EPA for the life of the development.	Section 4.7 and Appendix F
Dust Minimisation		
B54	All reasonable steps must be taken to minimise dust generated during all works authorised by this consent.	Section 4.7 and Appendix F
B54A	<p>During the operation of the development, the Applicant must ensure that:</p> <ul style="list-style-type: none"> (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. 	
B55	<p>The Applicant must ensure that:</p> <ul style="list-style-type: none"> (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 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 	Section 4.7 and Appendix F

	(k) any works are carried out progressively on site to minimise exposed surfaces.	
Air Quality Discharges		
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.	Section 4.7 and Appendix F
Air Quality Management Plan		
B57	<p>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:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 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. 	Appendix F
B58	<p>The Applicant must:</p> <ul style="list-style-type: none"> (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. 	Noted
Air Quality Monitoring and Reporting		
B59	<p>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:</p> <ul style="list-style-type: none"> (a) be carried out by a suitably qualified and experienced person(s) whose appointment has been endorsed by the Planning Secretary; (b) monitor the dust emissions whilst the Development is in operation and crushing (as described section 3.5 of the RTS) is occurring; 	Noted in Appendix F

	<ul style="list-style-type: none"> (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.	Noted
Odour		
B61	The Applicant must ensure the Development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).	Section 4.7 and Appendix F
Odour Management		
B61A	During operations the Applicant must implement the mitigation measures outlined in the Odour advice prepared by EMM Consulting and dated 30 September 2022.	Section 4.7 and Appendix F
B61B	During operations the Applicant must implement the mitigation measures outlined in the Odour Assessment prepared by EMM Consulting and dated 22 July 2024.	Section 4.7 Appendix F
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.	Section 4.7 and Appendix F
Noise		
Hours of Work		

B62	<p>The Applicant must comply with the hours detailed in Table 2.</p> <p>Table 2: Hours of Work</p> <table border="1"> <thead> <tr> <th>Activity</th><th>Day</th><th>Time</th></tr> </thead> <tbody> <tr> <td rowspan="3">Construction</td><td>Monday to Friday</td><td>7 am to 6 pm</td></tr> <tr> <td>Saturday</td><td>8 am to 1 pm</td></tr> <tr> <td>Sunday and Public Holidays</td><td>Not Permitted</td></tr> <tr> <td rowspan="3">Waste Receival</td><td>Monday to Friday</td><td>6 am to 6 pm</td></tr> <tr> <td>Saturday</td><td>6 am to 5 pm</td></tr> <tr> <td>Sunday and Public Holidays</td><td>7 am to 3 pm</td></tr> <tr> <td rowspan="3">Waste Processing</td><td>Monday to Friday</td><td>6 am to 6 pm</td></tr> <tr> <td>Saturday</td><td>6 am to 5 pm</td></tr> <tr> <td>Sunday and Public Holidays</td><td>Not Permitted</td></tr> <tr> <td rowspan="3">Waste Dispatch</td><td>Monday to Friday</td><td>6 am to 6 pm</td></tr> <tr> <td>Saturday</td><td>6 am to 5 pm</td></tr> <tr> <td>Sunday and Public Holidays</td><td>Not Permitted</td></tr> </tbody> </table>	Activity	Day	Time	Construction	Monday to Friday	7 am to 6 pm	Saturday	8 am to 1 pm	Sunday and Public Holidays	Not Permitted	Waste Receival	Monday to Friday	6 am to 6 pm	Saturday	6 am to 5 pm	Sunday and Public Holidays	7 am to 3 pm	Waste Processing	Monday to Friday	6 am to 6 pm	Saturday	6 am to 5 pm	Sunday and Public Holidays	Not Permitted	Waste Dispatch	Monday to Friday	6 am to 6 pm	Saturday	6 am to 5 pm	Sunday and Public Holidays	Not Permitted	Section 3.5
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B63	<p>Works outside of the hours identified in Condition B62 may be undertaken in the following circumstances:</p> <ul style="list-style-type: none"> (a) the works are inaudible at the nearest sensitive receivers; (b) 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. 	Section 3.5																															
B64	<p>Waste receival is permitted on a 24-hour per day basis on limited occasions to facilitate major infrastructure projects. Limited occasions is defined as:</p> <ul style="list-style-type: none"> (a) no greater than six times per year; and (b) only for a period of less than two weeks in length for each occasion. 	Section 3.5																															
B65	<p>The Planning Secretary, Council and all adjacent landowners must be notified no later than 48 hours prior to each of the 24-hour waste receival periods referred to in Condition B64 along with a description of the major infrastructure projects which necessitate the 24-hour operations.</p>	Section 3.5																															
B66	<p>During the 24-hour waste receival period (as stipulated in Condition B64), the number of heavy vehicles accessing the site from 6 pm to 6 am must not exceed 12.</p>	Section 3.5																															
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B67	<p>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).</p>	Section 4.8																															
B68	<p>The mobile screens in the segregated heavy waste processing and stockpiling area must not be operated simultaneously with the crusher or shredder.</p>	Section 4.8																															

