

NSW Planning ref: SSD-7424-PA-15

Alycia O'Brien  
Environmental Compliance Manager  
Benedict Recycling Pty Limited  
ACN 123 156 507  
11 Narabang Way  
Belrose NSW 2085  
27/06/2025

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Sent via the Major Projects Portal only

Subject: Smeaton Grange Recycling Facility - 2024 Annual Review

Dear Mrs O'Brien

I refer to your submission (SSD-7424-PA-15) of the 2024 Annual Review for the period 9 July 2024 to 31 December 2024, submitted as required by Schedule 2, Condition C8 of SSD-7424 as modified (**consent**) to the NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) on 27 March 2025.

NSW Planning has reviewed the 2024 Annual Review and considers it to generally satisfy the reporting requirements of the consent. As required by Condition C14(a)(vi) of the consent, please make publicly available a copy of the 2024 Annual Review on the company's website within 30 days.

Please note that the NSW Planning's acceptance of this Annual Review is not an endorsement of the compliance status of the project.

Should you wish to discuss the matter further, please contact Samuel Condon, Senior Compliance Officer on (02) 8275 1169 or email [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)

Yours sincerely



Gabriel Peters Shaw  
A/Team Leader - Metro  
Compliance

As nominee of the Planning Secretary



**Application number SSD 7424**

**Benedict Industries Pty Ltd**

**52 Anderson Rd, Smeaton Grange**

**Annual Review (Condition C8)**

**09 July 2024 – 31 December 2024**

## Revision Log

Date	Document version number	Author	Position
27 March 2025	1	Alycia O'Brien	Environmental Compliance Manager

## Compliance Report Declaration Form

**Project Name:** Benedict Industries Pty Ltd, 52 Anderson Rd, Smeaton Grange

**Project Application Number:** SSD 7424

**Description of Project:** Construction and operation of a resource recovery facility to process up to 140,000 tpa of general solid waste (non-putrescible)

**Project Address:** 52 Anderson Rd, Smeaton Grange

**Title of Compliance Report:** Annual Review 09 July\* – 31 December 2024

\*operations commenced 09 July 2024

**Date:** 27 March 2025

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

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

### Notes:

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

**Name of Authorised Reporting Officer:** Alycia O'Brien

**Title:** Environmental Compliance Manager

**Company:** Benedict Industries Pty Ltd

**Company Address:** 52 Anderson Rd, Smeaton Grange

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## 1 Introduction

Benedict Industries Pty Ltd – 52 Anderson Rd, Smeaton Grange

## 1.1 Summary

Benedict was granted development consent for the Smeaton Grange Waste Recycling and Transfer Facility (WRTF) by the Planning Secretary. On 10 September 2018 a Modification to the Consent as determined (SSD-7424-Mod-1) allowing modifications to boundary fencing and driveway access.

On 12 December 2023 another Modification to the Consent was determined (SSD-7424-Mod-2) allowing design change to install concrete walls instead of metal and increase height and altered fall for the roof over the holding bays and picking line.

Another Modification to the Consent was determined (SSD-7424-Mod-3) allowing repositioning of the weighbridges, wheel wash and office, amendments to the stormwater management system and changes to the construction materials and design of the site boundary walls.

Operations commenced onsite on 9 July 2024.

## 1.2 Site Figures

Please see below a current figure illustrating the development boundary and the operational areas (source Nearmap), dated 2 December, 2024:



### 1.3 Comparison of actual tonnages vs consented tonnages

<b>Consent Condition</b>	<b>Consented tonnes</b>	<b>Actual tonnes in 2024*</b>
A6. The Applicant must not receive or process on site more than 140,000 tonnes per year of general solid waste (non-putrescible).	140,000 tonnes	15, 633.62 tonnes

\*9 July 2024 – 31 December 2024

## 2 Previous actions

No previous actions to be completed at this stage. Future actions to be completed in 2025 include:

- The Independent environmental audit will be conducted within 12 months of the commencement of operations as per condition C12 and C13.
- All strategies, plans and programs will be reviewed within 3 months of approval of this annual review as per condition C7.

### 3 Compliance Status Summary

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
<b>A1</b>	In addition to meeting the specific performance criteria established under this consent, the Applicant must implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the Development.	Management Measures documented in Chapter 4 of OEMP.	Compliant
<b>A2</b>	The Development may only be carried out in: (a) in compliance with the conditions of this consent; (b) in accordance with the directions of the Planning Secretary; (c) in accordance with the EIS and RTS; (d) In accordance with Modification Assessments; (e) in accordance with development layout plans in Appendix A; and (f) in accordance with the Management and Mitigation Measures (see Appendix B).	Approved OEMP addresses compliance of all conditions of consent.	Compliant
<b>A3</b>	If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency.	Noted	Not Triggered
<b>A4</b>	The Applicant must comply with all written requirement(s) of the Planning Secretary arising from the Department's assessment of: (a) any strategies, plans, programs, reviews, audits, reports or correspondence that are submitted in accordance with this consent (including any stages of these documents); and (b) the implementation of any actions or measures contained within these documents	Noted	Not Triggered



Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered																																													
A5	This consent lapses five years after the date from which it was granted, unless the Development has physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse under section 95 of the EP&A Act	Noted	Not Triggered																																													
A6	The Applicant must not receive or process on site more than 140,000 tonnes per year of general solid waste (non-putrescible).	During 09/07/2024 and 31/12/2024 15, 633.62 tonnes of GSW were received/processed on site.	Compliant																																													
A7	<p>The Applicant must not exceed the following maximum stockpile volumes detailed in Table 1 on the site at any time, unless otherwise agreed in writing by the Planning Secretary.</p> <p><i>Table 1: Maximum Stockpile Sizes</i></p> <table><tr><th>Stockpile</th><th>Waste Type</th><th>Maximum Volume</th></tr><tr><td>Bay 1</td><td>Fines (particles of less than 8 mm diameter)</td><td>100 m³</td></tr><tr><td>Bay 2</td><td>Hand-picked light waste</td><td>80 m³</td></tr><tr><td>Bay 3</td><td>Timber</td><td>80 m³</td></tr><tr><td>Bay 4</td><td>Masonry</td><td>220 m³</td></tr><tr><td>Bay 5</td><td>Masonry</td><td>220 m³</td></tr><tr><td>Bay 6</td><td>Timber</td><td>200 m³</td></tr><tr><td>Bay 7</td><td>VENM/ENM</td><td>300 m³</td></tr><tr><td>Skip Bin adjacent Bay 1</td><td>Ferrous waste</td><td>9 m³</td></tr><tr><td>Skip Bin adjacent Bay 1</td><td>Non-ferrous waste</td><td>2 m³</td></tr><tr><td>Processing shed – west</td><td>Bulk light waste</td><td>550 m³</td></tr><tr><td>Processing shed – west</td><td>Coarse vegetation</td><td>150 m³</td></tr><tr><td>Processing shed – central</td><td>Mixed demolition with a 20% combustible light weight component</td><td>1,100 m³</td></tr><tr><td>Processing shed – east</td><td>Plant feed with a 5% combustible light waste component</td><td>1,100 m³</td></tr><tr><td>Total</td><td></td><td>4,141 m³</td></tr></table>	Stockpile	Waste Type	Maximum Volume	Bay 1	Fines (particles of less than 8 mm diameter)	100 m³	Bay 2	Hand-picked light waste	80 m³	Bay 3	Timber	80 m³	Bay 4	Masonry	220 m³	Bay 5	Masonry	220 m³	Bay 6	Timber	200 m³	Bay 7	VENM/ENM	300 m³	Skip Bin adjacent Bay 1	Ferrous waste	9 m³	Skip Bin adjacent Bay 1	Non-ferrous waste	2 m³	Processing shed – west	Bulk light waste	550 m³	Processing shed – west	Coarse vegetation	150 m³	Processing shed – central	Mixed demolition with a 20% combustible light weight component	1,100 m³	Processing shed – east	Plant feed with a 5% combustible light waste component	1,100 m³	Total		4,141 m³	The maximum stockpile volumes as listed have not been exceeded.	Compliant
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A8	The maximum height of all structures and buildings on site must be no more than 11 m from natural ground level	Noted	Compliant																																													
A9	With the approval of the Planning Secretary, the applicant may: (a) Submit any strategy, plan or program required by this consent on a progressive basis; and/or (b) Combine any strategy, plan or program required by this consent	Noted	Compliant																																													
A10	If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program must clearly describe	Noted	Not triggered																																													

