

PART A: GENERAL**A1 Approved Plans and Supporting Documentation**

The development must be implemented in accordance with the approved plans, specifications and supporting documentation listed below which have been endorsed by Council's approved stamp, except where amended by conditions of this consent:

Plan/Report Title	Reference No	Revision	Prepared by	Date
3D Design Drawings	Project No. NWI-DWG-001	1	NWI Group	25/07/2022
Site Layout Plan	12534581-SK001	A	GHD	07/12/2022
Proposed Landfill Expansion Plan	Project No. 12534581	A	GHD	16/06/2023
Proposed Staging Plan	Project No. 12534581	A	GHD	16/06/2023
Proposed Final Landform	Project No. 12534581	A	GHD	16/06/2023
Cell Arrangement Plan	Project No. 12534581	C	GHD	21/07/2023
Landfill Extension Concept Design	Project No. 12534581	B	GHD	09/12/2022
Environmental Impact Statement (EIS)	Project No. 12534581	0	GHD	12/03/2023
Supplementary EIS Material	Project No. 12534581	3	GHD	22/2/2024
Draft Landfill Environmental Management Plan (LEMP)	Project No. 12534581	Draft A	GHD	19/01/2024

In the event of any inconsistency between the conditions of this approval and the drawings/documents referred to above, the conditions prevail. In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail.

Reason: To ensure the development proceeds in the manner assessed by Council and all parties are aware of the approved plans and supporting documentation that applies to the development.

A2 Report Recommendations

The development must be constructed and operated in accordance with the approved specialist reports including the following key recommendations:

Plan/Report Title (incl Reference, date, author)	Recommendation(s)	Stage
Willow Tree Waste Management Facility Aboriginal Due Diligence Assessment Prepared by <i>biosis</i> 22 December 2022	Recommendations in Section 5.2 of the report relating to Aboriginal objects or suspected potential Aboriginal Ancestral Remains encountered during works or activity (refer pages 41 - 42).	Pre-construction/ Construction/ Operation

Air Quality Impact Assessment Prepared by GHD 21 July 2023 Revision 1	Management, monitoring and mitigation measures that have been identified in the report.	Construction/Operation
Noise and Vibration Assessment Prepared by GHD 1 December 2022	Mitigation measures identified in Section 8 of the report.	Pre-construction/ Construction/Operation/ Post approval
Landfill Expansion Masterplan Prepared by GHD 13 September 2021	Recommendations for capping in relation to the proposed basal liner options and management of groundwater, surface water and leachate.	Construction/Operation
Water Impact Assessment Prepared by GHD 1 December 2022	Management, monitoring and mitigation measures that have been identified in the report.	Construction/Operation
Biodiversity Development Assessment Report Prepared by Biodiversity Australia Pty. Ltd. 13 October 2022	The key recommendations from Section 9.3 of the Report regarding: • General Clearing Measures • Animal Welfare Considerations • Sedimentation and Erosion Control • Weed Control • Threatened Ecological Community Rehabilitation • Fencing be implemented to minimise potential impacts on biodiversity (refer pages 38 - 42).	Pre-construction / Construction / Operation
Landfill Environmental Management Plan (LEMP) Prepared by GHD	Management, monitoring and mitigation measures during operation that have been identified in the report.	Operation and Post-operation

A3 Signage and building works

A separate application shall be submitted to Council prior to the erection of any signage or building works unless the proposed signage / building is 'exempt development' under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* or any other applicable environmental planning instrument.

Reason: To ensure any signage or building is assessed in accordance with the planning controls.

A4 Compliance with the Building Code of Australia

All building work shall be carried out in accordance with the provisions of the Building Code of Australia / National Construction Code. A reference to the Building Code of Australia is a reference to that Code as in force on the date the application is made for the relevant construction certificate.

Reason: To ensure the building work complies with the relevant legislation.

A5 Lapsing of Consent

This consent is limited to a period of 5 years from the date of the Notice of Determination unless the works associated with the development have physically commenced.

Reason: To ensure compliance with Section 4.53 of the *Environmental Planning and Assessment Act 1979*

A6 Vegetation Retention and Removal

Approved vegetation removal shall be carried out by an appropriately qualified person to avoid any risk to life or damage to property and must have adequate public liability insurance. This is to occur in accordance with an approved Vegetation Management Program as per the recommendations of the Biodiversity Assessment Report prepared by *Biodiversity Australia*, October 2022.

