TOWN PLANNING + URBAN DESIGN CONSULTANTS

19 July 2017

Federation Council
P O Box 77
COROWA NSW 2646

Attention: Kate Larnach, Manager Planning & Environment

Dear Kate,

DA NO. 2016/230 FOR ORGANIC WASTE MANAGEMENT & COMPOSTING FACILITY
142 HOWLONG-GOOMBARGANA ROAD, HOWLONG
ADDENDUM TO DEVELOPMENT APPLICATION ASSESSMENT

Following the public hearing conducted in Howlong on 15 June 2017, additional information was sought by the Joint Regional Planning Panel (JRPP) from the applicant and Council (see attached) to clarify certain aspects of the proposal including:

- Air quality
- Traffic
- Regional waste
- Site management
- Strategic context

The purpose of this correspondence is to consider the effect of the information received to the JRPP's request on the assessment of the development application. In addition I have undertaken a review of the draft set of conditions, noting that some of the EPA's general terms of approval are better suited to a future environment protection licence than a development consent. The correspondence should be viewed as an addendum to development application assessment report submitted to the JRPP.

Air quality

The applicant has made a general response to the March 2017 SESL Australia submission by way of a summary table and essentially refutes all criticisms of the air quality assessment undertaken in the EIS.

In terms of how this response influences the development application assessment, it is noted that the SESL Australia submission on behalf of the Howlong Community Committee was referred to the EPA for consideration. The EPA therefore have had the benefit of that submission prior to making their final assessment of the proposal and subsequently issuing their General Terms of Approval in May 2017. As independent odour experts, the EPA have chosen not to further query the application or seek more information relating to odour in light of the SESL Australia submission prior to their endorsement of the proposal. Consequently as before, it is not unreasonable to continue to rely on the EPA's endorsement of the proposal in relation to odour impacts.

As to the two specific matters queried by the JRPP in relation to air quality, the response from the applicant does not alter my assessment or conclusions reached on the development application. Whilst it is open to the applicant to enclose the receivals shed; within the context of the development application lodged this can only be demanded by the consent authority under Section 80A of the

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Environmental Planning and Assessment Act 1979 (EP&A Act) if it is convinced that the operation of the proposed partially open shed will result in unacceptable environmental impacts (including odour). In this instance, based on the conclusions drawn in the EIS and the EPA's position, I am not convinced there will be impacts necessitating that the shed be fully enclosed.

The applicant references relevant sections of the EIS in responding to the issue of air-borne particles. I am satisfied with this response and consequently the assessment of the development application is unchanged in this regard. It is noted that the issue of air-borne pollutants is addressed in the EPA's General Terms of Approval.

Traffic

GHD have, on behalf of the applicant, provided a response to the JRPP's queries on traffic. GHD advise that the basis for the 2% per annum growth rate is taken from the *Austroads Guide to Traffic Management* that suggests:

> *Determine a traffic growth rate for roads in the area, using historical data for rural areas, or population growth estimates and traffic modelling for urban areas. If sufficient data is not available rates from similar roads in the region might be used.*

GHD has used traffic figures from several other roads in the vicinity of Howlong for this purpose. GHD also claim that the 2% annual growth is considered conservative as "*there has been no significant traffic generating developments or changes in land use in the vicinity of the subject roads since 2005 that would lead to a significant change in traffic volumes*." This is a satisfactory explanation and does not change the assessment of the application in regards to traffic.

GHD has also "*undertaken a review of the adequacy of the existing road network to accommodate project traffic in a road safety and operational context*" in response to the JRPP's query on the standards of three nominated roads and their ability to accommodate the heavy vehicles to be generated by the proposal. GHD's assessment of the physical attributes of the roads concludes with a number of additions to the recommendations of the TIA in the EIS, namely:

- *The widening of Howlong-Goombargana Road to minimum Austroads guidelines. It is noted that Howlong-Goombargana Road does not meet current Austroads guidelines under existing conditions without the proposed development. It is also noted that the road has also been substandard for a number of years, with the road not meeting the then Austroads guidelines in 2005 based on provided traffic volumes (Austroads (2003) Rural Road Design).*
- *Review of warning and regulatory signage as part of the 60 km/h reduction on Drew Lane.*
- *Review of road hazards present in the clear zone, particularly on Drew Lane.*

The failure of the Howlong-Goombargana Road to meet the standard required to accommodate the traffic generated by the proposal has already been noted. This is intended to be rectified courtesy of Condition 20 of the recommended conditions of consent. Council's engineers have not indicated that the current standard of the other two roads is unacceptable for the intended purpose.

I do not agree with the assessment by Blueprint Planning that the upgrade of the Howlong-Goombargana Road is Council's responsibility. In accordance with Section 80A of the EP&A Act, Council is entitled to require the road upgrade at the applicant's expense if that upgrade is considered necessary to accommodate the type and number of vehicle movements anticipated by the development. Consequently no change is warranted to the assessment and recommended conditions relating to this issue.

At the public hearing various claims were made in submissions as to the volume and routes of trucks accessing the facility. To provide some clarity around truck movements and for the JRPP's reference, the assessment of traffic undertaken in the EIS is expressed on a plan for each day of operation (see attached). The plans show that the impact of trucks within the township is confined to between 18 and 34 movements per day in Sturt Street between Monday and Friday (not including up to six loads per day which may or may not utilise Sturt Street).

Regional waste

The applicant's response confirms that there is no single strategy or body tasked with the coordinated management of waste in the Albury-Wodonga region. As is not uncommon where a region straddles State boundaries, there are independent Victorian and NSW strategies for dealing with waste. The proposal can be considered to satisfy the intent of these strategies as well as the Commonwealth's

National Waste Policy: Less Waste, More Resources. The overall objective of the waste strategies is for organisations responsible for waste management (principally local government) to take a cooperative approach to reduce environmental impacts, cut costs and increase efficiency. The proposal at Howlong is a regional facility and thus meets this objective. There is no known strategy or policy that contradicts both the location and purpose of the proposed facility.

Section 7.2 of the EIS addresses the issue of consideration of alternative sites for the proposal. The EIS details the criteria used in this assessment as well as several sites investigated west and north of Albury and some in Wodonga. EDM on behalf of the Howlong Community Committee was particularly critical of this process but seems to have misunderstood that it is not a requirement of an EIS to consider in detail alternative sites and it is the applicant's prerogative to nominate which sites should be assessed. The assessment of alternative sites undertaken in the EIS is considered adequate and indeed it can be argued that most sites could satisfy the general objective of the aforementioned strategies notwithstanding that there are many other constraints affecting site selection.

In the absence of any statements to the contrary, it is assumed the intention is to operate the facility up to capacity (35,000 tonnes) once established. Neither the EIS nor the applicant's response to the JRPP's request mentions the possibility of increasing capacity to cater for an increase in the waste stream resulting from population growth in the region (principally Albury and Wodonga). This is not a necessarily a flaw in the application as there is no requirement to declare any future plans. Any increase in capacity would require separate approval and be subject to the development application process and other regulatory requirements.

Having considered the additional information submitted in regards to regional waste, no change is necessary to the development application assessment.

Site management

The applicant has provided an extensive list of references in the EIS that address the issue of contaminants management. The following description at page 25 provides an overview of how contaminants will be managed:

> *The operator would assess the physical contaminant level of each truckload of kerbside organics and dry and low-moisture commercial and industrial food waste. Loads that appear excessively contaminated with non-organic material (such as plastic, glass, metals, engineered wood products, preservative treated or coated wood residues etc.) would be recorded, photographed and moved to the side of the shed for decontamination later in the day. Following decontamination, loads that contain more than 10% by weight of non-organic material would be rejected and disposed of to the Albury Waste Management Centre.*
>
> *For all other material, gross contaminants would be mechanically removed from the floor before the remaining material is transferred to the decontamination line hopper using a bobcat or wheel loader. The material would then pass along a conveyor and any visible physical contaminants would be removed by hand by one to two operators and transferred to disposal chutes. The contaminants would then move via conveyor to a skip bin.*
>
> *Ferrous metals would be removed using magnetic force and moved to a separate metals waste bin.*
>
> *All residual waste separated from the material would be aggregated and weighed before being recycled or disposed of at the Albury Waste Management Centre.*
>
> *Ongoing community education programs and collection monitoring would help to ensure that the levels of non-organic material remain well within acceptable limits (AS4454: The compost order 2016). The percentage of contamination from existing organics collections levels based on surveys of existing operations is 1.3%.*

The inconsistency in two separate recommended conditions relating to hours of operation during construction is noted. Condition 8 should be amended to reflect the operating hours of the facility stated in the EIS (7am to 6pm Monday to Friday, including public holidays) and not construction hours.

In regards to the availability of water for fire-fighting purposes, there is a secured supply to the site from the Howlong reticulated system that currently services the landfill site. In addition there will be

an unsecured supply of 10,000 litres in a tank fed by roof flows of stormwater and a one million litre raw water supply in a dam fed by surface flows. Consequently the availability of water for fire-fighting services at the site is considered adequate.

The EIS does not address the decommissioning of the plant and rehabilitation of the site in the event the facility ceases to operate. The applicant's response to the JRPP's query on this issue is to reference a government guideline relating to composting facilities[1]. The Guidelines advise that an environmental protection licence (EPL) issued for a facility by the EPA may include the requirement for a closure plan to be prepared. It is noted that no such requirement has been sought in the GTA's issued by the EPA. Whilst the requirement may still be sought in an EPL it is appropriate that it be included as a condition in the event consent is granted to the proposal. Such a requirement has been included in the reviewed conditions of consent (see attached).

Strategic context

The principal reference for the strategic planning of Howlong is the *2011-2031 Strategic Land Use Plan* ("the SLUP") prepared for the former Corowa Shire in 2009. The section of the SLUP addressing the township of Howlong is attached for the JRPP's reference. This plan shows the preferred existing and future land uses in and around the township.

The SLUP shows the town constrained for growth to the west and south by the floodplain of the Murray River. To the north is an area reflecting the existing sewerage treatment works site with an annotation that buffers to this facility from development should be maintained. It is noted that this area also incorporates the current landfill site. On the north eastern fringe of the town is shown the area preferred for industrial development. An arrow indicates that the growth of this industrial area in the longer term future should be to the north.

The area to the south and east of the golf course is shown as the area for future residential development in Howlong. This is considered to not only be the 'default' location for future residential (because of constraints around the rest of the urban boundary) but desirable because of the amenity offered by the river and the closer commute to Albury. An area to the east of Holbeach Street is also shown as potentially future residential but its extent is constrained by the need to maintain distance from the industrial area. Reference has been made in submissions to a dairy recently developed to the east of Howlong that will impact on urban growth in this direction. This dairy is 1,750 metres from the current edge of residential zoning in Howlong and will not impact on future development.

It is noted there is also considerable opportunities for infill residential development on en globo land parcels and large residential lots within the older part of the township. There is also 20 hectares of land north of Jude Street between Pearce and Hume Streets that was 'up-zoned' for urban residential development with the introduction of the current LEP in 2012. This land remans undeveloped.

It would only be possible for the residential area to extend northwards from the township beyond the extent of the current zoning in the circumstances where the sewerage treatment works and landfill were decommissioned. However, as the elected Corowa Council at the time of preparing the SLUP did not indicate it was planning or prepared to undertake that commitment, these constraints to future urban development remained in place. It is considered that as long as these two facilities remain viable, the impetus to relocate them would be tempered by the significant cost of decommissioning, site rehabilitation and re-establishment (including the difficulty of finding a suitable site). The northward expansion of the town was also not raised as an issue at either of the two community consultation sessions in Howlong conducted as part of the SLUP preparation or in response to its public exhibition.

