Development Consent

Section 4.16 of the *Environmental Planning and Assessment Act 1979*

As the Minister for Planning and Public Spaces 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

The Hon. Paul Scully, MP

Minister for Planning and Public Spaces

3/9/26

Sydney

SCHEDULE 1

Application Number:	DA-188611
Applicant:	Cement Australia Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	Glebe Island Silos Lot 12 Sommerville Road, Rozelle Lot 12 DP 1170710
Development:	Increase in annual throughput capacity of the existing Glebe Island cement bulk storage silos from 500,000 tonnes per annum (tpa) to 1,200,000 tpa.

CONTENTS

DEFINITIONS

Applicant	Cement Australia Pty Ltd, or any person carrying out any development to which this consent applies
Bays West Place Strategy	NSW Department of Planning, Housing and Infrastructure's Bays West Place Strategy dated November 2021
Certifying Authority	A person who is authorised by or under section 6.17 of the EP&A Act to issue Part 6 certificates
Conditions of this consent	Conditions contained in Schedule 2 of this document
Council	Inner West 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
Department	NSW Department of Planning, Housing and Infrastructure
Development	The development described in Schedule 1, the EIS and Response to Submissions, including the increase in annual throughput capacity of cementitious materials of an existing bulk storage and handling facility to 1,200,000 tonnes per annum
EIS	The Environmental Impact Statement titled Cement Handling and Distribution Facility Capacity Upgrade, prepared by Ethos Urban Pty Ltd, dated 16 November 2021, submitted with the application for consent for the development
EP&A Act	*Environmental Planning and Assessment Act 1979*
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
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: a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or b) 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 Places
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sunday and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
OEMP	Operational Environmental Management Plan
Operation	The use of a bulk storage and handling facility for the storage and distribution of cementitious material as described in the EIS and RTS
Planning Secretary	Planning Secretary under the EP&A Act, or nominee
POEO Act	*Protection of the Environment Operations Act 1997*
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
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting

Response to Submissions (RTS)	The Applicant’s response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act and includes the document titled Response to Submissions, Glebe Island Cement Silos Capacity Increase, prepared by Ethos Urban Pty Ltd and dated 28 July 2023
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 Schedule 1
Year	A period of 12 consecutive months

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 operation of the development.

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; and

(c) in accordance with the Environmental Impact Statement and Response to Submissions.

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) above.

A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

LIMITS OF CONSENT

A5. The site's operation as a bulk storage and handling facility of cement material must not exceed the maximum throughput capacity of 1,200,000 tonnes per annum of cementitious material.

Continuation of Development after 31 December 2030

A6. For the continuation of the development after 31 December 2030, the Applicant must seek further approval from the Minister (or delegate) to continue to carry out the development at least two years prior to 31 December 2030.

(1) In seeking the Minister's (or delegate) approval, the Applicant must:

(a) justify the extension of the development lifespan and set out the length of the requested extension;

(b) provide evidence that there is, or will be, a lease in place for the duration of the requested extension;

(c) provide evidence that the Operational Noise Verification Report required by condition B5 has been completed to the satisfaction of the Planning Secretary;

(d) provide evidence that all Compliance Reports have been completed to the satisfaction of the Planning Secretary in accordance with condition C10;

(e) provide evidence that all recommendations made in the Compliance Reports have been implemented to the satisfaction of the Planning Secretary as required by condition C10;

(2) In deciding whether to approve the continuation of the development under this condition, the Minister must:

(a) be satisfied that all requirements of condition A6(1) have been met;

(b) be satisfied with the environmental performance of the facility at its capacity at the time the request is submitted;

(c) be satisfied the facility remains consistent with the Bays West Place Strategy and/or all other relevant statutory and strategic documents and plans;

(d) consider the likely impacts from the continuation of the carrying out of the Development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality; and

(e) consult with and consider the advice of the EPA, TfNSW, adjacent landowners and Council.

(3) The Minister (or delegate) must provide written notice to the Applicant of the decision to approve or refuse the Applicant's request for the continuation of the Development after 31 December 2030 and the reasons for that decision. The written notice must be given to the Applicant no later than 31 December 2028, or within a further period agreed between the Planning Secretary and the Applicant.

