

CONCRUSH 2025 – 2026 Operational Compliance Report

Application number of the project	SSD 8753
Reporting period	01/04/2025 – 31/03/2026
Report version number	Version 1
Summary of changes to this version	Not applicable
Date this report was prepared	22/05/2026
Title and name of person providing declaration for the Compliance Report	Concrush Managing Director Kevin Thompson

Executive summary

Concrush Pty Ltd is a State Significant Development (SSD 8753) approved since 27/03/2020. Concrush commenced Stage 1 operations on 31/03/2023 to allow up to 200,000 tonnes per annum processing capacity and to allow up to 150,000 tonnes of onsite storage capacity. Concrush formally notified Planning on 13/3/2024 that we would commence Stage 2 Operations on 1/6/2024 after reaching Practical Completion of Stage 2 Construction on 30/5/2024.

In December 2025 the Department of Planning, Housing and Infrastructure approved a modification to the consent (SSD-8753-Mod-1). This triggered the Environmental Protection Licence (EPL 13351) to also be updated. Concrush have identified several non-compliances during the reporting period, though these have all now been resolved with the approval of Mod 1.

For the annual review period, Concrush processed and sold 134,838 tonnes. During the Annual Review we recorded no environmental incidents under our PIRMP.

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1. Introduction

Concrush Pty Ltd operate the Teralba Resource Recovery Facility located at 21 Racecourse Road, Teralba (the site) in the LGA of Lake Macquarie City Council, NSW. From 2002 Concrush operated under a Lake Macquarie City Council (LMCC) Consent. Concrush was granted State Significant Development (SSD 8753) on 27 March 2020 to extend the existing facility further south into the Lot on which Concrush operates, part Lot 2, DP 220347. Under SSD 8753, Concrush have the processing capacity of 250,000tonnes per year of general solid waste (non-putrescible) with a maximum storage capacity of 150,000tonnes at any one time.

The facility provides recycling of concrete, asphalt, other building materials and green waste into products such as roadbase, drainage aggregates, pipe bedding and haunch, packing fines, decorative aggregates and mulches. These products are then sold for commercial, domestic and household applications. A site plan is provided in Appendix A.

The Annual Review period covered in this report is from 01/04/2025 until 31/03/2026.

Concrush received and processed the following materials as summarised below in the reporting period. We operate under an EPA license number EPL13351 and report monthly our material movements IN and Out of our facility. The table below is the records of material received, processed and sold each month as supplied each month to the EPA. We also record the stock levels “On Ground” at the end of each month as indicated in the table.

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Table 1 General solid waste (non-putrescible)

Month	In	Out	GSW & Processed on Ground - AAOT
April 2025	10,617	12,051	24,041
May 2025	7982	8381	23,150
June 2025	8562	13,817	18,055
July 2025	10,900	14,063	15,250
August 2025	8365	10,049	13,923
September 2025	12,258	14,749	11,953
October 2025	14,888	11,051	15,596
November 2025	11,563	11,376	17,213
December 2025	9193	11,614	13,373
January 2026	12,450	6688	19,682
February 2026	12,621	9642	23,559
March 2026	11,755	8160	26,173
TOTAL	131,154t	131,641t	-
Monthly Average	10,929t	10,970t	-

Table 2 Green waste

Month	In	Out	Green Waste & Processed on Ground - AAOT
April 2025	365	283	500/1044 = 1544
May 2025	366	12	1093/853 = 1946
June 2025	412	205	1395/503 = 1898
July 2025	473	641	50/1732 = 1782
August 2025	350	105	368/1495 = 1863
September 2025	413	125	210/1386 = 1596
October 2025	432	200	635/1403 = 2038
November 2025	468	204	21/704 = 725
December 2025	357	492	119/1853 = 1972
January 2026	533	165	440/1459 = 1899
February 2026	455	84	873/462 = 1335
March 2026	407	681	444/1527 = 1971
TOTAL	5031t	3197t	-
Monthly Average	419t	266t	-

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The operations have therefore adhered to the 250,000TPA processed material threshold in the reporting year.

Concrush continues the implementation of our Operational Environment Management Plan (OEMP) during the Annual Review period which includes numerous operational plans:

- Waste Management Plan.
- Water Discharge Management Plan.
- Discharge Verification and Management Plan.
- Ground Water Management Plan.
- Flood Emergency Response Plan.
- Traffic Management Plan.
- Operational Air Quality Management Plan.
- Operational Noise Management Plan.
- Landscape Management Plan.

Concrush has continued to operate its development under its OEMP during the period 1/4/2025 until 31/3/2026.

We do not anticipate operations significantly changing over the next 12 months.

2. Previous report actions

No external audits were scheduled to be undertaken during the reporting period. The only significant action has been that Concrush submitted a revised Modification request report to the Department of Planning, Housing and Infrastructure in July 2025. The modification request was approved in December 2025 which resolved all non-compliances identified in the 2024 – 2025 annual review and has triggered the update of various operational management plans. The updated plans were submitted for review after this reporting period and are still under review by the Department. The Consolidated Conditions are provided in **Appendix G** for reference.

A table summarising actions proposed and undertaken within the reporting period is provided below.

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Table 3 Summary of previous actions

Condition	Source of action	Proposed Action	Action status
A2. Development to be carried out in compliance with the conditions of this consent.	Independent audit	Revised Modification Request report submitted in July 2025 which resolves all non-compliances previously identified.	Modification request was approved in December 2025 (SSD-8753-Mod-1)
A7. The applicant must not: (b) store more than 150,000 tonnes of general solid waste (non-putrescible) at any one time, which includes 200 tonnes of garden and wood waste	Independent audit	Revised Modification Request report submitted in July 2025 stating we believe the 200 tonne garden waste limit is a drafting error.	Modification request was approved in December 2025 (SSD-8753-Mod-1) which has increased the limit of garden waste to be stored at any one time to 2,000 tonnes.
B42. Hours of work	Internal	The revised Modification Request report sought to change the operating hours	Modification request was approved in December 2025 (SSD-8753-Mod-1) which changed the allowed operating hours.
B45. Construct a concrete block noise wall on eastern and southern perimeters of the raw material and stockpile areas.	Independent audit	Revised Modification Request report submitted in July 2025.	Modification request was approved in December 2025 (SSD-8753-Mod-1) which removed requirement for this noise wall.
B46. Operational noise limits according to EPL 13351	Internal	EPL 13351 historically did not include noise limits. The revised Modification Request report proposed new operational noise limits to receivers along TC Frith Ave (NCA 2 receivers) based on recent background noise monitoring	EPL13351 was varied on 2 April 2026 to include assessment locations and noise limits.
B48. Implement the most recent version of the ONMP (which included noise wall specified in B45) during construction.	Internal	Revised Modification Request report submitted in July 2025.	Modification request was approved in December 2025 (SSD-8753-Mod-1) which removed requirement for this noise wall.

3. Compliance status summary

This report uses the following colour coded compliance status key to indicate the severity of non-compliances later identified in this report.

Table 4 Compliance colour code

Risk level	Description
High risk non-compliance	Non-compliance with potential for significant environmental impact consequences, regardless of the likelihood of occurrence.
Medium risk non-compliance	Non-compliance with: Potential for serious environmental consequences, but is unlikely to occur; or Potential for moderate environmental consequences and is likely to occur.
Low risk non-compliance	Non-compliance with: Potential for moderate environmental consequences, but is unlikely to occur; or Potential for low environmental consequences and is likely to occur.
Administrative non-compliance	Applied where the non-compliance does not result in any risk of environmental harm (eg. Submitting a report to government later than required under approval conditions).

A compliance summary table is provided in **Appendix B**. A summary of the identified non-compliances are shown below. Concrush have identified four (4) consent conditions which Concrush has failed to comply with. These have all since been resolved with the approval of Mod 1 in December 2025 and are therefore no longer a non-compliance.

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Table 5 Summary of non-compliances

Condition	Requirement	Details of non-compliance	Agency(s) to whom non-compliance was reported	Any formal enforcement action taken by regulators	Proponent's response
A2	Development to be carried out in compliance with the conditions of this consent.	There were multiple non-conformances related to a noise wall that was never constructed.	DPI	Nil. DPI have since approved Mod 1 which removes the requirement for the noise wall.	Non-compliance has been resolved with the approval of Mod 1.
A7	The Applicant must not: (a) receive or process more than 250,000 tonnes of general solid waste (non-putrescible) per annum, which includes no more than 5,000 tonnes of garden and wood waste; and (b) store more than 150,000 tonnes of general solid waste (non-putrescible) at any one time, which includes 200 tonnes of garden and wood waste	b) Non-compliance. More than 200 tonnes of garden and wood waste was stockpiled in the allocated area at site. The site was receiving at least 200 tonnes of garden and wood waste back in 2018 under the DA. Concrush is currently preparing a Modification to increase the 200 tonnes limit. We believe the consent approved limit of 200t is a drafting error.	DPI were notified of this in 2024 and then again in 2025 via the annual review report.	A warning letter was received from DPI. DPI have since approved Mod 1 which increased the limit of garden waste that can be stored from 200t to 2000t.	Non-compliance has been resolved with the approval of Mod 1.

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Condition	Requirement	Details of non-compliance	Agency(s) to whom non-compliance was reported	Any formal enforcement action taken by regulators	Proponent's response
B45	Prior to the commencement of Stage 1 operations, the Applicant must construct a concrete block noise wall on the eastern and southern perimeters of the 'raw material stockpiles and processing area', as shown in Figure 1 at Appendix 1 of this consent. The noise wall must be maintained during the life of the development	Noise wall was not constructed.	DPI	A warning letter was received from DPI. DPI have since approved Mod 1 which removes the requirement for the noise wall.	Non-compliance has been resolved with the approval of Mod 1.
B48	The Applicant must: (a) not commence construction until the ONMP required by condition B47 is approved by the Planning Secretary; and (b) implement the most recent version of the ONMP approved by the Planning Secretary for the duration of construction	Noise wall was not constructed.	DPI	See above	See above

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4. Incidents

There have been no incidents which occurred in the Annual Review period.

5. Complaints

There have been no complaints received during the reporting period.

6. Water monitoring

Groundwater and surface water has been monitored each month in accordance with the relevant Plan components of the OEMP:

- Two (2) groundwater wells (BH1 and BH3) have been gauged and sampled monthly. Monthly analysis comprised nutrients (ammonia, total oxidisable nitrogen (nitrite, nitrate), and total phosphorous) and quarterly analysis also includes benzene, toluene, ethylbenzene, xylene (BTEX, total recoverable hydrocarbons (TRH) and polycyclic aromatic hydrocarbons (PAH).
- Two (2) off-site surface waters have been sampled monthly if water was present and could be accessed¹, and at time of discharge. Analysis comprised pH, electrical conductivity, total suspended solids (TSS), dissolved metals (Al, As, Cd, Cr, Cr⁶⁺, Co, Cu, Pb, Ni, Se, Zn, and B), TRH and nutrients (ammonia, total oxidisable nitrogen (nitrite, nitrate), total Kjeldahl nitrogen (TKN), total nitrogen, and total phosphorous).
 - It is noted that these sampling locations were previously identified as SW1 and SW2 however have been renamed BSW1 and BSW2 from July 2025 to avoid conflict with a plan provided to the NSW EPA.
- The Leachate Pond and Wetland have been sampled monthly for pH, electrical conductivity, TSS and nutrients (ammonia, total oxidisable nitrogen (nitrite, nitrate), total Kjeldahl nitrogen (TKN), total nitrogen, and total phosphorous).
- Two (2) on-site surface waters have been sampled monthly if water was present. Analysis comprised pH, electrical conductivity, TSS, dissolved metals (Al, As, Cd, Cr, Cr⁶⁺, Co, Cu, Pb, Ni, Se, Zn, and B), TRH and nutrients (ammonia, total oxidisable nitrogen (nitrite, nitrate), total Kjeldahl nitrogen (TKN), total nitrogen, and total phosphorous).
- The discharge of the two (2) on-site surface waters has been sampled pH, electrical conductivity, TSS, dissolved metals (Al, As, Cd, Cr, Cr⁶⁺, Co, Cu, Pb, Ni, Se, Zn, and B), TRH and nutrients (ammonia, total oxidisable nitrogen (nitrite, nitrate), total Kjeldahl nitrogen (TKN), total nitrogen, and total phosphorous).
 - It is noted that these sampling locations were previously identified as Sediment Basin Spillway 1 and Sediment Basin Spillway 2 however have been renamed SW1 and SW2 from July 2025 to be consistent with a plan provided to the NSW EPA

Sampling locations are presented on a drawing in **Appendix C**.

¹ Some limitations to sampling have occurred due to overgrown vegetation.

No limits were applied in the SSD 8753; groundwater results are compared to the 95% protection levels for fresh and marine ecosystems and surface water results are compared to those outlined in the Water Discharge Management Plan. During the reporting period there were numerous results in excess of the thresholds as presented in the tables below.

Table 6 Borehole sampling summary

	BH1	BH3
Samples	12	12
<i>Results in Excess of Criterion</i>		
Ammonia	12	12
NOx	1	0
TP	12	12
TRH	0	2

Where an analyte is not presented, there have been no results in excess of the criterion.

Table 7 Surface water sampling summary

	BSW1	BSW2	Leachate Pond	Wetland	Sediment Basin 2	SW2	Sediment Basin 1	SW1
Samples	7	13	11	10	12	3	12	2
<i>Results in excess of relevant criterion</i>								
pH	0	1	4	0	11	3	11	0
Al	1	3	--	--	11	3	10	1
Cr	0	0	--	--	3	2	2	0
Cr ⁶⁺	0	1	--	--	8	3	10	0
Cu	0	0	--	--	0	1	0	0
Zn	2	5	--	--	0	0	0	0
TRH	0	2	--	--	3	0	1	0
Ammonia	1	4	8	9	6	1	9	0
Nitrate	1	2	2	0	4	3	7	0
NOx	1	2	2	0	5	3	8	0
TN	7	12	11	10	10	3	12	2
TP	6	13	11	10	12	3	6	2

- indicates analyte not included in testing at this location

Where an analyte is not presented, there have been no results in excess of the criterion.

The full data tables are included as **Appendix D**.

Data from the 2025/2026 monitoring programme show no significant differences at any sampling locations relative to those in the 2024/2025 programme.

The EIS made a number of predictions in relation to water quality and these are discussed below:

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- *The Project having a very low risk of impacting groundwater water quality.*

While the concentrations of ammonia and phosphorous are in excess of the ecological criteria, the concentrations have remained generally stable such that the results are considered consistent with the natural conditions and not indicative of any additional nutrient loading from the site. There have been no detectable hydrocarbons except for very low concentrations of TRH >C₆-C₁₀ at GW3 in May 2025, and TRH >C₁₆-C₃₄ at both GW1 and GW3 in February 2026. It is noted that there were no detected hydrocarbons in a follow up sample collected on the 12th June 2025 at GW3. Based on this resample result, previous specific analysis undertaken in 2024 and the absence of any visual or olfactory indications of petroleum hydrocarbons it is considered that the results are unlikely to be representative of those.

- *The estimated average discharge nutrient concentrations are comparable with baseline nutrient water quality results measured in Cockle Creek during rainfall events.*

Discharge occurred from Sediment Basin 1 on 20 May 2025 only and from Sediment Basin 2 on two (2) occasions (20 May 2025 and 9 March 2026). In all events, total nitrogen concentrations in discharge samples exceeded the estimated value provided in Table 6.26 of the EIS: total nitrogen levels were higher from Sediment Basin 2 compared to Sediment Basin 1. Total phosphorus concentrations were higher than the estimated value in all samples.

- *The implementation of the conceptual proposed WMS incorporating additional stormwater storage for reuse, a constructed wetland and improved operational management practises will enable nutrient concentrations in site runoff to be substantially reduced for the Project.*

The stormwater storage system at the Concrush facility has minimised discharge, preventing outflows except on two (2) occasions. The discharge followed cumulative rainfall totals of 141.2 mm and 49.8 mm in the preceding 48 hours. Each of these discharge events was also preceded by additional rainfall in the days prior, resulting in significant runoff volumes across the site. The occurrence of runoff under such circumstances is expected and unavoidable in stormwater management systems, especially when prior rainfall has already reduced available storage capacity. The fact that the system successfully prevented discharge in multiple events demonstrates the effectiveness of Concrush's proactive approach to stormwater management.

The nutrient results in the wetland are generally higher than those in the leachate pond however it is noted that fine vegetation / algal weed is often included in the wetland sample, and this would be expected to impact on the analytical results and not necessarily be representative of dissolved nutrient concentrations.

- *Processing and handling of concrete, bricks and tiles is the primary source of TSS in site water. The implementation of the proposed site WMS incorporating improved erosion and sediment controls and additional stormwater storage for reuse will ensure TSS concentrations in site runoff will be substantially reduced for the Project.*

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The TSS results were low (<100 mg/L) at both Sediment Dams throughout the reporting year with the exception of November 2025 when Sediment Dam 1 had a TSS of 460 mg/L

7. Dust monitoring

Depositional dust has been monitored for insoluble solids at one location each on the eastern, southern, western and northern boundaries, and one further location at the top of the weighbridge each month in accordance with the relevant Plan component of the OEMP.

Sampling locations are presented on a drawing in **Appendix C**.

No limits were applied in the SSD 8753; dust results are compared to the NSW EPA criteria:

- Maximum increase in deposited dust level 2 g/m²/month
- Annual average deposited dust level 4 g/m²/month

It is noted that the EIS indicated an annual average criterion of an increase of 2 g/m²/month above background concentrations at receptors situated across Cockle Creek which is taken to represent the equivalent of the increase from the previous month.

The annual average for each gauge is less than the criterion at all locations however there were several months in which the increase from the previous month was above the criterion as presented in the table below.

Table 8 Dust gauge sampling summary

	DG1A	DG2A	DG3A	DG4A	DG5A
Samples	12	12	12	12	12
Result > Previous Result					
June 2025	--	2.7	--	--	--
October 2025	--	--	--	--	2.5
January 2025	--	--	--	2.1	--

-- Where an analyte is not presented, there have been no results in excess of the criterion.

The increases were not consecutive. The full data tables are included as **Appendix E**.

Results from 2025/2026 generally show a decreased dust impact at all locations compared to 2024 /2025 with the exception of DG5A which was generally equivalent.

The EIS stated the *annual depositional dust assessment criteria can be met for the future operations at the maximum capacity of 250,000tpa*; it is considered that the results are in accordance with this statement with the possible exception of some

results as presented in the table above, noting that these are at the boundary and not representative of the depositional dust at the nearest sensitive receptors.

Real time monitoring of particulate matter less than 2.5 micrometres in diameter (PM_{2.5}) and particulate matter less than 10 micrometres in diameter (PM₁₀) is generally undertaken at the top of the weighbridge by a *Dust Master Pro 7000 Series* monitor. A power outage in January 2025 was not able to be rectified until January 2026 and there were some reoccurring outages such that there is limited data for the reporting year. The available data is presented in the graph below, noting the different scales for PM_{2.5} and PM₁₀.

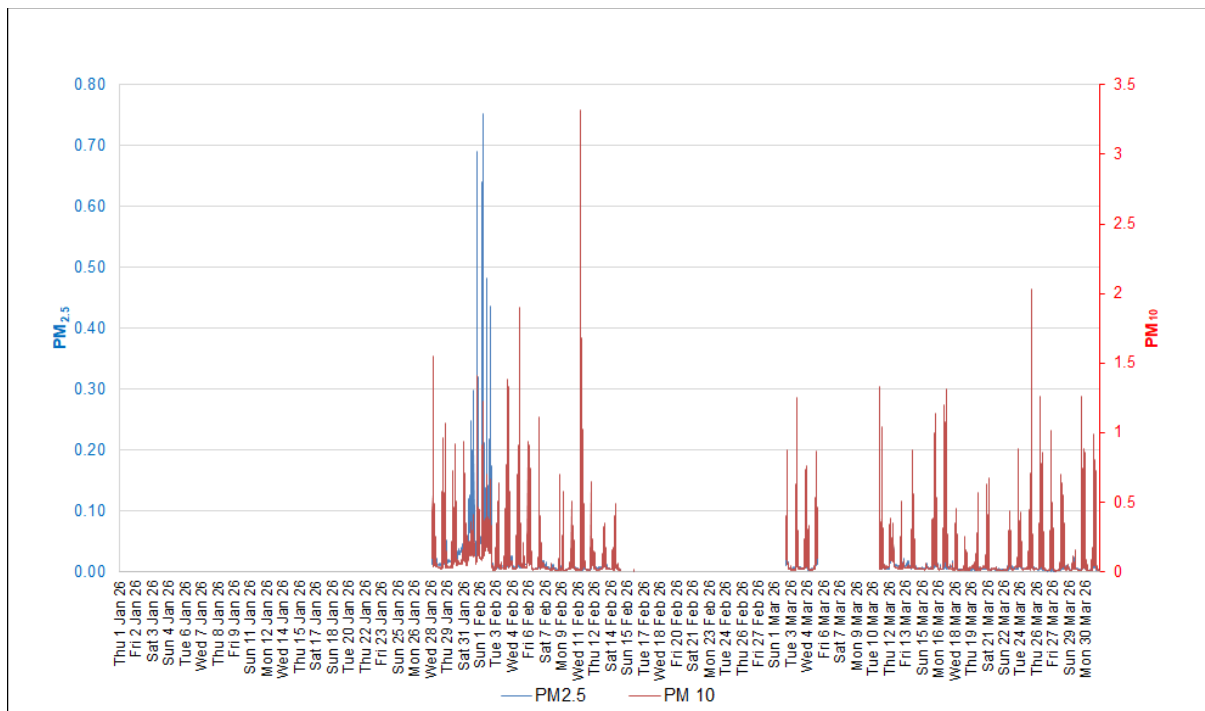


Figure 1 Real time dust monitoring results

No limits were applied in the SSD 8753; dust results are compared to the NSW EPA criteria:

- PM_{2.5}:
 - Daily average 0.025mg/m³.
 - Annual average 0.008mg/m³.
- PM₁₀:
 - Daily average 0.05mg/m³.
 - Annual average 0.025mg/m³.

It is noted that the criteria are not technically applicable within the site boundaries.

The EIS presented modelling contours for receptors across Cockle Creek; based on these, the daily averages at the location of the real time dust monitor were predicted as:

- PM_{2.5} >0.01mg/m³.

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- PM₁₀ 0.045mg/m³.

The results indicate:

- There are four (4) results with a daily PM_{2.5} average above the NSW EPA criterion of 0.025 mg/m³.
- There were twelve (12) results² with a daily PM_{2.5} average above the EIS prediction of 0.01 mg/m³.
- The highest PM_{2.5} daily average is 0.089 mg/m³.
- There are insufficient data to calculate the PM_{2.5} annual average.
- There are twenty-seven (27) results² with a daily PM₁₀ average NSW EPA criterion of 0.05mg/m³.
- There are thirty-one (31) results² with a daily PM₁₀ average above the EIS prediction of 0.045mg/m³.
- The highest daily PM₁₀ average is 0.192 mg/m³.

There are insufficient data to calculate the PM₁₀ annual average.

8. Noise monitoring

SSD 8753 refers to noise limits set out in EPA license number EPL13351, however, this license did not contain any noise limits until the licence was varied in April 2026. Noise monitoring limits and assessment locations for the reporting period were adopted from the Operational Noise Management Plan (consent condition B47) which was endorsed by the Department of Planning. No inconsistencies were found between the measured environmental noise performance of the site and predictions made in the EIS. Noise monitoring locations are shown below, and a summary table of results is provided in **Appendix F**.

Concrush received notice in December 2025 that the EPL licence was being varied and the following changes would be made to the licence regarding noise:

- Noise limits and assessment locations would be included in the EPL;
- Monitoring frequency would change from quarterly to annually; and
- Monitoring duration would change.

Because of this notice, no quarterly noise monitoring was conducted in the first quarter of 2026, however daytime noise monitoring was conducted in April 2026 in accordance with the varied EPL requirements. This monitoring is not presented in this report since it fell outside of the reporting period, however it is noted that there were no exceedances recorded.

During the reporting period, Concrush only occasionally operated during the evening in response to local project demands and often organised at short notice. As a result, no evening compliance noise monitoring during the reporting period was able to be

² From 277 days of monitoring.

organised. All daytime compliance noise monitoring showed compliance with limits set out in the Operational Noise Management Plan.