One element of strategic planning is the matter of population growth. Some submissions made to the JRPP claimed that based on the most recent population figures, the projected growth for Howlong has been underestimated in the SLUP. In considering population numbers for the purposes of calculating growth rates, it is important to ensure that the data used in time series is directly comparable.

The population numbers used in the SLUP relate to the urban area of Howlong (approximately 4km^2) whereas in more recent census the town is contained within an area of 156km^2 that obviously yields a

[1] NSW Department of Environment & Conservation (2004) - *Environmental Guidelines: Composting and related organics processing facilities*

higher and disproportionate number. There are also the potential discrepancies created by different figures from the census relating to 'as enumerated', 'usual resident' and 'estimated resident' population. When comparing 'apples with apples' in terms of population, the recent net annual growth in Howlong would appear to be on average around 25 persons.

In addition to population, Council's records show that between 2011 and 2016 there was an average of 18 new dwelling approvals issued per annum. At this rate, the supply of vacant zoned residential land in Howlong is adequate in the short to medium term.

Having reviewed my assessment of the development application in light of the responses to the JRPP's request for additional information, my recommendation remains for approval. I have made some minor alterations to the draft conditions of consent in response to the matters raised.

Yours faithfully,

Warwick Horsfall

Director

encl JRPP request for additional information
Strategic Land Use Plan for Howlong township
Map of truck numbers and routes
Reviewed draft conditions of consent (with tracked changes)

REASONS FOR DEFERRAL.
The Panel agreed to defer the determination of the matter until:

1. the following information is provided by the Applicant:

Air Quality

- Response from the Proponent to the issues raised by Dr Simon Leake in the SESL Australia submission dated March 2017. In particular
- Explanation as to why the receival shed could not be fully enclosed with a negative pressure system.
- Information regarding the potential health risk of air-borne particles being generated by operations at the site.

Traffic

- Justification for the use of 2005 traffic data and 2% per year cumulative growth for the Kywong-Howlong Road, Howlong-Goombargana Road and Drews Lane.
- Confirmation that Kywong-Howlong Road, Howlong-Goombargana Road and Drews Lane have been constructed to an acceptable standard to accommodate the heavy vehicles associated with the development.

Regional Waste

- Does the Regional Waste Management Committee have a waste strategy and is the facility consistent with that strategy?
- Have alternative sites for the facility been considered in the context of any such waste strategy?
- Does the facility include capacity for growth in regional waste?

Site Management

- Information regarding the management and disposal of contaminants extracted during the initial receival process.
- Clarification of proposed construction hours. Recommended Conditions 8 and 99 are inconsistent.
- Confirmation that sufficient water is stored on site for bushfire management purposes.
- Details of site closure and decommissioning should operations cease.

Howlong

>> 5

>> overview

Context

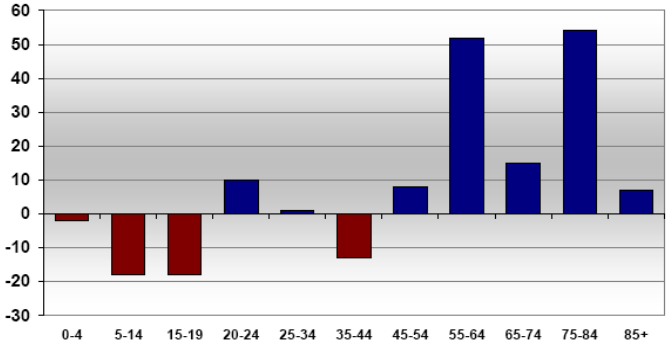
Howlong is located in the south-eastern corner of the Shire on the Murray River. It is the second largest settlement in the Shire and was previously part of the former Hume Shire before Local Government boundary adjustments in 2004.

Social & community

Howlong has an estimated residential population of 2,111 (ABS, 2006) and has experienced strong growth in recent years. There was a net increase of 99 persons (or 5.1%) in the five year period between 2001 and 2006. This represents a 1% increase per annum. The township is predicted to continue its strong growth over the next 25 years, with the population expected to reach approximately 2,600 by the year 2031. This represents a net increase of approximately 490 persons at the net rate of about 22 persons per year.

Like the Shire and Australia as a whole, the population is ageing (see chart). Since 2001 the median age has increased from 39 to 43 years in 2006.

Changes in age structure, 2001 – 2006



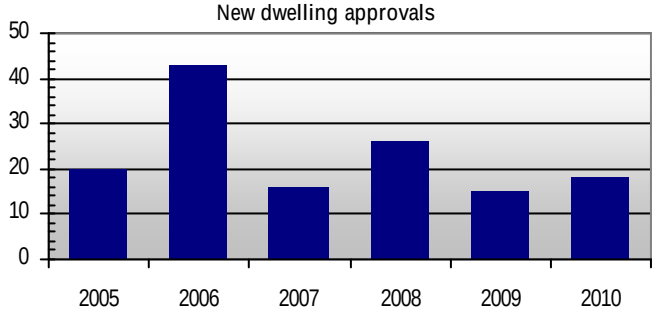
Source: ABS, 2006 Catalogue No 2001.0

At the 2006 Census, there were a total of 910 dwellings counted in Howlong of which 68 (7%) were unoccupied. Of the 842 occupied private dwellings: 92% were 'separate houses', 4% were 'semi-detached, row or terrace house, townhouse etc', 1% were 'flat, unit or apartment' and 3% were 'other dwellings'. The total number of dwellings in Howlong increased by 107 or 13.3%, in the five year period between 2001 and 2006. This figure is actually a greater increase than the change in population for the same period.

The key planning issues for the community are:

- Population growth and the need to provide adequate supply of zoned and appropriately located land for development.
- Over-representation of older persons (comparatively) that continues to grow in line with national trends resulting in increased demand for facilities and services including appropriate housing, access to health care and public transport and disabled access.

Land use



Land use in Howlong largely reflects the current land use plan applied to the township, (commercial, industrial and residential uses are all covered by the township zone). The town is dominated by residential development from close to the Murray River in the west and south to Jude Street in the north and Holbeach Street in the east. Pockets of low density residential development and some rural living land are located north of Jude Street. A small industrial area is located to the north-east of the town. Most commercial/retail activities are located on Hawkins Street between Hovell and Sturt Streets. The Howlong Country Golf Club is prominent at the eastern entrance to the town, while Lowe Square provides a range of sporting activities in a large centrally located area of open space.

The majority of zoned residential land in Howlong has been developed to some extent, albeit at a low density. The historic development of the township has resulted in large, but generally narrow residential lots. The majority of lots are about 2,000m^2, being 100m deep and only 20m wide. This has resulted in the inefficient use of urban residential land because of the low density. Apart from the potential for infill development, there is also approximately 15ha of

>> overview (cont.)

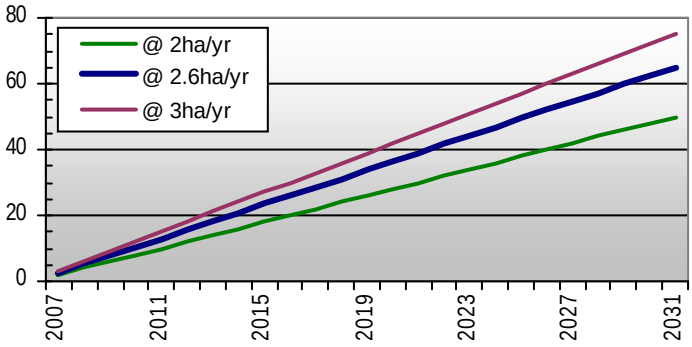
undeveloped urban land between Jude, Townsend, Holbeach Streets and Golf Club Drive.

A total of 59 new dwelling were approved over the last three years. Considering dwelling approval figures and Census data a projected growth rate for new dwellings in Howlong is predicted to be 26 per annum or 3% per annum. Based on 10 dwellings per hectare the amount of land required per annum for Howlong for residential development is 2.6 hectares.

The key planning issues for land use are:

- The inefficient use of serviced urban land courtesy of vacant and older large residential allotments.
- Investigating options for infill development and ways this can be achieved.
- Public access to the river and the principle that the public should have access to river frontage for recreation and enjoyment.

Forecast residential land consumption (ha)



Economy

Howlong is located about half way between Albury and Corowa and is well within commuting distance of both these centres. It is also reasonably close to the new Logic development at Barnawartha, Uncle Toby's at Wahgunyah and wineries at Rutherglen.

The majority of the businesses in Howlong are independent and service the local community. The key industry sectors include agricultural farming, agricultural supply, hospitality and the retail sector.

One of the largest businesses is the golf club that is central to the town's recreational and sporting activities. The Howlong Country Golf Club attracts around 50,000 visitors annually and thus is a significant contributor to the local economy.

The key planning issues for the economy are:

- Retention of existing businesses to secure local employment and anchor the local economy.
- The proximity of Albury-Wodonga and Corowa, and the opportunities this creates for local businesses.

Transport

Transportation within Howlong is predominately by road. The Riverina Highway is the main road bisecting Howlong, and linking it with Albury and Corowa. The Murray Valley Highway is also located near Howlong across the Murray River which connects with the Hume Freeway close by.

From time to time the issue of a heavy vehicle bypass for Howlong has been raised. Challenges to consider include the route of such a bypass around the town centre (and Hawkins Street in general), the location of industrial land and the Murray River crossing through to the Murray Valley Highway. There is currently no clear preferred or adopted option.

The key planning issues for transport are:

- Heavy vehicles and the impact on road surfaces and amenity.
- Use of main streets by heavy vehicles and opportunities for alternative routes and bypasses

Infrastructure

Howlong's water service is provided by Council and has good capacity, and is considered adequate to meet future demands. Unique to Howlong is that there are around 400 bores within the township area.