Note:

1. *This Development does not require a further development application or modification application to be made as part of seeking the approval of the Minister to permit the Development to operate beyond 31 December 2030. However, any such approval will be subject to the Applicant preparing the additional information outlined in condition 1 to the satisfaction of the Minister, in consultation with the EPA, TfNSW and Council.*
2. *If the Minister decides to approve the continuation of the development beyond 31 December 2030, the Minister may, in its written notice to the Applicant, permit the Applicant to submit a further extension request for the continuation of the development.*

NOTIFICATION OF COMMENCEMENT

A7. 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) operation; and

(b) cessation of operations.

EVIDENCE OF CONSULTATION

A8. 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.

COMPLIANCE

A9. 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.

OPERATION OF PLANT AND EQUIPMENT

A10. 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.

APPLICABILITY OF GUIDELINES

A11. 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.

A12. 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.

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

NOISE

Hours of Work

B1. The Applicant must comply with the hours detailed in Table 1..

Table 1 *Hours of Work*

Activity	Day	Time
Operation	Monday – Sunday	24 hours

Operational Noise Limits

B2. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 2.

Table 2 *Noise Limits (dB(A))*

Location[a]	Day $L_{Aeq(day)}$ / $L_{Aeq(15\ minute)}$	Evening $L_{Aeq(evening)}$ / $L_{Aeq(15\ minute)}$	Night $L_{Aeq(night)}$ / $L_{Aeq(15\ minute)}$	Night L_{AMax}
Any residence in Batty Street Balmain	42/45	42/45	40/43	53
Any residence in Donnelly Street Balmain	38/41	38/41	37/40	53
Any residence in Refinery Drive Pyrmont	37/40	37/40	35/38	53
Any residence in Leichardt Street Glebe	31/34	31/34	30/33	53

a. Refer to the plan in Appendix 1 for the location of residential sensitive receivers

Note *Noise generated by the development is to be measured in accordance with the relevant monitoring performance procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to time).*

Operational Noise Management Plan

B3. Within 3 months of the date of this consent, the Applicant must prepare an Operational Noise Management Plan for the development to the satisfaction of the Planning Secretary. The Plan must form part of an OEMP in accordance with condition C2 and must:

(a) be prepared by a suitably qualified and experienced noise expert;

(b) describe all noise sources from the development;

(c) identify the measures that will be implemented to minimise noise emissions and to achieve the noise limits in condition B2, consistent with the recommended noise mitigation measures in the Noise Impact Assessment (NIA), dated 16 November 2021 and NIA Addendum, dated 10 January 2023 and prepared by ERM Australia Pacific Pty Ltd;

(d) describe a program to monitor compliance with the noise limits specified in condition B2;

(e) include a complaints management system that would be implemented for the duration of the development;

(f) include a Vessel Noise Management Strategy to ensure that reasonable and feasible noise management strategies for vessels that service the development are identified and applied in order to satisfy the noise trigger levels described in the Port Authority of NSW's *Glebe Island & White Bay Port Noise Policy*; and

(g) include a Traffic Noise Management Strategy (TNMS) to ensure that feasible and reasonable noise management strategies for vehicle movements associated with the development are identified and applied, including but not limited to the following:

(i) driver training to ensure noise generating activities such as the use of compression engine brakes, harsh acceleration and sounding of horns are not unnecessarily used on the site;

(ii) best noise practice in the selection and maintenance of vehicle fleets;

(iii) movement scheduling where practicable to reduce impacts during sensitive times of the day;

(iv) communication and management strategies for non-licensee / Applicant- owned and operated vehicles to ensure the provision of the TNMS are implemented;

(v) a system of audited management practices that identifies non-conformances, initiates and monitors corrective and preventative action (including disciplinary action for breaches or noise minimisation procedures) and assesses the implementation and improvement of the TNMS;

(vi) specific procedures for drivers to minimise impacts at identified sensitive receivers including vehicle routes and speeds on the site; and

B4. The Applicant must:

(a) not commence operation of the development under this consent until the Operational Noise Management Plan required by condition B3 is approved by the Planning Secretary; and

(b) implement the most recent version of the Operational Noise Management Plan approved by the Planning Secretary for the duration of the development.

Operational Noise Verification Report

B5. Within six months of the date of this consent or as otherwise agreed upon by the Planning Secretary, 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 and the EPA;

(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);

(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); and

(c) include:

(i) an analysis of compliance with noise limits specified in condition B2;

(ii) an outline of management actions to be taken to address any exceedances of the limits specified in condition B2; and

(iii) a description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.