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	the specific stage to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program. A clear relationship between the strategy, plan or program that is to be combined must be demonstrated		
<b>A11</b>	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.	Noted – weighbridge data is all recorded online and available as required	Compliant
<b>A12</b>	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	Noted – all waste classification reports retained onsite	Compliant
<b>A13</b>	Where consultation with any public authority is required by the conditions of this consent, the Applicant must: (a) consult with the relevant public authority prior to submitting the required documentation to the Planning Secretary or the certifying authority for approval; (b) submit evidence of such consultation as part of the relevant documentation required by the conditions of this consent; (c) describe how matters raised by the public authority have been addressed and identify matters that have not been resolved; and (d) include the details of any outstanding issues raised by the relevant public authority and an explanation of disagreement between any public authority and the Applicant	Noted	Compliant
<b>A14</b>	The Applicant must ensure that all licences, permits and approval/consents are obtained as required by law and maintained	Noted	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	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		
<b>A15</b>	The Applicant must ensure all new buildings and structures, and any alterations or additions to existing buildings and structures are constructed in accordance with the relevant requirements of the BCA	Noted	Compliant
<b>A16</b>	The external walls of the building including attachments must comply with the relevant requirements of the NCC. Prior to the issue of a Construction Certificate and Occupation Certificate the Certifying Authority must: (a) be satisfied that suitable evidence is provided to demonstrate that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the relevant requirements of the NCC; and (b) ensure that the documentation relied upon in the approval processes include an appropriate level of detail to demonstrate compliance with the NCC as proposed and as built	Noted	Compliant
<b>A17</b>	A copy of the documentation required under (b) must be provided to the Planning Secretary within 7 days of being accepted by the Certifying Authority	Noted	Compliant
<b>A18</b>	Prior to the construction of any utility works associated with the Development, the Applicant must obtain relevant approvals from service providers	Noted	Compliant
<b>A19</b>	Prior to the commencement of construction, all approved plans must be submitted to the Sydney Water "Tap In" service to	Noted	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	determine if the development will have any impacts on Sydney Water assets		
<b>A20</b>	Prior to operation of the Development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i>	Noted	Compliant
<b>A21</b>	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and/or provider of services that are likely to be affected by the Development to make suitable arrangements for access to, diversion, protection, and/or support of the affected infrastructure; (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 this report to the Planning Secretary and Council	Noted	Compliant
<b>A22</b>	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 the Development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated due to the Development	Noted	Not Triggered
<b>A23</b>	The Applicant must ensure that employees, contractors and sub-contractors are aware of, and comply with, the conditions of this consent relevant to their respective activities	Noted	Compliant
<b>A24</b>	Prior to the issue of the final Occupation Certificate, works-as-executed drawings signed by a registered surveyor demonstrating	Noted	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered																								
	that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the PCA																										
A25	<p>The Applicant must ensure that only the plant and equipment listed in Table 2 is used on site</p> <p><i>Table 2: Equipment and Activities</i></p> <table><tr><th>Plant (or equivalent)</th><th>Number</th><th>Typical activities</th></tr><tr><td colspan="3">Equipment used across the site</td></tr><tr><td>Front end loader (e.g. Volvo L150 or equivalent)</td><td>1</td><td>Unloading and loading trucks Moving waste and products</td></tr><tr><td>Trucks (customers)</td><td>5</td><td>Delivering waste and dispatching products Returning to/leaving the site</td></tr><tr><td colspan="3">Equipment used in main shed</td></tr><tr><td>13 t excavator</td><td>1</td><td>Sorting waste using a variety of excavator attachments Loading trucks</td></tr><tr><td>Screening plant inside shed</td><td>1</td><td>Sorting co-mingled waste</td></tr><tr><td>Picking line</td><td>1</td><td>Sorting co-mingled waste from screening plant</td></tr></table>	Plant (or equivalent)	Number	Typical activities	Equipment used across the site			Front end loader (e.g. Volvo L150 or equivalent)	1	Unloading and loading trucks Moving waste and products	Trucks (customers)	5	Delivering waste and dispatching products Returning to/leaving the site	Equipment used in main shed			13 t excavator	1	Sorting waste using a variety of excavator attachments Loading trucks	Screening plant inside shed	1	Sorting co-mingled waste	Picking line	1	Sorting co-mingled waste from screening plant	Noted	Compliant
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A26	<p>The Applicant must ensure that all plant and equipment used for the Development is:</p> <p>(a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner</p>	Noted	Compliant																								
B1	<p>The Applicant must comply with the hours of work detailed in Table 3 unless otherwise agreed in writing by the Planning Secretary</p> <p><i>Table 3: Hours of Work</i></p> <table><tr><th>Activity</th><th>Day</th><th>Time</th></tr><tr><td rowspan="3">Accept waste deliveries and dispatch</td><td>Monday – Friday</td><td>6 am to 10 pm</td></tr><tr><td>Saturday</td><td>6 am to 5 pm</td></tr><tr><td>Sunday</td><td>8 am to 4 pm</td></tr><tr><td rowspan="2">Waste processing</td><td>Monday – Friday</td><td>7 am to 6 pm</td></tr><tr><td>Saturday</td><td>7 am to 4 pm</td></tr></table>	Activity	Day	Time	Accept waste deliveries and dispatch	Monday – Friday	6 am to 10 pm	Saturday	6 am to 5 pm	Sunday	8 am to 4 pm	Waste processing	Monday – Friday	7 am to 6 pm	Saturday	7 am to 4 pm	Noted	Compliant									
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B2	<p>Works outside of the hours identified in Condition B1 may be undertaken in the following circumstances:</p> <p>(a) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or</p>	Noted	Not triggered																								

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	(b) where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental harm.		
<b>B3</b>	<p>Prior to the commencement of construction, the Applicant must prepare a Construction Noise and Vibration Management Plan (CNVMP) for the development to manage high noise generating works to the satisfaction of the Planning Secretary. The CNVMP shall form part of the CEMP required by Condition C1 and must:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) be approved by the Planning Secretary prior to the commencement of construction the Development;</p> <p>(c) describe the management and mitigation measures and procedures for achieving the noise management levels in the EPA's Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009);</p> <p>(d) identify high emission generating construction 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;</p> <p>(e) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(f) describe the community consultation undertaken to develop the strategies in (e) above; and</p>	Completed. See Appendix G of OEMP.	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered								
	(g) include a complaints management system that would be implemented for the duration of the Development										
<b>B4</b>	The Applicant must: (a) not commence construction until the CNVMP required by Condition B3 is approved by the Planning Secretary; and (b) The Applicant must ensure the CNVMP (as required and approved by the Planning Secretary from time to time) is implemented during construction of the Development	Noted	Compliant								
<b>B5</b>	The Applicant must ensure that noise generated by operation of the Development does not exceed the noise criteria in Table 4  <table border="1"> <caption>Table 4: Noise Criteria dB(A)</caption> <thead> <tr> <th>Location</th><th>Day LAeq(15 minute)</th><th>Evening LAeq(15 minute)</th><th>Night LAeq(15 minute)</th></tr> </thead> <tbody> <tr> <td>All residential receivers</td><td>40</td><td>40</td><td>40</td></tr> </tbody> </table>	Location	Day LAeq(15 minute)	Evening LAeq(15 minute)	Night LAeq(15 minute)	All residential receivers	40	40	40	Noted	Compliant.
Location	Day LAeq(15 minute)	Evening LAeq(15 minute)	Night LAeq(15 minute)								
All residential receivers	40	40	40								
<b>B6</b>	The Applicant must construct the fencing shown in Appendix A prior to the commencement of construction of any part of the Development	Noted	Compliant.								
<b>B7</b>	To ensure the external appearance of the development is suitable and contributes to the visual character of the surrounding area, the boundary fencing shall be of a visually attractive material and colour that has been agreed to by the Planning Secretary	Noted	Compliant								
<b>B8</b>	Detailed drawings and further details of the boundary fencing shown in Appendix A shall be submitted to and be approved in writing by the Planning Secretary prior to commencement of construction of any part of the Development. The detail thereby approved must be carried out in accordance with that approval	Noted	Compliant								