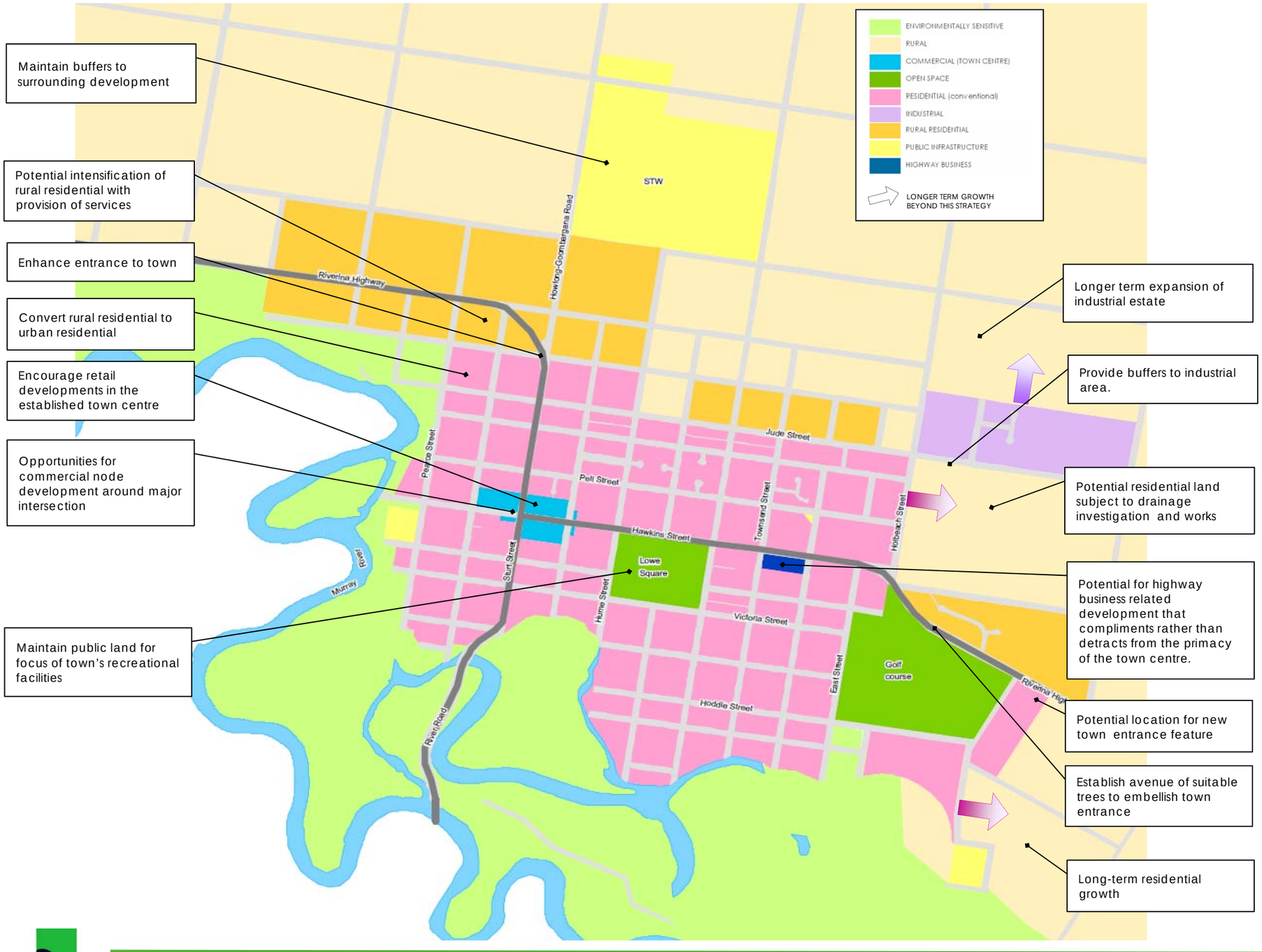
Howlong's Sewerage Treatment Plant (STP) is an evaporation pond disposal system which has adequate capacity. However, the technology being used is considered to be outdated and requires an upgrade within the next five years. There are also some drainage issues for land in north Howlong and some money is being budgeted to undertake some drainage projects in this area.

The key planning issues for infrastructure are:

- Redundancy of sewerage plant and need to investigate options to reduce odour.
- Separation between sewerage treatment plant and residential areas to maintain local amenity.
- Water quality and the need to improve drainage and filtration methods for stormwater entering the Murray
- Flooding and the potential for damage to buildings and structures.

Howlong

Strategic Land Use Plan



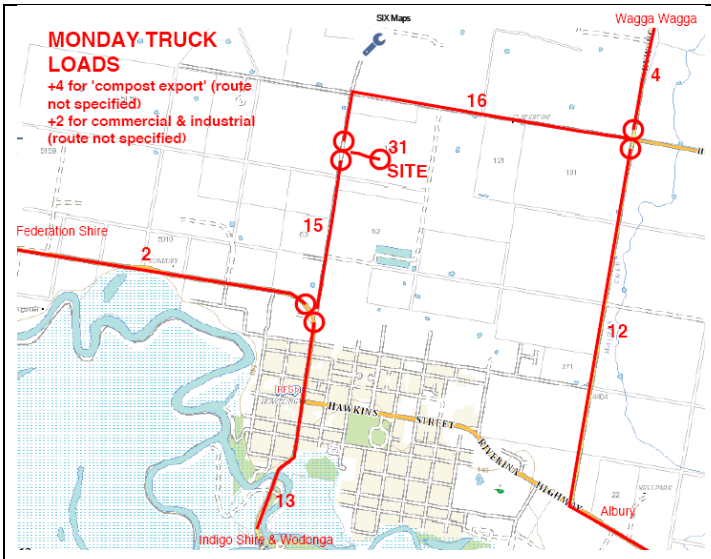
TOWN DEVELOPMENT PRINCIPLES

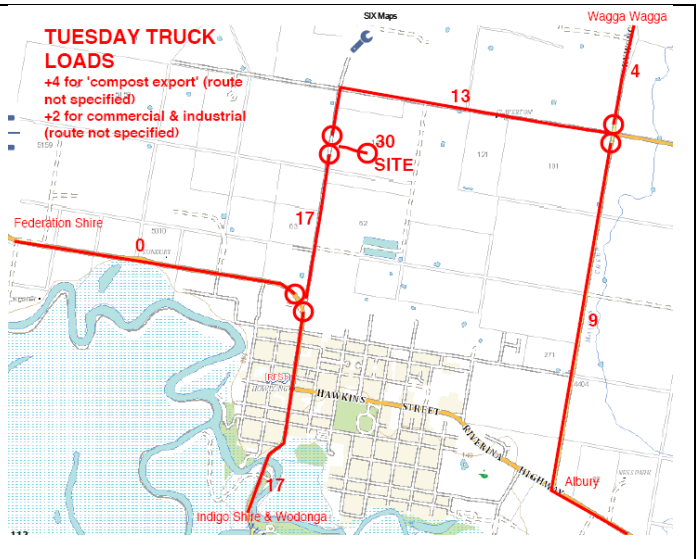
- Provide an adequate supply of zoned and appropriately located land for development to accommodate population growth.
- Encourage infill development to established residential areas.
- Encourage residential growth through infill development.
- Develop an infill strategy to make efficient use of zoned and serviced urban land.
- Undertake works to improve the overall drainage management of residential areas.
- Adopt development controls that encourage development of facilities and services for the ageing population.
- Continue to monitor and review if necessary, the appropriateness of rural residential zoning on the northern fringes of Howlong based on development.
- Encourage tourist industry growth and opportunities this creates for local economy.
- Maintain limits on vehicle access points to main roads and encourage streetscape improvements.
- Investigate options for improved public access and interaction with the river .
- The development of waterfront areas to promote access and interaction and capitalise on tourism opportunities, with consideration towards environmental impact .
- Protect the Murray River from development that is detrimental to water quality and landscape values.
- Review zoning between the Riverina Highway and the Murray River to more accurately plot zone boundaries.
- Ensure all urban and semi-urban land is provided with appropriate infrastructure to support sustainable development.

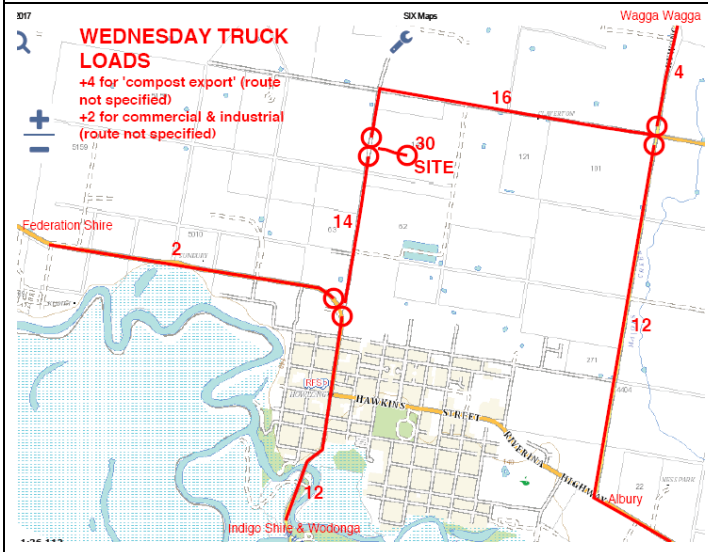
Habitat Planning

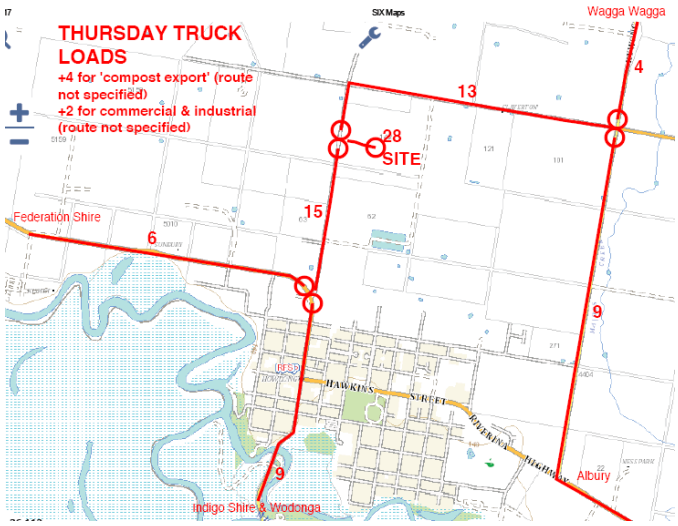
Corowa Shire

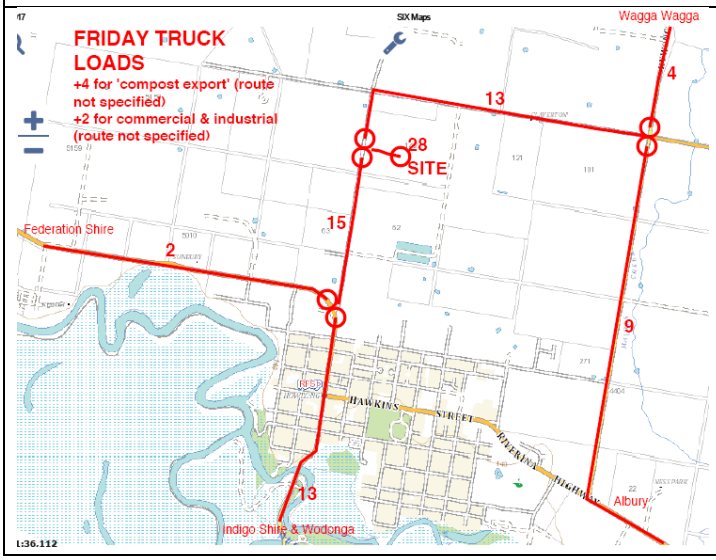
TRUCK LOADS PER DAY PER ROUTE TO THE FACILITY











NOTES:

1. Number of truck <u>movements</u> is twice the number of <u>load (</u>assuming each load approaches and departs along the same route).
2. There are up to 6 additional truckloads each day for which the route is unknown.
3. Numbers are interpreted from the TIA in the EIS.
4. No trucks will pass through the town along Hawkins Street.

Recommended Conditions of Consent
Organic Waste Processing & Composting Facility
142 Howlong-Goombargana Road, Howlong

1. The development must be carried out in accordance with the attached approved plans and the particulars and statements submitted with the Development Application receipted on 30/11/2016 (including the Environmental Impact Statement prepared by GHD dated November 2016) and further information received on 23/12/2017, 03/02/2017 and 31/03/2017 and subject to the following conditions.
2. This consent shall expire if the development hereby permitted is not commenced within ~~five (5)~~two years of the date of consent.
3. Prior to issue of a construction certificate for the composting facility, the applicant shall provide to Council for endorsement:
    (a) ~~A~~ Construction Management Plan
    (b) ~~An~~ Environmental Management Plan
    (c) ~~A~~ Traffic Management Plan
    (d) ~~A~~ Landscape Plan
    (e) ~~A~~ Weed Management Plan
    (f) Erosion and Sediment Control Plan
    (g) Operational Management Plan
4. Run-off and erosion control measures must be implemented to prevent soil erosion, water pollution or the ~~discharge~~ movement of loose sediment ~~on surrounding land~~. The control measures must be in accordance with the endorsed erosion and sediment control plan.
5. A Flood study and a report must be prepared in accordance with industry standards and submitted to Council before the commencement of construction. This report must be based on the impact of the proposed land use for a design storm of 1 in a 100 years Average Rainfall Incident (ARI), for the locality providing evidence of net-recharge of water at the proposed development site, evidence of capacities of the internal site and external drainage system of the locality to cater for the design storm, location and capacity of each discharge point(s) throughout the development and stormwater impact on the locality.