B69	<p>The Applicant must:</p> <ul style="list-style-type: none">(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.	Section 4.8																																																																																					
Operational Noise Limits																																																																																							
B70	<p>The Applicant must ensure that noise generated by operation of the Development does not exceed the noise limits in Table 3.</p> <p>Table 3: Noise Limits dB(A)</p> <table><tr><th>Location</th><th>Day LAeq (15 minute)</th><th>Evening LAeq (15 minute)</th><th>Night LAeq (15 minute)</th><th>Night LAMax</th></tr><tr><td>R1</td><td>48</td><td>40</td><td>40</td><td>51</td></tr><tr><td>R2</td><td>49</td><td>41</td><td>41</td><td>52</td></tr><tr><td>R3</td><td>47</td><td>39</td><td>39</td><td>51</td></tr><tr><td>R4</td><td>47</td><td>39</td><td>39</td><td>50</td></tr><tr><td>R5</td><td>50</td><td>42</td><td>42</td><td>53</td></tr><tr><td>R6</td><td>48</td><td>41</td><td>41</td><td>51</td></tr><tr><td>R7</td><td>48</td><td>41</td><td>41</td><td>52</td></tr><tr><td>R8</td><td>48</td><td>40</td><td>40</td><td>52</td></tr><tr><td>R9</td><td>49</td><td>42</td><td>42</td><td>52</td></tr><tr><td>R10</td><td>49</td><td>41</td><td>41</td><td>51</td></tr><tr><td>R11</td><td>49</td><td>42</td><td>42</td><td>52</td></tr><tr><td>R12</td><td>42</td><td>41</td><td>41</td><td>48</td></tr><tr><td>R13</td><td>40</td><td>36</td><td>36</td><td>47</td></tr><tr><td>Mayfield West Primary School</td><td colspan="4">Internal 35 dB(A) – Noisiest 1 hr period (when in use)</td></tr><tr><td>Church of Christ</td><td colspan="4">Internal 40 dB(A) LAeq, period (when in use)</td></tr><tr><td>Scout Hall</td><td colspan="4">External 55 dB(A) Leq, period (when in use)</td></tr></table> <p>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.</p>	Location	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)				<p>Section 4.8</p> <p>Note: Noise</p>
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Vibration Criteria		
B71	Vibration caused by construction at any residence or structure outside the site must be limited to: <ul style="list-style-type: none"> (a) for structural damage, German Standard DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures; and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006). 	Section 4.8
Fire Management		
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: <ul style="list-style-type: none"> (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 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. 	Section 4.12, Appendix K and Appendix L
B72A	Prior to accepting any actual or potential Acid Sulfate Soils at the site, the Applicant must: <ul style="list-style-type: none"> (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 a fire hose reel system that is 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 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 <i>FRNSW 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. 	Section 4.12, Section 4.13 and Appendix L
Aboriginal Heritage		

Unexpected Finds Protocol		
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.	N/A Construction
Hazard and Risk		
Dangerous Goods		
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 <i>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</i> at all times.	Sections 4.13 and 4.12
B75	<p>Dangerous goods, as defined by the <i>Australian Dangerous Goods Code</i>, must be stored and handled strictly in accordance with:</p> <ul style="list-style-type: none"> (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). <p>In the event of an inconsistency between the requirements listed from a) to c) above, the most stringent requirement must prevail to the extent of the inconsistency.</p>	Sections 4.13 and 4.12
Bunding		
B76	The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> (DECC, 2007) (as may be updated or replaced from time to time).	Sections 4.13
B76A	Prior to accepting any actual or potential Acid Sulfate Soils at the site, a 150 mm high bund must be constructed inside the perimeter of the processing area to be used for the storage and treatment of around the perimeter of the tipping-off area and doorways of the shed designated for receiving actual or potential Acid 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.	Sections 4.13 and Appendix D
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.	Sections 4.13 and Appendix D
Contamination		
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 <i>Site Management Plan for Subsurface Disturbance Activities, McIntosh Drive Mayfield NSW. Ref: N4113204_SMP_Rev4_2Oct09</i> , prepared by AECOM Pty Ltd, dated 2 October 2009.	Section 4.5
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.	N/A Construction
B79	Prior to the commencement of construction, the Applicant must prepare an unexpected finds protocol to ensure that potentially contaminated material is appropriately managed. The protocol must form part of the CEMP 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.	N/A Construction