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
<b>B9</b>	<p>Prior to the commencement of operation, the Applicant must prepare an Operational Noise Management Plan (ONVMP) for the Development to the satisfaction of the Planning Secretary. The ONVMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C6. The ONVMP must:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced noise expert;</li> <li>(b) describe all noise sources from the Development;</li> <li>(c) describe the measures that will be implemented to minimise the noise emissions in the area including: <ul style="list-style-type: none"> <li>(i) the management and mitigation measures to be employed on site;</li> <li>(ii) how the noise impacts of the Development will be minimised during any adverse meteorological conditions or extraordinary events;</li> <li>(iii) 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; and</li> </ul> </li> <li>(d) until the Planning Secretary directs otherwise, include a quarterly monitoring program that evaluates and reports on: <ul style="list-style-type: none"> <li>(i) compliance with the noise criteria specified in Condition B5;</li> <li>(ii) the management actions to be taken to address any exceedances of the criteria specified in Condition B5; and</li> </ul> </li> </ul>	Noted	Compliant



Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	(iii) the contingency measures that will be implemented in the event management actions are not effective in reducing noise levels to an acceptable level; (e) identify the control measures that that will be implemented for each emission source; and (f) defines what constitutes a noise incident, and includes a protocol for identifying noise incidents and notifying the Department and relevant stakeholders of any such incident		
<b>B10</b>	If in the opinion of the Planning Secretary the monitoring program required by Condition B9(d) demonstrates systemic exceedances of the noise criteria in Condition B5, the Applicant shall not be permitted to operate on the site between the hours of 10 pm and 7 am	Noted	Compliant
<b>B11</b>	The Applicant must: (a) not commence operation until the ONVMP required by Condition B9 is approved by the Planning Secretary; and (b) ensure the ONVMP (as required and approved by the Planning Secretary from time to time) is implemented for the operational life of the Development	Noted	Compliant
<b>B12</b>	Prior to the commencement of construction, the Applicant must prepare a Driver Code of Conduct and induction training for the Development to minimise road traffic noise. The Applicant must update the Driver Code of Conduct and induction training for construction and operation and must implement the Code of Conduct for the life of the Development	Noted	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
<b>B13</b>	The Applicant must ensure that all its vehicles are fitted with a broadband reversing alarm	Noted	Compliant
<b>B14</b>	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, German Standard DIN 4150 Part 3 Structural Vibration in 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).	Noted	Not triggered
<b>B15</b>	The vibration limits in Condition B14 apply unless an alternative is outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by Condition C1 of this consent	Noted	Not triggered
<b>B16</b>	Prior to the commencement of operation, the Applicant must provide 8 parking spaces for staff and 2 parking spaces for visitors on site (including one accessible parking space) to ensure that traffic associated with the Development does not utilise public and residential streets or public parking facilities. Parking areas must be constructed in accordance with the latest version of AS 2890	Noted	Compliant
<b>B17</b>	No parking is not permitted elsewhere on the site except within the designated parking spaces	Noted	Compliant
<b>B18</b>	The Applicant must ensure: (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the Development are	Noted	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	<p>constructed and maintained in accordance with the latest version of AS 2890.1 and AS 2890.2;</p> <p>(b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;</p> <p>(c) the Development does not result in any vehicles parking or queuing on the public road network;</p> <p>(d) all vehicles enter and exit the site in a forward direction;</p> <p>(e) heavy vehicles and bins associated with the Development are not parked on local roads or footpaths near the site;</p> <p>(f) all vehicles are wholly contained on site before being required to stop;</p> <p>(g) all loading and unloading of materials is carried out on-site in designated areas;</p> <p>(h) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and</p> <p>(i) vehicle manoeuvring areas must always be kept clear of any obstacles, including parked cars</p>		
<b>B19</b>	All trucks leaving the site must depart via a wheel wash facility to prevent mud, dust or debris from being deposited on Council roads. The wheel wash facility must be designed and constructed in consultation with Council and to the satisfaction of the Planning Secretary prior to commencement of operation	Noted – wheel wash operating onsite	Compliant
<b>B20</b>	Prior to the commencement of operation, the Applicant must prepare an Operational Traffic Management Plan (OTMP) for the	Noted	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	<p>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 C6. The OTMP must:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) be prepared in consultation with Council;</li> <li>(c) detail the measures that are to be implemented to ensure road safety and network efficiency including restricting queuing or parking of vehicles on Anderson Road;</li> <li>(d) detail heavy vehicle routes, access and parking arrangements;</li> <li>(e) include a Driver Code of Conduct to: <ul style="list-style-type: none"> <li>(i) minimise the impacts on the local and regional road network;</li> <li>(ii) minimise conflicts with other road users;</li> <li>(iii) minimise road traffic noise;</li> <li>(iv) ensure truck drivers use specified routes; and</li> <li>(v) include a program to monitor the effectiveness of these measures.</li> </ul> </li> <li>(f) include a Traffic Control Plan (TCP) detailing: <ul style="list-style-type: none"> <li>(i) the on-site measures to be implemented to control the movement of trucks in and out of the site, as well as onsite; and</li> <li>(ii) provisions for requiring the traffic controller to stop exiting trucks to allow an entering truck to manoeuvre into the site unhindered</li> </ul> </li> </ul>		