    Details shall be provided that show~~s~~:
    a. Clear demonstration of the separation of contaminated water from stormwater and how contaminated water is transferred to the controlled dam.
    b. Redundancy of system ensuring leakage~~—~~/~~—~~spillage is contained under all reasonable circumstances.
    c. Works proposed within the site are not to impede, restrict or divert stormwater flows from their original catchment.
6. A Water Quality investigation and plan must be prepared in accordance with industry standards and submitted to Council for approval before commencement of construction. This plan must address, the risk of contamination, and measures proposed addressing these contamination risks in accordance with industry standards practice and in accordance with guidelines from the NSW EPA.

    As a minimum, this study and report must provide evidence of suitable measures proposed to separate stormwater from mixing with contaminated water within the security fence, risk assessment and proposed rectification measures addressing mixing of stormwater flows with contaminated flows, clean water diversion measures, adequacy of the proposed drains in order to provide adequate protection measures reducing the risk of contamination, and measures that provide the contamination of ground, ground water, mixing with storm water through infiltration for the provided design storm.
7. Landscaping is to be installed in accordance with an endorsed Landscape Plan prior to commencement of the composting facility and maintained in good condition at all times with diseased or dead plants to be replaced as ~~soon as possible~~required.
8. The operating hours of the facility shall be between 7am and 6pm, Monday to Friday (including public holidays).~~All construction work and activities conducted at the premises must only be conducted between Monday to Friday between 7am and 6pm, incluiding public holidays.~~
9. The site is to be maintained in a neat and tidy condition at all times.
10. The applicant shall ensure that all plant and equipment used on the site is maintained in a proper and efficient working condition and operated in a proper and efficient manner.

11. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:

    (a) transport of materials, goods or commodities to or from the land;

    (b) appearance of any building, works or materials (other than in accordance with this consent);

    (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; or

    (d) presence of vermin.

12. The applicant shall implement all of the mitigation and management measures outlined in the Operational Management Plan (OMP), as contained within Appendix 'D' of the Environmental Impact Statement.

13. No sign that requires Council's approval being displayed until Development Consent has been granted. All signs shall be designed to complement development on-site and be maintained at all times in good order and condition.

14. Utilities including po~~r~~table water supply services must be provided in accordance with industry standards and Federation Council's Engineering Design Manual and at no cost to Council.

15. Prior to issue of the building construction certificate, approval for an effluent disposal and waste management treatment system is to be obtained from Council. The system is to be located so as to ensure all effluent and waste-water is disposed of and absorbed within the boundaries of the land to the satisfaction of Council's Environmental Health Officer.

~~15.~~16. Prior to closure of the facility, the applicant shall provide to Council for approval a Closure Plan that details the means of decommissioning all infrastructure and rehabilitating the site.

~~16.~~17. All construction and ongoing traffic shall be subject to compliance with an approved Traffic Management Plan. The Traffic Management Plan is to address:

    a. the details of the types and numbers of vehicles that are expected to use the facility;

    b. the times during which the facility is expected to generate those vehicles; and

    c. identify controls that the management of ~~Cleanaway~~ operator will impose on ~~traffic~~ trucks using the facility, including routes and speed.~~:~~

        ~~i. record the route taken by vehicles;~~

        ~~ii. record the speed of vehicles~~

~~17. Trucks must have their loads covered at all times, except during loading and unloading.~~

18. All vehicle movements to and from the site are to be in a forward direction.

19. The following amendments shall be made to the submitted Traffic Impact Assessment as contained within Appendix I of the Environmental Impact Statement:

    Addition to Clause 6.2:

    a. Computeri~~s~~zed record keeping system utilising GPS technology is to be implemented and maintained for all semi-trailers, B-Doubles and other heavy vehicles, which enter and depart the site. This system must be capable of recording in electronic form the following vehicle trip details:

        i. Date, time and vehicle registration ~~details~~ of all semi-trailers, B-Doubles and other heavy vehicles which enter or depart the site ~~during the hours of operation~~.

        ii. The maximum speed reached by any ~~of those~~ vehicle~~s~~ travelling between the site and t~~T~~he Riverina Highway.

        A report detailing the above information shall be provided by the operator to Council within two business days of receiving a written request.

    b. Drew~~'s~~ Lane speed limit to be reduced ~~to 60 km per hour~~subject to review and endorsement by the Local Traffic Committee.

    c. ~~A~~Except in an emergency,all vehicles are not to use air brakes in Drew~~'s~~ Lane ~~and~~ or the Howlong~~-~~-Goombargana Road.

    ~~d. Any other reasonable restrictions considered necessary by the Council for the safe conduct of the facility~~

20. The developer must provide the following traffic and road facilities at no cost to the Council:

    ~~a. Provide a Basic Right Turn (BAR) and Basic Left Turn (BAL) turn treatments at the intersection of Riverina Highway and Howlong-Goombargana Road in accordance with the Road Design Guide of the Roads and Maritime Services. This design must be submitted to Roads and Maritime and Federation Council for approval before commencement.~~

    ~~b.~~a. BAR and BAL turn treatments to Howlong-Goombargana Road at the entrance to the facility.

~~c.~~b. Howlong-Goombargana Road between Drew Lane and Riverina Highway to be upgraded to ~~6~~7m wide seal and~~&~~ ~~8~~9m wide formation.

~~d.~~c. The access road ~~inside the proposed facility~~ from the entrance in Howlong-Goombargana Road to the ~~proposed building~~entrance of the facility must ~~have a 7m wide seal~~be constructed to a standard that allows for the passing of two trucks on a surface that does not raise dust.

~~e.~~d. Provide line marking and signage in accordance with RMS standard to all classified roads where ~~facility increases heavy vehicle movements~~required.

~~f.~~e. Provide Construction Management Plan for road works ~~and must~~ to be approved by Council ~~before~~ prior to commencement of works.

~~g.~~f. Provide turning movements for ~~the proposed vehicles accessing the site~~areas accessed by heavy vehicles within the site.

~~h.~~g. All design drawings must comply with NSW specification and Federation Council engineering design manual.

Environment Protection Authority - General Terms of Approval

Administrative Conditions

Information supplied to the EPA

21. Except as expressly provided by these general terms of approval, works and activities must be carried out in accordance with the proposal contained in:
    - the development application 2016/230 submitted to Federation Council on 30 November 2016;
    - the Environmental Impact Statement *Cleanaway Waste Management: Organic Waste Processing and Composting Facility,* dated 29 November 2016 relating to the development.
    - Letter dated 23 December 2016 prepared by GHD Pty Ltd (Reference 31/34291-8738) received by EPA via email from James Laycock on 2 January 2017.
    - Letter Dated 3 February 2017 prepared by from Todoroski Air Sciences (Reference 15110510B_EPA_Response_HowlongRRF_AT_170203) received by EPA via email from James Laycock on 9 February 2017.
    - Letter dated 31 March 2017 prepared by Todoroski Air Sciences (Reference 15110510B_EPA_Response_Round2_HowlongRRF_170331) received by EPA via email from James Laycock on 31 March 2017.

Fit and Proper Person

22. The applicant must, in the opinion of the EPA, be a fit and proper person to hold a licence under the *Protection of the Environment Operations Act 1997*, having regard to the matters in s~~.~~ection 83 of that Act.

Limit Conditions

Pollution of waters

23. Except as may be expressly provided by a licence under the *Protection of the Environment Operations Act 1997* in relation of the development, section 120 of ~~the *Protection of the Environment Operations Act 1997*~~that Act must be complied with in and in connection with the carrying out of the development.

24. For each discharge point or utilisation area specified in the table/s below, the concentration of a pollutant discharged at that point, or applied to that area, must not exceed the concentrations limits specified for that pollutant in the table.

25. Where a pH quality limit is specified in the t~~T~~able, the specified percentage of samples must be within the specified ranges.

26. To avoid any doubt, this condition does not authorise the discharge or emission of any other pollutants.
Discharge from the stormwater control pond

Pollutant	Units of measure	100% concentration limit
Total suspended solids	mg/L	30
Total nitrogen	mg/L	3
Total phosphorus	mg/L	0.2
BOD	mg/L	10

pH	pH	6.5 to 8.5

Waste

27. The licensee must not cause, permit or allow any waste to be received at the premises, except the wastes expressly referred to in the column titled "Waste" and meeting the definition, if any, in the column titled "Description" in the table below.

    Any waste received at the premises must only be used for the activities referred to in relation to that waste in the column titled "Activity" in the table below.

    Any waste received at the premises is subject to those limits or conditions, if any, referred to in relation to that waste contained in the column titled "Other Limits" in the table below.

    This condition does not limit any other conditions in this licence.

Code	Waste	Description	Activity	Other
NA	Natural organic fibrous waste	Natural organic fibrous waste as defined in Schedule 1 of the POEO Act, in force from time to time.	Composting, waste processing (non-thermal treatment of general waste).	~~NA~~Not applicable
NA	Wood waste	Wood waste as defined in Schedule 1 of the POEO Act, in force from time to time.	Composting, waste processing (non-thermal treatment of general waste).	Not applicable~~NA~~
NA	Food w~~W~~aste	Food waste as defined in Schedule 1 of the POEO Act, in force from time to time.	Composting, waste processing (non-thermal treatment of general waste).	Not applicable~~NA~~
NA	Garden w~~W~~aste	Garden waste as defined in Schedule 1 of the POEO Act, in force from time to time.	Composting, waste processing (non-thermal treatment of general waste).	Not applicable~~NA~~
NA	Liquid food waste	Food waste as defined in Schedule 1 of the POEO Act, in force from time to time, that has the physical characteristics of liquid waste (as defined in Schedule 1 of the POEO Act).	Composting, waste processing (non-thermal treatment of liquid waste).	Not applicable~~NA~~
NA	Short cellulosic fibre, pulp and paper	Short cellulosic fibre, pulp and paper waste that complies with the definition of "organics" as defined in Schedule 1 of the POEO Act, in force from time to time.	Composting, waste processing (non-thermal treatment of general waste).	Prior to receiving or composting any of this waste a site specific resource recovery exemption and order under Part 9 of the *Protection of the Environment Operations (Waste) Regulation 2014* must be obtained.
NA	Shredded paper/card-board	Shredded paper/cardboard that complies with the definition of "organics" as defined in Schedule 1 of the POEO Act, in force from time to time.	Composting, waste processing (non-thermal treatment of general waste).	Prior to receiving or composting any of this waste a site specific resource recovery exemption and order under Part 9 of the *Protection of the Environment Operations (Waste) Regulation 2014* must be obtained.

28. The total tonnage of material composted on site must not exceed 22,000 tonnes per annum measured on an as received basis. The licensee must maintain daily records of the quantity received and yearly total.