Existing vegetation on the site is to be retained and protected from damage during work, with the exception of the vegetation (0.05 hectares) outlined within the development footprint of the proposed plans prepared by GHD.

Reason: To protect vegetation on the site to be retained.

A7 Decommissioning

The land must be returned to its pre-existing condition, as far as is practicable, (prior to use as a Waste Management Facility) and all infrastructure removed once the facility has reached life expectancy and is decommissioned. The land must be rehabilitated. The project owner or operator shall be responsible for decommissioning and rehabilitation unless there is an agreement with the 'host landowner' that clearly outlines alternate responsibilities.

Reason: To ensure the rehabilitation of the site.

A8 Construction

A copy of all stamped approved plans, specifications and documents must always be kept on site to be readily available for perusal by any officer of Council or the Principal Certifier.

Reason: To confirm and clarify the terms of approval and ensure compliance with the conditions.

A9 Requirements of Government Agencies (General Terms of Approval)

The following conditions have been imposed by the NSW Environmental Protection Authority in accordance with the provisions of Section 4.47(3) of the *Environmental Planning and Assessment Act 1979*.

Reason: To ensure compliance with Section 4.47(3) of the *Environmental Planning and Assessment Act 1979* and the conditions of Government agencies are complied with.

1 Administrative conditions

A1 What the approval/licence authorises and regulates

A1.1 This approval/licence authorises the carrying out of the scheduled activities listed below at the premises specified in A2. The activities are listed according to their scheduled activity classification, fee-based activity classification and the scale of the operation.

Unless otherwise further restricted by a condition of this approval/licence, the scale at which the activity is carried out must not exceed the maximum scale specified in this condition.

Scheduled Activity	Fee Based Activity	Scale
Waste disposal (application to land)	Waste disposal by application to land	Any capacity

A2 Premises or plant to which this approval/licence applies

A2.1 The approval/licence applies to the following premises:

Premises Details
WILLOW TREE WASTE MANAGEMENT FACILITY 258 MERRIWA ROAD WILLOW TREE NSW 2339 LOT 213 DP 1173230

A3 Information supplied to the EPA

A3.1 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 DA 2023/006 submitted to Liverpool Plains Shire Council on 17 February 2023;
- Any environmental impact statement *Willow Tree Waste Management Expansion dated 22 February 2024* relating to the development; and
- All additional documents supplied to the EPA in relation to the development, including:
 - Aboriginal Due Diligence Assessment, dated 22 December 2022
 - Concept Design (Survey Plan, Site Plan, Staging Plans etc.)
 - Landfill Extension Masterplan, dated 13 September 2021
 - Water Impact Assessment, dated 1 December 2022
 - Air Quality Impact Assessment, dated 1 December 2022
 - Environmental Noise and Vibration Assessment, dated 1 December 2022
 - Traffic Assessment, dated 19 December 2022
 - Biodiversity Development Assessment Report, dated October 2022

A4 Fit and Proper Person

A4.1 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.83 of that Act.

2 Discharges to Air and Water Applications to Land

P1 Location of monitoring/discharge points and areas

P1.1 The following points referred to in the table below are identified in this approval/licence for the purposes of monitoring and/or the setting of limits for the emissions of pollutants to the air from the point.

Air

EPA Identification no.	Type of Monitoring Point	Type of Discharge Point	Location Description
Exact points to be confirmed on the Environmental Protection Licence (EPL)	Air Emissions Monitoring Ambient Air Quality Monitoring Sub surface gas monitoring		The EPA intends to establish air quality monitoring points on the licence before construction and operation of the landfill commences.

P1.2 The following points referred to in the table are identified in this approval/licence for the purposes of the monitoring and/or the setting of limits for discharges of pollutants to water from the point.

Water

EPA Identification no.	Type of Monitoring Point	Type of Discharge Point	Location Description
Exact points to be confirmed on the EPL	Sediment Dam Quality Monitoring Leachate Quality Monitoring Surface water quality Monitoring Discharge quality monitoring Groundwater Quality Monitoring Ambient water quality monitoring	Discharge to waters Discharge quality monitoring Volume monitoring Surface water quality monitoring	It is the EPA's intention to add water monitoring points for leachate, surface water (clean and dirty), ambient (upstream and downstream of the landfill site) and groundwater. Water discharge points from clean area sediment dams will also be added. Controlled discharges of leachate/dirty water from the premises will not be permitted.

P1.3 The following points referred to in the table below are identified in this approval/licence for the purposes of weather and/or noise monitoring and/or setting limits for the emission of noise from the premises.