<b>B21</b>	<p>The Applicant must:</p> <ul style="list-style-type: none"> <li>(a) not commence operation until the OTMP required by Condition B20 is approved by the Planning Secretary; and</li> <li>(b) The Applicant must ensure the OTMP (as required and approved by the Planning Secretary from time</li> </ul>	Noted	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	to time) is implemented for the operational life of the Development		
<b>B22</b>	<p>During construction, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering</p> <p>(a) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(b) trucks associated with the Development do not track dirt onto the public road network; and</p> <p>(b) public roads used by these trucks are kept clean</p>	Noted	Compliant
<b>B23</b>	<p>Prior to the commencement of operation, 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 C6. The AQMP must:</p> <p>(c) be prepared by a suitably qualified and experienced person(s);</p> <p>(d) detail and rank all emissions from all sources of the Development, including particulate emissions and odour;</p> <p>(e) describe the measures that will be implemented to minimise the potential risks to adverse air quality in the area including:</p> <ul style="list-style-type: none"> <li>- the management and mitigation measures to be employed on site;</li> <li>- plant and equipment being maintained to ensure that it is in good order;</li> <li>- how the air quality impacts of the development will be minimised during any adverse meteorological conditions or extraordinary events;</li> </ul>	Noted	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	<ul style="list-style-type: none"> <li>- 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; and</li> <li>- compliance with the relevant conditions of this consent including Condition B25; and</li> <li>(f) identify the control measures that that will be implemented for each emission source.</li> <li>(g) defines what constitutes an air quality incident, and includes a protocol for identifying and notifying the Department and relevant stakeholders of any air quality incidents</li> </ul>		
<b>B24</b>	<p>The Applicant must:</p> <p>(a) not commence operation until the AQMP required by Condition B23 is approved by the Planning Secretary; and</p> <p>(b) The Applicant must ensure the AQMP (as required and approved by the Planning Secretary from time to time) is implemented for the operational life of the Development</p>	Noted	Compliant
<b>B25</b>	The Applicant must ensure the Development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).	Noted	Compliant
<b>B26</b>	Prior to the commencement of construction, the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements in the latest version of the Managing Urban Stormwater: Soils and Construction Guideline and the Erosion and Sediment Control Plan included in the CEMP required by Condition C1.	Noted	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
<b>B27</b>	<p>Prior to the commencement of operation, the Applicant must design and install a stormwater management system for the Development. The system must:</p> <ul style="list-style-type: none"> <li>(a) be designed by a suitably qualified and experienced person(s) whose appointment has been endorsed by the Planning Secretary;</li> <li>(b) be generally in accordance with the conceptual design in the EIS;</li> <li>(c) include a storage tank with bunding to capture leachate from the main shed and waste stockpile areas for offsite disposal and treatment;</li> <li>(d) be designed in accordance with applicable Australian Standards;</li> <li>(e) demonstrate that discharge limits can meet those in the WSUD Guideline;</li> <li>(f) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines (as may be updated or replaced from time to time);</li> <li>(g) direct all sediment laden water in overland flow away from the leachate management system; and</li> <li>(h) prevent cross-contamination of clean and sediment or leachate laden water</li> </ul>	Noted	Compliant
<b>B28</b>	<p>Prior to the issue of a Construction Certificate, a certificate must be submitted to the Certifying Authority certifying that:</p> <ul style="list-style-type: none"> <li>(a) satisfactory arrangements have been made for the disposal of stormwater;</li> </ul>	Noted	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	(b) the proposed development and alterations to the natural surface contours will not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties; and (c) the piped drainage system has been designed to Council's Stormwater Drainage Policy		
<b>B29</b>	Prior to the issue of the Final Occupation Certificate, Works-As-Executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved must be submitted to the Certifying Authority	Noted	Compliant
<b>B30</b>	The stormwater drainage generated from the development must be directed to: (a) the drainage easement; and (b) Council's street kerb and gutter	Noted	Compliant
<b>B31</b>	The stormwater management system must be operated and maintained for the duration of the Development	Noted	Compliant
<b>B32</b>	The Development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL	Noted	Compliant
<b>B33</b>	Prior to the commencement of construction, the Applicant must prepare a Water Management Plan (WMP) 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 C6. The WMP must: (a) be prepared in consultation with the CL&W; (b) detail water use, metering, disposal and management on-site; (c) detail the management of wastewater streams on site; (d) verify the likely groundwater dewatering requirements;	Noted	Compliant



Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	(e) contain a Surface Water Management Plan, including; (i) a program to monitor: - surface water flows and quality; - surface water storage and use; - discharge limits; - sediment basin operation; (ii) sediment and erosion control plans; (iii) surface water impact assessment criteria, including trigger levels for investigating and potential adverse surface water impacts; and (iv) a protocol for the investigation and mitigation of identified exceedances of the surface water impact assessment criteria		
<b>B34</b>	The Applicant must: (a) not commence construction until the WMP required by Condition B33 is approved by the Planning Secretary; and (b) The Applicant must ensure the WMP (as required and approved by the Planning Secretary from time to time) is implemented for the life of the Development	Noted	Compliant
<b>B35</b>	In the event that groundwater is intersected during construction the Applicant shall: (a) obtain the necessary water licences or approvals from CL&W; (b) develop a Groundwater Management Plan for the testing, dewatering, storage, movement and treatment of any groundwater to the satisfaction of CL&W.	Noted	Not triggered
<b>B36</b>	Prior to the commencement of construction, the Applicant must undertake a soil salinity verification study at the site in	Noted	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	consultation with Council. The salinity verification study must be undertaken: (a) by a suitably qualified and experienced person(s); (b) in accordance with the Office of Environment and Heritage (OEH) document Site Investigations for urban salinity (2002) or other relevant guideline; and (c) to the satisfaction of PCA prior to the issue of an Occupation Certificate		
<b>B37</b>	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times	Noted – no dangerous goods stored or handled onsite	Compliant
<b>B38</b>	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with: (a) all relevant Australian Standards; (b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and (c) the Environment Protection Manual for Authorised Officers: Bunding and Spill Management, technical bulletin (EPA1997). In the event of an inconsistency between the requirements listed from (a) to (c) above, the most stringent requirement must prevail to the extent of the inconsistency	Noted	Compliant
<b>B39</b>	The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or the EPA's Storing and Handling of Liquids: Environmental Protection – Participants Handbook	Noted	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
<b>B40</b>	The fire hydrant system must be installed in accordance with BCA Clause E1.3 (to buildings and open yard). The system shall comply with AS 2419.1:2005 except that the minimum flow rate shall be 50L/s in lieu of that detailed in Table 2.1.	Noted	Compliant
<b>B41</b>	The final design of the fire hydrant system must be prepared by a suitably qualified fire services engineer and submitted to the Principal Certifying Authority prior to issue of the Construction Certificate	Noted	Compliant
<b>B42</b>	To provide for storage and collection of contaminated fire water, 180m3 of storage is to be provided on the site. A design prepared by a suitably qualified engineer is to be submitted to the Principal Certifying Authority prior to issue of the Construction Certificate	Noted	Compliant
<b>B43</b>	The Applicant shall incorporate appropriate bush fire protection measures into the detailed design of the Development in accordance with Planning for Bush Fire Protection Guideline (RFS 2006) to the satisfaction of the RFS	Noted	Compliant
<b>B44</b>	All waste removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the waste	Noted	Compliant
<b>B45</b>	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	Noted	Compliant
<b>B46</b>	The Applicant must record the amount of waste (in tonnes) received at the site on a daily basis	Noted - weighbridge system records all tonnes received onsite	Compliant
<b>B47</b>	The Applicant must retain all sampling and waste classification data for the life of the development and keep it readily available for inspection by the EPA and the Planning Secretary	Noted	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
<b>B48</b>	The Applicant shall only receive waste on site that is authorised for receipt by an EPL.	Noted	Compliant
<b>B49</b>	The Applicant shall ensure any waste generated on the site during construction is classified in accordance with the EPA's Waste Classification Guidelines, 2014 or its latest version, and disposed of to a facility that may lawfully accept the waste.	Noted	Compliant
<b>B50</b>	<p>The Applicant shall:</p> <ul style="list-style-type: none"> <li>(a) implement auditable procedures to: <ul style="list-style-type: none"> <li>(i) ensure the site does not accept wastes that are prohibited;</li> <li>(ii) screen incoming waste loads; and</li> </ul> </li> <li>ensure that: <ul style="list-style-type: none"> <li>(i) all waste types that are controlled under a tracking system have the appropriate documentation prior to acceptance at the site;</li> <li>(ii) all waste received at the site must be recorded in accordance with clause 27 of the POEO (Waste) Regulation;</li> <li>(iii) details of the quantity, type and source of wastes received on the site must be provided to the EPA and the Planning Secretary when requested; and</li> <li>(iv) staff receive adequate training to be able to recognise and handle any hazardous or other prohibited waste including asbestos.</li> </ul> </li> </ul>	Noted	Compliant
<b>B51</b>	The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the EPA's Waste Classification Guidelines Part 1: Classifying Waste, November 2014, or its latest version and dispose of all wastes to a facility that may lawfully accept the waste	Noted	Compliant
<b>B52</b>	All waste must be stored wholly within the designated waste stockpile areas	Noted	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
<b>B53</b>	All waste must be unloaded undercover within the designated unloading areas in the main shed	Noted	Compliant
<b>B54</b>	The Applicant must maintain the site in a clean and tidy state at all times	Noted	Compliant
<b>B55</b>	All residual waste that is removed from the site must be dispatched outside of peak traffic hours	Noted	Compliant
<b>B56</b>	<p>From the commencement of operation, the Applicant must implement a Waste Monitoring Program for the Development. The program must:</p> <p>(a) be prepared by a suitably qualified and experienced person(s) prior to the commencement of operation;</p> <p>(b) include suitable provision to monitor the:</p> <p>(i) quantity, type and source of waste received on site; and</p> <p>(ii) quantity, type and quality of the outputs produced on site; and</p> <p>(c) ensure that:</p> <p>(i) all waste that is controlled under a tracking system has the appropriate documentation prior to acceptance at the site; and</p> <p>(ii) staff receive adequate training to be able to recognise and handle any hazardous or other prohibited waste including asbestos</p>	Noted	Compliant
<b>B57</b>	<p>The Applicant must:</p> <p>(a) implement suitable measures to manage pests, vermin and declared noxious weeds on the site; and</p> <p>(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>	Noted	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
<b>B58</b>	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan for the site in consultation with Council to the satisfaction of the Planning Secretary. The plan must form part of the OEMP in Condition C4 and be prepared in accordance with Condition C6. The plan must: (a) detail the species to be planted on-site; (b) describe the monitoring and maintenance regime for all landscaping components; and (c) be consistent with the Applicant's Management and Mitigation Measures at Appendix B.	Noted.	Compliant
<b>B59</b>	The Applicant must: (a) not commence operation until the Landscape Management Plan is approved by the Planning Secretary; (b) implement the most recent version of the Landscape Management Plan approved by the Planning Secretary; and (c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by Condition B58 for the duration of the development	Noted.	Compliant
<b>B60</b>	The Applicant must ensure the lighting associated with the Development: (a) complies with the latest version of AS 4282 (INT) - Control of Obtrusive Effects of Outdoor Lighting; and (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network including at night	Noted	Compliant
<b>C1</b>	The Applicant must prepare a Construction Environmental Management Plan (CEMP) to the satisfaction of the Planning Secretary. The CEMP must:	Noted	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	(a) be approved by the Planning Secretary prior to the commencement of construction; (b) identify the statutory approvals that apply to the Development; (c) outline all environmental management practices and procedures to be followed during construction works associated with the Development; (d) include an unexpected finds protocol for heritage items and contaminated material; (e) describe all activities to be undertaken on the site during construction of the Development, including a clear indication of construction stages; (f) detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts; (g) incorporate measures to reduce energy consumption; (h) describe the roles and responsibilities for all relevant employees involved in construction works associated with the Development; and (i) include the management plans required under Condition C2 of this consent.		
<b>C2</b>	As part of the CEMP required under Condition C1 of this consent, the Applicant must include the following: (a) a Construction Noise and Vibration Management Plan (see Condition B3); and (b) an Erosion and Sediment Control Plan (see Condition B26).	Noted	Compliant
<b>C3</b>	The Applicant must: (a) not commence construction of the Development until the CEMP is approved by the Planning Secretary;	Noted	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	And (b) 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).		
<b>C4</b>	<p>The Applicant must prepare an Operational Environmental Management Plan (OEMP) to the satisfaction of the Planning Secretary. The OEMP must:</p> <ul style="list-style-type: none"> <li>(a) be submitted to the Planning Secretary for approval prior to the commencement of operation;</li> <li>(b) be prepared by a suitably qualified and experienced expert;</li> <li>(c) provide the strategic framework for environmental management of the Development;</li> <li>(d) identify the statutory approvals that apply to the Development;</li> <li>(e) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the Development;</li> <li>(f) incorporate measures to reduce energy consumption;</li> <li>(g) describe the procedures that would be implemented to: <ul style="list-style-type: none"> <li>(i) keep the local community and relevant agencies informed about the operation and environmental performance of the Development;</li> <li>(ii) receive, handle, respond to, and record complaints;</li> <li>(iii) resolve any disputes that may arise;</li> <li>(iv) respond to any non-compliance;</li> <li>(v) respond to emergencies (including landowner notification); and</li> </ul> </li> <li>(h) include the following environmental management plans: <ul style="list-style-type: none"> <li>(i) Noise (see Condition B9);</li> <li>(ii) Traffic (see Condition B20);</li> </ul> </li> </ul>	Noted	Compliant



Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	(iii) Air Quality (see Condition B23); and (iv) Water (see Condition B33).		
<b>C5</b>	The Applicant must: (a) not commence operation of the Development until the OEMP is approved by the Planning Secretary; and (b) operate the Development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).	Noted	Compliant
<b>C6</b>	The Applicant must ensure that the environmental management plans required under Condition C4 of this consent are prepared by a suitably qualified person or persons in accordance with best practice and include: (a) detailed baseline data; (b) a description of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures/criteria; and NSW Government Department of Planning and Environment 13 Smeaton Grange WRTF (SSD 7424) CONSOLIDATED CONSENT (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: (i) impacts and environmental performance of the Development; and	Noted	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	(ii) effectiveness of any management measures (see (c) above); (e) a contingency plan to manage any unpredicted impacts and their consequences; (f) a program to investigate and implement ways to improve the environmental performance of the Development over time; (g) a protocol for managing and reporting any: (i) incidents; (ii) complaints; (iii) non-compliances with statutory requirements; and (iv) exceedances of the impact assessment criteria and/or performance criteria; and (h) a protocol for periodic review of the plan		
<b>C7</b>	Within three months of: (a) approval of a modification; (b) approval of an annual review under Condition C8; (c) submission of an incident report under Condition C9; or (d) completion of an audit under Condition C12, the Applicant must review, and if necessary, revise the strategies, plans, and programs required under this consent to the satisfaction of the Planning Secretary.	Noted	Compliant
<b>C8</b>	Within 12 months from the commencement of operation, and each year thereafter, unless otherwise agreed by the Planning Secretary, the Applicant must review the environmental performance of the Development to the satisfaction of the Planning Secretary. This review must: (a) describe the development that was carried out in the previous reporting period, and the Development that	Noted	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	<p>is proposed to be carried out over the next reporting period;</p> <p>(b) include a comprehensive review of the monitoring results and complaints records of the Development over the previous reporting period, which includes a comparison of these results against the:</p> <p>(i) the relevant statutory requirements, limits or performance measures/criteria;</p> <p>(ii) requirements of any plan or program required under this consent;</p> <p>(iii) the monitoring results of previous reporting periods; and</p> <p>(iv) the relevant predictions in the EIS;</p> <p>(c) identify any non-compliance over the last reporting period, and describe what actions were (or are being) taken to ensure compliance;</p> <p>(d) identify any trends in the monitoring data over the life of the Development;</p> <p>(e) identify any discrepancies between the predicted and actual impacts of the Development, and analyse the potential cause of any significant discrepancies; and</p> <p>(f) describe what measures will be implemented over the next reporting period to improve the environmental performance of the Development</p>		
<b>C9</b>	<p>Within 24 hours of any incident or potential incident with actual or potential significant off-site impacts on people or the biophysical environment, a report must be supplied to the Department outlining the basic facts. A further detailed report must be prepared and submitted following investigations of the causes and identification of necessary additional preventive measures. That</p>	Noted	Not triggered