TRAFFIC

Operational Traffic Management Plan

B6. Within 3 months of the date of this consent, the Applicant must prepare an Operational Traffic Management Plan (OTMP) for the development to the satisfaction of the Planning Secretary. The OTMP must form part of the OEMP required by Condition C2 and 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;

(d) detail heavy vehicle routes, access, and parking arrangements;

(e) identify measures to limit and reduce heavy vehicle movements during peak traffic periods;

(f) include measures to monitor heavy vehicle movements of the operation, including heavy vehicle movements during peak traffic periods;

(g) include an Operational Driver Code of Conduct to:

(i) minimise the impacts on the local and regional road network;

(ii) minimise conflicts with other road users;

(iii) inform truck drivers of the site access arrangements and use of specified haul routes; and

(iv) include a program to monitor the effectiveness of these measures;

B7. The Applicant must:

(a) not commence operation of the development under this consent until the Operational Traffic Management Plan required by condition B6 is approved by the Planning Secretary; and

(b) implement the most recent version of the Operational Traffic Management Plan approved by the Planning Secretary for the duration of the development.

Operating Conditions

B8. 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), *AS 2890.2:2018 Parking facilities Off-street Commercial Vehicle Facilities* (Standards Australia, 2018) and *AS 2890.6.2009 Parking facilities Off-street parking for people with disabilities* (Standards Australia, 2009)

(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) heavy vehicles travelling to or from the site are restricted from using Robert Street;

(d) between 5 pm and 5 am, 7 days per week, heavy vehicle movements from the site must only use classified main roads, excluding Pyrmont Bridge Road;

(e) the development does not result in any vehicles queuing on the public road network;

(f) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;

(g) all vehicles are wholly contained on site before being required to stop;

(h) all loading and unloading of materials is carried out on-site;

(i) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and

(j) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

AIR QUALITY

Air Quality Discharges

B9. The Applicant must 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.

Dust Minimisation

B10. The Applicant must take all reasonable steps to minimise dust generated during all operations authorised by this consent.

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) a condition compliance table for that plan;

(b) detailed baseline data (where required);

(c) 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;

(d) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;

(e) a program to monitor and report on the:

(i) impacts and environmental performance of the development; and

(ii) effectiveness of the management measures set out pursuant to paragraph (d) above;

(f) 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;

(g) a program to investigate and implement ways to improve the environmental performance of the development over time;

(h) 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

(i) 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*

OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN

C2. The Applicant must prepare an Operational Environmental Management Plan (OEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.

(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) Noise (see condition B3);

(ii) Traffic (see condition B6).

C3. The Applicant must:

(a) not commence operation of the development under this consent 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

C4. Within three months of:

(a) the submission of a Compliance Report under condition C10;

(b) the submission of an incident report under condition C6;

(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 of the outcomes of any review.

C5. 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 required under condition C8, or such other timing as agreed by the Planning Secretary.

REPORTING AND AUDITING

Incident Notification, Reporting and Response

C6. The Planning Secretary must be notified in writing via the Major Projects website 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

C7. The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.

C8. 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.

C9. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

Compliance Reporting

C10. Within one year after the commencement of operation of the development under this consent, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), the Applicant must submit a Compliance Report to the Department. Compliance Reports must be prepared in accordance with the Department's Compliance Reporting Post Approval Requirements in force at the time the compliance review commences, as approved by the Planning Secretary and published on the Department's website.

C11. The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least seven days before this is done.

Annual Report

C12. Within 12 of the commencement of operation of the development under this consent, and annually thereafter (or as otherwise agreed by the Planning Secretary), the Applicant must prepare and submit an Annual Environmental Management Report (AEMR) for the development to the Planning Secretary. This report must:

(a) identify the standards and performance measures that apply to the development;

(b) include a summary of any complaints received during the reporting period, and a comparison of any trends in complaints received in previous years;

(c) summarise and analyse the monitoring results for the development during the past reporting period and identify any trends in the monitoring results over the life of the development;

(d) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies;

(e) identify any non-compliance during the reporting period; and

(f) describe what environmental management targets and strategies were, or will be implemented for the following reporting period, taking into account the identified environmental performance of the development, to ensure compliance.

Monitoring and Environmental Audits

C13. 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, compliance reporting and independent 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

C14. At least 48 hours before the commencement of operation of the development 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;

(ii) all current statutory approvals for the development;

(iii) all approved strategies, plans and programs required under the conditions of this consent;

(iv) 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;

(v) 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;

(vi) contact details to enquire about the development or to make a complaint;

(vii) a complaints register, updated quarterly;

(viii) the Compliance Report of the development;

(ix) any other matter required by the Planning Secretary; and

(b) keep such information up to date, to the satisfaction of the Planning Secretary.