Figure 2 Noise monitoring location

9. Identified trends in environmental performance

Water

Water quality tests and results are being undertaken as required but at this stage we don't have sufficient data to comment on any trends in recorded results.

Dust

The 12-month rolling annual average for all 5 dust gauges are below the annual criterion of 4 g/m²: occasional spikes in the concentrations are isolated and overall the dust conditions have improved since the previous year. We expect this trend to continue.

Noise

Noise Levels from the Concrush Site have complied with noise targets in the ONMP. We expect this trend to continue.

10. Declaration

Please find a completed declaration form attached as **Appendix H**.

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Appendix A

Site Plan



SW1

Sediment Dam 1

DG4A

Swale

Wash Bay & Wheel Wash

Weather Station

DG5A

307 Noise Logger

DG3A

GW1

SW2

Sediment Dam 2

DG1A

Swale

DG2A

Leachate Pond

GW3

Wetland

Appendix B

Compliance table

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
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	All	Routine monitoring reports indicate no instances of material harm as defined under the POEO Act is believed to have occurred during this reporting period (April 2024 March 2025).	Compliant
A2	The development may only be carried out: a) in compliance with the conditions of this consent	All	Several non-compliances have since been resolved by Mod 1.	Non-compliant prior to Mod 1
A2	b) in accordance with all written directions of the Planning Secretary	All	-	Not triggered during reporting period
A2	c) in accordance with the EIS and Response to Submissions	All	Several non-compliances have since been resolved by Mod 1.	Non-compliant prior to Mod 1
A2	d) in accordance with the Development Layout in Appendix 1. and	All	The layout shows a noise barrier that has not been constructed. This requirement was removed in Mod 1.	Non-compliant prior to Mod 1
A2	e) in accordance with the management and mitigation measures in Appendix 2.	All	Noise barriers not constructed. This requirement was removed in Mod 1.	Non-compliant prior to Mod 1

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>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</p>	All	Concrush have submitted revised management plans outside this reporting period.	Not triggered during reporting period
	<p>b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).</p>	All	Concrush have submitted revised management plans outside this reporting period.	Not triggered during reporting period
A4	<p>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</p>	All	Concrush have submitted revised management plans outside this reporting period.	Not triggered during reporting period
A5	<p>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</p>	All	NA	Not triggered during reporting period
A6	<p>The only type of waste permitted to be received or processed at the site is waste classified as general solid waste (non-putrescible).</p>	Operational	Waste received tracking	Compliant

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
A7	The Applicant must not: (a) receive or process more than 250,000 tonnes of general solid waste (non-putrescible) per annum, which includes no more than 5,000 tonnes of garden and wood waste; and	Operational	Weighbridge tracking shows tonnages compliant	Compliant
A7	(b) store more than 150,000 tonnes of general solid waste (non-putrescible) at any one time, which includes 200 tonnes of garden and wood waste	Operational	The approved Mod -1 has increased the harden waste storage limit to 2,000t. We believe the originally limit of 200t was a drafting error	Non-compliant prior to Mod 1.
A8	Despite condition A7(a) and condition A7(b), the Applicant must not receive or process more than 108,000 tonnes per annum or store more than 40,000 tonnes of general solid waste (non-putrescible) at any one time until Stage 1 construction is complete and the Planning Secretary has approved the commencement of Stage 1 operations	Operational	-	Not triggered during reporting period
A9	Despite condition A7(a) and condition A7(b), the Applicant must not receive or process more than 200,000 tonnes per annum or store more than 150,000 tonnes at any one time of general solid waste (non-putrescible) during Stage 1 operations	Operational	Sales and tonnage data shows compliance	Compliant
A10	Despite condition A7(a) and condition A7(b), the Applicant must not proceed to Stage 2 operations (receive and process up to 250,000 tonnes per annum and store up to 150,000 tonnes at any one time of general solid waste) until Stage 1 construction and Stage 2 construction is complete and the Planning Secretary has approved commencement of Stage 2 operations	Operational	Occurred prior to reporting period	Not triggered during reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
A11	Stockpiles of processed and/or unprocessed waste on site must not be more than 10 metres in height when measured from the finished ground level of the site	Operational	Management plan and visual inspection against height marker poles on site.	Compliant
A12	The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary: a) construction	Construction	Prior to reporting period	Not triggered
A12	b) operation	Operational	Prior to reporting period	Not triggered
A12	c) cessation of operations; and	Operational	-	Not triggered during reporting period
A12	d) decommissioning	Prior to decommissioning	-	Not triggered during reporting period
A13	If the construction, operation or decommissioning of the development is to be staged, the Planning Secretary 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, or as otherwise agreed with the Planning Secretary	Construction, Operation, Decommissioning	Prior to reporting period	Not triggered

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
A14	Within 12 months of the date of commencement of development to which this consent applies, or within another timeframe agreed to by the Planning Secretary, the Applicant must surrender the existing development consent DC /02/00558/1N dated 27 February 2002 and issued by Lake Macquarie City Council in accordance with the EP&A Regulation	All	Prior to this reporting period	Not triggered
A15	Upon the commencement of development to which this consent applies, and before the surrender of existing development consents or project approvals required under condition A14, the conditions of this consent prevail to the extent of any inconsistency with the conditions of those consents or approvals	All	Note only	Not triggered
A16	Where conditions of this consent require consultation with an identified party, the Applicant must: a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and	All	Records of consultation held.	Compliant
A16	b) provide details of the consultation undertaken including: i. the outcome of that consultation, matters resolved and unresolved; and ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved	All	Records of consultation held.	Compliant
A17	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);	All	Occurred outside of reporting period.	Not triggered during reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
A17	(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	All	Occurred outside of reporting period	Not triggered during reporting period
A17	(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	All	Occurred outside of reporting period	Not triggered
A18	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	All	-	Not triggered during reporting period
A19	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	All	-	Not triggered during reporting period
A20	Prior to the commencement of construction, the Applicant must: a) consult with the relevant owner and provider of infrastructure and 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	Construction	Occurred prior to this reporting period	Not triggered during reporting period
A20	b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Construction	Occurred prior to this reporting period	Not triggered during reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
A20	c) submit a copy of the dilapidation report to the Planning Secretary and where Council's assets are affected, Council	Construction	Occurred prior to this reporting period	Not triggered during reporting period
A21	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	Construction	No damage to public infrastructure occurred	Not triggered during reporting period
A21	b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development	Construction	-	Not triggered during reporting period
A22	All demolition must be carried out in accordance with <i>Australian Standard AS 2601-2001 The Demolition of Structures</i> (Standards Australia, 2001).	Construction	Occurred prior to this reporting period	Not triggered during reporting period
A23	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	Construction	No new buildings during reporting period	Not triggered during reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
A24	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.	All	Obligation captured in management plan. Awareness through site inductions.	Compliant
A25	Prior to the commencement of Stage 1 operations, the Applicant must pay a contribution to Council under section 7.11 of the EP&A Act of \$5.57 for Public Transport Facilities, \$3.43 for Plan Preparation & Administration and an annual haulage contribution of: a) \$6,045.45 when access along The Weir Road between the intersections of Bath Street and The Weir Road and Griffen Road and The Weir Road is not available at any time during the period to which the payment relates (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)), or	Operational	Prior to reporting period	Not triggered during reporting period
A25	b) \$24,050.00 when access along The Weir Road between the intersections of Bath Street and The Weir Road and Griffen Road and The Weir Road is available at all times during the period to which the payment relates (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)).	Operational	Prior to reporting period	Not triggered during reporting period
A26	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	All	Addressed in management plans. Vehicle and maintenance logbooks and pre-starts.	Compliant.

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
A26	b) operated in a proper and efficient manner	All	Addressed in management plans. Vehicle and maintenance logbooks and pre-starts.	Compliant.
A27	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA	Construction	No new buildings or additions during reporting period.	Not triggered during reporting period
A28	Before the issue of: a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and	Construction	No new buildings or additions during reporting period.	Not triggered during reporting period
A28	b) an Occupation Certificate, the Applicant must provide the Certifying Authority with documented evidence 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 requirements of the BCA	Construction	No new buildings or additions during reporting period.	Not triggered during reporting period
A29	The Applicant must provide a copy of the documentation given to the Certifying Authority under condition A28 to the Planning Secretary within seven days after the Certifying Authority accepts it	All	No new buildings or additions during reporting period.	Not triggered during reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
A30	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers	All	No utility works during reporting period.	Not triggered during reporting period
A31	Prior to the commencement of Stage 1 operations, 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 Principal Certifier	Operations	Stage 1 operations commenced prior to reporting period.	Not triggered during reporting period
A32	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent	All	Note only.	Compliant
A33	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them	All	No directions issued during reporting period.	Not triggered during reporting period
B1	The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014) and dispose of all wastes to a facility that may lawfully accept the waste	All	Waste tracking shows compliance.	Compliant
B2	The Applicant must retain all sampling and waste classification data for the life of the development in accordance with the requirements of EPA	All	Material tracking evidence has been retained.	Compliant.

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B3	<p>Prior to the commencement of Stage 1 operations and Stage 2 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 C5 and be prepared in accordance with condition C1. The Plan must:</p> <p>a) detail the type and quantity of waste to be generated during construction and operation of the development</p>	Operational	Operational waste management plan prepared prior to this reporting period.	Not triggered during reporting period
B3	<p>b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i>, <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the Waste Classification Guideline (EPA, 2014</p>	Operational	Operational waste management plan prepared prior to this reporting period.	Not triggered during reporting period
B3	<p>c) include details of the waste stockpile limits that will be maintained in the raw waste stockpile and processing area and processed waste stockpile area</p>	Operational	Operational waste management plan prepared prior to this reporting period.	Not triggered during reporting period
B3	<p>d) include procedures for ensuring no build-up of waste will occur in the unprocessed waste stockpiles area during unexpected machinery break down</p>	Operational	Operational waste management plan prepared prior to this reporting period.	Not triggered during reporting period
B3	<p>e) detail the waste to be reused or recycled, either on or off site; and</p>	Operational	Operational waste management plan prepared prior to this reporting period.	Not triggered during reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B3	f) detail the requirements for non-conforming waste handling and removal	Operational	Operational waste management plan prepared prior to this reporting period.	Not triggered during reporting period
B4	The Applicant must: a) not commence Stage 1 operations until the WMP required by condition B3 is approved by the Planning Secretary	Operational	Approval granted in 2022 (prior to this reporting period)	Not triggered during reporting period
B4	b) not commence Stage 2 operations until the WMP required by condition B3 is approved by the Planning Secretary	Operational	Approval granted in 2022 (prior to this reporting period)	Not triggered during reporting period
B4	c) implement the most recent version of the WMP approved by the Planning Secretary	Operational	Most recent WMP is being implemented.	Compliant
B5	From the commencement of Stage 1 operations, the Applicant must implement a Waste Monitoring Program for the development. The program must: a) be prepared by a suitably qualified and experienced person(s) prior to the commencement of Stage 1 operation	Operational	Waste Monitoring Program is included in the Waste Management Plan, approved in 2022	Compliant
B5	b) include suitable provision to monitor the: i. quantity, type and source of waste received on site; and ii. quantity, type and quality of the outputs produced on site; and	Operational	Waste Monitoring Program is included in the Waste Management Plan, approved in 2022	Compliant

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B5	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 in order to be able to recognise and handle any hazardous or other prohibited waste including asbestos 	Operational	Waste Monitoring Program is included in the Waste Management Plan, approved in 2022. Records can be exported from ClearWeigh software.	Compliant
B6	The Applicant must ensure that the waste screening and inspection protocols operate in a manner which does not cause trucks to queue onto Racecourse Road	Operational	Addressed in Traffic Management Plan, Operational Waste Management Plan and toolbox talks.	Compliant
B7	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties	Operational	Addressed in Operational Waste Management Plan	Compliant
B8	The Applicant must only receive waste on site that is authorised for receipt by an EPL	Operational	Addressed in Operational Waste Management Plan. Concrush have records of sorting and refusing waste at the weighbridge	Compliant
B9	The Applicant must provide details of the allocated heavy vehicle and source of wastes received on the site to the EPA and the Planning Secretary when requested	Operational	Addressed in Operational Waste Management Plan. Live waste tracking system makes this information available upon request	Compliant

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B10	The Applicant must: a) implement suitable measures to manage pests, vermin and declared noxious weeds on the site; and	Operational	Addressed in Operational Waste Management Plan. Vermin are not a problem on this site. Concrush undertake noxious weed spraying.	Compliant
B10	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	Operational	Addressed in Operational Waste Management Plan. Vermin are not a problem on this site. Concrush undertake noxious weed spraying.	Compliant
B11	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	Operational	There is no criteria in the EPL relating to discharge criteria and there is no evidence that any discharges have caused material harm to the environment.	Compliant
B12	The Applicant must: a) not commence Stage 1 construction until the WDMP required by condition B12 is approved by the Planning Secretary; and	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B12	b) be prepared in consultation with the EPA;	Construction	Occurred prior to this reporting period.	Not triggered during reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B12	c) detail the expected volume and frequency of discharges from each proposed discharge point;	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B12	d) characterise the quality of discharges from each proposed discharge point including the concentrations and loads of all pollutants present at non-trivial levels that pose a risk of harm to human health or the environment	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B12	e) detail the potential impact of discharges on the environmental values of the receiving waterways with reference to the relevant Australian and New Zealand Guidelines for Fresh and Marine Water Quality Guideline values	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B12	f) detail the control measures to be implemented to protect receiving waters during the development, including measures to address any identified impacts to receiving waters and contingency measures for any unexpected pollutants with reference to the relevant Australian and New Zealand Guidelines for Fresh and Marine Water Quality Guideline values	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B12	g) propose any changes to the wastewater management system to address potential impacts	Construction	Occurred prior to this reporting period.	Not triggered during reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B13	The applicant must: (a) not commence Stage 1 construction until the WDMP required by condition B12 is approved by the Planning Secretary; and	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B13	(b) implement the most recent version of the WDMP approved by the Planning Secretary for the duration of the development	Construction	Most recent WDMP is being implemented including routine monitoring.	Not triggered during reporting period
B14	Prior to the commencement of Stage 1 operations, the Applicant must prepare a Discharge Verification and Mitigation Plan (DVMP) to the satisfaction of the Planning Secretary. The DVMP must: a) detail sampling methods to verify the quality of discharges, including: i. the sampling location/s; ii. the sampling frequency, number and conditions (ensuring sampling is timed to be representative of operational conditions iii. the analytical suite based on a risk assessment of the types of materials that will be processed and stored onsite, the pollutants that could be mobilised from these and monitoring results for similar sites (e.g. the existing development);	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B14	b) management triggers to be applied to the characterisation and ongoing monitoring results	Operational	Occurred prior to this reporting period.	Not triggered during reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B14	c) mitigation measures to be implemented in response to these triggers (e.g. increasing the size of sediment basins, at-source pollution controls, additional or alternative water treatment measures)	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B14	d) specify the timeframe for implementation of mitigation measures	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B15	The Applicant must: a) not commence Stage 1 operations until the DVMP required by condition B14 is approved by the Planning Secretary	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B15	b) not commence Stage 1 operations until the approved management and mitigation measures required by condition B14 have been installed and implemented	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B15	c) implement the most recent version of the DVMP approved by the Planning Secretary for the duration of the development	Operational	Most recent version is in use.	Compliant
B16	Prior to the commencement of Stage 1 operations, the Applicant must design, install and operate a wastewater management system (SWMS) for the development. The SWMS must: a) be designed by a suitably qualified and experienced person(s)	Operational	Occurred prior to this reporting period.	Not triggered during reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
	b) be designed in accordance with applicable Australian Standards	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
	c) be prepared in consultation with the EPA	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
	d) be constructed in accordance with the management and mitigation measures identified in condition B14	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
	e) require all wastewater storages (with the exception of the garden and wood waste leachate dam and the constructed wetland) to be lined consistent with the design specifications for leachate dams recommended by the EPA's Environmental Guidelines Solid Waste Landfills, 2016	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
	f) require the system capacity to be designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997)	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B17	The WMS must be operated and maintained for the duration of the development.	Operational	The WMS is being operated and maintained. Concrush has current as-built and surveyed plans of the site	Compliant

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B18	Prior to the commencement of Stage 1 operations the Applicant must confirm the final dam depths and, if greater than 2 m in depth, provide engineering documentation to Sydney Trains	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B19	Within 12 months of commencement of Stage 1 operations, the Applicant must prepare a Discharge Verification and Mitigation Report (DVMR) to the satisfaction of the Planning Secretary. The DMVR must: a) be prepared by a suitably qualified and experienced person(s) in consultation with the EPA; whose appointment has been endorsed by the Planning Secretary	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B19	b) be prepared consistent with the methodology in condition B14(a)	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B19	c) detail where management triggers have been exceeded and associated mitigation measures implemented	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B20	Prior to the commencement of Stage 1 construction, the Applicant must prepare a Groundwater Management Plan (GMP) to the satisfaction of the Planning Secretary. The GMP must form part of the CEMP required by condition C2 and be prepared in accordance with condition C1. The GMP must: a) be prepared by a suitably qualified and experienced person(s) whose appointment has been endorsed by the Planning Secretary	Construction	Occurred prior to this reporting period.	Not triggered during reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B20	b) be prepared in consultation with the EPA	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B20	c) include, but not limited to: <ul style="list-style-type: none"> iv. details of the installation of a third groundwater well; v. baseline data on groundwater levels and quality for the existing and newly installed third groundwater well; vi. details of the water table depth compared to the excavation depths of the leachate dam and artificial wetland; vii. a program to monitor groundwater levels and quality; viii. impact assessment criteria, including trigger levels for investigating any potentially adverse groundwater impacts; ix. a protocol for the investigation and mitigation where the groundwater impact assessment criteria has been exceeded; and x. monitor the effectiveness of management measures and contingency actions for reducing impacts 	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B21	The Applicant must: <ul style="list-style-type: none"> a) not commence Stage 1 construction until the GMP required by condition B17 is approved by the Planning Secretary 	Construction	Occurred prior to this reporting period.	Not triggered during reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B21	b) implement the most recent version of the GMP approved by the Planning Secretary for the duration of the development	All	DPE Approval letter of GMP 29/10/2020. GMP commits to routine groundwater monitoring which is occurring.	Compliant
B22	Prior to the commencement of any construction or other surface disturbance the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by condition C2	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B23	The Applicant must ensure the garden and wood waste processing area and leachate storage dam is designed and constructed in accordance with the Environmental Guidelines for Composting and Related Organics Processing Facilities, 2004	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B24	The Applicant must ensure garden and wood waste leachate is not reused outside of the garden and wood waste leachate barrier system, unless written approval has been granted by the EPA	Operational	Addressed in WMP and followed.	Compliant
B25	Prior to the commencement of Stage 1 construction, the Applicant must prepare an Acid Sulfate Soil Management Plan (ASSMP). The ASSMP must form part of the CEMP required by condition C2 and be prepared in accordance with condition C1. The ASSMP must: a) be prepared by a suitably qualified and experienced person(s)	Construction	Occurred prior to this reporting period.	Not triggered during reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B25	b) be prepared in accordance with the Acid Sulfate Soils Manual (Acid Sulfate Soils Management Advisory Committee, 1998)	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B25	c) include specific measures to manage acid sulfate soils if excavation depths are to be within 0.5 m of the measured water table	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B26	Prior to the commencement of Stage 1 operations, the Applicant must prepare a Flood Emergency Response Plan (FERP) to the satisfaction of the Planning Secretary. The FERP must form part of the OEMP required by condition C5 and be prepared in accordance with condition C1. The FERP must: a) be prepared by a suitably qualified and experienced person	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B26	b) be prepared in consultation with Council	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B26	c) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007)	Operational	Occurred prior to this reporting period.	Not triggered during reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B26	d) include details of: <ul style="list-style-type: none"> xi. procedures for managing flood risks during operations including the protection of plant and equipment; xii. the flood emergency responses for operation phases of the development; xiii. predicted flood levels; xiv. procedures for control of discharges from the site xv. awareness training for employees and contractors 	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B27	The Applicant must: <ul style="list-style-type: none"> a) not commence Stage 1 operations, until the FERP required by condition B26 is approved by the Planning Secretary 	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B27	<ul style="list-style-type: none"> b) implement the most recent version of the FERP approved by the Planning Secretary for the duration of the development 	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B28	Prior to the commencement of Stage 1 construction, the Applicant must submit design plans to Council for the Racecourse Road access works. The Applicant must obtain approval for the works under section 138 of the Roads Act 1993	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B29	Prior to the commencement of Stage 1 operations, the Applicant must complete the Racecourse Road access works to the satisfaction of Council	Operational	Occurred prior to this reporting period.	Not triggered during reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B30	Prior to the commencement of Stage 2 operations, the Applicant must provide 20 car parking spaces within the site (including one accessible space) for staff and visitors. Parking areas must be constructed in accordance with the latest version of the Australian Standard 2890. All parking associated with the development must be contained on site.	Operational	Construction plans and site inspection show compliance	Compliant
B31	Parking is only permitted within designated parking spaces	Operational	Construction plans and site inspection show compliance	Compliant
B32	The Applicant must update all site plans prior to the commencement of Stage 2 operations to include the 20 parking spaces	Operational	Construction plans and site inspection show compliance	Compliant
B33	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 constructed and maintained in accordance with the latest version of AS 2890.1:2004 Parking facilities Off-street car parking (Standards Australia, 2004) and AS 2890.2:2002 Parking facilities Off-street commercial vehicle facilities (Standards Australia, 2002)	All	Construction plans and Traffic Management Plan.	Compliant
B33	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	Construction	Construction plans show this	Compliant
B33	c) vehicles no larger than 19 m (truck and dog and/or semi-trailer vehicles) are permitted to access the site	Operational	Traffic Management Plan	Compliant
B33	d) the development does not result in any vehicles queuing or parking on Racecourse Road	Operational	Traffic Management Plan	Compliant

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B33	e) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site	Operational	Operational Management Plan	Compliant
B33	f) all vehicles are wholly contained on site before being required to stop	Operational	Distance between site access and entry weighbridge sufficient to be whole contained on site.	Compliant
B33	g) all loading and unloading of materials/waste is carried out on site	Operational	Waste Management Plan and Traffic Management Plan	Compliant
B33	h) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network	Operational	Waste Management Plan and Traffic Management Plan. Toolbox talks	Compliant
B33	i) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times	Operational	Traffic Management Plan	Compliant
B34	Prior to the commencement of Stage 1 construction, the Applicant must prepare a Traffic Management Plan (TMP) for the development to the satisfaction of the Planning Secretary. The TMP must form part of the CEMP required by condition C2 and be prepared in accordance with condition C1. The TMP must: a) be prepared by a suitably qualified and experienced person(s)	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B34	b) be prepared in consultation with Council	Construction	Occurred prior to this reporting period.	Not triggered during reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B34	c) detail the measures that are to be implemented to ensure road safety and network efficiency during both construction and operations	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B34	d) detail the measures that are to be implemented to ensure construction workers, members of the public and staff will be effectively managed during construction and operation	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B34	e) detail heavy vehicle routes, access and parking arrangements during construction and operation	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B34	f) include a Driver Code of Conduct to: xvi. minimise conflicts with other road users xvii. minimise road traffic noise xviii. ensure truck drivers use specified routes	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B34	g) include a program to monitor the effectiveness of these measures	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B34	h) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes	Construction	Occurred prior to this reporting period.	Not triggered during reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B35	The Applicant must: a) not commence Stage 1 construction until the TMP required by condition B34 is approved by the Planning Secretary	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B35	b) implement the most recent version of the TMP approved by the Planning Secretary for the life of the development	All	Current TMP being implemented.	Compliant
B36	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent	All	Addressed in Operational Air Quality Management Plan including routine monitoring	Compliant
B37	The Applicant must ensure that: a) all on-site carparking areas are sealed	All	Construction plans and site inspection show compliance	Compliant
B37	b) water sprinklers at the stacker above the processed stockpile and transfer points are utilised at all times when the plant is operational	Operational	Addressed in Operational Air Quality Management Plan and followed.	Compliant
B37	c) the wheel wash at the heavy vehicle egress points is operational at all times	All	Addressed in Traffic Management Plan	Compliant
B37	d) exposed surfaces and stockpiles are suppressed by regular watering	Operational	Addressed in Operational Air Quality Management Plan and followed.	Compliant
B37	e) sealed roads are swept regularly	Operational	Addressed in Operational Air Quality Management Plan and followed.	Compliant
B37	f) the seal on the main access road from the wheel wash and weighbridge is maintained	Operational	Addressed in Operational Air Quality Management Plan and followed.	Compliant