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	report must be submitted to the Planning Secretary no later than 14 days after the incident or potential incident.		
<b>C10</b>	The Applicant must maintain a register of accidents, incidents and potential incidents. The register must be made available for inspection at any time by the independent Hazard Auditor and the Department	Noted	Compliant
<b>C11</b>	The Applicant must provide regular reporting on the environmental performance of the Development on its website, in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent	Noted (see <a href="https://www.benedict.com.au/about/policies-compliance/">https://www.benedict.com.au/about/policies-compliance/</a> )	Compliant
<b>C12</b>	Within one year of the commencement of operation, and every three years thereafter, unless the Planning Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit (audit) of the Development. Division 2B of Part 6 of the EP&A Act applies to these audits, which are for the purposes of ascertaining information in relation to the environmental performance of the Development and the adequacy of strategies, plans and programs. Audits must: (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);	Noted, the audit will commence on 09/07/2025	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	(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		
<b>C13</b>	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, and a timetable for the implementation of the recommendations. The Applicant must implement these recommendations to the satisfaction of the Planning Secretary	Noted.	Compliant
<b>C14</b>	Prior to the commencement of construction and for the duration of the Development, the Applicant must: (a) make copies of the following publicly available on its website: (i) the documents referred to in Condition A2; (ii) all current statutory approvals for the Development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) a 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 quarterly 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; (viii) any other matter required by the Planning Secretary; and	Noted (see <a href="https://www.benedict.com.au/about/policies-compliance/">https://www.benedict.com.au/about/policies-compliance/</a> )	Compliant

Condition	Requirement	Tracking	Compliant/Not Compliant/Not triggered
	(b) keep this information up to date, to the satisfaction of the Planning Secretary		

## 4 Environmental Performance

### 4.1 Pollution Monitoring

(c) Include a comprehensive review of the monitoring results and complaints records of the development over the previous calendar year, which includes a comparison of these results against the:

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

#### Monitoring Requirements

Water discharge limits are presented below as per the EPL (21328):

Monitoring Description	Pollutant	Units of measure	100 percentile concentration limit
Discharge from sediment dam	pH	pH	6.5-8.5
	Total suspended solids	Milligrams per litre	50

#### Monitoring Results 2024

##### Water monitoring results:

There were no water discharge events during 2024. Results can be found here: <chrome-extension://efaidnbmnnnibpcajpcgiclfefindmkaj/https://www.benedict.com.au/wp-content/uploads/S-Grange-Water-Monitoring-Results-2024.pdf>

##### Noise verification monitoring results:

##### Noise criteria

As per condition B5 of the consent operational noise criteria are:

The Applicant must ensure that noise generated by operation of the Development does not exceed the noise criteria in Table 4.

Table 4: Noise Criteria dB(A)

Location	Day LAeq(15 minute)	Evening LAeq(15 minute)	Night LAeq(15 minute)
All residential receivers	40	40	40

The approved current ONVMP (dated March 2018) adopts two attended noise monitoring locations that are representative of residences outlined in the Development Consent and EPL.

#### 2024 Noise Results:

There were no noise exceedances during 2024. Results can be found here: [chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.benedict.com.au/wp-content/uploads/E241087\\_SmeatonGrangeVerification\\_V2.pdf](chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.benedict.com.au/wp-content/uploads/E241087_SmeatonGrangeVerification_V2.pdf)

## 4.2 Trends in monitoring data

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

The site has not exceeded limits outlined in the SSD and EPL for noise monitoring or water discharges. With the site only operational since July 2024 it is too early to identify any trends in the monitoring data.

## 4.3 Discrepancies in the development

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

No discrepancies have arisen between 09 July 2024\* – 31 December 2024 from the predicted and actual environmental impacts of the development with all predicted impacts being mitigated or not arising out of normal site operations.

\*date operations commenced.

## 4.4 Improving environmental performance

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

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



The Independent environmental audit will be conducted within 12 months of the commencement of operations as per condition C12 and C13.

All strategies, plans and programs will be reviewed within 3 months of approval of this annual review as per condition C7.

## 5 Incidents

No significant incidents or lost time incidents occurred during 2024.

### 5.1 Non-compliance

No non-compliances have occurred during 2024.

## 6 Complaints

No complaints were received during 2024.

A complaints register is maintained and updated on a monthly basis, please see here:  
<chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.benedict.com.au/wp-content/uploads/S-Grange-Site-Complaints-2024-4.pdf>