29. The receipt or composting of grease trap waste or any related derivative is prohibited.

Noise limits

30. Noise generated at the premises must not exceed the noise limits in the Table below.

Location	**NOISE LIMITS dB(A)**			
	Day $L_{Aeq\ (15\ minute)}$	**Evening** $L_{Aeq\ (15\ minute)}$	**Night** $L_{Aeq\ (15\ minute)}$	**Night** $L_{A1\ (1\ minute)}$
275 Drew Lane (Lot 4 DP595806), Howlong.	35	35	35	45
221 Drew Lane (Lot 6 DP595806), Howlong.	35	35	35	45
101 Drew Lane (Lot 47 DP753744), Howlong.	35	35	35	45
172 High Street (Lot 309 DP753744), Howlong.	35	35	35	45
52 Howlong-Goombargana Road (Lot 330 DP753744), Howlong.	35	35	35	45

31. For the purpose of condition No. 30;
    - Day is defined as the period from 7am to 6pm Monday to Saturday and 8am to 6pm Sunday and Public Holidays.
    - Evening is defined as the period 6pm to 10pm.
    - Night is defined as the period from 10pm to 7am Monday to Saturday and 10pm to 8am Sunday and Public Holidays.

32. The noise limits set out in condition No. 30 apply under all meteorological conditions except for the following:
    a) Wind speeds greater than 3 metres/second at 10 metres above ground level.
    b) Stability category 'F' temperature inversion conditions and wind speeds greater than 2 metres/second at 10 metres above ground level; or
    c) Stability category 'G' temperature inversion conditions.

33. For the purposes of condition No. 32:
    a) Data recorded by a meteorological station installed on site must be used to determine meteorological conditions; and
    b) Temperature inversion conditions (stability category) are to be determined by the sigma-theta method referred to in Part E4 of Appendix 'E' to the *NSW Industrial Noise Policy*.

34. To determine compliance:
    a) with the $L_{eq(15\ minute)}$ noise limits in condition No. 30, the noise measurement equipment must be located:
        - on the property boundary, where any dwelling is situated 30 metres or less from the property boundary closest to the premises; or
        - within 30 metres of a dwelling façade, but not closer than 3m, where any dwelling on the property is situated more than 30 metres from the property boundary closest to the premises;
    b) with the $L_{A1(1\ minute)}$ noise limits in condition No. 30, the noise measurement equipment must be located within 1 metre of a dwelling façade.
    c) with the noise limits in condition No. 30, the noise measurement equipment must be located:
        - at the most affected point at a location where there is no dwelling at the location; or
        - at the most affected point within an area at a location prescribed by condition No's 35(a) or 35(b).

35. A non-compliance of condition No. 30 will still occur where noise generated from the premises in excess of the appropriate limit is measured:
    - at a location other than an area prescribed by condition No's 35(a) and 35(b); and/or
    - at a point other than the most affected point at a location.

36. For the purposes of determining the noise generated at the premises the modification factors in Section 4 of the *NSW Industrial Noise Policy* must be applied, as appropriate, to the noise levels measured by the noise monitoring equipment.

Operational Conditions

Potentially offensive odour

37. The licensee must not cause or permit the emission of offensive odour beyond the boundary of the premises.
    Note: Section 129 of the *Protection of the Environment Operations Act 1997*, provides that the licensee must not cause or permit the emission of any offensive odour from the premises but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.

38. No condition of this ~~licence~~ consent identifies a potentially offensive odour for the purposes of section 129 of the *Protection of the Environment Operations Act 1997*.

Dust

39. The premises must be maintained in a condition which minimises or prevents the emission of dust from the premises.

40. All activities on the site must be undertaken so as to prevent visible emissions of dust beyond the boundary of the premises. Should such visible dust emissions occurs at any time, the licensee must identify and implement all practicable dust mitigation measures, including cessation of relevant works, as appropriate, such that emissions of visible dust cease.

41. Trucks entering and leaving the premises that are carrying loads must be covered at all times, except during loading and unloading.

Stormwater/sediment control - Operation Phase

42. Water Management Plan must be prepared for the development. The Water Management Plan must detail the controls and systems to be put in place to ensure the impacts of stormwater run-off from and within the premises following the completion of construction activities are minimised.

43. Leachate and drainage from all compost processing and storage areas including but not limited to the drainage from the Gore cells, the maturation and product storage areas, the road access between the Gore cells, the maturation and product storage area, the storage bins for the bulking and carbonaceous material, the screening shed and the receival shed must be controlled and diverted to the contaminated water storage system (identified as the Contact Water System in the EIS).

44. The drainage from all areas within the composting facility other than from the compost processing and storage areas, mown grass areas and roof water must be controlled and diverted to the stormwater storage basin and the associated bio-retention treatment and storage system.

Odour Management Plan

45. The ~~Licensee~~ applicant shall prepare, implement and maintain in consultation with a recognised odour control specialist an Air Quality and Odour Management Plan describing measures to minimise odour impacts associated with the operation. The Plan shall include, but not necessarily be limited to:
    i) objectives and targets~~;~~,
    ii) odour risk assessment~~,~~;
    iii) key performance indicators~~;~~,
    iv) identification of all point and diffuse sources of odour associated with the operation;
    v) a detailed description of the odour mitigation methods and management practices that will be used throughout the operation to ensure offensive odour impacts do not occur off site;
    vi) details of the implementation of industry best practice management measures to ensure potential odour impacts are minimised and managed;

vii) a detailed description of the methods used for monitoring the effectiveness of the odour mitigation methods and management practices for all point and diffuse sources of odour associated with the ~~-~~operation;
viii) location, frequency and duration of monitoring;
ix) details of proposed contingency measures should odour impacts occur;
x) details of the proposed maintenance procedures for the overall project to ensure potential odour impacts are managed;
xi) a communications strategy for handling potential odour complaints that includes recording, investigating, reporting and actioning;
xii) complaints register to be reported to the EPA as required in the Annual Return. The register must document investigations undertaken to identify the cause(s) of odour and action(s) to rectify the complaints; and~~.~~
xiii) system and performance review for continuous improvement.

46. Prior to commencement of operations, the licensee must appoint a recognised independent odour control specialist to review and approve the Air Quality and Odour Management Plan. The review of the Air Quality and Odour Management Plan must include a review against each of the mitigation measures and management practices described in the documents and correspondence submitted to support the Project development application.

47. The ~~licensee~~ applicant must provide EPA with a written report that includes a review and approval of the Air Quality and Odour Management Plan that has been undertaken and given by a recognised odour control specialist.

Compliance Assessment - Odour

48. A comprehensive odour audit of the fully operational facility to confirm compliance with the Air Quality and Odour Management Plan.

49. Within 12~~-~~months of commencement of operations, during a period agreed to by the EPA that captures the conditions for maximum odour impact, the ~~licensee~~ applicant must appoint a recognised independent odour control specialist to conduct a review of Project operations against each of the mitigation measures and management practices described in the Air Quality and Odour Management Plan and the documents and correspondence submitted to Council and the EPA. ~~support the Project development application.~~

50. The ~~licensee~~ applicant must provide the ~~EPA~~ EPA and Council with the odour control specialist's report and review, and any outcomes and recommendations, within 1 ~~-~~week of the ~~licensee's~~ applicant's receipt of the report.

51. The scope and timing of the odour control specialist's audit report and review must be agreed to in writing by the ~~NSW~~ EPA.

Other operating conditions

52. All non-liquid waste received at the premise must be either incorporated into the composting process or reloaded and transported off-site the same day it is received, except as noted below:
i) Up to 15 tonnes of waste may be stored for one night on~~-~~site, provided it is stored in an airtight enclosure.
ii) Natural organic fibrous waste, wood waste or other non-waste natural fibrous materials which are intended for use as a bulking or carbonaceous adjunct input and meet the definition of non-putrescible (as defined in the NSW EPA Waste Classification Guidelines Part 1: classifying waste) may be stored on site provided they are managed so that there is no contaminated run~~-~~off or leachate generated, and there is no decomposition of these materials or generation of offensive odour occurs while they are in storage.
The licensee must record daily the tonnage and category of any waste stored overnight on site.

53. Liquid food waste may only be discharged directly into a prepared compost cell.

54. Storage of liquid food waste on the premise is prohibited.

55. All incoming waste, other than liquid waste and natural organic fibrous waste intended of use as a bulking or carbonaceous material, must only be unloaded and sorted within the processing shed.

56. The processing shed must be cleared of all waste on a daily basis on the completion of work, unless the waste material is stored within sealed bins and in accordance with condition ~~53~~52(i).

57. All spills of compost, waste or any other potential pollutant that occurs in an area that drains to the ~~S~~stormw~~-W~~ater system must be immediately cleaned up.

58. All contaminants removed from the incoming wastes must be transported off site to a facility lawfully permitted to receive this waste.

59. The ~~Licensee~~ applicant must install, maintain and operate a calibrated weighbridge.

60. The source, weight, classification and transportation details of all materials brought onto site or transported off site must be measured using the weighbridge and recorded ~~in accordance with Condition No's 78 and 79~~ (Note: This is in addition to information required to be recorded and reported under the Waste Tracking Requirements of the *Protection of the Environment Operations (Waste) Regulations 2014*.)

61. The "Gore" cover must be kept in place at all times for Phase 1 and Phase 2 of the Gore composting process except to turn the windrow, to place additional material in the windrow, to remove composted material at the completion of the composting phase or to undertake an investigation and corrective action to resolve process problems.

62. The total combined weight of solid and liquid food waste incorporated into the compost must be less than 20% by weight of the blended compost mixture. The ~~licensee~~ applicant must establish and maintain a record keeping system to demonstrate compliance with this requirement.

63. The total fan running time in one week for each compost windrow must not exceed the limits in Table 1.

Table 1 Maximum Weekly Fan Running Times

Week of Composting Process	Maximum Weekly Fan Running Time (%)
1	31.7
2	18.5
3	18.5
4	12.5
5	31.7
6	21.3
7	24.6
8	15.4

64. Any compost windrow or portion of a windrow that has either become anaerobic or is emitting significant offensive odour must be immediately removed from the premise and taken to another facility for reprocessing or disposal in accordance with the Contaminated and ~~Odourous~~Odorous Compost Contingency Management Plan.

65. Compost that has completed processing by the Gore Cover System must be either transported off site or stored on the designated maturation and product storage area.

66. The storage of compost or the maturation of compost material on the maturation and product storage area must be managed to ensure that only aerobic composting occurs, and odour and dust emissions are effectively minimised.

67. The total quantity of compost stored on maturation and produce storage area must not exceed 750 tonnes at any time. The licensee must establish and maintain a record keeping system to demonstrate compliance with this requirement.

68. The Contact Water Storage Pond and the Stormwater Storage Pond must be monitored and maintained to ensure that accumulated sediment does not reduce their capacity by more than 20% of the design capacity. The ~~licensee~~ applicant must record the results of this capacity monitoring.

69. All processing and storage must only occur on areas underlain by a leachate barrier system.

70. All leachate and all run-off from the processing and storage areas must be captured and stored in the leachate storage system.

71. Leachate and contaminated run-off drains must be maintained to prevent liquid ponding.

72. Controls must be implemented to ensure no mud, litter or waste residues are tracked off site ~~from~~ by vehicles leaving the premise.

73. The ~~licensee~~ applicant must:
    a) ~~i~~Implement suitable measures to prevent litter both on and off site: and
    b) ~~i~~Inspect and clear the site and surrounding area of litter on a daily basis when the facility is operating.

74. The ~~licensee~~ applicant must:

a) tTake all practicable measures to control entry to the premise;
b) iInstall and maintain a 1.8 metre high wire mesh fence topped with three strands of barbed wire or equivalent around the perimeter of the facility;
c) iInstall and maintain lockable security gates at all access and departure locations; and
d) Eensure that all gates are locked whenever the facility is unattended.