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B37	g) a water cart will remain onsite for use on manoeuvring areas in hot and dry weather	Operational	Addressed in Operational Air Quality Management Plan and followed.	Compliant
B37	h) cease operations during adverse weather conditions as identified in the RtS	Operational	Addressed in Operational Air Quality Management Plan and followed.	Compliant
B37	i) all trucks entering or leaving the site with loads have their loads covered	Operational	Addressed in Operational Air Quality Management Plan and followed.	Compliant
B37	j) trucks associated with the development do not track dirt onto the public road network	Operational	Addressed in pre-starts and toolbox talks, site induction.	Compliant
B38	The Applicant must install and operate equipment in line 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	Operational	Operational Air Quality Management Plan outlines dust suppression techniques. Routine monitoring indicates compliant.	Compliant
B39	Prior to the commencement of Stage 1 operations, the Applicant must prepare an Operational Air Quality Management Plan (OAQMP) to the satisfaction of the Planning Secretary. The OAQMP must form part of the OEMP required by condition C5 and be prepared in accordance with condition C1. The OAQMP must: a) be prepared by a suitably qualified and experienced person(s)	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B39	b) detail and rank all emissions from all sources of the development, including particulate emissions	Operational	Occurred prior to this reporting period.	Not triggered during reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B39	c) describe a program that is capable of evaluating the performance of the operation and determining compliance with key performance indicators	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B39	d) identify the control measures that that will be implemented for each emission source	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B39	e) nominate the following for each of the proposed controls: xix. key performance indicator; xx. monitoring method; xxi. location, frequency and duration of monitoring; xxii. record keeping; xxiii. complaints register; xxiv. response procedures xxv. compliance monitoring	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B40	The Applicant must: a) not commence Stage 1 operation until the OAQMP required by condition B39 is approved by the Planning Secretary	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B40	b) implement the most recent version of the OAQMP approved by the Planning Secretary for the duration of the development	Operational	Most recent version is being implemented.	Compliant
B41	The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act)	All	No odour complaints received	Compliant

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B42	The Applicant must comply with the hours detailed in Table 1, unless otherwise agreed in writing by the Planning Secretary	All	Addressed in Noise Management Plan	Compliant
B43	Works outside of the hours identified in condition B42 may be undertaken in the following circumstances: a) works that are inaudible at the nearest sensitive receivers	All	Addressed in Noise Management Plan	Compliant
B43	b) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons	All	Addressed in Noise Management Plan	Compliant
B43	c) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm	All	Addressed in Noise Management Plan	Compliant
B44	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Appendix 2.	Construction	Quarterly noise monitoring found no exceedances.	Compliant
B45	Prior to the commencement of Stage 1 operations, the Applicant must construct a concrete block noise wall on the eastern and southern perimeters of the 'raw material stockpiles and processing area', as shown in Figure 1 at Appendix 1 of this consent. The noise wall must be maintained during the life of the development	Operations	Approved Mod 1 has removed this requirement.	Non-compliant prior to Mod 1
B46	The Applicant must install and operate equipment in line with best practice to ensure that the development does not exceed the noise limits as specified in the EPL applicable to the site	Operations	Quarterly noise monitoring found no exceedances.	Compliant

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B47	<p>Prior to the commencement of Stage 1 operations, the Applicant must prepare an Operational Noise Management Plan (ONMP) for the development to the satisfaction of the Planning Secretary. The ONMP must form part of the OEMP required by condition C5 and be prepared in accordance with condition C1. The ONMP must:</p> <p>a) be prepared by a suitably qualified and experienced noise expert whose appointment has been endorsed by the Planning Secretary</p>	Operational	Occurred outside this reporting period.	Not triggered during reporting period
B47	<p>b) describe the measures to be implemented to manage noise generating activities during operation</p>	Operational	Occurred outside this reporting period	Not triggered during reporting period
B47	<p>c) include a complaints management system that would be implemented for the duration of the development</p>	Operational	Occurred outside this reporting period	Not triggered during reporting period
B48	<p>The Applicant must:</p> <p>a) not commence construction until the ONMP required by condition B47 is approved by the Planning Secretary</p>	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B48	<p>b) implement the most recent version of the ONMP approved by the Planning Secretary for the duration of construction</p>	Operational	<p>Noise wall was not constructed. Mod 1 has now removed this requirement.</p>	<p>Non-compliant prior to Mod 1</p>

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B49	<p>Prior to the commencement of Stage 1 construction, the Applicant must submit a Remedial Action Plan (RAP) to manage contamination during Stage 1 construction and any remediation works. The RAP must form part of the CEMP required by condition C2 and be prepared in accordance with condition C1. The RAP must:</p> <p>a) be prepared by a suitably qualified and experienced person in accordance with Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011)</p>	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B49	<p>b) be prepared in consultation with the EPA</p>	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B50	<p>The Applicant must:</p> <p>a) not commence Stage 1 construction until the RAP required by condition B49 is approved by the Planning Secretary</p>	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
	<p>b) implement the most recent version of the RAP approved by the Planning Secretary for the duration of the development</p>	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B51	<p>Prior to the commencement of Stage 1 operations, the Applicant must carry out any remediation works required by the RAP under Condition B49 using suitably qualified and experienced contractor(s) in accordance with the approved RAP and relevant guidelines produced or approved under the Contaminated Land Management Act 1997</p>	Operational	Occurred prior to this reporting period.	Not triggered during reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B52	Within one month of the completion of the remediation works, the Applicant must submit a Section A Site Audit Statement (SAS) to confirm the suitability of the land for its proposed use. The SAS must be prepared, or reviewed and approved, by a consultant certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme.	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B53	The Applicant must not commence Stage 1 operations until the SAS required by Condition B52 is approved by the by a consultant certified under either the CEnvP(SC) or the CPSS CSAM scheme	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B54	The Applicant must ensure that any asbestos encountered during the remediation and Stage 1 and Stage 2 construction is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in accordance with the requirements of SafeWork NSW and relevant guidelines, including: a) Work Health and Safety Regulation 2017	All	No asbestos encountered during remediation or construction activities during reporting period.	Not triggered during reporting period
B54	b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace September 2016	All	No asbestos encountered during remediation or construction activities during reporting period.	Not triggered during reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B54	c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos September 2016	All	No asbestos encountered during remediation or construction activities during reporting period.	Not triggered during reporting period
B54	d) <i>Protection of the Environment Operations (Waste) Regulation 2014</i>	All	No asbestos encountered during remediation or construction activities during reporting period.	Not triggered during reporting period
B55	Prior to the commencement of Stage 1 operations, the Applicant must prepare an Emergency Management Plan (EMP) in accordance with the latest version of the AS 3745-2010, taking into consideration FRNSW's Fire Safety Guideline: Fire Safety in Waste Facilities, 2019	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B56	Prior to the commencement of Stage 1 operations, the Applicant must install FRNSW's compatible fittings on the water storage tanks near the garden and wood waste area and ensure the provision of fire extinguishers on all machinery	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B57	Prior to the commencement of Stage 1 operation, the Applicant must prepare a Landscape Management Plan (LMP) to manage the revegetation and landscaping works on-site, in consultation with Council. The LMP must form part of an OEMP in accordance with conditions C5. The plan must: a) detail the species to be planted on-site, incorporating locally native species	Operational	Occurred prior to this reporting period.	Not triggered during reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B57	b) describe the monitoring and maintenance measures to manage landscaping works	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B57	c) be consistent with the Applicant's Management and Mitigation Measures at Appendix 2.	Operational	Occurred prior to this reporting period.	Not triggered during reporting period
B58	The Applicant must: a) must implement the most recent version of the LMP	Operational	Current LMP is being implemented.	Compliant
B58	b) maintain the landscaping and vegetation on the site in accordance with the approved LMP required by condition B57 for the life of the development	Operational	Current LMP is being implemented.	Compliant
B59	The Applicant must ensure the lighting associated with the development: a) complies with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997)	Operational	Adjacent properties are industrial/commercial. No lighting complaints received.	Compliant
B59	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	Operational	Adjacent properties are industrial/commercial. No lighting complaints received.	Compliant
B60	All signage and fencing must be erected in accordance with the EIS	All	EIS has non specific obligations around signage. Fencing installed as per site plans.	Compliant

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B61	Prior to the commencement Stage 1 construction, the Applicant must install appropriate fencing to prevent unauthorised access to the Sydney Trains rail corridor from the development site	Construction	Occurred prior to this reporting period.	Not triggered during reporting period
B62	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: a) the requirements of all relevant Australian Standards	All	Chemical storage is addressed in CEMP and OMP with reference to Australian Standards. Oils and Hydrocarbons are stored on bunds and spill kits are available.	Compliant
B62	b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids	All	Chemical storage is addressed in CEMP and OMP with reference to EPA guidelines. Oils and Hydrocarbons are stored on bunds and spill kits are available.	Compliant
B63	In the event of an inconsistency between the requirements B62(a) and B62(b), the most stringent requirement must prevail to the extent of the inconsistency	All	No inconsistencies identified which impact Concrush.	Compliant
B64	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	Concrush do not store or handle a quantity of dangerous goods which would approach the quantities in the SEPP.	Compliant

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B65	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 EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007)	All	Chemical storage is addressed in CEMP and OMP with reference to Australian Standards and EPA guidelines. Oils and Hydrocarbons are stored on bunds and spill kits are available.	Compliant
B66	If any item or object of Aboriginal heritage significance is identified on site: a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately	All	The EIS found minimal risk to Aboriginal artefacts. Concrush have not found any Aboriginal artefacts.	Not triggered.
B66	b) a 10 m wide buffer area around the suspected item or object must be cordoned off	All	The EIS found minimal risk to Aboriginal artefacts. Concrush have not found any Aboriginal artefacts.	Not triggered.
B66	c) the EES must be contacted immediately	All	The EIS found minimal risk to Aboriginal artefacts. Concrush have not found any Aboriginal artefacts.	Not triggered.
B67	Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the National Parks and Wildlife Act 1974	All	The EIS found minimal risk to Aboriginal artefacts. Concrush have not found any Aboriginal artefacts.	Not triggered.
B68	Prior to the commencement of Stage 1 and Stage 2 construction or at any time during the construction period deemed necessary by Sydney Trains, a joint inspection of the rail infrastructure and property in the vicinity of the development is to be carried out by representatives from Sydney Trains	Construction	Prior to this reporting period.	Not triggered.

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
B69	Prior to the commencement of Stage 1 and Stage 2 construction, the Applicant must prepare in consultation with Sydney Trains: a) a list of machinery to be used during excavation/construction	Construction	Prior to reporting period	Not triggered
B69	b) a Risk Assessment Management Plan including a detailed Safe Work Method Statements (SWMS)	Construction	Prior to reporting period	Not triggered
B69	c) a plan showing all craneage and other aerial operations for the development	Construction	Prior to reporting period	Not triggered
B69	d) a plan detailing the type of fencing to be installed and the method of erection	Construction	Prior to reporting period	Not triggered
B69	e) cross section drawings identifying Sydney Trains' power poles and earth bund in proximity of the Applicant's and Sydney Train site boundary	Construction	Prior to reporting period	Not triggered
B69	f) a detailed dilapidation report to establish the extent of any existing damage and enable any deterioration during construction to be observed.	Construction	Prior to reporting period	Not triggered
B70	During Stage 1 construction and Stage 2 construction, the Applicant must ensure that Safe Approach Distances as per Sydney Trains' requirements are maintained at all times	Construction	This is addressed in the CEMP. There is no evidence to suggest safe approach distances not maintained.	Compliant
C1	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: a) detailed baseline data	All	Management plans approved prior to this reporting period.	Not triggered during this reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
C1	b) details of: xxvi. the relevant statutory requirements (including any relevant approval, licence or lease conditions); xxvii. any relevant limits or performance measures and criteria xxviii. 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	All	Management plans approved prior to this reporting period.	Not triggered during this reporting period
C1	c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria	All	Management plans approved prior to this reporting period.	Not triggered during this reporting period
C1	d) a program to monitor and report on the: xxix. impacts and environmental performance of the development; xxx. effectiveness of the management measures set out pursuant to paragraph c above	All	Management plans approved prior to this reporting period.	Not triggered during this reporting period
C1	e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible	All	Management plans approved prior to this reporting period.	Not triggered during this reporting period
C1	f) a program to investigate and implement ways to improve the environmental performance of the development over time	All	Management plans approved prior to this reporting period.	Not triggered during this reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
C1	g) a protocol for managing and reporting any: <ul style="list-style-type: none"> xxxi. incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); xxxii. complaint; xxxiii. failure to comply with statutory requirements 	All	Management plans approved prior to this reporting period.	Not triggered during this reporting period
C1	h) a protocol for periodic review of the plan	All	Management plans approved prior to this reporting period.	Not triggered during this reporting period
C2	The Applicant must prepare a Construction Environmental Management Plan (CEMP) in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary	Construction	Management plan approved prior to this reporting period.	Not triggered during this reporting period
C3	As part of the CEMP required under condition C2 of this consent, the Applicant must include the following: <ul style="list-style-type: none"> a) Water Discharge Management Plan (see condition B12) 	Construction	Management plan approved prior to this reporting period.	Not triggered during this reporting period
C3	<ul style="list-style-type: none"> b) Groundwater Management Plan (see condition B15) 	Construction	Management plan approved prior to this reporting period.	Not triggered during this reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
C3	c) Erosion and Sediment Control Plan (see condition B22)	Construction	Management plan approved prior to this reporting period.	Not triggered during this reporting period
C3	d) Acid Sulfate Soils Management Plan (see condition B25)	Construction	Management plan approved prior to this reporting period.	Not triggered during this reporting period
C3	e) Traffic Management Plan (see condition B34)	Construction	Management plan approved prior to this reporting period.	Not triggered during this reporting period
C3	f) Remediation Action Plan (see condition B49)	Construction	Management plan approved prior to this reporting period.	Not triggered during this reporting period
C4	The Applicant must: a) not commence construction of the development until the CEMP is approved by the Planning Secretary	Construction	Management plan approved prior to this reporting period.	Not triggered during this reporting period
C4	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	Construction	CEMP being implemented. Previous external audit (prior to this reporting period) found this to be compliant. No change since.	Compliant

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
C5	The Applicant must prepare an Operational Environmental Management Plan (OEMP) in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary	Operational	Management plan approved prior to this reporting period.	Not triggered during this reporting period
C6	As part of the OEMP required under condition C5 of this consent, the Applicant must include the following: a) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development	Operational	Management plan approved prior to this reporting period.	Not triggered during this reporting period
C6	b) describe the procedures that would be implemented to: xxxiv. keep the local community and relevant agencies informed about the operation and environmental performance of the development xxxv. receive, handle, respond to, and record complaints; xxxvi. resolve any disputes that may arise; xxxvii. respond to any non-compliance; xxxviii. respond to emergencies;	Operational	Management plan approved prior to this reporting period.	Not triggered during this reporting period
C6	c) include the following environmental management plans: xxxix. Waste Management Plan (see condition B3); xl. Flood Emergency Response Plan (see condition B26); xli. Operational Air Quality Management Plan (see condition B40); xlii. Operational Noise Management Plan (see condition B47); and xlili. Landscape Management Plan (see condition B57)	Operational	Management plan approved prior to this reporting period.	Not triggered during this reporting period

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
C7	The Applicant must: a) not commence operation until the OEMP is approved by the Planning Secretary	Operational	Management plan approved prior to this reporting period.	Not triggered during this reporting period
C7	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)	Operational	OEMP being implemented. Previous external audit (prior to this reporting period) found this to be compliant. No change since.	Compliant
C8	The strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing that a review is being carried out within three months of: a) the submission of an incident report under condition C10;	Operational	No incidents have occurred that would trigger this review	Not triggered
C8	b) the submission of an Independent Environmental Audit under condition C16;	Operational	Not triggered	Not triggered
C8	c) the approval of any modification of the conditions of this consent; or	Operational	Revised management plans have been submitted in April 2026 which is outside this reporting period.	Not triggered
C8	d) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review	Operational	Not triggered	Not triggered
C9	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review	Operational	Revised management plans have been submitted in April 2026 which is outside this reporting period.	Not triggered

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
C10	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given and reports submitted in accordance with the requirements set out in Appendix 3.	Operational	Have been nil reportable incidents	Not triggered
C11	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance	All	No non-compliances.	Not triggered
C12	A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance	All	The approved Mod 1 has removed any non-compliances.	Not triggered
C13	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance	All	Not triggered	Not triggered
C14	Within three months after the first year of commencement of operation, and in the same month each subsequent year (or such other timing as may be agreed by the Planning Secretary), the Applicant must submit a report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. The review must: b) describe the development that was carried out in the previous year, and the development that is proposed to be carried out in the current year	Operational	Annual report completed in the format requested by the Department	Compliant

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
C14	c) include a comprehensive review of the monitoring results and complaints records from the previous year, including a comparison of these against the: <ul style="list-style-type: none"> i. relevant statutory requirements, limits or performance measures/criteria ii. requirements of any plan or program required under this consent; iii. monitoring results of previous years; and iv. the relevant predictions in the EIS and Response to Submissions 	Operational	Annual report completed in the format requested by the Department	Compliant
C14	d) identify any non-compliances and any incidents which occurred over in the previous year, and describe what actions were (or are being) taken to rectify the non-compliance or incident and avoid recurrence	Operational	Annual report completed in the format requested by the Department	Compliant
C14	e) identify any trends in the monitoring data over the life of the development	Operational	Annual report completed in the format requested by the Department	Compliant
C14	f) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies	Operational	Annual report completed in the format requested by the Department	Compliant
C14	g) describe what measures will be implemented over the next year to improve the environmental performance of the development	Operational	Annual report completed in the format requested by the Department	Compliant
C15	Copies of the Annual Review must be submitted to Council and any interested person upon request	Operational	Previous Annual Review was sent to LMCC and uploaded to Planning Major Projects Portal. This Annual Review will be sent to LMCC and uploaded to Planning Major Projects Portal.	Compliant

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
C16	<p>Within one year of the commencement of operation, and every three years after, unless the Planning Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit (audit) of the development. Audits must:</p> <p>a) be led and conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Planning Secretary</p>	Operational	Undertaken prior to this reporting period	Not triggered
C16	b) be carried out in consultation with the relevant agencies	Operational	Undertaken prior to this reporting period	Not triggered
C16	c) assess the environmental performance of the development and assess whether it is complying with the requirements in this consent, and any strategy, plan or program required under this consent	Operational	Undertaken prior to this reporting period	Not triggered
C16	d) review the adequacy of any approved strategy, plan or program required under this consent	Operational	Undertaken prior to this reporting period	Not triggered
C16	e) recommend measures or actions to improve the environmental performance of the development, and any strategy, plan or program required under this consent.	Operational	Undertaken prior to this reporting period	Not triggered
C17	<p>Within three months of commissioning an Independent Environmental Audit, or within another timeframe agreed by the Planning Secretary, a copy of the audit report must be submitted to the Planning Secretary and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Planning Secretary</p>	Operational	Undertaken prior to this reporting period	Not triggered

Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
C18	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing	Operational	Routine monitoring addressed in numerous management plans	Compliant

C19	<p>At least 48 hours before the commencement of construction and for the life of the development, the Applicant must:</p> <ul style="list-style-type: none"> a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> i. the documents referred to in condition A2 of this consent and the final layout plans for the development; ii. all current statutory approvals for the development; iii. all approved strategies, plans and programs required under the conditions of this consent; iv. the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged; v. regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent; vi. 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; vii. a summary of the current stage and progress of the development; viii. contact details to enquire about the development or to make a complaint ix. a complaints register, updated monthly; x. the Compliance Reporting of the development; xi. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; xii. any other matter required by the Planning Secretary 	All	Independent environmental audit (prior to this reporting period) found this to be compliant. No change since.	Compliant
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Condition of consent number	Compliance requirement	Development phase	Evidence and comments	Compliance status
C19	b) keep such information up to date, to the satisfaction of the Planning Secretary	All	Independent environmental audit (prior to this reporting period) found this to be compliant. No change since.	Compliant

Appendix C

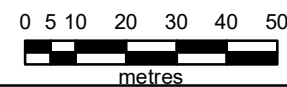
Water and dust sampling locations



LEGEND

- | | |
|--|---|
|  SW - Downstream sample |  WL - Wetland |
|  SED - Sediment dams |  GW - Groundwater monitoring wells |
|  LP - Leachate pond sample point |  Dust gauges |

Aerial image taken from Nearmap, 7 February 2025
(used in accordance with commercial licence)