Visual Amenity		
Landscaping		
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.	Section 3.3 and Appendix J
Lighting		
B81	The Applicant must ensure the lighting associated with the Development: <ul style="list-style-type: none"> (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. 	Section 5.3
Site Security		
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.	Section 4.11
Community Engagement		
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.	Section 5.3
Conceptual Decommissioning Plan		
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: <ul style="list-style-type: none"> (a) include a schedule for the decommissioning of the Development; (b) detail how the following would be achieved: <ul style="list-style-type: none"> (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 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. 	Appendix I
Part C – Environmental Management Reporting and Auditing		
Construction Environmental Management Plan		

C1	<p>The Applicant must prepare a Construction Environmental Management Plan (CEMP) to the satisfaction of the Planning Secretary. The CEMP must:</p> <ul style="list-style-type: none"> (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 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. 	N/A Construction
C2	<p>As part of the CEMP required under Condition C1 of this consent, the Applicant must include the following:</p> <ul style="list-style-type: none"> (a) Erosion and Sediment Control Plan (see Condition B16); (b) Unexpected Finds Protocol (see Condition B79). 	N/A Construction
C3	<p>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.</p>	N/A Construction
Operational Environmental Management Plan		
C4	<p>The Applicant must prepare an Operational Environmental Management Plan (OEMP) to the satisfaction of the Planning Secretary. The OEMP must:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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; and (v) respond to emergencies and provide an Emergency Response Plan to incorporate the Modification Applications; (g) include the following environmental management plans: 	<ul style="list-style-type: none"> a) b) Prepared by EMM Consulting and Benedict Recycling Operations Planning Support Manager c) Section 2 d) Section 2 e) Section 5.1 f) Section 5 g) Appendices D-G & I

	<ul style="list-style-type: none"> (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); and (v) Conceptual Decommissioning Management Plan (see Condition B84); (vi) Odour Management (see Condition B61A) Odour management (see Condition B61A to B61C). 	
C5	The Applicant must carry out the construction 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.	This OEMP and sub plans
Compliance Register Table		
C6	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 addressed within the Environmental Management Plan.	Appendix A
Management Plan Requirements		
C7	<p>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:</p> <ul style="list-style-type: none"> (a) detailed baseline data; NSW Government 16 Mayfield West Resource Recovery Facility Department of Planning and Environment (SSD 7698) (b) a description of: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. 	Appendices D-G & I
Revision of Strategies, Plans and Programs		

C8	<p>Within three months of:</p> <ul style="list-style-type: none"> (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. <p>the Applicant must review, and if necessary revise, the strategies, plans, and programs required under this consent to the satisfaction of the Planning Secretary.</p> <p>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.</p>	Section 6
Annual Review		
C9	<p>Each year, the Applicant must review the environmental performance of the Development to the satisfaction of the Planning Secretary. This review must:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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; and (iv) the relevant predictions in the EIS; (d) detail and provide evidence for the number of days crushing and the 24-hour waste receipt 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. 	Section 6
Reporting		
Incident Reporting		
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.	Section 5.4 and Section 6
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.	Section 6

Regular Reporting		
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.	Section 5.3
Auditing		
Independent Environmental Audit		
C13	<p>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:</p> <ul style="list-style-type: none"> (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, 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. <p>Note: This audit team must be led by a suitably qualified auditor, and include relevant experts in any other fields specified by the Planning Secretary.</p>	Section 6
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.	Section 6
Access to Information		
C15	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) make copies of the following publicly available on its website: <ul style="list-style-type: none"> (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 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 	Section 6

APPENDIX B – SSD APPROVAL

APPENDIX C - EPL

APPENDIX D – WASTE MANAGEMENT PLAN

APPENDIX E - SURFACE WATER CHARACTERISATION AND MANAGEMENT PLAN

APPENDIX F – AIR QUALITY MANAGEMENT PLAN

APPENDIX G – OPERATIONAL TRAFFIC AND PEDESTRIAN MANAGEMENT PLAN

APPENDIX H – SITE MANAGEMENT PLAN FOR SUBSURFACE DISTURBANCE

APPENDIX I – CONCEPTUAL DECOMMISSIONING MANAGEMENT PLAN

APPENDIX J – LANDSCAPE PLAN

APPENDIX K – EMERGENCY MANAGEMENT PLAN

APPENDIX L – FINAL SAFETY CERTIFICATE 2018