APPENDIX 1 SENSITIVE RECEVIER LOCATIONS

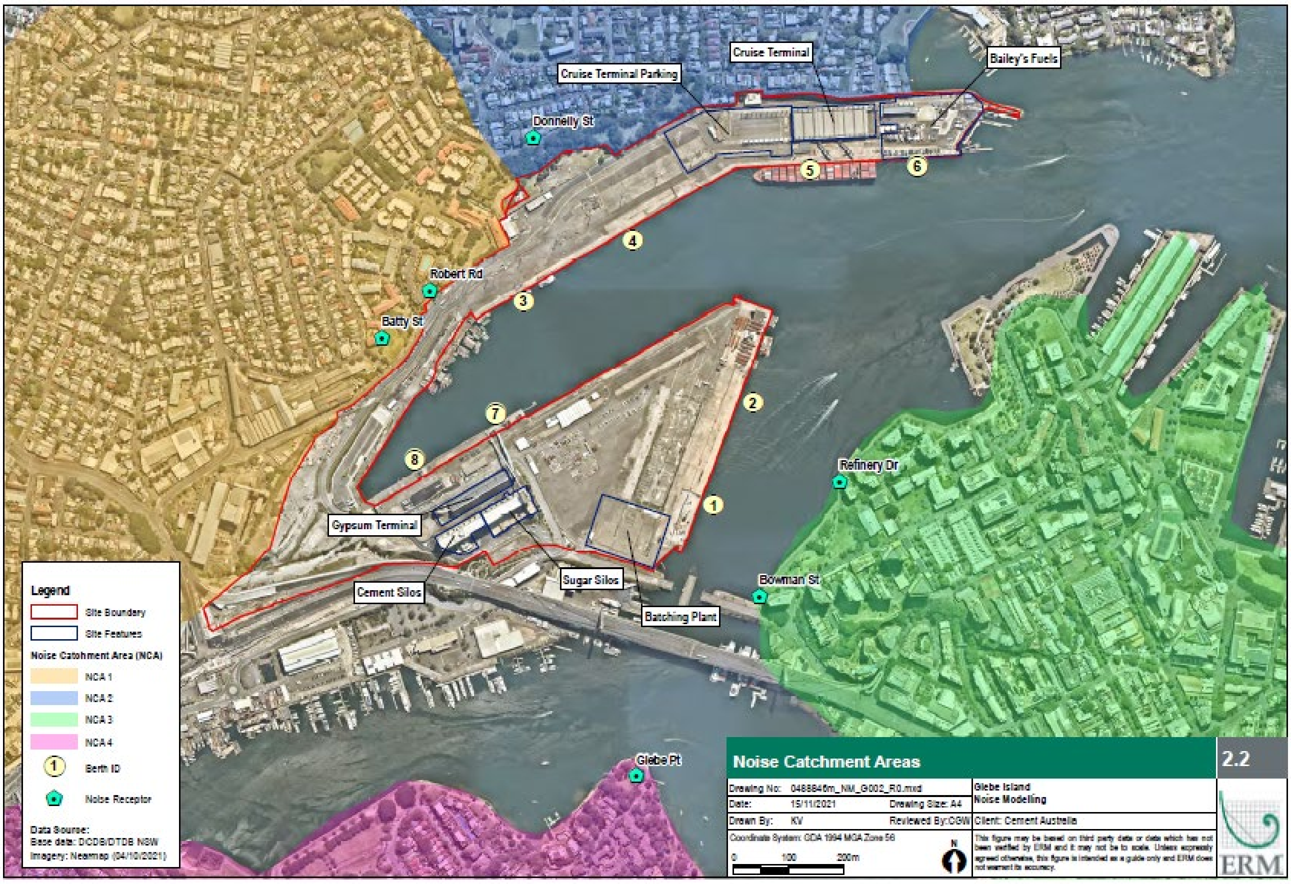

Figure 1: Receiver Locations

APPENDIX 2 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. A written incident notification addressing the requirements set out below must be submitted to the Planning Secretary via the Major Projects website 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 C12 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.

INCIDENT REPORT REQUIREMENTS

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:
   (i) a summary of the incident;
   (j) outcomes of an incident investigation, including identification of the cause of the incident;
   (k) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
   (l) details of any communication with other stakeholders regarding the incident.