Appendix D

Water monitoring results summary

Date	PQL	Aquatic Ecosystem Guideline ^A		28/04/2025	30/05/2025	30/06/2025	29/07/2025	29/08/2025	30/09/2025	31/10/2025	27/11/2025	22/12/2025	27/01/2026	25/02/2026	26/03/2026
Sample Purpose		95% Fresh	95% Marine	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation
Sample collected by					RCA-AH/SH	RCA-MH	RCA-AH/DB	RCA-AH	RCA-DB	RCA-DB	RCA-AH	RCA-DB	RCA-DB	RCA-DB	RCA-DB
GW1[#]	Sample Depth (m) ^B		0.71	1.54	2.16	2.17	1.85	2.19	2.16	2.31	2.35	2.07	2.32	2.136	
	Sample Description		Grey, turbid, slight odour	Turbid, pale brown, no odour	Dark brown, turbid, no odour	Dark grey, turbid, sulphide odour	Dark grey, turbid, sulphur odour	Dark grey, turbid, sulphur odour	Dark grey, turbid, slight sulphur odour	Dark grey, turbid, slight sulphur odour	Dark grey, turbid, slight sulphur odour	Dark grey, turbid, slight sulphur odour	Grey, turbid, no odour	Grey, turbid, no odour	
Nutrients															
Ammonia as N	0.005	0.9	0.91	2.1	1.1	2.4	2.0	1.0	1.8	1.3	1.7	1.8	1.7	1.9	1.7
Nitrite as N	0.005	NA		<0.005	<0.005	<0.005	<0.005	0.006	<0.005	<0.005	<0.005	<0.005	0.006	<0.005	<0.005
Nitrate as N ^C	0.005	2.4		<0.005	<0.005	0.006	<0.005	<0.005	<0.005	0.01	0.005	0.009	0.073	0.006	0.01
Nitrite + Nitrate as N ^D	0.005	0.04		<0.005	<0.005	0.008	0.005	0.007	<0.005	0.02	0.007	0.01	0.078	0.008	0.02
Total Phosphorus as P ^D	0.05	0.025		0.3	0.4	0.6	0.3	0.4	0.4	0.2	0.4	0.2	0.4	0.96	0.3
Benzene, Toluene, Ethylbenzene, Xylene (BTEX)															
Benzene	0.001	0.95	0.5	--	<0.001	--	--	<0.001	--	--	<0.001	--	--	<0.001	--
Toluene	0.001	0.18		--	<0.001	--	--	<0.001	--	--	<0.001	--	--	<0.001	--
Ethylbenzene	0.001	0.08	0.005	--	<0.001	--	--	<0.001	--	--	<0.001	--	--	<0.001	--
meta- and para-Xylene	0.002	0.275		--	<0.002	--	--	<0.002	--	--	<0.002	--	--	<0.002	--
ortho-Xylene	0.001	0.35		--	<0.001	--	--	<0.001	--	--	<0.001	--	--	<0.001	--
Total Recoverable Hydrocarbons (TRH)															
TRH C ₆ -C ₄₀	0.26	0.007		--	0.13	--	--	0.13	--	--	0.13	--	--	0.2	--
Polycyclic Aromatic Hydrocarbons (PAH)															
Naphthalene	0.0001	0.016	0.07	--	<0.0001	--	--	<0.0001	--	--	<0.0001	--	--	<0.0001	--
Phenanthrene ^E	0.0001	0.002		--	<0.0001	--	--	<0.0001	--	--	<0.0001	--	--	<0.0001	--
Anthracene ^E	0.0001	0.0004		--	<0.0001	--	--	<0.0001	--	--	<0.0001	--	--	<0.0001	--
Fluoranthene ^E	0.0001	0.0014		--	<0.0001	--	--	<0.0001	--	--	<0.0001	--	--	<0.0001	--
Benzo(a) pyrene ^E	0.0001	0.0002		--	<0.0001	--	--	<0.0001	--	--	<0.0001	--	--	<0.0001	--
GW3[#]	Sample Depth (m) ^B		3.00	3.00	3.44	3.53	3.23	3.34	3.62	3.81	4.86	3.54	3.8	3.58	
	Sample Description		Grey, turbid, no odour	Turbid, pale brown, no odour	Grey, turbid, no odour	Pale grey, slightly turbid, no odour	Pale grey, slightly turbid,	Brown, turbid, no odour	Pale grey, slightly turbid, no odour	Opaque water brown tinged, no odour	Brown tinged water minor sediment no odour	Brown tinged water minor sediment no odour	Brown tinged water minor sediment no odour	Brown tinged water no odour turbid	
Nutrients															
Ammonia as N	0.005	0.9	0.91	1.3	1.0	2.9	2.8	1.6	2.3	3.2	2.7	2.9	2.1	3.2	3.6
Nitrite as N	0.005	NA		<0.005	0.006	<0.01	<0.01	<0.005	<0.005	<0.01	<0.005	<0.025	<0.01	<0.005	0.01
Nitrate as N ^C	0.005	2.4		<0.005	<0.005	<0.01	<0.01	<0.005	<0.005	<0.01	<0.01	0.02	0.01	0.01	0.14
Nitrite + Nitrate as N ^D	0.005	0.04		0.006	0.009	<0.01	<0.01	<0.005	<0.005	<0.01	<0.01	0.02	0.01	<0.005	0.15
Total Phosphorus as P ^D	0.05	0.025		0.1	0.2	0.1	0.09	0.3	0.3	0.07	0.09	0.08	0.09	0.07	0.2
Benzene, Toluene, Ethylbenzene, Xylene (BTEX)															
Benzene	0.001	0.95	0.5	--	0.001	--	--	<0.001	--	--	<0.001	--	--	<0.001	--
Toluene	0.001	0.18		--	0.002	--	--	<0.001	--	--	<0.001	--	--	<0.001	--
Ethylbenzene	0.001	0.08	0.005	--	<0.001	--	--	<0.001	--	--	<0.001	--	--	<0.001	--
meta- and para-Xylene	0.002	0.275		--	0.003	--	--	<0.002	--	--	<0.002	--	--	<0.002	--
ortho-Xylene	0.001	0.35		--	<0.001	--	--	<0.001	--	--	<0.001	--	--	<0.001	--
Total Recoverable Hydrocarbons (TRH)															
TRH C ₆ -C ₄₀	0.26	0.007		--	0.141	--	--	0.13	--	--	0.13	--	--	0.3	--
Polycyclic Aromatic Hydrocarbons (PAH)															
Naphthalene	0.0001	0.016	0.07	--	0.0003	--	--	<0.0001	--	--	<0.0001	--	--	<0.0001	--
Phenanthrene ^E	0.0001	0.002		--	<0.0001	--	--	<0.0001	--	--	<0.0001	--	--	<0.0001	--
Anthracene ^E	0.0001	0.0004		--	<0.0001	--	--	<0.0001	--	--	<0.0001	--	--	<0.0001	--
Fluoranthene ^E	0.0001	0.0014		--	<0.0001	--	--	<0.0001	--	--	<0.0001	--	--	<0.0001	--
Benzo(a) pyrene ^E	0.0001	0.0002		--	<0.0001	--	--	<0.0001	--	--	<0.0001	--	--	<0.0001	--

All results are in units of mg/L

Blank Cell indicates no criterion available

PQL = Practical Quantitation Limit.

NA - Not applicable

Results shown in **BOLD** are in excess of the 95% fresh water aquatic ecosystems guidelines or the lowland (coastal) river guidelines

Results shown in UNDERLINE are in excess of the 95% marine water aquatic ecosystems guidelines

* Volatile hydrocarbons were not detected in a sample collected on 12 June 2025.

Previously known as BH1 and BH3; changed to GW1 and GW3 respectively to be consistent with EPA plan from July 2025

^A Ecological criteria % Protection Level for Receiving Water Type.

^B Sample depths presented from top of pipe are as encountered prior to commencement of sampling

^C Updating nitrate toxicity effects on freshwater aquatic species as directed from the ANZG website

^D Guidelines for Lowland (Coastal) Rivers in NSW

^E Bioaccumulative Compounds

Date	PQL	Management Triggers ^A	28/04/2025	20/05/2025	30/05/2025	30/06/2025	29/07/2025	29/08/2025	30/09/2025	31/10/2025	27/11/2025	22/12/2025	27/01/2026	25/02/2026	9/03/2026	26/03/2026
Sample Purpose			Characterisation	Discharge	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Discharge	Characterisation
Sample collected by			RCA-AH/SH	RCA-AH/DB	RCA-AH/DB	RCA-MH	RCA-AH	RCA-DB	RCA-DB	RCA-AH	RCA-DB	RCA-DB	RCA-DB	RCA-DB	RCA-DB	RCA-DB
BSW1# (North - Racecourse Road)			Pale brown, turbid, no odour	Pale brown, turbid, no odour	Slightly turbid, pale brown, no odour	Stagnant water - No sample taken	Dry - No sample taken	Water clear, minor algae, no smell	Water clear, minor algae, no odour	Dry - No sample taken	Dry - no sample taken	Dry - no sample taken	Water clear slight brown tinge	Dry - no sample taken	No sample taken	Water clear yellow tinge
General Water Quality																
pH Value (pH units)	0.01	6.5-8.5	8.2	7.9	7.4	--	--	7.4	7.6	--	--	--	7.9	--	--	8.2
Electrical Conductivity (µS/cm @ 25C)	1	125-2200	570	480	950	--	--	950	880	--	--	--	870	--	--	850
Total Suspended Solids	5	NA	57	85	<5	--	--	22	170	--	--	--	69	--	--	35
Metals																
Aluminium	0.01	0.08	0.08	0.14	<0.01	--	--	0.02	0.02	--	--	--	<0.01	--	--	<0.01
Arsenic	0.001	0.094	0.004	0.004	0.002	--	--	0.001	0.004	--	--	--	0.004	--	--	0.004
Cadmium	0.0001	0.0004	<0.0001	<0.0001	<0.0001	--	--	<0.0001	<0.0001	--	--	--	<0.0001	--	--	<0.0001
Chromium	0.001	0.02	0.002	0.004	<0.001	--	--	<0.001	<0.001	--	--	--	<0.001	--	--	<0.001
Hexavalent Chromium	0.005	0.0033	<0.005	<0.005	<0.005	--	--	<0.005	<0.005	--	--	--	<0.005	--	--	<0.005
Cobalt	0.001	0.015	<0.001	<0.001	<0.001	--	--	<0.001	<0.001	--	--	--	<0.001	--	--	<0.001
Copper	0.001	0.02	0.005	0.013	0.003	--	--	0.004	0.003	--	--	--	0.004	--	--	0.003
Lead	0.001	0.0056	<0.001	0.005	<0.001	--	--	<0.001	<0.001	--	--	--	<0.001	--	--	<0.001
Nickel	0.001	0.013	0.001	0.001	0.002	--	--	0.004	0.003	--	--	--	0.002	--	--	0.002
Selenium	0.001	0.018	<0.001	0.002	<0.001	--	--	<0.001	<0.001	--	--	--	<0.001	--	--	<0.001
Zinc	0.001	0.015	0.01	0.023	0.01	--	--	0.022	0.012	--	--	--	0.04	--	--	0.01
Boron	0.02	0.68	0.31	0.23	0.1	--	--	0.1	0.2	--	--	--	0.1	--	--	0.1
Total Recoverable Hydrocarbons (TRH)																
TRH C ₆ -C ₄₀	0.26	10	0.13	0.13	0.13	--	--	0.13	0.13	--	--	--	0.13	--	--	0.13
Nutrients																
Ammonia as N	0.005	0.0264	<0.005	0.006	1.2	--	--	0.01	<0.005	--	--	--	0.02	--	--	<0.005
Nitrite as N	0.005	NA	0.065	0.04	0.04	--	--	<0.005	<0.005	--	--	--	<0.005	--	--	<0.005
Nitrate as N	0.005	0.44	0.16	0.13	0.5	--	--	0.44	<0.005	--	--	--	<0.005	--	--	0.02
Nitrite + Nitrate as N	0.005	0.491	0.2	0.17	0.54	--	--	0.45	<0.005	--	--	--	<0.005	--	--	0.02
Total Kjeldahl Nitrogen as N	0.1	NA	1.3	0.9	0.4	--	--	0.6	1.2	--	--	--	1.4	--	--	0.9
Total Nitrogen as N	0.1	0.645	1.6	1.1	0.9	--	--	1	1.2	--	--	--	1.4	--	--	0.9
Total Phosphorus as P	0.05	0.0168	0.2	0.2	<0.05	--	--	0.1	0.2	--	--	--	0.3	--	--	0.1
BSW2# (South - Railway Line)			Light brown, slightly turbid, no odour	Light brown, turbid, no odour	Turbid, pale brown, no odour	Clear, no odour	Clear, no odour	Clear, no odour	Clear, slight brown tinge, no odour	Pale yellow, clear, no odour	Brown tinged water, no odour	Dry - no sample taken	Brown tinged water with algae, no odour	Clear, slight yellow brown tinge, no odour	Clear water slight brown tinge	Clear water slight brown tinge
General Water Quality																
pH Value (pH units)	0.01	6.5-8.5	8.3	7.6	7.2	7.7	7.6	7.3	7.3	8.1	7.8	--	7.1	7.5	8.7	7.4
Electrical Conductivity (µS/cm @ 25C)	1	125-2200	590	520	890	1100	1000	890	890	1000	1100	--	740	880	360	690
Total Suspended Solids	5	NA	72	100	5	10	<5	7	14	29	170	--	14	36	51	10
Metals																
Aluminium	0.01	0.08	0.09	0.15	0.01	<0.01	<0.01	0.02	<0.01	0.02	0.02	--	0.02	0.02	0.11	0.03
Arsenic	0.001	0.094	0.003	0.003	0.003	0.002	0.002	0.001	0.004	0.007	0.01	--	0.007	0.029	0.007	0.01
Cadmium	0.0001	0.0004	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	--	<0.0001	<0.0001	<0.0001	<0.0001
Chromium	0.001	0.02	<0.001	0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	--	<0.001	0.001	0.007	<0.001
Hexavalent Chromium	0.005	0.0033	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	--	<0.005	<0.005	0.007	<0.005
Cobalt	0.001	0.015	<0.001	<0.001	0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	--	<0.001	<0.001	<0.001	0.001
Copper	0.001	0.02	0.006	0.014	0.002	0.002	0.003	0.003	<0.001	0.007	<0.001	--	0.003	0.002	0.007	0.001
Lead	0.001	0.0056	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	0.001	--	<0.001	<0.001	<0.001	<0.001
Nickel	0.001	0.013	<0.001	0.002	0.002	0.001	0.002	0.002	<0.001	0.006	0.002	--	0.002	0.003	0.001	0.001
Selenium	0.001	0.018	<0.001	0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	--	<0.001	<0.001	<0.001	<0.001
Zinc	0.001	0.015	0.01	0.036	0.029	0.01	0.008	0.01	0.003	0.11	0.006	--	0.019	0.011	0.01	0.008
Boron	0.02	0.68	0.36	0.21	0.1	0.1	0.1	0.09	0.1	0.1	0.24	--	0.1	0.2	0.05	0.1
Total Recoverable Hydrocarbons (TRH)																
TRH C ₆ -C ₄₀	0.26	10	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.136	--	0.13	0.39	0.13	0.13
Nutrients																
Ammonia as N	0.005	0.0264	<0.005	0.01	0.6	<0.005	0.01	0.05	0.02	<0.005	1	--	0.03	0.006	0.01	0.01
Nitrite as N	0.005	NA	0.005	0.01	<0.005	<0.005	<0.005	<0.005	<0.005	0.005	<0.005	--	<0.005	<0.005	0.24	<0.005
Nitrate as N	0.005	0.44	0.01	0.096	<0.005	2.0	<0.005	0.007	0.052	0.02	<0.005	--	<0.005	<0.005	1.1	0.04
Nitrite + Nitrate as N	0.005	0.491	0.02	0.11	0.008	2.0	0.005	0.009	0.054	0.02	<0.005	--	<0.005	<0.005	1.3	0.04
Total Kjeldahl Nitrogen as N	0.1	NA	1.7	0.9	1.3	2.8	0.8	0.6	0.9	1.1	5.2	--	1.1	2.3	0.4	1.2
Total Nitrogen as N	0.1	0.645	1.7	1.0	1.3	4.8	0.8	0.6	1	1.1	5.2	--	1.1	2.3	1.7	1.3
Total Phosphorus as P	0.05	0.0168	0.2	0.2	0.06	0.05	0.05	0.08	0.1	0.52	2.6	--	0.1	0.4	0.3	0.2

All results are in units of mg/L except where noted

^A As specified in Discharge Verification & Mitigation Report (2024), noting that the off-site waters are not necessarily representative of discharging water

NA - Not applicable

[#] Previously known as SW1 and SW2, changed to BSW1 and BSW2 respectively from July 2025 to avoid conflict with the EPA plan

Blank Cell indicates no criterion available and / or no sample collected

PQL = Practical Quantitation Limit. Where PQL is for a summation, PQL of all components is summed and may be different from that presented by laboratory

Results shown in **BOLD** are in excess of the management triggers

* Duplicate results of nitrate, NOx, TKN & TN used due to high RPD values

Date			28/04/2025	20/05/2025	30/05/2025	30/06/2025	29/07/2025	29/08/2025	30/09/2025	31/10/2025	27/11/2025	22/12/2025	27/01/2026	25/02/2026	9/03/2026	26/03/2026
Sample Purpose	PQL	Management Triggers ^A	Characterisation/ Discharge	Discharge	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Discharge	Characterisation
Sample Collected by			RCA-AH/SH	RCA-AH/DB	RCA-MH	RCA-AH/DB	RCA-AH	RCA-DB	RCA-DB	RCA-DB	RCA-AH	RCA-DB	RCA-DB	RCA-DB	RCA-DB	RCA-DB

			Leachate Pond	Leachate Pond	Leachate Pond	Leachate Pond	Leachate Pond	Leachate Pond	Leachate Pond	Leachate Pond	Leachate Pond	Leachate Pond	Leachate Pond	Leachate Pond	Leachate Pond	Leachate Pond
Sample Description			Pale yellow, clear, no odour	No sample	Turbid, dark brown, no odour	Brown, slightly turbid, with floating algae	Pale yellow, clear, no odour	Brown Tinged	Brown tinged, no odour	Pale yellow, turbid, no odour	Brown tinged	Yellow brown tinged no odour	Dark green / black coloured water	No sample	No sample	Yellow brown tinged no odour

General Water Quality																
pH Value (pH units)	0.01	6.5-8.5	7.5	--	7.2	8.1	8.0	8.4	8.3	8.9	9.6	9.1	6.4	--	--	8.1
Electrical Conductivity (µS/cm @ 25C)	1	125-2200	1300	--	1700	2300	1700	1200	1900	2700	920	3200	4200	--	--	1700
Total Suspended Solids	5	NA	28	--	25	58	27	32	94	160	230	16	50	--	--	10
Nutrients																
Ammonia	0.005	0.0264	0.076	--	0.96	0.04	0.054	0.02	<0.005	0.03	0.006	0.03	15	--	--	0.28
Nitrite as N	0.005	NA	0.31	--	<0.01	<0.01	0.008	<0.005	<0.005	<0.005	<0.005	<0.005	<0.01	--	--	0.61
Nitrate as N ^D	0.005	0.44	2.1	--	<0.01	<0.02	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.050	--	--	2
Nitrite + Nitrate as N	0.005	0.491	2.4	--	<0.01	<0.02	0.01	<0.005	<0.005	<0.005	<0.005	<0.005	<0.050	--	--	2.7
Total Kjeldahl Nitrogen as N	0.1	NA	11	--	8.9	12	7.8	3.5	6.1	8	2.3	9.5	62	--	--	6.9
Total N	0.1	0.645	13	--	8.9	12	7.8	3.5	6.1	8	2.3	9.5	62	--	--	9.6
Total Phosphorus as P	0.05	0.0168	1.7	--	5.0	5.5	2.3	1.2	2.9	1.6	0.66	1.8	24	--	--	1.7

			Wetland	Wetland	Wetland	Wetland	Wetland	Wetland	Wetland	Wetland	Wetland	Wetland	Wetland	Wetland	Wetland	Wetland
Sample Description			Pale yellow, clear, floating green algae, sulphide odour	No sample	Turbid, brown, no odour	Yellow, with floating algae, no odour	Pale yellow, clear, no odour	Clear brown tinged water, no odour	Brown tinged water, no odour	Dry - No sample taken	Brown tinged water, no odour	Dry - No sample taken	Brown tinged water, strong sulphur odour	Brown tinged water, minor methane odour	No sample	Brown tinged water no odour no odour some sediment in column

General Water Quality																
pH Value (pH units)	0.01	6.5-8.5	7.2	--	6.9	7.2	7.5	7.0	6.9	--	7.2	--	7	7.2	--	7.2
Electrical Conductivity (µS/cm @ 25C)	1	125-2200	790	--	1900	2800	1800	1100	1200	--	1100	--	2400	2400	--	2000
Total Suspended Solids	5	NA	7	--	19	18	23	21	250	--	64	--	20	46	--	13
Nutrients																
Ammonia	0.005	0.0264	0.86	--	0.67	0.008	0.14	0.54	0.38	--	0.26	--	0.094	2	--	0.19
Nitrite as N	0.005	NA	0.1	--	<0.005	<0.01	0.02	<0.005	0.006	--	<0.005	--	<0.01	<0.01	--	<0.005
Nitrate as N ^D	0.005	0.44	0.18	--	<0.02	<0.01	0.02	<0.005	0.01	--	0.02	--	<0.02	<0.02	--	<0.005
Nitrite + Nitrate as N	0.005	0.491	0.3	--	<0.02	<0.01	0.03	<0.005	0.02	--	0.02	--	<0.02	<0.02	--	<0.005
Total Kjeldahl Nitrogen as N	0.1	NA	5.6	--	9.8	10	7.2	3.4	3.1	--	3.6	--	7.5	19	--	8.4
Total N	0.1	0.645	5.9	--	9.8	10	7.3	3.4	3.1	--	3.6	--	7.5	19	--	8.4
Total Phosphorus as P	0.05	0.0168	2.3	--	5.1	6.4	2.5	1.8	2.3	--	1.5	--	4.7	8.6	--	5.8

All results are in units of mg/L except where noted

^A As specified in Discharge Verification & Mitigation Report (2024), noting that the LP and WL waters are not necessarily representative of discharging water

NA - Not applicable

Results shown in **BOLD** are in excess of the management triggers

Date	PQL	Management Triggers ^A	28/04/2025	20/05/2025	30/05/2025	30/06/2025	29/07/2025	29/08/2025	30/09/2025	31/10/2025	27/11/2025	22/12/2025	27/01/2026	25/02/2026	9/03/2026	26/03/2026	
Sample Purpose			Characterisation/ Discharge	Discharge	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Discharge	Characterisation
Sample Collected by			RCA-AH/SH	RCA-AH/DB	RCA-MH	RCA-AH/DB	RCA-AH	RCA-DB	RCA-DB	RCA-DB	RCA-AH	RCA-DB	RCA-DB	RCA-DB	RCA-DB	RCA-DB	RCA-DB
			Sediment Basin 2	Sediment Basin 2	Sediment Basin 2	Sediment Basin 2	Sediment Basin 2	Sediment Basin 2	Sediment Basin 2	Sediment Basin 2	Sediment Basin 2	Sediment Basin 2	Sediment Basin 2	Sediment Basin 2	Sediment Basin 2	Sediment Basin 2	
Sample Description			Pale brown, no odour	No sample	Turbid, pale brown, no odour	Pale grey, slightly turbid, no odour	Pale grey, clear, no odour	Clear water, slight brown tinge.	Clear water, slight brown tinge.	Pale grey, slightly turbid, no odour	Pale grey, slightly turbid, no odour	Clear water no odour	Clear water slight brown tinge	Clear water slight brown tinge	No sample	Clear water slight brown tinge	
General Water Quality																	
pH Value (pH units)	0.01	6.5-8.5	10.3	--	7.4	9.3	9.9	9.6	9.6	9.0	8.8	9.1	9.8	8.7	--	8.7	
Electrical Conductivity (µS/cm @ 25C)	1	125-2200	500	--	550	560	510	420	430	390	290	340	540	620	--	540	
Total Suspended Solids	5	NA	50	--	42	40	29	23	50	32	29	21	12	49	--	19	
Metals																	
Aluminium	0.01	0.08	0.22	--	0.13	0.05	0.14	0.21	0.24	0.13	0.13	0.24	0.31	0.11	--	0.18	
Arsenic	0.001	0.094	0.01	--	0.008	0.009	0.011	0.008	0.011	0.008	0.004	0.008	0.01	0.012	--	0.011	
Cadmium	0.0001	0.0004	<0.0001	--	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	--	<0.0001	
Chromium	0.001	0.02	0.028	--	0.032	0.019	0.033	0.015	0.008	0.008	<0.001	0.002	0.015	0.002	--	0.005	
Hexavalent Chromium	0.005	0.0033	0.03	--	0.03	0.02	0.02	0.02	0.01	0.006	<0.005	<0.005	0.01	<0.005	--	<0.005	
Cobalt	0.001	0.015	0.001	--	0.002	0.001	0.002	<0.001	<0.001	<0.001	<0.001	<0.001	0.001	<0.001	--	<0.001	
Copper	0.001	0.02	0.008	--	0.011	0.009	0.017	0.007	0.007	0.009	0.004	0.005	0.01	0.005	--	0.012	
Lead	0.001	0.0056	<0.001	--	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	--	<0.001	
Nickel	0.001	0.013	0.002	--	0.003	0.002	0.003	0.001	0.002	0.001	<0.001	<0.001	0.002	0.003	--	0.002	
Selenium	0.001	0.018	<0.001	--	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	--	<0.001	
Zinc	0.001	0.015	0.001	--	0.003	0.003	0.007		0.006	0.006	0.003	0.005	0.007	0.008	--	0.013	
Boron	0.02	0.68	0.09	--	0.06	0.06	0.07	0.05	0.06	0.04	0.06	0.04	0.08	0.1	--	0.07	
Total Recoverable Hydrocarbons (TRH)																	
TRH >C ₅ -C ₁₀	0.01		<0.01	--	<0.01	<0.01	<0.01	<0.01	<0.01	0.019	<0.01	<0.01	<0.01	0.11	--	<0.01	
TRH >C ₁₀ -C ₁₆	0.05		<0.05	--	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	--	<0.05	
TRH >C ₁₆ -C ₃₄	0.1		<0.1	--	<0.1	0.25	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0.12	--	<0.1	
TRH >C ₃₄ -C ₄₀	0.1		<0.1	--	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	--	<0.1	
TRH C ₆ -C ₄₀	0.26	10	0.13	--	0.13	0.33	0.13	0.13	0.13	0.144	0.13	0.13	0.13	0.305	--	0.13	
Nutrients																	
Ammonia	0.005	0.0264	0.067	--	0.15	0.007	0.007	0.34	0.008	<0.005	0.03	0.03	0.01	0.01	--	0.22	
Nitrite as N	0.005	NA	0.94	--	0.008	<0.01	0.098	0.29	0.02	0.39	<0.005	0.009	0.058	<0.005	--	0.099	
Nitrate as N ^D	0.005	0.44	1.9	--	3.3	<0.02	1.3	0.56	<0.005	0.21	0.02	0.054	<0.005	0.01	--	0.16	
Nitrite + Nitrate as N	0.005	0.491	2.8	--	3.3	<0.02	1.4	0.85	0.02	0.6	0.02	0.062	0.062	0.01	--	0.26	
Total Kjeldahl Nitrogen as N	0.1	NA	2.8	--	0.5	3.8	0.8	0.5	0.8	0.7	0.3	0.5	1.7	2.1	--	1.6	
Total N	0.1	0.645	5.6	--	3.8	3.8	2.2	1.3	0.9	1.3	0.3	0.6	1.7	2.2	--	1.9	
Total Phosphorus as P	0.05	0.0168	0.3	--	0.4	0.4	0.1	0.1	0.2	0.08	0.06	0.06	0.1	0.3	--	0.1	