Noise/Weather

EPA Identification Number	Type of Monitoring Point	Description of Location
W1	Meteorological Station	Meteorological Station located on the premises (exact location to be confirmed)

3 Limit Conditions

L1 Pollution of waters

L1.1 Except as may be expressly provided in any other condition of this approval/licence, the proponent must comply with section 120 of the Protection of the Environment Operations Act 1997.

L2 Concentration limits

L2.1 For each discharge point specified in the tables below, the concentration of a pollutant discharged at that point, or applied to that area, must not exceed the concentration limits specified for that pollutant in the table.

L2.2 Where a pH quality limit is specified in the Table, the specified percentage of samples must be within the specified ranges.

L2.3 To avoid any doubt, this condition does not authorise the discharge or emission of any other pollutants.

L2.4 Water and or/Land Concentration Limits

POINTS - Sediment Pond discharge limits (exact locations TBC)

Pollutant	Units of Measure	100% concentration limit
TSS	mg/L	50
Nitrogen (ammonia)	mg/L	0.9
<pH>		6.5-8.5

L2.5 The proponent is taken not to have breached the concentration limits specified in this approval/licence for the discharge of total suspended solids in condition L2.4 if:

- (a) the dams overflow is caused by a rainfall event exceeding the 5-day 90 percentile rainfall; and,
- (b) the proponent has taken all practical measures to avoid or minimise water pollution.

Note: The proponent is to confirm the rainfall depth terms in millimetres upon the application for the EPL.

L3 Waste

L3.1 The proponent must prepare a Waste Classification Report and provide it to the EPA prior to commencing operations at the premises. The Waste Classification report must accompany the EPL application.

L3.2 The proponent 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 approval/licence.

Code	Waste	Description	Activity	Other Limits
	General Solid Waste (non-putrescible)	As defined in Schedule 1 of the POEO Act, as in force from time to time.	Waste disposal (application to land)	TBD
	General Solid Waste (putrescible)	As defined in Schedule 1 of the POEO Act, as in force from time to time.	Waste disposal (application to land)	TBD
	Waste	Any waste received on site that is below licensing thresholds in Schedule 1 of the POEO Act, as in force from time to time.		TBD

Note: The total amount of waste disposed of at the premises must not exceed 10,000 tonnes per annum. The proponent must provide a break down of waste types to be disposed of at the premises as supporting information in the EPL application.

L3.4 Disposal of asbestos must be in accordance with Clause 80 of the Protection of the Environment Operations (Waste) Regulation 2014

L4 Noise limits

L4.1 Noise generated at the premises must not exceed the noise limits at the times and locations in the table below. The locations referred to in the table below are indicated by Figure 4.2 of the Willow Tree Waste Management Facility Noise and Vibration Assessment by GHD ref: 12534581, dated 1 December 2022.

Location	Noise Limits in dB(A)	
	Morning Shoulder	Day
	^L Aeq(15 minute)	^L Aeq(15 minute)
200 Merriwa Road, Willow Tree (Lot 214, DP 1173230)	36	40
104 Merriwa Road, Willow Tree (Lot 1, DP 136316)	35	40

L4.2 For the purposes of condition L4.1:

- (a) Morning Shoulder means the period from 7am to 8am Sunday and public holidays.
- (b) Day means the period from 7am to 6pm Monday to Saturday and the period from 8am to 6pm Sunday and public holidays.

L4.3 Standard Meteorological Conditions

- (a) The noise limits set out in condition L4.1 apply under the following meteorological conditions:

Assessment Period	Meteorological Conditions
Day	Stability Categories A, B, C and D with wind speeds up to and including 0.5m/s at 10m above ground level
Evening	Stability Categories A, B, C and D with wind speeds up to and including 0.5m/s at 10m above ground level
Night	Stability Categories A, B, C and D with wind speeds up to and including 0.5m/s at 10m above ground level

- (b) For those meteorological conditions not referred to in condition L4.3(a), the noise limits that apply are the noise limits in condition L4.1 plus 5dB.

L4.4 For the purposes of condition L4.3: -

- (a) The meteorological conditions are to be determined from meteorological data obtained from the site meteorological weather station identified as point W1.
- (b) Stability category shall be determined using the following method from Fact Sheet D of the *Noise Policy for Industry* (NSW EPA, 2017):
 - (i) Use of sigma-theta data (section D1.4).