75. The licensee applicant must:
a) have adequate fire prevention measures in place;
b) ensure appropriate fire-fighting equipment is available on site and maintained in good order; and
c) ensure all staff are trained in fire incident response; and
d) prepare and implement a site specific fire management strategy.

Monitoring and Recording Conditions

Monitoring records

76. The results of any monitoring required to be conducted by the EPA's general terms of approval, or a licence under the *Protection of the Environment Operations Act 1997*, in relation to the development or in order to comply with the load calculation protocol must be recorded and retained as set out in condition No's 78 and 79.

77. All records required to be kept by the licence consent must be:
- in a legible form, or in a form that can readily be reduced to a legible form;
- kept for at least 4four years after the monitoring or event to which they relate took place; and
- produced in a legible form to any authorised officer of the EPA who asks to see them.

78. The following records must be kept in respect of any samples required to be collected:
- the date(s) on which the sample was taken;
- –the time(s) at which the sample was collected;
- –the point at which the sample was taken; and
- –the name of the person who collected the sample.

Requirement to monitor concentration of pollutants discharged

78.79. For each monitoring/ discharge point or utilisation area specified below (by a point number), the licensee must monitor (by sampling and obtaining results by analysis) the concentration of each pollutant specified in Column 1. The licensee must use the sampling method, units of measure, and sample at the frequency, specified opposite in the other columns:

Water Storage monitoring: Contaminated Water Storage and Stormwater Storage

Pollutant **Column 1**	**Unit of measure**	**Frequency** **(See comment)**	**Method**
Total Suspended Solids	mg/L	Monthly	Grab sample
Total Phosphorus	mg/L	Monthly	Grab sample
Total Nitrogen	mg/L	Monthly	Grab sample
Ammonia	mg/L	Monthly	Grab sample
pH	pH	Monthly	Grab sample
Electrical conductivity	µS/cm	Monthly	Grab sample
Total dissolved salts	mg/L	Monthly	Grab sample
Calcium	mg/L	Monthly	Grab sample
Magnesium	mg/L	Monthly	Grab sample
Potassium	mg/L	Monthly	Grab sample
Sodium	mg/L	Monthly	Grab sample
Alkalinity	mg/L	Monthly	Grab sample
Chloride	mg/L	Monthly	Grab sample
Fluoride	mg/L	Monthly	Grab sample
Sulphate	mg/L	Monthly	Grab sample

BOD	mg/L	Annual	Grab sample
Total organic carbon	mg/L	Annual	Grab sample
Oil and grease	mg/L	Annual	Grab sample
BTEX	mg/L	Annual	Grab sample
Total recoverable hydrocarbons	mg/L	Annual	Grab sample
PAH	mg/L	Annual	Grab sample
Total Phenolics	mg/L	Annual	Grab sample
Organochlorine and organophosphate pesticides	mg/L	Annual	Grab sample
Arsenic	mg/L	Annual	Grab sample
Cadmium	mg/L	Annual	Grab sample
Chromium	mg/L	Annual	Grab sample
Copper	mg/L	Annual	Grab sample
Lead	mg/L	Annual	Grab sample
Manganese	mg/L	Annual	Grab sample
Mercury	mg/L	Annual	Grab sample
Nickel	mg/L	Annual	Grab sample
Zinc	mg/L	Annual	Grab sample
Nitrate + nitrite (Oxidised nitrogen)	mg/L	Annual	Grab sample

Note: Monthly monitoring to be reviewed after 12 months of operation. If analysis of the monitoring results demonstrate that the concentration of pollutants in the Contaminated Water Storage and Stormwater Storage are showing consistent results and no high or unexpected levels of contamination, the monthly sampling frequency may be changed to quarterly.

Discharge Monitoring: Discharge from the Stormwater Detention Storage

Pollutant **Column 1**	**Unit of measure**	**Frequency** **(See note)**	**Method**
Total Suspended Solids	mg/L	Special frequency 1	Grab sample
Total Phosphorus	mg/L	Special frequency 1	Grab sample
Total Nitrogen	mg/L	Special frequency 1	Grab sample
Ammonia	mg/L	Special frequency 1	Grab sample
pH	pH	Special frequency 1	Grab sample
Electrical conductivity	µS/cm	Special frequency 1	Grab sample
Total dissolved salts	mg/L	Special frequency 1	Grab sample
Calcium	mg/L	Special frequency 1	Grab sample
Magnesium	mg/L	Special frequency 1	Grab sample
Potassium	mg/L	Special frequency 1	Grab sample
Sodium	mg/L	Special frequency 1	Grab sample
Alkalinity	mg/L	Special frequency 1	Grab sample
Chloride	mg/L	Special frequency 1	Grab sample
Fluoride	mg/L	Special frequency 1	Grab sample
Sulphate	mg/L	Special frequency 1	Grab sample
BOD	mg/L	Special frequency 1	Grab sample
Total organic carbon	mg/L	Special frequency 2	Grab sample

Oil and grease	mg/L	Special frequency 2	Grab sample
BTEX	mg/L	Special frequency 2	Grab sample
Total recoverable hydrocarbons	mg/L	Special frequency 2	Grab sample
PAH	mg/L	Special frequency 2	Grab sample
Total Phenolics	mg/L	Special frequency 2	Grab sample
Organochlorine and organophosphate pesticides	mg/L	Special frequency 2	Grab sample
Arsenic	mg/L	Special frequency 2	Grab sample
Cadmium	mg/L	Special frequency 2	Grab sample
Chromium	mg/L	Special frequency 2	Grab sample
Copper	mg/L	Special frequency 2	Grab sample
Lead	mg/L	Special frequency 2	Grab sample
Manganese	mg/L	Special frequency 2	Grab sample
Mercury	mg/L	Special frequency 2	Grab sample
Nickel	mg/L	Special frequency 2	Grab sample
Zinc	mg/L	Special frequency 2	Grab sample
Nitrate + nitrite (Oxidised nitrogen)	mg/L	Special frequency 2	Grab sample

Special Frequency 1:

a) Sample to be collected on the first day that a discharge occurs in a calendar month.
b) If the discharge is continuous further sampling must be conducted on a monthly basis, with this ongoing monthly sampling replacing the requirement detailed in a) above.

Special Frequency 2: Sample to be collected on the first day that a discharge occurs in each quarterly period.

Note: Monitoring frequency of the discharge to be revised after 24 months. If analysis of the monitoring results demonstrate that the facility is not adversely impacting surface waters and the quality of discharge is in accordance with licence limits, then the initial monthly frequency may be varied to quarterly, and the initial quarterly frequency amended to annually.

Ambient Surface Water monitoring: Drew Land Culvert (Upstream), Howlong- Goombargana Road Culvert (Downstream)

Pollutant **Column 1**	**Unit of measure**	**Frequency (see note above)**	**Method**
Total Suspended Solids	mg/L	Monthly	Grab sample
Total Phosphorus	mg/L	Monthly	Grab sample
Total Nitrogen	mg/L	Monthly	Grab sample
Ammonia	mg/L	Monthly	Grab sample
pH	pH	Monthly	Grab sample
Electrical conductivity	µS/cm	Monthly	Grab sample
TDS	mg/L	Monthly	Grab sample
Fluoride	mg/L	Monthly	Grab sample
BOD	mg/L	Monthly	Grab sample
Total organic carbon	mg/L	Monthly	Grab sample
Oil and grease	mg/L	Monthly	Grab sample

Groundwater Monitoring bores

Pollutant	Unit of measure	Frequency	Method
Standing water level	m	Quarterly	In situ
Total Phosphorus	mg/L	Quarterly	Grab sample
Total Nitrogen	mg/L	Quarterly	Grab sample
Ammonia	mg/L	Quarterly	Grab sample
Nitrate + nitrite (Oxidised nitrogen)	mg/L	Quarterly	Grab sample
pH	pH	Quarterly	Probe
Electrical conductivity	µS/cm	Quarterly	Grab sample
Total dissolved salts	mg/L	Quarterly	Grab sample
Calcium	mg/L	Quarterly	Grab sample
Magnesium	mg/L	Quarterly	Grab sample
Potassium	mg/L	Quarterly	Grab sample
Sodium	mg/L	Quarterly	Grab sample
Alkalinity (bicarbonate and carbonate)	mg/L	Quarterly	Grab sample
Chloride	mg/L	Quarterly	Grab sample
Fluoride	mg/L	Quarterly	Grab sample
Sulphate	mg/L	Quarterly	Grab sample
Total organic carbon	mg/L	Quarterly	Grab sample
PAH	mg/L	Quarterly	Grab sample
Total Phenolics	mg/L	Quarterly	Grab sample
Organochlorine and organophosphate pesticides	mg/L	Quarterly	Grab sample
Arsenic	mg/L	Quarterly	Grab sample
Cadmium	mg/L	Quarterly	Grab sample
Chromium	mg/L	Quarterly	Grab sample
Copper	mg/L	Quarterly	Grab sample
Lead	mg/L	Quarterly	Grab sample
Manganese	mg/L	Quarterly	Grab sample
Mercury	mg/L	Quarterly	Grab sample
Nickel	mg/L	Quarterly	Grab sample
Zinc	mg/L	Quarterly	Grab sample

Each set of monitoring results detailed in Condition No. 7~~3~~6 must be reviewed and analysed to determine if there is any impact on groundwater, or potential/actual impact on the surface water quality beyond the level permitted by the discharge conditions of this licence.

Fan Running Time Monitoring

~~79.~~80. For each fan used to aerate the compost, the licensee must monitor the parameter specified in Column 1.

Compost Windrow

Parameter Column 1	Unit of measure	Time Period
Total Fan Running Time	%	7 Days

Testing methods - concentration limits

~~80.~~81. Monitoring for the concentration of a pollutant emitted to the air required to be conducted by the EPA's general terms of approval, or a licence under the *Protection of the Environment Operations Act 1997*, in relation to the development or in order to comply with a relevant local calculation protocol must be done in accordance with:

- any methodology which is required by or under the POEO Act 1997 to be used for the testing of the concentration of the pollutant; or
- if no such requirement is imposed by or under the POEO Act 1997, any methodology which the general terms of approval or a condition of the licence or the protocol (as the case may be) requires to be used for that testing; or
- if no such requirement is imposed by or under the POEO Act 1997 or by the general terms of approval or a condition of the licence or the protocol (as the case may be), any methodology approved in writing by the EPA for the purposes of that testing prior to the testing taking place.

~~81.~~82. Monitoring for the concentration of a pollutant discharged to waters or applied to an utilisation area required by condition No. 81 must be done in accordance with:

- the Approved Methods Publication; or
- if there is no methodology required by the Approved Methods Publication or by the general terms of approval or in the licence under the ~~Protection of the Environment Operations~~POEO Act 1997 in relation to the development or the relevant load calculation protocol, a method approved by the EPA in writing before any tests are conducted, unless otherwise expressly provided in the licence.