All results are in units of mg/L except where noted

^A As specified in Discharge Verification & Mitigation Report (2024), noting that the Sediment 2 water not necessarily representative of discharging water

NA - Not applicable

Results shown in **BOLD** are in excess of the management triggers

Date	PQL	Management Triggers ^A	28/04/2025	20/05/2025	30/05/2025	30/06/2025	29/07/2025	29/08/2025	30/09/2025	31/10/2025	27/11/2025	22/12/2025	27/01/2026	25/02/2026	9/03/2026	26/03/2026
Sample Purpose			Characterisation/ Discharge	Discharge	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Discharge	Characterisation
Sample Collected by			RCA-AH/SH	RCA-AH/DB	RCA-MH	RCA-AH/DB	RCA-AH	RCA-DB	RCA-DB	RCA-AH	RCA-DB	RCA-DB	RCA-DB	RCA-DB	RCA-DB	RCA-DB
#			SW2	SW2	SW2	SW2	SW2	SW2	SW2	SW2	SW2	SW2	SW2	SW2	SW2	SW2
Sample Description			Pale yellow, clear, no odour	Grey, turbid, no odour	No sample	No sample	No sample	No sample	No sample	No sample	No sample	No sample	No sample	No sample	Water clear slight brown tinge	No sample
General Water Quality																
pH Value (pH units)	0.01	6.5-8.5	10.3	10	--	--	--	--	--	--	--	--	--	--	9.3	--
Electrical Conductivity (µS/cm @ 25C)	1	125-2200	490	520	--	--	--	--	--	--	--	--	--	--	500	--
Total Suspended Solids	5	NA	46	180	--	--	--	--	--	--	--	--	--	--	67	--
Metals																
Aluminium	0.01	0.08	0.21	0.15	--	--	--	--	--	--	--	--	--	--	0.17	--
Arsenic	0.001	0.094	0.009	0.008	--	--	--	--	--	--	--	--	--	--	0.08	--
Cadmium	0.0001	0.0004	<0.0001	<0.0001	--	--	--	--	--	--	--	--	--	--	<0.0001	--
Chromium	0.001	0.02	0.03	0.023	--	--	--	--	--	--	--	--	--	--	0.012	--
Hexavalent Chromium	0.005	0.0033	0.03	0.03	--	--	--	--	--	--	--	--	--	--	0.01	--
Cobalt	0.001	0.015	0.001	<0.001	--	--	--	--	--	--	--	--	--	--	<0.001	--
Copper	0.001	0.02	0.01	0.025	--	--	--	--	--	--	--	--	--	--	0.007	--
Lead	0.001	0.0056	<0.001	0.001	--	--	--	--	--	--	--	--	--	--	<0.001	--
Nickel	0.001	0.013	0.002	0.003	--	--	--	--	--	--	--	--	--	--	0.002	--
Selenium	0.001	0.018	<0.001	<0.001	--	--	--	--	--	--	--	--	--	--	<0.001	--
Zinc	0.001	0.015	<0.001	0.004	--	--	--	--	--	--	--	--	--	--	0.004	--
Boron	0.02	0.68	0.08	0.08	--	--	--	--	--	--	--	--	--	--	0.04	--
Total Recoverable Hydrocarbons (TRH)																
TRH C ₆ -C ₄₀	0.26	10	0.13	0.13	--	--	--	--	--	--	--	--	--	--	0.13	--
Nutrients																
Ammonia	0.005	0.0264	0.18	<0.005	--	--	--	--	--	--	--	--	--	--	0.02	--
Nitrite as N	0.005	NA	1.0	0.8	--	--	--	--	--	--	--	--	--	--	0.36	--
Nitrate as N ^D	0.005	0.44	2.1	1.7	--	--	--	--	--	--	--	--	--	--	0.91	--
Nitrite + Nitrate as N	0.005	0.491	3.1	2.5	--	--	--	--	--	--	--	--	--	--	1.3	--
Total Kjeldahl Nitrogen as N	0.1	NA	2.9	0.5	--	--	--	--	--	--	--	--	--	--	0.5	--
Total N	0.1	0.645	6.0	3.0	--	--	--	--	--	--	--	--	--	--	1.8	--
Total Phosphorus as P	0.05	0.0168	0.3	0.4	--	--	--	--	--	--	--	--	--	--	0.2	--

All results are in units of mg/L except where noted

^A As specified in Discharge Verification & Mitigation Report (2024)

NA - Not applicable

Results shown in **BOLD** are in excess of the management triggers

[#] Previously known as Sediment Basin 2 Spillway, changed to SW2 from July 2025 to be consistent with EPA plan

Date	PQL	Management Triggers ^A	28/04/2025	20/05/2025	30/05/2025	30/06/2025	29/07/2025	29/08/2025	30/09/2025	31/10/2025	27/11/2025	22/12/2025	27/01/2026	25/02/2026	9/03/2026	26/03/2026
Sample Purpose			Characterisation/ Discharge	Discharge	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Discharge	Characterisation
Sample Collected by			RCA-AH/SH	RCA-AH/DB	RCA-MH	RCA-AH/DB	RCA-AH	RCA-DB	RCA-DB	RCA-AH	RCA-DB	RCA-DB	RCA-DB	RCA-DB	RCA-DB	RCA-DB
			Sediment Basin 1	Sediment Basin 1	Sediment Basin 1	Sediment Basin 1	Sediment Basin 1	Sediment Basin 1	Sediment Basin 1	Sediment Basin 1	Sediment Basin 1	Sediment Basin 1	Sediment Basin 1	Sediment Basin 1	Sediment Basin 1	Sediment Basin 1
Sample Description			Pale brown, turbid, no odour	No sample	Turbid, pale brown, no odour	Grey, turbid, no odour	Clear, no odour	Clear, no odour water level 1.5m	Clear, slight yellow, no odour, water level 0.6m	Brown, turbid, no odour	Brown tinged water, no odour	Brown tinged water, no odour	Clear, no odour	Clear, brown tinged, no odour	No sample	Clear, brown tinged, no odour
General Water Quality																
pH Value (pH units)	0.01	6.5-8.5	10	--	9.8	9.2	9.3	10.4	9.2	9.1	8.5	8.9	9.3	8.8	--	9.1
Electrical Conductivity (µS/cm @ 25C)	1	125-2200	300	--	280	350	440	470	640	760	1100	850	440	630	--	430
Total Suspended Solids	5	NA	90	--	53	29	12	<5	61	70	460	34	8	67	--	19
Metals																
Aluminium	0.01	0.08	0.22	--	0.39	0.05	0.12	1.4	0.24	0.14	0.07	0.14	0.29	0.13	--	0.24
Arsenic	0.001	0.094	0.002	--	0.003	0.004	0.004	0.002	0.008	0.011	0.015	0.008	0.004	0.007	--	0.004
Cadmium	0.0001	0.0004	<0.0001	--	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	--	<0.0001
Chromium	0.001	0.02	0.018	--	0.019	0.012	0.028	0.031	0.008	0.013	0.001	0.011	0.017	0.001	--	0.017
Hexavalent Chromium	0.005	0.0033	0.02	--	0.02	0.01	0.02	0.03	0.008	0.01	<0.005	0.01	0.01	<0.005	--	0.02
Cobalt	0.001	0.015	<0.001	--	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	--	0.002
Copper	0.001	0.02	0.005	--	0.005	0.005	0.009	0.012	0.009	0.011	0.007	0.011	0.008	0.007	--	0.01
Lead	0.001	0.0056	<0.001	--	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	--	<0.001
Nickel	0.001	0.013	<0.001	--	<0.001	<0.001	0.002	<0.001	0.003	0.003	0.005	0.003	0.001	0.002	--	0.002
Selenium	0.001	0.018	<0.001	--	<0.001	<0.001	<0.001	<0.001	0.001	0.001	<0.001	0.002	<0.001	<0.001	--	0.002
Zinc	0.001	0.015	<0.001	--	0.003	0.003	0.006	0.003	0.004	0.013	0.003	0.009	0.006	0.011	--	0.007
Boron	0.02	0.68	0.06	--	0.04	0.06	0.08	0.03	0.1	0.1	0.23	0.1	0.07	0.1	--	0.08
Total Recoverable Hydrocarbons (TRH)																
TRH >C ₆ -C ₁₀	0.01		<0.01	--	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	--	<0.01
TRH >C ₁₀ -C ₁₆	0.05		<0.05	--	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	--	<0.05
TRH >C ₁₆ -C ₃₄	0.1		<0.1	--	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0.12	--	<0.1
TRH >C ₃₄ -C ₄₀	0.1		<0.1	--	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	--	<0.1
TRH C ₆ -C ₄₀	0.26	10	0.13	--	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.2	--	0.13
Nutrients																
Ammonia	0.005	0.0264	0.019	--	0.13	<0.005	0.067	0.12	0.11	0.14	0.83	0.18	0.05	<0.005	--	0.04
Nitrite as N	0.005	NA	0.29	--	0.32	0.03	0.14	1.5	0.15	0.18	0.01	0.089	0.16	<0.005	--	0.13
Nitrate as N ^D	0.005	0.44	0.53	--	0.69	1.0	0.8	0.49	0.073	0.42	0.02	0.091	0.55	<0.005	--	0.52
Nitrite + Nitrate as N	0.005	0.491	0.82	--	1.0	1.0	0.94	2.0	0.22	0.60	0.03	0.18	0.71	<0.005	--	0.65
Total Kjeldahl Nitrogen as N	0.1	NA	0.8	--	0.3	0.3	0.3	0.1	0.9	0.9	2.3	1.3	0.4	1.3	--	0.7
Total N	0.1	0.645	1.6	--	1.3	1.3	1.2	2.2	1.1	1.5	2.4	1.5	1.1	1.3	--	1.4
Total Phosphorus as P	0.05	0.0168	0.09	--	<0.05	<0.05	<0.05	<0.05	0.06	0.1	0.4	0.06	<0.05	0.1	--	0.05

All results are in units of mg/L except where noted

^A As specified in Discharge Verification & Mitigation Report (2024), noting that the Sediment 1 water not necessarily representative of discharging water

NA - Not applicable

Results shown in **BOLD** are in excess of the management triggers

Date	PQL	Management Triggers ^A	28/04/2025	20/05/2025	30/05/2025	30/06/2025	29/07/2025	29/08/2025	30/09/2025	31/10/2025	27/11/2025	22/12/2025	27/01/2026	25/02/2026	9/03/2026	26/03/2026
Sample Purpose			Characterisation/ Discharge	Discharge	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Characterisation	Discharge	Characterisation
Sample Collected by			RCA-AH/SH	RCA-AH/DB	RCA-MH	RCA-AH/DB	RCA-AH	RCA-DB	RCA-DB	RCA-AH	RCA-DB	RCA-DB	RCA-DB	RCA-DB	RCA-DB	RCA-DB
#	SW1	SW1	SW1	SW1	SW1	SW1	SW1	SW1	SW1	SW1	SW1	SW1	SW1	SW1	SW1	SW1
Sample Description	Grey, slightly turbid, no odour	Pale yellow, slightly turbid, no odour	No sample	No sample	No sample	No sample	No sample	No sample	No sample	No sample	No sample	No sample	No sample	No sample	No sample	No sample
General Water Quality																
pH Value (pH units)	0.01	6.5-8.5	8.2	7.8	--	--	--	--	--	--	--	--	--	--	--	--
Electrical Conductivity (µS/cm @ 25C)	1	125-2200	600	500	--	--	--	--	--	--	--	--	--	--	--	--
Total Suspended Solids	5	NA	48	84	--	--	--	--	--	--	--	--	--	--	--	--
Metals																
Aluminium	0.01	0.08	0.07	0.17	--	--	--	--	--	--	--	--	--	--	--	--
Arsenic	0.001	0.094	0.003	0.003	--	--	--	--	--	--	--	--	--	--	--	--
Cadmium	0.0001	0.0004	<0.0001	<0.0001	--	--	--	--	--	--	--	--	--	--	--	--
Chromium	0.001	0.02	0.002	0.003	--	--	--	--	--	--	--	--	--	--	--	--
Hexavalent Chromium	0.005	0.0033	<0.005	<0.005	--	--	--	--	--	--	--	--	--	--	--	--
Cobalt	0.001	0.015	<0.001	<0.001	--	--	--	--	--	--	--	--	--	--	--	--
Copper	0.001	0.02	0.005	0.006	--	--	--	--	--	--	--	--	--	--	--	--
Lead	0.001	0.0056	<0.001	<0.001	--	--	--	--	--	--	--	--	--	--	--	--
Nickel	0.001	0.013	0.001	0.001	--	--	--	--	--	--	--	--	--	--	--	--
Selenium	0.001	0.018	<0.001	0.002	--	--	--	--	--	--	--	--	--	--	--	--
Zinc	0.001	0.015	0.007	0.014	--	--	--	--	--	--	--	--	--	--	--	--
Boron	0.02	0.68	0.34	0.23	--	--	--	--	--	--	--	--	--	--	--	--
Total Recoverable Hydrocarbons (TRH)[†]																
TRH C ₆ -C ₄₀	0.26	10	0.13	0.13	--	--	--	--	--	--	--	--	--	--	--	--
Nutrients																
Ammonia	0.005	0.0264	<0.005	0.008	--	--	--	--	--	--	--	--	--	--	--	--
Nitrite as N	0.005	NA	0.076	0.01	--	--	--	--	--	--	--	--	--	--	--	--
Nitrate as N ^D	0.005	0.44	0.19	0.17	--	--	--	--	--	--	--	--	--	--	--	--
Nitrite + Nitrate as N	0.005	0.491	0.3	0.18	--	--	--	--	--	--	--	--	--	--	--	--
Total Kjeldahl Nitrogen as N	0.1	NA	1.5	1.3	--	--	--	--	--	--	--	--	--	--	--	--
Total N	0.1	0.645	1.8	1.1	--	--	--	--	--	--	--	--	--	--	--	--
Total Phosphorus as P	0.05	0.0168	0.2	0.2	--	--	--	--	--	--	--	--	--	--	--	--

All results are in units of mg/L except where noted

^A As specified in Discharge Verification & Mitigation Report (2024)

NA - Not applicable

Results shown in **BOLD** are in excess of the management triggers

[#] Previously known as Sediment Basin 1 Spillway, changed to SW1 from July 2025 to be consistent with EPA plan

Appendix E

Dust monitoring results summary

	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26
Date ON	31/03/25	28/04/25	30/05/25	30/06/25	29/07/25	29/08/25	30/09/25	31/10/25	28/11/25	23/12/25	22/01/26	23/02/26
Date OFF	28/04/25	30/05/25	30/06/25	29/07/25	29/08/25	30/09/25	31/10/25	28/11/25	23/12/25	22/01/26	23/02/26	26/03/26

DG1A												
Insoluble Solids	3	0.7	1.8	2.2	1.7	3	4	3.9	4.4	2.1	1.9	3.4
Ash	1.1	0.3	1.2	1.3	0.9	2.1	2.5	2.7	2.9	1.3	1.2	1.7
Combustible Matter	1.9	0.4	0.6	0.9	0.8	0.9	1.5	1.2	1.5	0.8	0.7	1.7
Annual Average												2.7

DG2A												
Insoluble Solids	0.8	0.5	3.2	2.4	0.6	1.5	3	2.7	3.9	1.4	2.4	3
Ash	0.5	0.3	2.5	1.7	0.4	1.1	2.4	2.1	3.1	0.9	1.9	2.5
Combustible Matter	0.3	0.2	0.7	0.7	0.2	0.4	0.6	0.6	0.8	0.5	0.5	0.5
Annual Average												2.1

DG3A												
Insoluble Solids	1.4	0.9	0.8	1.6	1.3	2.4	4.3	5.1	6.9	6.3	4.1	5.1
Ash	0.4	0.2	0.3	0.6	0.5	1.2	2.5	3.8	5	4.4	3	3.7
Combustible Matter	1	0.7	0.5	1	0.8	1.2	1.8	1.3	1.9	1.9	1.1	1.4
Annual Average												3.4

DG4A												
Insoluble Solids	0.8	0.4	1.5	1.3	1.2	1.2	2.9	2.2	4.3	5.6	2.9	4.3
Ash	0.5	0.2	1.1	0.8	0.7	0.8	2.2	1.7	3.6	4.7	2.3	3.6
Combustible Matter	0.3	0.2	0.4	0.5	0.5	0.4	0.7	0.5	0.7	0.9	0.6	0.7
Annual Average												2.4

DG5A												
Insoluble Solids	1.2	0.9	2.5	2.6	1.3	1.7	4.2	2.6	4.3	3.2	2.6	3.9
Ash	0.9	0.6	1.9	2	0.9	1.2	3.2	2	3.3	2.3	2	2.7
Combustible Matter	0.3	0.3	0.6	0.6	0.4	0.5	1	0.6	1	0.9	0.6	1.2
Annual Average												2.6

Red are the results which are >2g/m²/month from the previous result

Bold Annual Average which are >4g/m²/month.

Appendix F

Noise monitoring results summary

Annual report – Concrush 1/3/25 – 31/3/26
 Quarterly Noise Compliance Monitoring Results

Survey Location	Survey Date Start Time	Overall				Site L _{Amax} 15 min	Site L _{Aeq} 15min Limit	Site L _{Aeq} 15min Contribution	Penalty for annoying characteristics ¹	Site L _{Aeq} 15min Contribution including penalty	Complies with condition Y/N?	Noise Sources and Level Range
		L _{Amax} 15min	L _{Aeq} 15 min	L _{A10} 15min	L _{A90} 15min							
Quarter 2 2025 – Day												
NCA1	06/05/2025 12:30 pm	80	64	69	41	~41	51	< 40	Nil	Nil	Y	Site was intermittently barely audible. Road noise: ~70-80 dBA Train: ~58-75 dBA
NCA1	06/05/2025 1:45 pm	85	66	70	46	Nil	51	Nil	Nil	Nil	Y	Site Inaudible. Road noise: ~60-85 dBA Train: ~60-72 dBA
NCA2	06/05/2025 12:00 pm	87	71	74	63	Nil	56	Nil	Nil	Nil	Y	Site Inaudible. Road Noise: ~60-83 dBA Council operations: ~60 dBA
NCA2	06/05/2025 1:21 pm	104	75	74	61	Nil	56	Nil	Nil	Nil	Y	Site Inaudible. Road Noise: ~60-104 dBA Train: ~60-85 dBA
NCA3	06/05/2025 11:38 am	83	67	63	45	~45	53	< 45	Nil	Nil	Y	Reverse beepers on site audible. Distant road: ~55-63 dBA Trains: ~55-83 dBA Birds: ~60 dBA

Annual report – Concrush 1/3/25 – 31/3/26
 Quarterly Noise Compliance Monitoring Results

Survey Location	Survey Date Start Time	Overall				Site L _{Amax} 15 min	Site L _{Aeq} 15min Limit	Site L _{Aeq} 15min Contribution	Penalty for annoying characteristics ¹	Site L _{Aeq} 15min Contribution including penalty	Complies with condition Y/N?	Noise Sources and Level Range
		L _{Amax} 15min	L _{Aeq} 15 min	L _{A10} 15min	L _{A90} 15min							
NCA3	06/05/2025 12:58 pm	75	57	55	46	~45	53	< 45	Nil	Nil	Y	Reverse beepers on site audible. Distant road ~55-67 dBA Train: ~55-75 dBA Neighbouring site: ~48-52 dBA
Quarter 3 2025 – Day												
NCA1	02/09/2025 10:18 am	80	64	69	44	Nil	51	< 40	Nil	Nil	Y	Site was not audible. Road noise: ~70-80 dBA Train: ~58-75 dBA
NCA1	02/09/2025 10:33 am	81	64	69	42	Nil	51	< 40	Nil	Nil	Y	Site was not audible. Road noise: ~70-80 dBA Train: ~58-75 dBA
NCA2	02/09/2025 9:36 am	106	77	75	62	Nil	56	Nil	Nil	Nil	Y	Site Inaudible. Road Noise: ~60-106 dBA Train: ~75 dBA
NCA2	02/09/2025 9:51 am	88	70	74	62	Nil	56	Nil	Nil	Nil	Y	Site Inaudible. Road Noise: ~60-88 dBA Train: ~71-75 dBA

Annual report – Concrush 1/3/25 – 31/3/26
 Quarterly Noise Compliance Monitoring Results

Survey Location	Survey Date Start Time	Overall				Site L _{Amax} 15 min	Site L _{Aeq} 15min Limit	Site L _{Aeq} 15min Contribution	Penalty for annoying characteristics ¹	Site L _{Aeq} 15min Contribution including penalty	Complies with condition Y/N?	Noise Sources and Level Range
		L _{Amax} 15min	L _{Aeq} 15 min	L _{A10} 15min	L _{A90} 15min							
NCA3	02/09/2025 11:08 am	77	62	62	50	~50	53	< 45	Nil	Nil	Y	Site engine noise ~48-50 dBA. Distant road ~55-63 dBA Trains: ~55-77 dBA Council works: ~50-69 dBA Birds: ~50-62 dBA
NCA3	02/09/2025 11:23 am	79	60	57	49	~50	53	< 45	Nil	Nil	Y	Site engine noise ~48-50 dBA. Distant road ~55-63 dBA Trains: ~55-79 dBA Council works: ~48-60 dBA Birds: ~50-62 dBA
Quarter 4 2025 – Day												
NCA1	05/12/2025 10:27 am	80	64	69	47	Nil	51	Nil	Nil	Nil	Y	Site was not audible. Road noise: ~70-80 dBA Train: ~58-75 dBA
NCA1	05/12/2025 10:42 am	85	66	70	48	Nil	51	Nil	Nil	Nil	Y	Site was not audible. Road noise: ~70-85 dBA Train: ~58-75 dBA

Annual report – Concrush 1/3/25 – 31/3/26
 Quarterly Noise Compliance Monitoring Results

Survey Location	Survey Date Start Time	Overall				Site L _{Amax} 15 min	Site L _{Aeq} 15min Limit	Site L _{Aeq} 15min Contribution	Penalty for annoying characteristics ¹	Site L _{Aeq} 15min Contribution including penalty	Complies with condition Y/N?	Noise Sources and Level Range
		L _{Amax} 15min	L _{Aeq} 15 min	L _{A10} 15min	L _{A90} 15min							
NCA2	05/12/2025 11:52 am	86	71	74	63	Nil	56	Nil	Nil	Nil	Y	Site Inaudible. Road Noise: ~60-86 dBA
NCA2	05/12/2025 12:07 pm	89	72	75	64	Nil	56	Nil	Nil	Nil	Y	Site Inaudible. Road Noise: ~60-89 dBA
NCA3	05/12/2025 11:13 am	90	60	59	51	~53	53	< 53	Nil	Nil	Y	Site engine noise ~48-53 dBA. Distant road ~55-63 dBA Trains: ~58-76 dBA Council works: ~50-69 dBA Accidental touch by technician: ~90 dBA
NCA3	05/12/2025 11:28 am	79	60	56	49	~53	53	< 53	Nil	Nil	Y	Site engine noise ~48-53 dBA. Distant road ~55-63 dBA Trains: ~55-79 dBA Council works: ~58-74 dBA Birds: ~50-62 dBA

Appendix G

Consolidated Consent

Development Consent

Section 4.38 of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces under delegation executed on 9 March 2020, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

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



Anthea Sargeant
Executive Director
Regions, Industry and Key Sites

Sydney

27/3/2020

File: OBJ17/13429

SCHEDULE 1

Application Number:	SSD 8753
Applicant:	Concrush Pty Limited
Consent Authority:	Minister for Planning and Public Spaces
Site:	21 Racecourse Road, Teralba (Lot 2 DP 220347)
Development:	The staged expansion and increase in the processing capacity of an existing resource recovery facility to 250,000 tonnes per year of general solid waste (non-putrescible) with a maximum storage capacity of 150,000 tonnes at any one time.