Meteorological Monitoring

~~82.~~83. Prior to the commencement of operation of the development, the ~~Licensee~~ applicant must establish a permanent meteorological station complying with the Approved Methods for Sampling and Analysis and the Australian Standard AS2923 – 1987, at the facility. The meteorological station must monitor the following parameters:

Parameter	**Units of measure**	**Averaging period**	**Frequency**	**Sampling method[1]**
Rainfall	mm/hr	1 hour	Continuous	AM-4
Sigma Theta @ 10 m	°	1 hour	Continuous	AM-2
Siting	-	-	-	AM-1
Temperature @ 10 m	K	1 hour	Continuous	AM-4
Temperature @ 2 m	K	1 hour	Continuous	AM-4
Total Solar Radiation @ 10m	W/m^2	1 hour	Continuous	AM-4
Wind Direction @ 10 m	°	1 hour	Continuous	AM-2
Wind Speed @ 10 m	m/s	1 hour	Continuous	AM-2

[1] *NSW EPA, 2001, Approved Methods for the Sampling and Analysis of Air Pollutants in NSW.*

The location of the site chosen for the station and details of equipment, measurement and maintenance/service procedures and schedules to be installed and maintained must be submitted in writing to the EPA and approved in writing by the EPA before any sampling or analysis is carried out. The meteorological monitoring station must be calibrated at least once every 12 months. The EPA is to be provided with data on request in a Microsoft® Office software compatible format.

Leachate tank monitoring

~~83.~~84. Prior to commencing operating of the development the licensee must install interstitial monitoring of the double wall leachate tank. The monitoring may be done manually by visual inspection or by electronic sensors.

~~84.~~85. If the visual inspection option is adopted, inspections must be undertaken on a monthly basis and the results recorded. If an electronic sensor system is used, the system must be checked monthly and the results recorded.

Recording of pollution complaints

~~85.~~86. The licensee must keep a legible record of all complaints made to the ~~licensee~~ applicant or any employee or agent of the ~~licensee~~ applicant in relation to pollution arising from any activity to which this ~~licence~~ consent applies.

~~86.~~87. The record must include details of the following:

a) the date and time of the complaint;

b) the method by which the complaint was made;

c) any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect;

d) the nature of the complaint;

e) the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant; and

f) if no action was taken by the licensee, the reasons why no action was taken.

~~87.~~88. The record of a complaint must be kept for at least four~~4~~ years after the complaint was made.

~~88.~~89. The record must be produced to any authorised officer of the EPA who asks to see them.

~~89.~~90. A copy of all records for the reporting period must be attached to the Annual Return.

Requirement to Monitor Noise

~~90.~~91. To assess compliance with Condition No. ~~53~~30, attended noise monitoring must be undertaken in accordance with Condition No. ~~57~~ 34 and

a) at each one of the locations listed in Condition No. ~~57~~34;
b) occur annually in a reporting period;
c) occur during each day, evening and night period as defined in the NSW Industrial Noise Policy for a minimum of:
   - 1.5 hours during the day;
   - 30 minutes during the evening; and
   - 1 hour during the night.
d) Assessment of compliance must occur for three consecutive operating days. Once ongoing compliance has been demonstrated further annual rounds of monitoring need only to occur for a single day.

Reporting Conditions

Annual Return

~~91.~~92. The licensee must provide an annual return to the EPA in relation to the development as required by any licence under the *Protection of the Environment Operations Act 1997* in relation to the development. In the return the licensee must report on the annual monitoring undertaken (where the activity results in pollutant discharges), provide a summary of complaints relating to the development, report on compliance with licence conditions and provide a calculation of licence fees (administrative fees and, where relevant, load based fees) that are payable. If load based fees apply to the activity the licensee will be required to submit load-based fee calculation worksheets with the return.

Noise Monitoring Report

~~92.~~93. A noise compliance assessment report must be submitted to the EPA within 30 days of the completion of the yearly monitoring. The assessment must be prepared by a suitably qualified and experienced acoustical consultant and include:

a) an assessment of compliance with noise limits presented in Condition No. 3~~0~~1; and
b) an outline of any management actions taken within the monitoring period to address any ~~exceedences~~exceedances of the limits contained in Condition No. 3~~0~~1.

General Conditions

Community Liaison

~~93.~~94. The licensee must establish a community environment liaison committee, comprising representatives of the community and the ~~licensee~~ applicant that will meet at least annually. Discussion at the meetings must include implementation of the development consent and other statutory approvals, and provide adequate time for the community to raise matters of concern associated with the environmental impact of the development, with a view to achieving mutually satisfactory solutions.

Special Conditions

Leachate barriers: Construction requirements

~~94.~~95. The contaminated water storage (Identified as the contact water storage in the EIS) must be constructed with a liner that comprises either:

a) re-compacted clay or similar material at least 90 centimetres thick with an in-situ co-efficient of permeability less than 10^{-9} metres per second; or

b) an alternative liner system of equivalent or better performance and approved in writing by the EPA.

~~95.~~96. The liner system for the contaminated water storage must be constructed in accordance with the following requirements:

a) the compacted clay liner is constructed in successive compacted layers not exceeding 300 mm uncompacted thickness,

b) the top of each underlying layer must be scoured so as to prevent lamination with the next layer.

c) the sides of the contaminated water storage must not exceed a slope of 1 vertical to 3 horizontal unless the licensee can clearly demonstrate to the satisfaction of the EPA that the alternative proposal will achieve the required compaction for the clay liner.

~~96.~~97. All material processing or storage areas of the facility must have a leachate barrier system that forms a secure barrier between the groundwater/soil and the composting or stored organics. The barrier system must comprise either:

a) clay or modified soil liner consisting of at least 60 centimetres of re-compacted clay with an in-situ permeability (K) of less than 10^{-7} metres per second. This liner must be constructed in successive compacted layers not exceeding 300 mm uncompacted thickness, with each underlying layer scoured to prevent excessive permeability due to lamination; or

b) a concrete pad of a thickness of at least 100 mm, designed to withstand the loads from all machines, vehicles and equipment that are required to operate the facility.

Stormwater/sediment control - Construction Phase

~~97.~~98. An Erosion and Sediment Control Plan (ESCP) must be prepared and implemented. The plan must describe the measures that will be employed to minimise soil erosion and the discharge of sediment and other pollutants to lands and/or waters during construction activities. The ESCP should be prepared in accordance with the requirement for such plans outlined in *Managing Urban Stormwater: Soils and Construction* (available from the Department of Housing).

Construction Noise

~~98.~~99. The Licensee shall only undertake construction works associated with the project during the following hours:

a) 7:00 am to 6:00 pm, Mondays to Fridays, inclusive;

b) 8:00 am to 1:00 pm on Saturdays; and

c) at no time on Sundays or public holidays.

~~99.~~100. Notwithstanding condition No. ~~100~~99, construction works associated with the project may be undertaken outside the hours specified under that condition in the following circumstances:

a) construction that causes $L_{Aeq(15minute)}$ noise levels that are:

i no more than 5dB above Rating Background Level at any residence in accordance with the *Interim Construction Noise Guideline* (DECC, 2009); and

ii no more than the Noise Management Levels specified in Table 3 of the *Interim Construction Noise ~~–~~Guideline* (DECC, 2009) at other sensitive land uses; or

b) for the delivery of materials required by the police or other authorities for safety reasons; or

c) where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental harm.

Quality assurance

~~100.~~101. Quality assurance measures must be implemented to demonstrate that all critical engineered environmental protection features, including but not limited to all aspects of the contaminated water system (also known as the “contact water system”), the stormwater system, and all material storage and handling pads have been designed and constructed in accordance with the project approval.

~~101.~~102. Before major construction works commences, the licensee must prepare a Construction Quality Assurance Plan. This must set out the proposed testing, inspection and other verification procedures to be implemented during construction of the composting facility works. The Construction Quality Assurance Plan must address the following requirements:

a) ~~The Plan must set out t~~The proposed testing, inspection and verification procedures to demonstrate that materials and constructed features at the composting facility comply with the approved designs and specifications.

b) ~~The Plan must s~~Specify the sampling locations, frequency of testing, test methods, laboratories, accreditations, applicable specifications and quality standards, data evaluation, acceptance and rejection criteria and contingency measures in the event of failure.

c) ~~The Plan must d~~Describe the roles, responsibilities and qualifications/experience of the parties involved in delivering construction quality assurance. All parties must have qualifications and experience appropriate for their roles in the project.

d) The licensee must engage a suitably qualified and experienced Construction Quality Assurance engineer to verify and report on all Construction Quality Assurance matters. The engineer must be independent of the construction contractor.

e) ~~The Plan must s~~Specify the hold points and inspection points for the project. These points are typically the start and finish of key stages of the work that cannot later be rectified because they will no longer be accessible. At each hold point, the Construction Quality Assurance engineer must review all test results for the materials proposed to be used and the contractor's proposed work methods and quality control procedures. When each stage has been completed, the engineer must review a work-as-executed survey of the completed work. At all of these points, work must stop and must not restart until the engineer has reviewed the documentation and given approval for the project to continue. The Construction Quality Assurance engineer must do on-site inspections of the work at all of these points and must be present when all samples are taken for the testing of construction materials.

f) Response actions that are required if there are variations to the approved designs and specifications and the Construction Quality Assurance Plan. If a major variation arises, work must stop on the affected element and the licensee must notify the EPA and the consent authority in writing. For minor variations, notification is not required; it is sufficient for the Construction Quality Assurance engineer to note the variation in the final Construction Quality Assurance Report and to confirm that the variation did not compromise achievement of the required environment protection outcomes. The engineer must use their judgment to determine whether a variation is a major one in terms of the requirements of the approved design.

~~102.~~103. Following construction, a Construction Quality Assurance Report on the quality assurance measures that were implemented to ensure that the works comply with the approved designs and specifications must be prepared and submitted to the EPA. The Construction Quality Assurance Report must contain as applicable ~~the following~~:

a) details of the works and monitoring devices installed, including surveys, work-as- executed drawings, and an updated site plan showing the location of the works;

b) diary records by the Construction Quality Assurance engineer giving details of the works progress and any remedial actions that were taken;

c) photographs of all aspects and stages of the construction;

d) details and results of all material testing, including data and certifications provided by manufacturers of supplied materials;

e) details showing that the Construction Quality Assurance Plan was followed;

f) an account of all variations from the approved design, specifications and Construction Quality Assurance Plan; and

g) a clear and unambiguous certification by the Construction Quality Assurance engineer that the compost facility has been constructed in accordance with the approved designs and specifications.

The Construction Quality Assurance Report must be submitted to the EPA for review of the Construction Quality Assurance certification.

Waste must not be received at the compost facility until written acknowledgement that the EPA is satisfied that the Construction Quality Assurance Report has clearly documented and certified that the compost facility has been designed and constructed in accordance with all the required approval and guidelines.

Monitoring bores

~~103.~~104. Prior to commencement of operations, the licensee must submit to the EPA for approval a groundwater monitoring network proposal that has been prepared by a suitably qualified and experienced hydrogeologist that meets the following minimum requirements:

a) O~~o~~ne monitoring bore per aquifer sufficiently up the hydraulic gradient from composting activities on the site so that it can provide groundwater quality data that is unaffected by any potential contamination from activities occurring on the licensed premise.

b) O~~o~~ne monitoring bore per aquifer, located down the hydraulic gradient from the processing area. The location of this bore must be based on providing the maximum probability of detecting any ground water contamination from the processing area.

c) O~~o~~ne monitoring bore per aquifer, located down the hydraulic gradient from contact water system pond. The location of this bore must be based on providing the maximum probability of detecting any ground water contamination from the pond.

Prior to commencement of operations, the ~~licensee~~ applicant must install the approved groundwater monitoring network.

Contaminated and Odorous Compost Contingency Management Plan

~~104.~~105. Prior to commencement of operations the ~~licensee~~ applicant must prepare a Contaminated and Odorous Compost Contingency Management Plan which provides strategies and contingencies for the immediate removal offsite and the disposal/reprocessing any compost that is emitting significant offensive odours, and for prompt removal and disposal of any contaminated compost. The plan must include details of the proposed facilities to be used for disposal or reprocessing, and evidence of approval 'in~~-~~principal' from these facilities.

The Contaminated and Odorous Compost Contingency Management Plan must provide strategies and contingencies to address ~~the following issues.~~:

- r~~R~~educing the scale of the operations;
- f~~F~~urther limiting the types and quantities of wastes that can be received and processed at the premises;
- i~~I~~mplementing best practice odour emission control which may include but is not limited to full encapsulation of all composting and processing areas and~~.~~
- i~~I~~n the event of intractable amenity impacts associated with odour from the premises the ceasing of operations (either temporarily or permanently) until the odour is satisfactorily addressed.

The Contaminated and Odorous Compost Contingency Management Plan must be implemented by the proponent in the event of verified offensive odour events.

Environment Protection Licences Conditions

Activities must be carried out in a competent manner

~~105.~~106. Licensed activities must be carried out in a competent manner. This includes:

- the processing, handling, movement and storage of materials and substances used to carry out the activity; and
- the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity.

Maintenance of plant and equipment

~~106.~~107. All plant and equipment installed at the premises or used in connection with the licensed activity:

- must be maintained in a proper and efficient condition; and
- must be operated in a proper and efficient manner.

Monitoring and recording conditions

Recording of pollution complaints

~~107.~~108. The ~~licensee~~ applicant must keep a legible record of all complaints made to the ~~licensee~~ operator or any employee or agent of the ~~licensee~~ operator in relation to pollution arising from any activity to which this ~~licence~~ consent applies.~~.~~

~~108.~~109. The record must include details of the following:

- the date and time of the complaint;
- the method by which the complaint was made;
- any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect;
- the nature of the complaint;
- the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant; and
- if no action was taken by the licensee, the reasons why no action was taken.

~~109.~~110. The record of a complaint must be kept for at least four~~4~~ years after the complaint was made.

~~110.~~111.

~~111.~~112. The record must be produced to any authorised officer of the EPA who asks to see them.

Telephone complaints line

~~112.~~113. The ~~licensee~~ applicant must operate during its operating hours a telephone complaints line for the purpose of receiving any complaints from members of the public in relation to activities conducted at the premises or by the vehicle or mobile plant, unless otherwise specified in the licence.

~~113.~~114. The ~~licensee~~ applicant must notify the public of the complaints line telephone number and the fact that it is a complaints line so that the impacted community knows how to make a complaint.

This condition does not apply until three~~3~~ months after this condition takes effect.

Reporting conditions

Annual Return documents

~~114.~~115. The ~~licensee~~ applicant must complete and supply to the EPA an Annual Return in the approved form comprising:

- a Statement of Compliance; and
- a Monitoring and Complaints Summary.

A copy of the form in which the Annual Return must be supplied to the EPA accompanies this licence. Before the end of each reporting period, the EPA will provide to the ~~licensee~~ applicant a copy of the form that must be completed and returned to the EPA.

Period covered by Annual Return

~~115.~~116. An Annual Return must be prepared in respect of each reporting period, except as provided below

Note: The term "reporting period" is defined in the dictionary at the end of this licence. Do not complete the Annual Return until after the end of the reporting period.

Where ~~this~~ the licence is transferred from the licensee to a new licensee,

- the transferring licensee must prepare an annual return for the period commencing on the first day of the reporting period and ending on the date the application for the transfer of the licence to the new licensee is granted; and
- the new licensee must prepare an annual return for the period commencing on the date the application for the transfer of the licence is granted and ending on the last day of the reporting period.

Note: An application to transfer a licence must be made in the approved form for this purpose.

Where this licence is surrendered by the licensee or revoked by the EPA or Minister, the licensee must prepare an annual return in respect of the period commencing on the first day of the reporting period and ending on

- in relation to the surrender of a licence - the date when notice in writing of approval of the surrender is given; or
- in relation to the revocation of the licence – the date from which notice revoking the licence operates.

Deadline for Annual Return

~~116.~~117. The Annual Return for the reporting period must be supplied to the EPA by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the 'due date').

Licensee must retain copy of Annual Return

~~117.~~118. The licensee must retain a copy of the annual return supplied to the EPA for a period of at least four~~4~~ years after the annual return was due to be supplied to the EPA.

Certifying of Statement of Compliance and Signing of Monitoring and Complaints Summary

~~118.~~119. Within the Annual Return, the Statement of Compliance must be certified and the Monitoring and Complaints Summary must be signed by:
(a) the licence holder; or

(b) by a person approved in writing by the EPA to sign on behalf of the licence holder.

A person who has been given written approval to certify a Statement of Compliance under a licence issued under the *Pollution Control Act 1970* is taken to be approved for the purpose of this condition until the date of first review this licence.

Notification of environmental harm

~~119.~~120. The licensee or its employees must notify the EPA of incidents causing or threatening material harm to the environment immediately after the person becomes aware of the incident in accordance with the requirements of Part 5.7 of the Act.

Notifications must be made by telephoning the EPA's Pollution Line service on 131 555.

The licensee must provide written details of the notification to the EPA within seven~~7~~ days of the date on which the incident occurred.

Written report

~~120.~~121. Where an authorised officer of the EPA suspects on reasonable grounds that:
(a) where ~~this~~ a licence applies to premises, an event has occurred at the premises; or

(b) where ~~this~~ a licence applies to vehicles or mobile plant, an event has occurred in connection with the carrying out of the activities authorised by ~~this~~ a licence, and

(c) the event has caused, is causing or is likely to cause material harm to the environment (whether the harm occurs on or off premises to which the licence applies), the authorised officer may request a written report of the event.

The licensee must make all reasonable inquiries in relation to the event and supply the report to the EPA within such time as may be specified in the request.

The request may require a report which includes any or all of the following information:

- the cause, time and duration of the event;
- the type, volume and concentration of every pollutant discharged as a result of the event;
- the name, address and business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event; ~~and~~
- the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, unless the licensee has been unable to obtain that information after making reasonable effort;
- action taken by the licensee in relation to the event, including any follow-up contact with any complainants;
- details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event; and
- any other relevant matters.

The EPA may make a written request for further details in relation to any of the above matters if it is not satisfied with the report provided by the licensee. The licensee must provide such further details to the EPA within the time specified in the request.

General conditions

Copy of licence kept at the premises or on the vehicle or mobile plant

~~121.~~122. A copy of ~~this~~ the licence must be kept at the premises or on the vehicle or mobile plant to which the licence applies.

The licence must be produced to any authorised officer of the EPA who asks to see it.

The licence must be available for inspection by any employee or agent of the licensee working at the premises or operating the vehicle or mobile plant.

NSW Roads & Maritime Service conditions

~~122.~~123. As a minimum, the intersection of Howlong-Goombargana Road and the Riverina Highway is to be constructed to provide a sealed Basic Right Turn (BAR) and Basic Left Turn (BAL) treatment in accordance with the *Austroads Guide to Road Design* as amended by the Roads and Maritime Services supplements for the posted speed limit and to cater for the largest size vehicle likely to access the site.

~~123.~~124. Any intersection to the Classified Road Network is to be appropriately signposted and line marked in accordance with the signposting and line marking policy adopted by Roads and Maritime Services.

~~124.~~125. For road safety and driver safety reasons, a Traffic Management Plan for periods of restricted visibility such as fog, heavy rain, etc shall be prepared to the satisfaction of the Council and Roads and Maritime Services. This plan may include implications for traffic movements to and from the development and the placement of physical measures along the Riverina Highway (HW20). The approved plan shall be implemented for the lifetime of the proposed development on the subject site.

~~125.~~126. A Construction Management Plan to address road construction activity and access to the subject site is to be prepared to the satisfaction of ~~the Consent Authority~~Council prior to the commencement of works.

~~126.~~127. Any damage or disturbance to the road reserve of the Riverina Highway (HW20) is to be restored to match surrounding landform in accordance with Council requirements.

~~127.~~128. Detailed design plans for any proposed works, or works required by a condition of consent, within the road reserve of a classified road are to be submitted to Roads and Maritime Services prior to the commencement of such works. The design and specifications and Traffic Control Plan for the works must be completed and certified by an appropriately qualified person. On Classified Roads the geometric design and pavement designs must be in accordance with the standards adopted by Roads and Maritime Services.

~~128.~~129. For works to the carriageway of the Riverina Highway (HW20) the developer may be required to enter into a Works Authorisation Deed (WAD) with Roads and Maritime Services before finalising the design or undertaking any construction work within or connecting to the road reserve. The applicant is to contact the Land Use Manager for the South West Region on Ph. 02 6923 6611 for further detail.
For a WAD the developer will be required to submit detailed design plans and all relevant additional information including cost estimates and pavement design details for the works, as may be required in the Works Authorisation Deed documentation, for each specific change to the state road network for assessment and approval by Roads and Maritime Services.

However, the developer is encouraged to submit concept plans of the layout of the proposed works for checking by Roads and Maritime Services prior to undertaking the detailed design phase.

~~129.~~130. Prior to works commencing within the road reserve the applicant must apply for and obtain approval under Section 138 of the *Roads Act 1993* from the road authority (Council) and concurrence from Roads and Maritime Services. The developer is responsible for all public utility adjustment/relocation works, necessitated by the proposed works and as required by the various public utility authorities and/or their agents.

~~130.~~131. Any works associated with the proposed development shall be at no cost to Roads and Maritime Services.

NSW Office of Environment and Heritage conditions

Biodiversity

~~131.~~132. The removal of hollow-bearing trees must occur in autumn or winter, outside of the breeding season for Superb Parrots.

~~132.~~133. The removal of hollow-bearing trees must adhere to the following protocol:

- A licensed wildlife carer and/or ecologist must be present on site during the removal of hollow-bearing trees.
- Hollow-bearing trees are to only be felled using equipment that allows limbs to be lowered to the ground with minimal i~~I~~mpact.
- Hollow-bearing trees are to be left on site for at least 24 hours after felling to allow ~~and~~ resident fauna to relocate.
- Any fauna encountered during clearing surveys ~~would~~ should be relocated to nearby suitable habitat or conveyed to a wildlife carer or veterinarian where required.
- The access road and vehicle parking areas must not have a hard-edged kerb and gutter as these prevent the movement of frogs and in~~, In~~ particular Sloane's Froglet.

Aboriginal Cultural Heritage:

~~133.~~134. If any Aboriginal object Is discovered and/or harmed in, or under the land, while undertaking development activities, the proponent must:

1. n~~N~~ot further harm the object;
2. i~~I~~mmediately cease all work at the particular location;
3. s~~S~~ecure the area to avoid further harm to the Aboriginal object;
4. ~~N~~notify OEH as soon as practical on 131555, providing any details of the Aboriginal object and its location~~, and~~ ; and
5. n~~N~~ot recommence any work at the particular location unless authorised in writing by OEH.

In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and OEH contacted.

NSW Department of Primary Industries – Agriculture conditions

~~134.~~135. The final approved Operational Management Plan shall ensure that:

- c~~C~~omprehensive weed management is undertaken at all stages of development and operation;
- n~~N~~o discharge of 'contact' water from the site; and
- Australian composting standards are met to ensure a pathogen free product.

Reasons for conditions

The above conditions have been imposed:

a) to ensure compliance with the terms of the applicable environmental planning instruments;

b) having regard to Council's duties of consideration under Section 79C of the *Environmental Planning and Assessment Act 1979*, as well as Section 80A which authorises the imposing of the consent conditions; and

c) to protect the amenity, safety and environmental quality of the locality.