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DEFINITIONS

Applicant	Concrush Pty Ltd, or any person carrying out any development to which this consent applies
BCA	Building Code of Australia
Certifying Authority	A person who is authorised by or under section 6.17 of the EP&A Act to issue Part 6 certificates
Construction Environmental Management Plan	CEMP
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The demolition and removal of buildings or works, the carrying out of works for the purpose of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent.
Council	Lake Macquarie City Council
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Demolition	The deconstruction and removal of buildings, sheds and other structures on the site
Department	NSW Department of Planning, Industry and Environment
Development	The development described in the EIS and Response to Submissions, including the works and activities comprising resource recovery of waste, as modified by SSD-8735-Mod-1 and as modified by the conditions of this consent.
Development layout	The plans at Appendix 1 of this consent
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
EIS	The Environmental Impact Statement titled <i>Concrush Increase to Capacity Project Teralba NSW Environmental Impact Statement</i> , prepared by Umwelt (Australia) Pty Limited dated November 2018, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application
ENM	Excavated Natural Material
Environment	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPL	Environment Protection Licence under the POEO Act
Evening	The period from 6 pm to 10 pm
FRNSW	Fire and Rescue NSW
Garden and wood waste	As defined in the <i>Protection of the Environment Operations Act 1997</i>
General solid waste (non-putrescible)	As defined in the <i>Protection of the Environment Operations Act 1997</i>
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance Note: "material harm" is defined in this consent
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Material harm	Is harm that: <ul style="list-style-type: none"> • involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or • results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)

Minister	NSW Minister for Planning and Public Spaces (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Modification Assessments	<p>The document assessing the environmental impact of a proposed modification of this approval and any other information submitted with the following modification requests made under the EP&A Act:</p> <p>SSD-8753 – Mod-1 Modification Application titled “Concrush Pty Ltd Modification Report Teralba Facility” prepared by WSP dated September 2024 and “Concrush Pty Ltd Teralba Facility Modification Response to Submissions” prepared by WSP and dated April 2025 and the Additional Information letter titled “Concrush (Teralba) – Modification to SSD-8753” prepared by WSP and dated 30 July 2025</p>
Monitoring	Any monitoring required under this consent must be undertaken in accordance with section 9.40 of the EP&A Act
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
OEH	NSW Office of Environment and Heritage
OEMP	Operational Environmental Management Plan
Operation	The receipt, removal or processing of general solid waste (non-putrescible)
Planning Secretary	The Secretary of the Department of Planning, Industry and Environment, or nominee
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Principal Certifier	Principal Certifier in accordance with the EP&A Act
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Response to submissions	The Response to Submissions titled <i>Concrush Increase in Capacity Project Teralba, NSW Response to Submissions</i> , prepared by Umwelt (Australia) Pty Limited dated May 2019, the Response to Submissions titled <i>Agency Comments on the Concrush Response to Submissions (SSD 8753)</i> , prepared by Umwelt (Australia) Pty Limited dated 18 July 2019 and additional information provided Umwelt (Australia) Pty Ltd on 2 October 2019, 20 November 2019 and 29 November 2019 in support of this application
RMS	NSW Roads and Maritime Services
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Site	The land defined in Appendix 1
Tpa	Tonnes per annum
VENM	Virgin Excavated Natural Material
Stage 1 construction	The carrying out of works shown as Stage 1 on the plans at Appendix 1 of this consent, for the purpose of the development, including bulk earthworks and other infrastructure as identified in the EIS
Stage 2 construction	The carrying out of works shown as Stage 2 on the plans at Appendix 1 of this consent, for the purpose of the development, including bulk earthworks and other infrastructure as identified in the EIS
Stage 1 operations	The point at which the site can receive and process between 108,000 tpa and 200,000 tpa of general solid waste (non-putrescible) and store between 40,000 tonnes and 150,000 tonnes of general solid waste (non-putrescible) at any one time within the area identified in the plans at Appendix 1 of this consent
Stage 2 operations	The point at which the site can receive and process up to 250,000 tpa of general solid waste (non-putrescible) and store up to 150,000 tonnes of general solid waste

(non-putrescible) at any one time within the area identified in the plans at Appendix 1 of this consent.

Waste

Has the same meaning as the definition of the term in the Dictionary to the POEO Act

Year

A period of 12 consecutive months

FOR INFORMATION

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

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.

TERMS OF CONSENT

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) in accordance with the EIS and Response to Submissions;
 - (d) in accordance with the Modification Assessments;
 - (e) in accordance with the Development Layout in Appendix 1. and
 - (f) in accordance with the management and mitigation measures in Appendix 2.
- A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, 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 condition A3(a).
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c), A2(d) and A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), A2(d) and A2(e) the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

Note: For the purposes of this condition, there will be an inconsistency between documents if it is not possible to comply with both documents, or in the case of a condition of consent or direction of the Planning Secretary, and a document, if it is not possible to comply with both the condition or direction, and the document.

LIMITS OF CONSENT

Lapsing

- 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.

Waste

- A6. The only type of waste permitted to be received or processed at the site is waste classified as general solid waste (non-putrescible).
- A7. The Applicant must not:
- (a) receive or process more than 250,000 tonnes of general solid waste (non-putrescible) per annum, which includes no more than 10,000 tonnes of garden and wood waste; and
 - (b) store more than 150,000 tonnes of general solid waste (non-putrescible) at any one time, which includes 2,000 tonnes of garden and wood waste.
- A8. Despite condition A7(a) and condition A7(b), the Applicant must not receive or process more than 108,000 tonnes per annum or store more than 40,000 tonnes of general solid waste (non-putrescible) at any one time until Stage 1 construction is complete and the Planning Secretary has approved the commencement of Stage 1 operations.
- A9. Despite condition A7(a) and condition A7(b), the Applicant must not receive or process more than 200,000 tonnes per annum or store more than 150,000 tonnes at any one time of general solid waste (non-putrescible) during Stage 1 operations.
- A10. Despite condition A7(a) and condition A7(b), the Applicant must not proceed to Stage 2 operations (receive and process up to 250,000 tonnes per annum and store up to 150,000 tonnes at any one time of general solid waste) until Stage 1 construction and Stage 2 construction is complete and the Planning Secretary has approved commencement of Stage 2 operations.
- A11. Stockpiles of processed and/or unprocessed waste on site must not be more than 10 metres in height when measured from the finished ground level of the site.

NOTIFICATION OF COMMENCEMENT

- A12. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:
- (a) construction;
 - (b) operation;
 - (c) cessation of operations; and
 - (d) decommissioning.
- A13. If the construction, operation or decommissioning of the development is to be staged, the Planning Secretary 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, or as otherwise agreed with the Planning Secretary.

SURRENDER OF EXISTING CONSENTS OR APPROVALS

- A14. Within 12 months of the date of commencement of development to which this consent applies, or within another timeframe agreed to by the Planning Secretary, the Applicant must surrender the existing development consent DC /02/00558/1N dated 27 February 2002 and issued by Lake Macquarie City Council in accordance with the EP&A Regulation.
- A15. Upon the commencement of development to which this consent applies, and before the surrender of existing development consents or project approvals required under condition A14, the conditions of this consent prevail to the extent of any inconsistency with the conditions of those consents or approvals.

Note: *This requirement does not extend to the surrender of construction and occupation certificates for existing and proposed building works under the former Part 4A of the EP&A Act or Part 6 of the EP&A Act as applies from 1 December 2019. The surrender should not be understood as implying that works legally constructed under a valid consent or approval can no longer be legally maintained or used.*

EVIDENCE OF CONSULTATION

- A16. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and
 - (b) provide details of the consultation undertaken including:
 - (i) the outcome of that consultation, matters resolved and unresolved; and
 - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS

- A17. 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).
- A18. 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.
- A19. 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.

PROTECTION OF PUBLIC INFRASTRUCTURE

- A20. Prior to the commencement of construction, the Applicant must:
- (a) consult with the relevant owner and provider of infrastructure and 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;
 - (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 where Council's assets are affected, Council.

A21. 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 public infrastructure that needs to be relocated as a result of the development.

Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by A24 of this consent.

DEMOLITION

A22. All demolition must be carried out in accordance with *Australian Standard AS 2601-2001 The Demolition of Structures* (Standards Australia, 2001).

STRUCTURAL ADEQUACY

A23. 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.

Note:

- *Under Part 6 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.*

COMPLIANCE

A24. 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.

DEVELOPMENT CONTRIBUTIONS

A25. Prior to the commencement of Stage 1 operations, the Applicant must pay a contribution to Council under section 7.11 of the EP&A Act of \$5.57 for Public Transport Facilities, \$3.43 for Plan Preparation & Administration and an annual haulage contribution of:

- (a) \$6,045.45 when access along The Weir Road between the intersections of Bath Street and The Weir Road and Griffen Road and The Weir Road is not available at any time during the period to which the payment relates (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)), or
- (b) \$24,050.00 when access along The Weir Road between the intersections of Bath Street and The Weir Road and Griffen Road and The Weir Road is available at all times during the period to which the payment relates (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)).

OPERATION OF PLANT AND EQUIPMENT

A26. 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.

EXTERNAL WALLS AND CLADDING

A27. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

A28. Before the issue of:

- (a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and
- (b) an Occupation Certificate,

the Applicant must provide the Certifying Authority with documented evidence 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 requirements of the BCA.

A29. The Applicant must provide a copy of the documentation given to the Certifying Authority under condition A28 to the Planning Secretary within seven days after the Certifying Authority accepts it.

UTILITIES AND SERVICES

A30. Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.

WORKS AS EXECUTED PLANS

A31. Prior to the commencement of Stage 1 operations, 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 Principal Certifier.

APPLICABILITY OF GUIDELINES

A32. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.

A33. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

ADVISORY NOTES

AN1. All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

WASTE MANAGEMENT

Statutory Requirements

- B1. The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014) and dispose of all wastes to a facility that may lawfully accept the waste.
- B2. The Applicant must retain all sampling and waste classification data for the life of the development in accordance with the requirements of EPA.

Waste Management Plan

- B3. Prior to the commencement of Stage 1 operations and Stage 2 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 C5 and be prepared in accordance with condition C1. The Plan must:
- (a) detail the type and quantity of waste to be generated during construction and operation of the development;
 - (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the *Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014* and the Waste Classification Guideline (EPA, 2014);
 - (c) include details of the waste stockpile limits that will be maintained in the raw waste stockpile and processing area and processed waste stockpile area;
 - (d) include procedures for ensuring no build-up of waste will occur in the unprocessed waste stockpiles area during unexpected machinery break down;
 - (e) detail the waste to be reused or recycled, either on or off site; and
 - (f) detail the requirements for non-conforming waste handling and removal.
- B4. The Applicant must:
- (a) not commence Stage 1 operations until the WMP required by condition B3 is approved by the Planning Secretary.
 - (b) not commence Stage 2 operations until the WMP required by condition B3 is approved by the Planning Secretary.
 - (c) implement the most recent version of the WMP approved by the Planning Secretary.

B4A Prior to the operation of SSD-8753-Mod-1, the Applicant must update the WMP required by Condition B3 to remove references to the separate stockpiling areas.

Waste Monitoring Program

- B5. From the commencement of Stage 1 operations, the Applicant must implement a Waste Monitoring Program for the development. The program must:
- (a) be prepared by a suitably qualified and experienced person(s) prior to the commencement of Stage 1 operation;
 - (b) include suitable provision to monitor the:
 - (i) quantity, type and source of waste received on site; and
 - (ii) quantity, type and quality of the outputs produced on site; and
 - (c) ensure that:
 - (i) all waste that is controlled under a tracking system has the appropriate documentation prior to acceptance at the site; and
 - (ii) staff receive adequate training in order to be able to recognise and handle any hazardous or other prohibited waste including asbestos.

Receipt, Storage and Handling of Waste

- B6. The Applicant must ensure that the waste screening and inspection protocols operate in a manner which does not cause trucks to queue onto Racecourse Road.
- B7. Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.
- B8. The Applicant must only receive waste on site that is authorised for receipt by an EPL.
- B9. The Applicant must provide details of the allocated heavy vehicle and source of wastes received on the site to the EPA and the Planning Secretary when requested.

Pests, Vermin and Noxious Weed Management

B10. The Applicant must:

- (a) implement suitable measures to manage pests, vermin and declared noxious weeds on the site; and
- (b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area.

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

WATER QUALITY, HYDROLOGY AND SOILS

Discharge Limits

B11. 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.

Water Discharge Management Plan

B12. Prior to the commencement of Stage 1 construction, the Applicant must prepare a Water Discharge Management Plan (WDMP) to the satisfaction of the Planning Secretary. The WDMP must form part of the CEMP required by condition C2 and be prepared in accordance with condition C1. The WDMP must:

- (a) be prepared 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 expected volume and frequency of discharges from each proposed discharge point;
- (d) characterise the quality of discharges from each proposed discharge point including the concentrations and loads of all pollutants present at non-trivial levels that pose a risk of harm to human health or the environment;
- (e) detail the potential impact of discharges on the environmental values of the receiving waterways with reference to the relevant Australian and New Zealand Guidelines for Fresh and Marine Water Quality Guideline values;
- (f) detail the control measures to be implemented to protect receiving waters during the development, including measures to address any identified impacts to receiving waters and contingency measures for any unexpected pollutants with reference to the relevant Australian and New Zealand Guidelines for Fresh and Marine Water Quality Guideline values; and
- (g) propose any changes to the wastewater management system to address potential impacts.

B13. The Applicant must:

- (a) not commence Stage 1 construction until the WDMP required by condition B12 is approved by the Planning Secretary; and
- (b) implement the most recent version of the WDMP approved by the Planning Secretary for the duration of the development.

Discharge Verification and Mitigation Plan

B14. Prior to the commencement of Stage 1 operations, the Applicant must prepare a Discharge Verification and Mitigation Plan (DVMP) to the satisfaction of the Planning Secretary. The DVMP must:

- (a) detail sampling methods to verify the quality of discharges, including:
 - (i) the sampling location/s;
 - (ii) the sampling frequency, number and conditions (ensuring sampling is timed to be representative of operational conditions);
 - (iii) the analytical suite based on a risk assessment of the types of materials that will be processed and stored onsite, the pollutants that could be mobilised from these and monitoring results for similar sites (e.g. the existing development);
- (b) management triggers to be applied to the characterisation and ongoing monitoring results;
- (c) mitigation measures to be implemented in response to these triggers (e.g. increasing the size of sediment basins, at-source pollution controls, additional or alternative water treatment measures); and
- (d) specify the timeframe for implementation of mitigation measures.

B15. The Applicant must:

- (a) not commence Stage 1 operations until the DVMP required by condition B14 is approved by the Planning Secretary;

- (b) not commence Stage 1 operations until the approved management and mitigation measures required by condition B14 have been installed and implemented; and
- (c) implement the most recent version of the DVMP approved by the Planning Secretary for the duration of the development.

Surface Water Management System

- B16. Prior to the commencement of Stage 1 operations, the Applicant must design, install and operate a wastewater management system (SWMS) for the development. The SWMS must:
- (a) be designed by a suitably qualified and experienced person(s);
 - (b) be designed in accordance with applicable Australian Standards;
 - (c) be prepared in consultation with the EPA;
 - (d) be constructed in accordance with the management and mitigation measures identified in condition B14;
 - (e) require all wastewater storages (with the exception of the garden and wood waste leachate dam and the constructed wetland) to be lined consistent with the design specifications for leachate dams recommended by the EPA's Environmental Guidelines Solid Waste Landfills, 2016; and
 - (f) require the system capacity to be designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997).
- B17. The WMS must be operated and maintained for the duration of the development.
- B18. Prior to the commencement of Stage 1 operations the Applicant must confirm the final dam depths and, if greater than 2 m in depth, provide engineering documentation to Sydney Trains.

Discharge Verification and Mitigation Report

- B19. Within 12 months of commencement of Stage 1 operations and six months following commencement of the operation of SSD-8753-Mod-1, the Applicant must prepare a Discharge Verification and Mitigation Report (DVMR) to the satisfaction of the Planning Secretary. The DVMR must:
- (a) be prepared by a suitably qualified and experienced person(s) in consultation with the EPA; whose appointment has been endorsed by the Planning Secretary;
 - (b) be prepared consistent with the methodology in condition B14(a); and
 - (c) detail where management triggers have been exceeded and associated mitigation measures implemented.

Groundwater Management Plan

- B20. Prior to the commencement of Stage 1 construction, the Applicant must prepare a Groundwater Management Plan (GMP) to the satisfaction of the Planning Secretary. The GMP must form part of the CEMP required by condition C2 and be prepared in accordance with condition C1. The GMP must:
- (a) be prepared 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) include, but not limited to:
 - (i) details of the installation of a third groundwater well;
 - (ii) baseline data on groundwater levels and quality for the existing and newly installed third groundwater well;
 - (iii) details of the water table depth compared to the excavation depths of the leachate dam and artificial wetland;
 - (iv) a program to monitor groundwater levels and quality;
 - (v) impact assessment criteria, including trigger levels for investigating any potentially adverse groundwater impacts;
 - (vi) a protocol for the investigation and mitigation where the groundwater impact assessment criteria has been exceeded; and
 - (vii) monitor the effectiveness of management measures and contingency actions for reducing impacts.
- B21. The Applicant must:
- (a) not commence Stage 1 construction until the GMP required by condition B17 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the GMP approved by the Planning Secretary for the duration of the development.

Erosion and Sediment Controls

- B22. Prior to the commencement of any construction or other surface disturbance the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by condition C2.

Garden and Wood Waste Processing

- B23. The Applicant must ensure the garden and wood waste processing area and leachate storage dam is designed and constructed in accordance with the Environmental Guidelines for Composting and Related Organics Processing Facilities, 2004.
- B24. The Applicant must ensure garden and wood waste leachate is not reused outside of the garden and wood waste leachate barrier system, unless written approval has been granted by the EPA.

Acid Sulfate Soil Management Plan

- B25. Prior to the commencement of Stage 1 construction, the Applicant must prepare an Acid Sulfate Soil Management Plan (ASSMP). The ASSMP must form part of the CEMP required by condition C2 and be prepared in accordance with condition C1. The ASSMP must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in accordance with the Acid Sulfate Soils Manual (Acid Sulfate Soils Management Advisory Committee, 1998); and
 - (c) include specific measures to manage acid sulfate soils if excavation depths are to be within 0.5 m of the measured water table.

Flooding

- B26. Prior to the commencement of Stage 1 operations, the Applicant must prepare a Flood Emergency Response Plan (FERP) to the satisfaction of the Planning Secretary. The FERP must form part of the OEMP required by condition C5 and be prepared in accordance with condition C1. The FERP must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with Council;
 - (c) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007);
 - (d) include details of:
 - (i) procedures for managing flood risks during operations including the protection of plant and equipment;
 - (ii) the flood emergency responses for operation phases of the development;
 - (iii) predicted flood levels;
 - (iv) procedures for control of discharges from the site; and
 - (v) awareness training for employees and contractors.
- B27. The Applicant must:
- (a) not commence Stage 1 operations, until the FERP required by condition B26 is approved by the Planning Secretary
 - (b) implement the most recent version of the FERP approved by the Planning Secretary for the duration of the development.

TRAFFIC AND ACCESS

- B28. Prior to the commencement of Stage 1 construction, the Applicant must submit design plans to Council for the Racecourse Road access works. The Applicant must obtain approval for the works under section 138 of the *Roads Act 1993*.
- B29. Prior to the commencement of Stage 1 operations, the Applicant must complete the Racecourse Road access works to the satisfaction of Council.

Parking

- B30. Prior to the commencement of Stage 2 operations, the Applicant must provide 25 car parking spaces within the site (including one accessible space) for staff and visitors. Parking areas must be constructed in accordance with the latest version of the Australian Standard 2890. All parking associated with the development must be contained on site.
- B31. Parking is only permitted within designated parking spaces.
- B32. The Applicant must update all site plans prior to the commencement of Stage 2 operations to include the 25 parking spaces.

Operating Conditions

B33. 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 constructed and maintained in accordance with the latest version of AS 2890.1:2004 Parking facilities Off-street car parking (Standards Australia, 2004) and AS 2890.2:2002 Parking facilities Off-street commercial vehicle facilities (Standards Australia, 2002);
- (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;
- (c) vehicles no larger than 19 m (truck and dog and/or semi-trailer vehicles) are permitted to access the site;
- (d) the development does not result in any vehicles queuing or parking on Racecourse Road;
- (e) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;
- (f) all vehicles are wholly contained on site before being required to stop;
- (g) all loading and unloading of materials/waste is carried out on site;
- (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
- (i) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

Traffic Management Plan

B34. Prior to the commencement of Stage 1 construction, the Applicant must prepare a Traffic Management Plan (TMP) for the development to the satisfaction of the Planning Secretary. The TMP must form part of the CEMP required by condition C2 and be prepared in accordance with condition C1. The TMP must:

- (a) be prepared by a suitably qualified and experienced person(s),
- (b) be prepared in consultation with Council;
- (c) detail the measures that are to be implemented to ensure road safety and network efficiency during both construction and operations;
- (d) detail the measures that are to be implemented to ensure construction workers, members of the public and staff will be effectively managed during construction and operation;
- (e) detail heavy vehicle routes, access and parking arrangements during construction and operation;
- (f) include a Driver Code of Conduct to:
 - (i) minimise conflicts with other road users;
 - (ii) minimise road traffic noise; and
 - (iii) ensure truck drivers use specified routes;
- (g) include a program to monitor the effectiveness of these measures; and
- (h) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.

B35. The Applicant must:

- (a) not commence Stage 1 construction until the TMP required by condition B34 is approved by the Planning Secretary; and
- (b) implement the most recent version of the TMP approved by the Planning Secretary for the life of the development.

B35A Prior to commencement of the operation of SSD-8753-Mod-1 the applicant must update its traffic management plan required by condition B34. The management plan must include:

- (a) details describing how impacts of traffic on Sydney Trains infrastructure and access will be avoided, including adhering to height restrictions under the rail bridge: and
- (b) measures to manage conflicts between light and heavy vehicles.

Air quality

Dust Minimisation

B36. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

B37. The Applicant must ensure that:

- (a) all on-site carparking areas are sealed;

- (b) water sprinklers at the stacker above the processed stockpile and transfer points are utilised at all times when then the plant is operational;
- (c) the wheel wash at the heavy vehicle egress points is operational at all times;
- (d) exposed surfaces and stockpiles are suppressed by regular watering;
- (e) sealed roads are swept regularly;
- (f) the seal on the main access road from the wheel wash and weighbridge is maintained;
- (g) a water cart will remain onsite for use on manoeuvring areas in hot and dry weather;
- (h) cease operations during adverse weather conditions as identified in the RtS;
- (i) all trucks entering or leaving the site with loads have their loads covered; and
- (j) trucks associated with the development do not track dirt onto the public road network.

Air Quality Discharges

B38. The Applicant must install and operate equipment in line 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.

Air Quality Management Plan

B39. Prior to the commencement of Stage 1 operations, the Applicant must prepare an Operational Air Quality Management Plan (OAQMP) to the satisfaction of the Planning Secretary. The OAQMP must form part of the OEMP required by condition C5 and be prepared in accordance with condition C1. The OAQMP must:

- (a) be prepared by a suitably qualified and experienced person(s);
- (b) detail and rank all emissions from all sources of the development, including particulate emissions;
- (c) describe a program that is capable of evaluating the performance of the operation and determining compliance with key performance indicators;
- (d) identify the control measures that that will be implemented for each emission source; and
- (e) nominate the following for each of the proposed controls:
 - (i) key performance indicator;
 - (ii) monitoring method;
 - (iii) location, frequency and duration of monitoring;
 - (iv) record keeping;
 - (v) complaints register;
 - (vi) response procedures; and
 - (vii) compliance monitoring.

B40. The Applicant must:

- (a) not commence Stage 1 operation until the OAQMP required by condition B39 is approved by the Planning Secretary; and
- (b) implement the most recent version of the OAQMP approved by the Planning Secretary for the duration of the development.

Odour Management

B41. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

NOISE

Hours of Work

B42. The Applicant must comply with the hours detailed in Table 1, unless otherwise agreed in writing by the Planning Secretary.

Table 1 Hours of Work

Activity		Day	Time
Stage 1 and Stage 2 construction		Monday – Friday	7 am to 6 pm
		Saturday	8 am to 1 pm
Stage 1 and Stage 2 operations	Operation	Monday – Saturday	7 am to 6 pm

		Sundays	8 am to 6 pm
	Crushing – limited to the mobile crusher in the secondary processing area Unloading, Loading Dispatch	Monday - Saturday	6 pm to 10 pm
		Monday to Sunday	10 pm to 7 am

B43. Works outside of the hours identified in condition B42 may be undertaken in the following circumstances:

- (a) works that are inaudible at the nearest sensitive receivers;
- (b) for the delivery of materials required outside these hours by the NSW Police Force or other 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.

Construction Noise Limits

B44. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Appendix 2.

Noise Wall

~~B45. Prior to the commencement of Stage 1 operations, the Applicant must construct a concrete block noise wall on the eastern and southern perimeters of the raw material stockpiles and processing area, as shown in Figure 1 at Appendix 1 of this consent. The noise wall must be maintained during the life of the development.~~

Operational Noise Limits

B46. The Applicant must install and operate equipment in line with best practice to ensure that the development does not exceed the noise limits as specified in the EPL applicable to the site.

Operational Noise Management Plan

B47. Prior to the commencement of Stage 1 operations, the Applicant must prepare an Operational Noise Management Plan (ONMP) for the development to the satisfaction of the Planning Secretary. The ONMP must form part of the OEMP required by condition C5 and be prepared in accordance with condition C1. The ONMP must:

- (a) be prepared by a suitably qualified and experienced noise expert whose appointment has been endorsed by the Planning Secretary;
- (b) describe the measures to be implemented to manage noise generating activities during operation; and
- (c) include a complaints management system that would be implemented for the duration of the development.

B48. The Applicant must:

- (a) not commence construction until the ONMP required by condition B47 is approved by the Planning Secretary; and
- (b) implement the most recent version of the ONMP approved by the Planning Secretary for the duration of construction.

Operational Noise Verification Report

~~B48A Within three months of the commencement of operation of SSD-8753-Mod-1 of the development, the Applicant must prepare and submit a noise verification report for the development. The noise verification report must:~~

- (a) ~~be prepared to the satisfaction of the Planning Secretary;~~
- (b) ~~demonstrate that noise verification has been carried out by a suitably qualified and experienced acoustic consultant in accordance with:~~
 - (i) ~~the Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018); and~~
 - (ii) ~~the EPA Approved Methods for the Measurement and Analysis of Environmental Noise in NSW (EPA, 2022);~~
 - (iii) ~~the monitoring and reporting requirements detailed in Section 7 of the Noise Policy for Industry (EPA, 2017);~~
- (c) ~~include:~~
 - (i) ~~an analysis of compliance with noise limits specified the in the EPL for the site;~~

- (ii) an outline of management actions to be taken to address any exceedances of the limits specified in the EPL; and
- (iii) a description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.

CONTAMINATION

Remedial Action Plan

- B49. Prior to the commencement of Stage 1 construction, the Applicant must submit a Remedial Action Plan (RAP) to manage contamination during Stage 1 construction and any remediation works. The RAP must form part of the CEMP required by condition C2 and be prepared in accordance with condition C1. The RAP must:
- (a) be prepared by a suitably qualified and experienced person in accordance with *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites* (OEH, 2011); and
 - (b) be prepared in consultation with the EPA.
- B50. The Applicant must:
- (a) not commence Stage 1 construction until the RAP required by condition B49 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the RAP approved by the Planning Secretary for the duration of the development.

Remediation Works

- B51. Prior to the commencement of Stage 1 operations, the Applicant must carry out any remediation works required by the RAP under Condition B49 using suitably qualified and experienced contractor(s) in accordance with the approved RAP and relevant guidelines produced or approved under the *Contaminated Land Management Act 1997*.

Site Audit Statement

- B52. Within one month of the completion of the remediation works, the Applicant must submit a Section A Site Audit Statement (SAS) to confirm the suitability of the land for its proposed use. The SAS must be prepared, or reviewed and approved, by a consultant certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme.
- B53. The Applicant must not commence Stage 1 operations until the SAS required by Condition B52 is approved by the by a consultant certified under either the CEnvP(SC) or the CPSS CSAM scheme.

Asbestos

- B54. The Applicant must ensure that any asbestos encountered during the remediation and Stage 1 and Stage 2 construction is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in accordance with the requirements of SafeWork NSW and relevant guidelines, including:
- (a) Work Health and Safety Regulation 2017;
 - (b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace September 2016;
 - (c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos September 2016; and
 - (d) *Protection of the Environment Operations (Waste) Regulation 2014*.

FIRE MANAGEMENT

- B55. Prior to the commencement of Stage 1 operations, the Applicant must prepare an Emergency Management Plan (EMP) in accordance with the latest version of the AS 3745-2010, taking into consideration FRNSW's Fire Safety Guideline: Fire Safety in Waste Facilities, 2019.
- B56. Prior to the commencement of Stage 1 operations, the Applicant must install FRNSW's compatible fittings on the water storage tanks near the garden and wood waste area and ensure the provision of fire extinguishers on all machinery.
- B56A** At least one month prior to the commencement of construction of the SSD-8753-Mod-1 (except for construction of those preliminary works that are outside the scope of the hazard studies), or within such further period as the Secretary may agree, the Applicant must prepare and submit a Fire Safety Study. The study must:
- (a) cover the relevant aspects of the Department's Hazardous Industry Planning Advisory Paper No. 2, Fire Safety Study Guidelines; and
 - (b) be prepared to the satisfaction of Fire and Rescue NSW.

Note: The 'to the satisfaction of FRNSW' in condition B56A(b) above means confirmation in writing from Fire and Rescue NSW that the study meets its requirements as required by the Department's Hazardous Industry Planning Advisory Paper No. 2 'Fire Safety Study' guideline

- B56B** At least one month prior to the commencement of construction of the SSD-8753-Mod-1 and for the life of the development, an Emergency Services Information Package, developed in accordance with the FRNSW Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans, must be stored in an emergency information cabinet directly adjacent to the main entry point to the site.

VISUAL AMENITY

Landscaping

- B57.** Prior to the commencement of Stage 1 operation, the Applicant must prepare a Landscape Management Plan (LMP) to manage the revegetation and landscaping works on-site, in consultation with Council. The LMP must form part of an OEMP in accordance with conditions C5. The plan must:
- (a) detail the species to be planted on-site, incorporating locally native species;
 - (b) describe the monitoring and maintenance measures to manage landscaping works; and
 - (c) be consistent with the Applicant's Management and Mitigation Measures at Appendix 2.
- B58.** The Applicant must:
- (a) must implement the most recent version of the LMP; and
 - (b) maintain the landscaping and vegetation on the site in accordance with the approved LMP required by condition B57 for the life of the development.

Lighting

- B59.** The Applicant must ensure the lighting associated with the development:
- (a) complies with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and
 - (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties, train drivers or the public road network.

Signage and Fencing

- B60.** All signage and fencing must be erected in accordance with the EIS.
- Note: This condition does not apply to temporary construction and safety related signage and fencing.*
- B61.** Prior to the commencement Stage 1 construction, the Applicant must install appropriate fencing to prevent unauthorised access to the Sydney Trains rail corridor from the development site.

HAZARDS AND RISK

Dangerous Goods

- B62.** The Applicant must store all chemicals, fuels and oils used on-site in accordance with:
- (a) the requirements of all relevant Australian Standards; and
 - (b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids.
- B63.** In the event of an inconsistency between the requirements B62(a) and B62(b), the most stringent requirement must prevail to the extent of the inconsistency.
- B64.** 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.

Bunding

- B65.** 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 EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007).

ABORIGINAL HERITAGE

Unexpected Finds Protocol

- B66.** If any item or object of Aboriginal heritage significance is identified on site:
- (a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;
 - (b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and
 - (c) the EES must be contacted immediately.

B67. Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the *National Parks and Wildlife Act 1974*.

SYDNEY TRAINS RAIL CORRIDOR

B68. Prior to the commencement of Stage 1 and Stage 2 construction or at any time during the construction period deemed necessary by Sydney Trains, a joint inspection of the rail infrastructure and property in the vicinity of the development is to be carried out by representatives from Sydney Trains.

B69. Prior to the commencement of Stage 1 and Stage 2 construction, the Applicant must prepare in consultation with Sydney Trains:

- (a) a list of machinery to be used during excavation/construction;
- (b) a Risk Assessment Management Plan including a detailed Safe Work Method Statements (SWMS);
- (c) a plan showing all craneage and other aerial operations for the development;
- (d) a plan detailing the type of fencing to be installed and the method of erection;
- (e) cross section drawings identifying Sydney Trains' power poles and earth bund in proximity of the Applicant's and Sydney Train site boundary; and
- (f) a detailed dilapidation report to establish the extent of any existing damage and enable any deterioration during construction to be observed.

B69A Prior to the commencement of operation of SSD-6753-Mod-1, the Applicant must prepare, in consultation with Sydney Trains:

- (a) Cross section drawings of the wheel wash area showing the relationship in relation to Sydney Trains electrical asset (11 kV High Voltage Aerial Transmission Line); and
- (b) An updated Risk Assessment Management Plan and Safe Work method statements.

B70. During Stage 1 construction and Stage 2 construction, the Applicant must ensure that Safe Approach Distances as per Sydney Trains' requirements are maintained at all times.

Note: *Sydney Trains or Transport for NSW and persons authorised by those entities are entitled to inspect the site and all structures to enable it to consider whether those structures have been or are being constructed and maintained in accordance with the approved plans and these conditions of consent, on giving reasonable notice to the principal contractor for the development or the owner or occupier of the part of the site to which access is sought.*

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Management Plan Requirements

- C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:
- (a) detailed baseline data;
 - (b) details of:
 - (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
 - (ii) any relevant limits or performance measures and 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 measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;
 - (d) a program to monitor and report on the:
 - (i) impacts and environmental performance of the development;
 - (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;
 - (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;
 - (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) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);
 - (ii) complaint;
 - (iii) failure to comply with statutory requirements; and
 - (h) a protocol for periodic review of the plan.

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

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.
- C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:
- (a) Water Discharge Management Plan (see condition B12);
 - (b) Groundwater Management Plan (see condition B15);
 - (c) Erosion and Sediment Control Plan (see condition B22);
 - (d) Acid Sulfate Soils Management Plan (see condition B25);
 - (e) Traffic Management Plan (see condition B34); and
 - (f) Remediation Action Plan (see condition B49).
- C4. The Applicant must:
- (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; 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.

OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN

- C5. The Applicant must prepare an Operational Environmental Management Plan (OEMP) in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.
- C6. As part of the OEMP required under condition C5 of this consent, the Applicant must include the following:
- (a) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;
 - (b) describe the procedures that would be implemented to:
 - (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;

- (ii) receive, handle, respond to, and record complaints;
- (iii) resolve any disputes that may arise;
- (iv) respond to any non-compliance;
- (v) respond to emergencies; and
- (c) include the following environmental management plans:
 - (i) Waste Management Plan (see condition B3);
 - (ii) Flood Emergency Response Plan (see condition B26);
 - (iii) Operational Air Quality Management Plan (see condition B40);
 - (iv) Operational Noise Management Plan (see condition B47); and
 - (v) Landscape Management Plan (see condition B57).

C7. The Applicant must:

- (a) not commence operation 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).

REVISION OF STRATEGIES, PLANS AND PROGRAMS

C8. Within three months of:

- (a) the submission of an incident report under condition C10;
- (b) the submission of an Independent Environmental Audit under condition C16;
- (c) the approval of any modification of the conditions of this consent; or
- (d) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,

the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing that a review is being carried out.

C9. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.

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

REPORTING AND AUDITING

Incident Notification, Reporting and Response

C10. The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given and reports submitted in accordance with the requirements set out in Appendix 3.

Non-Compliance Notification

C11. The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance.

C12. A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.

C13. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

Annual Review

C14. Within three months after the first year of commencement of operation, and in the same month each subsequent year (or such other timing as may be agreed by the Planning Secretary), the Applicant must submit a report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. The review must:

- (a) describe the development that was carried out in the previous year, and the development that is proposed to be carried out in the current year;
- (b) include a comprehensive review of the monitoring results and complaints records from the previous year, including a comparison of these against the:
 - (i) relevant statutory requirements, limits or performance measures/criteria;

- (ii) requirements of any plan or program required under this consent;
- (iii) monitoring results of previous years; and
- (iv) the relevant predictions in the EIS and Response to Submissions;
- (c) identify any non-compliances and any incidents which occurred over in the previous year, and describe what actions were (or are being) taken to rectify the non-compliance or incident and avoid recurrence;
- (d) identify any trends in the monitoring data over the life of the development;
- (e) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and
- (f) describe what measures will be implemented over the next year to improve the environmental performance of the development.

C15. Copies of the Annual Review must be submitted to Council and any interested person upon request.

Independent Environmental Audit

C16. Within one year of the commencement of operation, and every three years after, unless the Planning Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit (audit) of the development. Audits must:

- (a) be led and conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Planning Secretary;
- (b) be carried out in 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 strategy, plan or program required under this consent;
- (d) review the adequacy of any approved strategy, plan or program required under this consent; and
- (e) recommend measures or actions to improve the environmental performance of the development, and any strategy, plan or program required under this consent.

C17. Within three months of commissioning an Independent Environmental Audit, or within another timeframe agreed by the Planning Secretary, a copy of the audit report must be submitted to the Planning Secretary and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Planning Secretary.

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

Monitoring and Environmental Audits

C18. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing.

Note: *For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.*

ACCESS TO INFORMATION

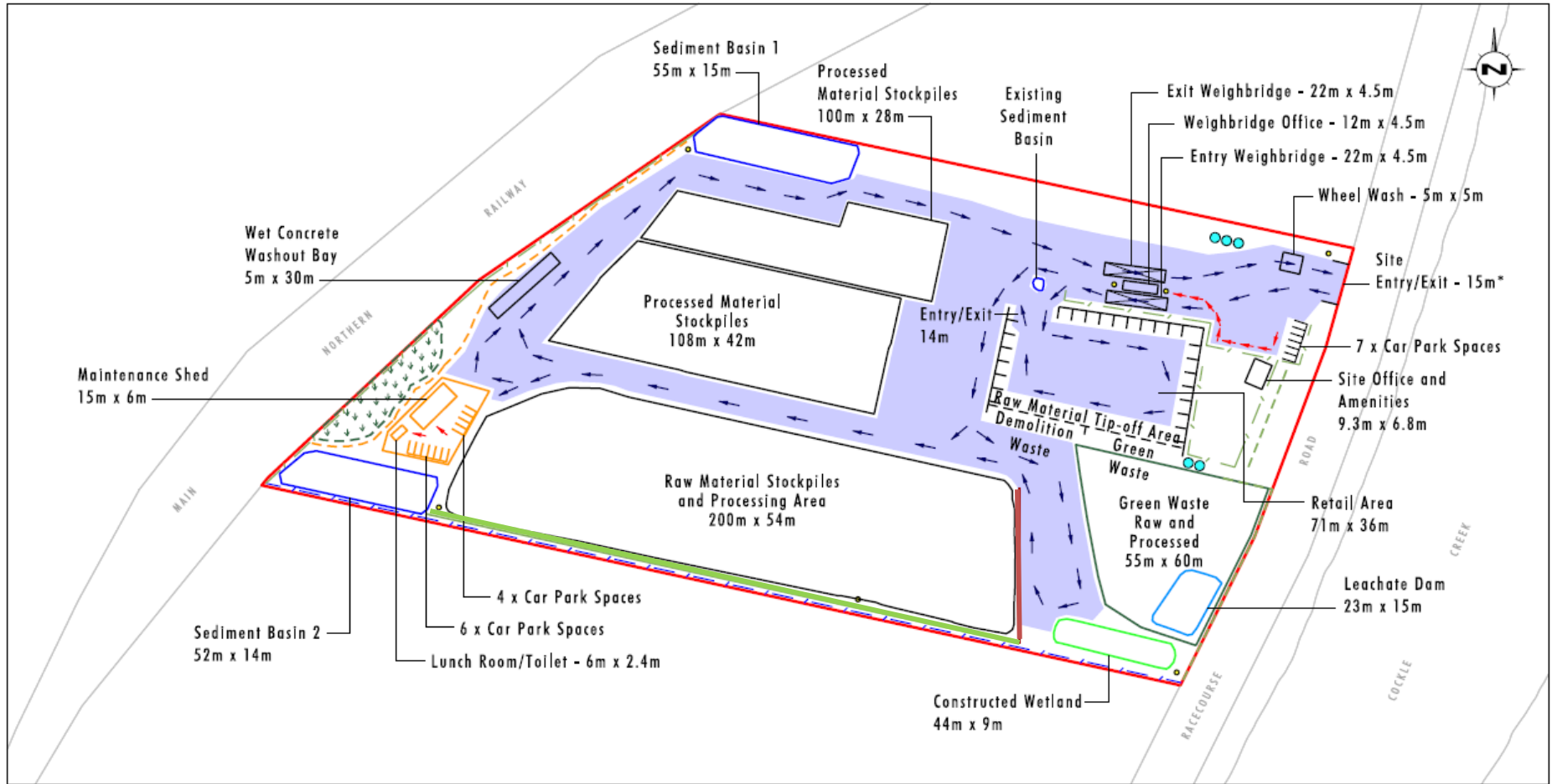
C19. At least 48 hours before the commencement of construction and for the life of the development, the Applicant must:

- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
 - (i) the documents referred to in condition A2 of this consent and the final layout plans for the development;
 - (ii) all current statutory approvals for the development;
 - (iii) all approved strategies, plans and programs required under the conditions of this consent;
 - (iv) the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;
 - (v) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;
 - (vi) 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;
 - (vii) a summary of the current stage and progress of the development;
 - (viii) contact details to enquire about the development or to make a complaint;

- (ix) a complaints register, updated monthly;
 - (x) the Compliance Reporting of the development;
 - (xi) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;
 - (xii) any other matter required by the Planning Secretary; and
- (b) keep such information up to date, to the satisfaction of the Planning Secretary.

FOR INFORMATION

APPENDIX 1 DEVELOPMENT LAYOUT PLANS



Data Source: Concrush (2019)

Note: *Access Intersection to be designed in accordance with Ausroads 2017 and Lake Macquarie City Council standards

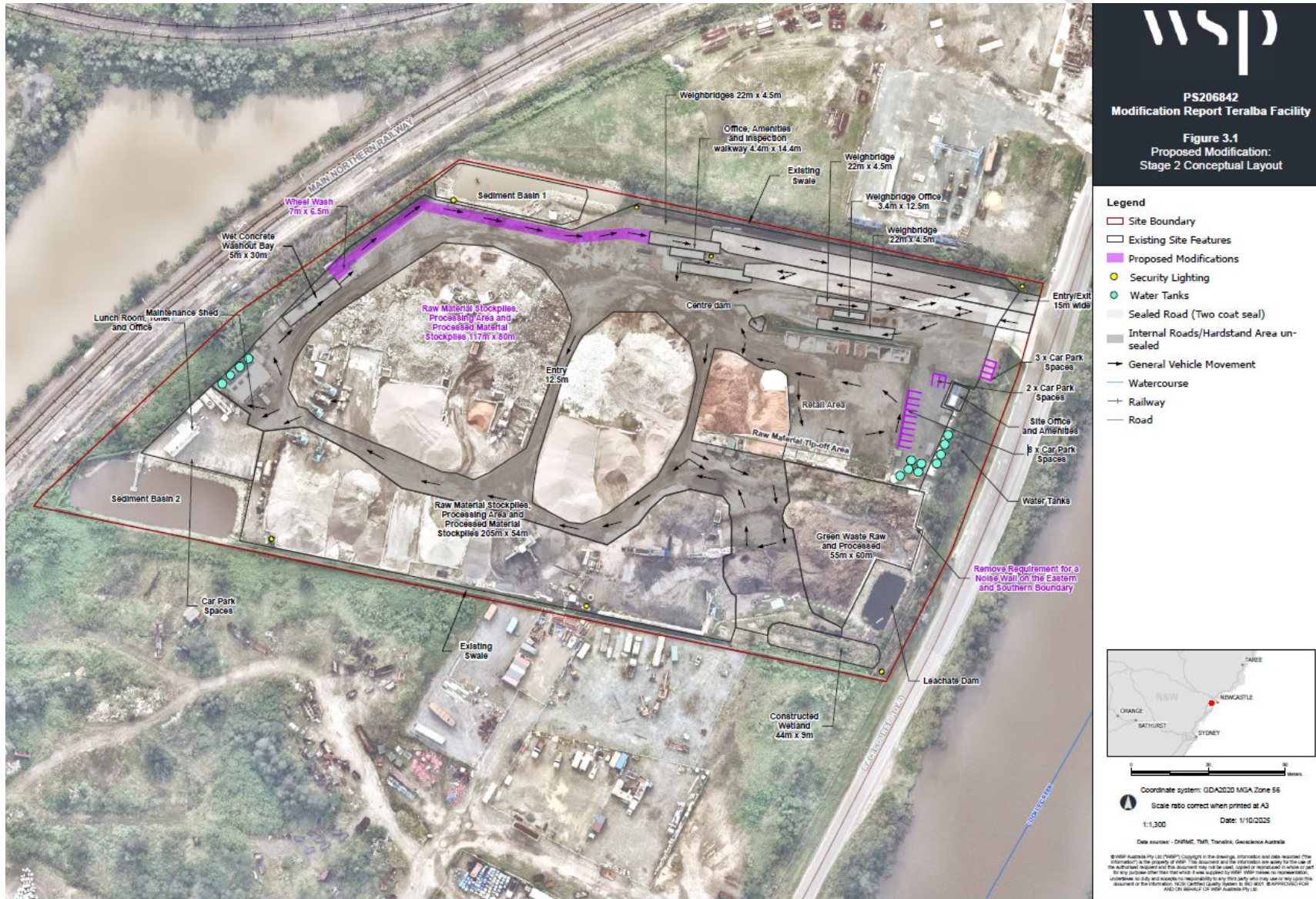
Legend

- | | | |
|--------------------------------|--|--|
| Project Site | Existing Wetland Area with Buffer | Proposed 3m High Concrete Block Wall |
| Production Compound | Landscaped Earth Bund (1 in 100 Year Flood Mitigation) | Proposed 3.5m High Concrete Block Wall |
| Processing and Stockpile Areas | Existing Earth Bund | Existing Water Tanks |
| Sediment Basin | Existing 2m High Fence | Proposed Security Lighting |
| Green Waste Area | Proposed 2m High Fence | Internal Roads/Hardstand Area |
| | Pedestrian Movement | General Vehicle Movement |

Figure 1: Stage 1 Conceptual Layout

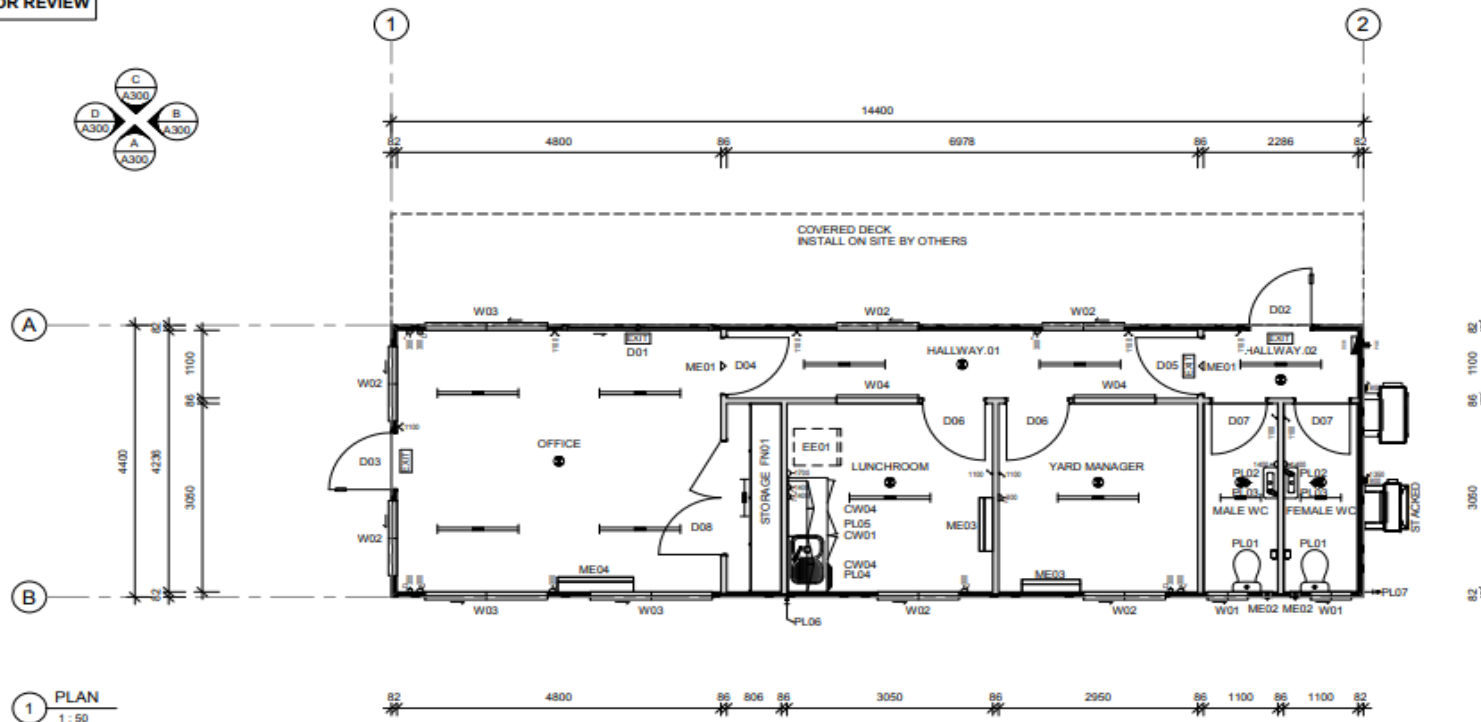
FIGURE 3.2

Stage 1 - Conceptual Layout
Up to 200 000 Tonnes per Annum



Stage 2 and SSD-8753-Mod-1 Conceptual Layout

ISSUED FOR REVIEW



WIND REGION:	B
TERRAIN CATEGORY:	2
IMPORTANCE LEVEL:	2
SHIELDING FACTOR:	NS
BUILDING CLASS:	5
FLOOR LOADS DISTRIBUTED (kPa):	3.0
FLOOR LOADS CONCENTRATED (kN):	2.7
CLIMATE ZONE:	5

FLOOR LOADS CALCULATED FROM AS1170.1 - 2002.
WIND SPEED CALCULATED FROM AS1170.2 - 2011.
BUILDING CLASS, IMPORTANCE LEVEL, PROBABILITY OF EXCEEDANCE, WIND REGION, TERRAIN CATEGORY, TOPOGRAPHIC CLASSIFICATION, SHIELDING FACTOR, CLIMATE ZONE & NORTH POINT ARE ASSUMED UNLESS OTHERWISE ADVISED BY CLIENT.

ROOM SCHEDULE	
NAME	AREA
FEMALE WC	3.36 m ²
HALLWAY 01	7.68 m ²
HALLWAY 02	2.51 m ²
LUNCHROOM	9.3 m ²
MALE WC	3.36 m ²
OFFICE	20.33 m ²
STORAGE	2.46 m ²
YARD MANAGER	9 m ²

1 PLAN
1:50

FINISHES SCHEDULE	
FLOOR COVERING	2mm VINYL
FLOOR COVERING	2mm VINYL - WC AREAS ONLY - 150mm COVERED
CLADDING - EXTERNAL	COLORBOND MAXIRIB - HORIZONTAL
WALL LINING - INTERNAL	3.6mm POLYESTER COATED PLYWOOD
CEILING LINING - INTERNAL	3.6mm COATED PLYWOOD
ROOF SHEETING	0.42mm BMT SUPERDEK ROOFING

DDA COMPLIANCE NOTES

- BUILDING DESIGNED TO COMPLY WITH AS1428.1

- LUNCHROOM, YARD MANAGER & HALLWAYS DEEMED EXEMPT UNDER NCC2013 D3.4 AS DIRECTED BY CLIENT. SHOULD THIS NEED COMPLIANCE, HALLWAY WIDTH NEED TO BE INCREASED

ITEM	QTY	DESCRIPTION
Casework		
CW01	1	BENCHTOP (32mm) c/w SPLASHBACK (150H), LAMINATED / CARCASS (16mm) END PANELS, CUPBOARDS & 4 DRAWERS/CUTLERY INSERT UNDER, MELAMINE - 600D - 1845L - 900H
CW04	2	CUPBOARD, MELAMINE OVERHEAD, 2 DOOR - 300D - 900W - 600H
Electrical Equipment		
EE01	1	REFRIGERATOR, SINGLE DOOR - 350 Ltr (BY CLIENT)
Furniture		
FN01	1	ISHELVING, 3 TIER - 450 DEEP - 3050 LONG - 1800 HIGH
Plumbing Fixtures		
PL01	2	WC SUITE c/w TOILET ROLL HOLDER
PL02	2	HAND BASIN, COMPACT, STAINLESS STEEL (HOT & COLD FLICKMIXER) w/ MIRROR
PL03	2	FLOOR WASTE
PL04	1	SINK c/w FLICKMIXER (HOT & COLD), 1 BOWL, 1 DRAIN - 780mm LONG
PL05	1	HOT WATER SYSTEM, MOUNTED INTERNALLY ON SAFE TRAY - 50Ltr, 1x3.6kW
PL06	1	WATER INLET
PL07	1	WASTE MANIFOLD OUTLET

SYMBOL LEGEND

- ELECTRICAL SWITCHBOARD
- ⊞ ELECTRICAL POINT OF ENTRY
- LIGHT SWITCH, SINGLE
- ⊞ LIGHT SWITCH, TWO WAY
- ⊞ ISOLATION SWITCH
- ⊞ GPO, SINGLE POLE - 1x15A
- ⊞ GPO, SINGLE POLE - 2x15A
- ⊞ DRAW WIRE - 'T' DENOTES DATA
- ⊞ LIGHT - 1x14W T5 FLUORESCENT & DIFFUSER
- ⊞ LIGHT - 2x28W T5 FLUORESCENT & DIFFUSER
- ⊞ LIGHT, EMERGENCY (SPITFIRE) CO = D40, C90 = D40
- ⊞ LIGHT, EXIT. CO = E2.0, C90 = E2.0, 34m VIEW DISTANCE
- ⊞ PLUMBING WATER INLET POINT
- ⊞ PLUMBING WASTE MANIFOLD OUTLET POINT

DESCRIPTION	REV	DESCRIPTION	DATE	BY	CHKD
CONTRACTED BY BY 02/01/2018. LEVELS AND DIFFERENTIALS TO BE CHECKED TO MATCH DRAWINGS AND CHECKED.	1	ISSUED FOR REVIEW (CONCEPT DRAW ONLY)	02/11/18	ST	
QUALITY CERTIFIED TO AS/NZS 9001:2015					
BY 3D CAD, INFORMATION DESIGN 3D					
DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS.					
OVERALL DIMENSIONS INCLUDE EXTERNAL CLADDING UNLESS NOTED OTHERWISE.					
ALL CONSTRUCTION TO COMPLY WITH NATIONAL CONSTRUCTION CODES OF AUSTRALIA AND APPLICABLE AUSTRALIAN STANDARDS.					
THE DRAWING BEARING THE PRESENCE OF THIS STRUCTURE IS THE PROPERTY OF ATCO CONSTRUCTION.					
LONGHUTCH PTY LTD. ATCO. IT MAY NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN AUTHORITY OF ATCO.					

ATCO CONSTRUCTION & SERVICES PTY LTD
15 TORRENT STREET
LINDFIELD, NSW 2057
P 02 8033 396, 02 8033 397
F 02 8033 396, 02 8033 397
E info@atco.com.au

CLIENT: CONCRUSH PTY LTD

DESCRIPTION: 14.4 x 4.4m WEIGHBRIDGE OFFICE/AMENITIES

ADDRESS: 21 RACECOURSE ROAD, TERALBA, NSW 2284

PLAN

SCALE: 1:50

PROJECT NO: 181106 -A200

DATE: 02/11/18

W:\02 Projects\2018\11 November\181106_Concrush Pty Ltd\NCR02 Drawings\181106_WEIGHBRIDGE OFFICE AMENITIES.rvt

Figure 2: Weighbridge Office and Amenities



Figure 3: Weighbridge Office and Amenities

APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Environmental Issue	Management Measures
Noise	<p>Construction</p> <ul style="list-style-type: none"> • Undertake work during standard hours (7am - 6pm weekdays, 7am - 1pm Saturday). • Turn off plant when not in use. • Ensure plant is regularly maintained, and repair or replace plant that becomes noisy. • Arrange work site to minimize the use of movement alarms on vehicles and plant. • Avoid dropping materials from a height.
	<p>Operation</p> <ul style="list-style-type: none"> • Concrush will undertake a noise monitoring program to assess the effectiveness of the proposed mitigation measures in achieving the predicted noise levels. Concrush will undertake initial noise monitoring of day and evening time activities to compare the actual noise levels against the predicted noise levels. Concrush is committed to looking to improve noise performance across its operations to minimise potential disturbance to the community. • Construct a concrete bund wall to 3.5 m above finished ground level along the eastern side of the 'Raw Material Stockpiles and Processing Area'. The bund is required to block line of sight. The bund will be formed using concrete blocks. Crushers and screens (except for the trommel screen used for green waste) will not be used outside this area. The bund should meet the wall along the southern boundary described below. • Construct a concrete block wall to 3 m above finished ground level along the southern boundary of the 'Raw Material Stockpiles and Processing Area'. • The noise bund and wall will be installed prior to commencing operation of the Project • Crushers will not be used after 6pm. • The cone crusher will not be used when green waste shredding is occurring. • Only one activity, either 'screening and stockpiling' or 'loading and dispatch of trucks' would be undertaken at any one time during the evening period.
Air Quality	<p>General</p>
	<p>Update the existing AQMP to reflect the Project changes.</p>
	<p>Odour</p> <ul style="list-style-type: none"> • Avoid conducting potential odour generating activities when the wind direction is blowing towards nearby residential areas (Normally south westerly or westerly). • Avoid conducting potential odour generating activities during early morning periods under low wind speed conditions. • Cover transported loads leaving the Project site to aid in the control of fugitive emission of odours during transport of potential odour generating products. • Turning of windrows during pasteurisation. • Odour monitoring. • Odour complaint investigation. • Investigative odour monitoring.
	<p>Dust</p> <ul style="list-style-type: none"> • The use of atomising water sprays on crushing and screening equipment. These shall be attached to the crushing point and conveyor belt discharge point to control point source dust emissions.

Environmental Issue	Management Measures
	<ul style="list-style-type: none"> • Two coat seal on haul roads. • Minimisation of the drop heights between the excavator or loader bucket and trailers/truck during loading to reduce dust generation. • Dust suppression of stockpiles by water spraying on an as needed basis or when the following meteorological conditions occur: <ul style="list-style-type: none"> ○ An average wind speed greater than 18km/h is recorded continuously over a 15 minute period from a north or north westerly direction. • Maintenance of clean entry drive as required to minimise dry dust on road. • The use of a water cart to water roads and hardstand areas to assist in the control of fugitive dust emissions on an as needed basis, or when the following meteorological conditions occur: <ul style="list-style-type: none"> ○ An average wind speed greater than 18km/h is recorded continuously over a 15 minute period from a north or north westerly direction. • Cessation of dust emitting activities shall occur during the following conditions: <ul style="list-style-type: none"> ○ An average wind speed greater than 36km/h is recorded continuously over a 15 minute period from a north or north westerly direction, or ○ Dust suppression measures appear visually ineffective. • In the event that an engineered dust control measure was to fail, Concrush is committed to stopping operation of the relevant machine or to cease specific dust generating activities within the potentially affected part of the site • The monitoring for deposited dust and PM10 emissions will be undertaken at strategic and representative locations (e.g. the four site boundaries). Monitoring will be undertaken for at least a period of 24 months following the commencement of the expanded operations. This will allow the following: <ul style="list-style-type: none"> ○ Comparison of monitoring results with compliance levels and the dust modelling predictions. ○ Review of the effectiveness of the mitigation measures.
Traffic	<p>The main site entry/exit will be initially widened to 15 metres. Within 12 months of approval the main site entry/exit will be upgraded to consist of an auxiliary left turn with a short turning lane (AUL(s)) and a basic right turn (BAR) treatment to accommodate the anticipated increased movements into and out of the site from Racecourse Road which has an 80 kilometre per hour speed limit. Cycle lane provisions will be accommodated in the turning treatment design.</p>
Soil and Water Management	<p>General</p> <p>Water quality measures will be implemented for the Project to minimise impact on the surrounding environment. These controls are designed and constructed to a standard consistent with:</p> <ul style="list-style-type: none"> • Managing Urban Stormwater – Soils and Construction, Volume 1 (the Blue Book) (Landcom, 2004). • Managing Urban Stormwater – Soils and Construction, Volume 2E: Mines and Quarries (DECC, 2008). <p>Construction</p> <p>A construction erosion and sediment control plan (ESCP) will be developed in accordance with the Blue Book for detailing the specific erosion and sediment controls, rehabilitation, monitoring and maintenance requirements for the construction phase of the Project. The construction ESCP will:</p> <ul style="list-style-type: none"> • Be prepared on relevant copies of drainage drawings for: <ul style="list-style-type: none"> ○ different construction stages ○ areas of high erosion hazard. • Show sizing and design details for all sediment basins and erosion and sediment controls (such as diversion drains).

Environmental Issue	Management Measures
	<ul style="list-style-type: none"> • Be revised when required by changing circumstances, if the site conditions change or if installed controls are not operating effectively. • Be integrated with work procedures, construction method statements, activity statements and their scheduling. • Be site specific. <p>The measures are designed to minimise erosion and transport of sediment around and off-site and include:</p> <ul style="list-style-type: none"> • Clearly identifying and delineating areas required to be disturbed and ensuring that disturbance is limited to those areas. • Clearing as little vegetation as required and minimising machinery disturbance outside of these areas. • Installing appropriate erosion and sediment controls prior to stripping topsoil or disturbing areas. • Limiting the number of roads and tracks established. • Stabilising site entry/exit points to ensure sediment is not tracked onto sealed roadways. • Construction of drains upslope of areas to be disturbed to convey clean runoff away from most disturbed areas where required. • Construction of sediment dams where required to capture and treat runoff from disturbed catchment areas. • During construction all temporary controls will be inspected: <ul style="list-style-type: none"> ○ Daily for high risk controls such as within drainage lines ○ Weekly for all other controls ○ Prior to forecasted rainfall events great than or equal to 10 mm ○ After rainfall events greater than or equal to 10 mm in a 24 hour period. <p>All construction erosion and sediment control measures will be maintained in a functioning condition until all construction activities are completed.</p> <p>Further to the above, if excavation into natural soils to depths near to the groundwater table (approximately 3.0 to 5.0 m below ground level) is required, an Acid Sulphate Soils Management Plan will prepared due to the likely presence of potentially acid sulphate soils (PASS).</p>
	<p>Operation</p>
	<p>The operational water management system will incorporate a range of water quality control measures including erosion and sediment control (ESC) measures and will include:</p> <ul style="list-style-type: none"> • construction of appropriately designed and managed Type D sediment basins (Sediment Dam 1 and Sediment Dam 2) • separation of the green waste storage and processing catchment and the construction of the Leachate Dam to capture a 1 in 10 year 24 hour duration storm event from the Green Waste Catchment • installation of a Constructed Wetland to treat water captured in the Leachate Dam • roofing the retail area mulch storage bays • increased on-site stormwater storage to increase reuse of captured stormwater and the prioritised reuse of water discharged from the Constructed Wetland • a leachate barrier system for Project green waste storage and handling area and the lining of the Leachate Dam and Constructed Wetland • containment of the concrete wash out bay catchment and reuse of the reclaimed water

Environmental Issue	Management Measures
	<ul style="list-style-type: none"> • monthly inspections of long-term erosion and sediment controls will be undertaken as well as inspections prior to and after forecasted rainfall events greater than or equal to 10 mm. • an inspection and maintenance regime to ensure all control measures are maintained in proper working order at all times during their operational lives. <p>Monitoring</p> <ul style="list-style-type: none"> • monthly surface water quality monitoring of the constructed wetland for the following parameters: Total Suspended Solids (TSS), Electrical Conductivity (EC), pH, Total Nitrogen (TN), Total Phosphorus (TP), Nitrite and Nitrate (NOx), Ammonia • monthly surface water quality monitoring of the sediment basins (Sediment Dam 1 and Sediment Dam 2) the drainage depression downstream of the Sediment Dam 1 (to the north) and Sediment Dam 2 (to the south) for the following parameters: TSS, EC, pH, TN, TP, NOx, Ammonia Aluminium, Arsenic, Boron, Cadmium, Chromium III, Chromium VI, Cobalt, Copper, Lead, Nickel, Selenium, Zinc • monthly during discharge surface water quality monitoring of Sediment Dam 1 spillway and Sediment Dam 2 spillway for the following parameters: TSS, EC, pH, TN, TP, NOx, Ammonia Aluminium, Arsenic, Boron, Cadmium, Chromium III, Chromium VI, Cobalt, Copper, Lead, Nickel, Selenium, Zinc • Groundwater monitoring bores will be installed up and down the hydraulic gradient from the green waste storage and processing area in accordance with the Environmental Guidelines for Composting and Related Organics Processing Facilities (NSW Department of Conservation, 2004). Water quality samples will be collected from the monitoring bores on a monthly basis and analysed for TSS, EC, pH, TN, TP, NOx and Ammonia • Concrush will monitor the following water volumes: <ul style="list-style-type: none"> ○ monthly potable water imported via water cart ○ monthly water storage inventories ○ water inventories of Sediment Dam 1 and Sediment Dam 2 following rainfall ○ monthly during discharge flows at the Sediment Dam 1 spillway and Sediment Dam 2 spillway ○ monthly during spill at the Leachate Dam spillway (note that the Leachate Dam spills to Sediment Dam 2 rather than directly off-site)
Ecology	<p>The Project design has taken into account the wetland area in the western part of the site which will not be disturbed. Mitigation and management measures for other environmental aspects such as soil and water and air quality will minimise the potential for indirect offsite impacts such as sedimentation of waterways, nutrient discharge and dust impacts.</p> <p>The following mitigation and management measures will be implemented for the Project:</p> <ul style="list-style-type: none"> • Areas to be protected during construction works including the wetland area will be clearly marked • Any landscape planting will consist of native species.
Bushfire	<p>Concrush have an existing Pollution Incident Response Management Plan (PIRMP) which includes the relevant evacuation procedure for staff and the public in relation to bushfire threat. Threat of the combustion of product on site is managed through appropriate storage of materials and implementation of separation distances between stockpiles. During hot conditions stockpiles are wetted down and all operators are trained in firefighting techniques.</p> <p>The following specific bushfire management measures are to be implemented at the site to manage the risk associated with the bushfire hazard:</p>

Environmental Issue	Management Measures
	<ul style="list-style-type: none"> • installation of Fire and Rescue NSW compatible fittings on the water storage tanks near the green waste area • management of the pasteurisation process within green waste stockpiles • ensure machinery is available on site to break up green waste stockpiles in the event of combustion during pasteurisation • continued management of vegetation across the site to manage fuel loads and prevent the spread of bushfire across the site • continued provision of fire extinguishers on all machinery • ensuring access to the site is maintained at all times.
Aboriginal Archaeology and Cultural Heritage	<p>The following mitigation and management measures will be implemented for the Project:</p> <ul style="list-style-type: none"> • Concrush will ensure that its employees and contractors are aware that it is an offence under Section 86 of the National Parks and Wildlife Act 1974 to harm or desecrate an Aboriginal object unless that harm or desecration is the subject of an Aboriginal Heritage Impact Permit. • In the unlikely event that an Aboriginal object or objects are uncovered during the proposed construction works, ground disturbance works should cease within 20 m of the object and an archaeologist, OEH and the local Aboriginal parties should be contacted to determine an appropriate management strategy.
Historic Heritage	<p>The following mitigation and management measures will be implemented for the Project:</p> <ul style="list-style-type: none"> • If during the course of proposed works previously unknown historical archaeological material or heritage items are discovered, all work in the area of the item(s) shall cease immediately and Heritage Division, OEH and a qualified heritage consultant will be consulted, in accordance with Section 146 of the Heritage Act, to determine an appropriate course of action prior to the recommencement of work in the area of the item.
Visual	<p>The following management measures would be implemented as part of the Project:</p> <ul style="list-style-type: none"> • A landscaped 2 m high earth bund will be established along the eastern boundary (southern half) of the site to complement the existing landscaped earth bund present along the northern half of the eastern site boundary. Landscape plantings will consist of locally endemic species. • Additional areas of landscape plantings will be incorporated into the detailed design. This may include tree planting adjacent to the wetland area in the south western portion of the site and potentially incorporating tree planting into the swale drain design along the southern boundary of the site.
Contamination	<p>The following mitigation and management measures will be implemented for the Project:</p> <ul style="list-style-type: none"> • A Remedial Action Plan (RAP) will be prepared for the site as part of the CEMP • The RAP will incorporate a requirement for a third groundwater monitoring well to be established during the construction phase • A clean fill layer of 0.5 m depth be placed across the southern part of the Project site. A marker layer is to be established to distinguish the clean fill layer from the existing soils beneath • If excavation or earthworks into natural soils to depths near to the groundwater table (approximately 3.0 to 5.0 m below ground level) are required an ASSMP will be developed for the Project.
Waste	<p>The following management measures would be implemented as part of the Project:</p>

Environmental Issue	Management Measures
	<ul style="list-style-type: none"> Waste streams will be managed in accordance with the principles of the waste hierarchy, with emphasis on reduce, reuse, recycle prior to disposal of its wastes. All material used will be in accordance with the relevant requirements and conditions of the exemptions outlined above. General waste generated by site personnel during operation of the Project will be accommodated through the use of a 240 litre municipal waste bin to be collected by LMCC or a licensed contractor for disposal/recycling at an appropriate waste management facility.
Greenhouse Gas	No mitigation or management measures are required for the Project.
Hazard and Risk	<p>Concrush has safety management system documents and procedures including a PIRMP. The PIRMP will be applied to ensure that all foreseeable emergency events are considered and adequate site specific systems are put in place to ensure site personnel and equipment are ready and able to deal with an emergency situation.</p> <p>Concrush will store all flammable and combustible liquids in accordance with the requirements of AS1940 The storage and handling of flammable and combustible liquids.</p>

FOR INFORMATION

APPENDIX 3 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C10 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
 - a. identify the development and application number;
 - b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
 - c. identify how the incident was detected;
 - d. identify when the applicant became aware of the incident;
 - e. identify any actual or potential non-compliance with conditions of consent;
 - f. describe what immediate steps were taken in relation to the incident;
 - g. identify further action(s) that will be taken in relation to the incident; and
 - h. identify a project contact for further communication regarding the incident.
3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
4. The Incident Report must include:
 - a. a summary of the incident;
 - b. outcomes of an incident investigation, including identification of the cause of the incident;
 - c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
 - d. details of any communication with other stakeholders regarding the incident.

Appendix H

Compliance Report Declaration Form

Project Name: Site expansion

Project Application Number: SSD 8753

Description of Project: The staged expansion and increase in the processing capacity of an existing resource recovery facility to 250,000 tonnes per year of general solid waste (no-putrescible) with a maximum storage capacity of 150,000 tonnes at any one time.

Project Address: 21 Racecourse Road, Teralba (Lot 2 DP 220347)

Proponent: Concrush Pty Limited

Title of Compliance Report: Concrush 2025 – 2026 Operational Compliance Report

Date: 22/05/2026

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

- i. The Compliance Report has been prepared in accordance with all relevant conditions of consent;
- ii. The Compliance Report has been prepared in accordance with the Compliance Reporting Requirements;
- iii. The findings of the Compliance Report are reported truthfully, accurately and completely;
- iv. Due diligence and professional judgment 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 Crims Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 year's imprisonment or 200 penalty units, or both).

Name of Authorised Reporting Officer: Kevin Thompson

Title: Managing Director

Signature:

Company: Concrush Pty Ltd

Company Address: 21 Racecourse Road, Teralba, NSW 2284

- The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 year's imprisonment or 200 penalty units, or both).

Name of Authorised Reporting Officer: Kevin Thompson

Title: Managing Director

Signature:

Handwritten signature of Kevin Thompson, dated 22/5/2026.

Company: Concrush Pty Ltd

Company Address: 21 Racecourse Road, Teralba, NSW 2284