L4.5 To assess compliance:

- (a) with the LAeq(15 minutes) noise limits in condition L4.1 and L4.3, the noise measurement equipment must be located:
 - (i) approximately on the property boundary, where any residence is situated 30 metres or less from the property boundary closest to premises; or where applicable,
 - (ii) in an area within 30 metres of a residence façade, but not closer than 3 metres where any residence on the property is situated more than 30 metres from the property boundary closest to the premises; or, where applicable,
 - (iii) in an area within 50 metres of the boundary of a National Park or Nature Reserve,
 - (iv) at any other location identified in condition L4.1
- (b) with the LAeq(15 minutes) noise limits in condition L4.1 and L4.3, the noise measurement equipment must be located:
 - (i) at the reasonably most affected point at a location where there is no residence at the location; or,
 - (ii) at the reasonably most affected point within an area at a location prescribed by condition L4.5 (a).

L4.6 A non-compliance of conditions L4.1 and L4.3 will still occur where noise generated from the premises is measured in excess of the noise limit at a point other than the reasonably most affected point at the locations referred to in condition L4.5 (a) or L4.5 (b).

Note to L4.5 and L4.6: The reasonably most affected point is a point at a location or within an area at a location experiencing or expected to experience the highest sound pressure level from the premises.

L4.7 For the purpose of determining the noise generated from the premises, the modifying factor corrections in Table C1 in Fact Sheet C of the *Noise Policy for Industry* (NSW EPA, 2017) may be applied, if appropriate, to the noise measurements by the noise monitoring equipment.

L4.8 Noise measurements must not be undertaken where rain or wind speed at microphone level will affect the acquisition of valid measurements.

L4.9 Truck movements to and from the site be restricted to daytime hours only to minimise the impact on sleep during the night-time period.

L4.10 The proponent must prepare and implement a Noise Management Plan that covers all premises-based activities and transport operations. The plan must include but need not be limited to:

- (a) All measures necessary to satisfy the limits in Table L4.1 at all times,
- (b) A system that allows for periodic assessment of Best Management Practice (BMP) and Best Available Technology Economically Achievable (BATEA) that has the potential to minimise noise levels from the facility,
- (c) Effective implementation of identified BMP and BATEA measures, where considered feasible and reasonable,
- (d) Measures to monitor noise performance and respond to complaints,
- (e) Measures for community consultation including site contact details,

(f) Noise monitoring and reporting procedures.

L4.11 The proponent must prepare and implement a detailed Construction Noise Management Plan (CNMP), prior to commencement of construction activities, that includes but is not necessarily limited to;

- (a) Identification of each work area, site compound and access route (both private and public),
- (b) Identification of the specific activities that will be carried out and associated noise sources at the premises and access routes,
- (c) Identification of all potentially affected sensitive receivers,
- (d) The construction noise and vibration objectives identified in the Environmental Assessment,
- (e) Assessment of potential noise and vibration from the proposed construction methods (including noise from construction traffic) against the objectives identified in the Environmental Assessment,
- (f) Where the objectives are predicted to be exceeded an analysis of feasible and reasonable noise mitigation measures that can be implemented to reduce construction noise impacts,
- (g) Description of management methods and procedures and specific noise mitigation treatments that will be implemented to control noise and vibration during construction, including the early erection of any operational noise control barriers,
- (h) Procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity,
- (i) Measures to monitor noise performance and respond to complaints.

L4.12 Subject to any express provision to the contrary in this approval/licence, measurement and analysis of noise required by this approval/licence must be done in accordance with the Approved Methods for the Measurement and Analysis of Environmental Noise in NSW.

Definitions for L4

LAeq (15 minute) - the value of the A-weighted sound pressure level of a continuous steady sound that, over a 15-minute time interval, has the same mean square sound pressure level as a sound under consideration with a level that varies with time (Australian Standard AS 1055:2018 Acoustics: description and measurement of environmental noise).

Noise Policy for Industry - the document entitled “Noise Policy for Industry” published by the NSW Environment Protection Authority in October 2017.

Noise – ‘sound pressure levels’ for the purposes of conditions L4.1 to L4.8.

L5 Hours of operation

L5.1 The proponent shall comply with the operating hours shown in the table below.

Activity	Day	Hours
Construction	Monday – Friday	7am – 6pm
Construction	Saturday	8am – 1pm
Construction	Any other time	Only with the prior written approval of the EPA and subject to any conditions that may be imposed.
Operation	Monday – Sunday	7am – 5pm
Operation	Any other time	Only with the prior written approval of the EPA and subject to any conditions that may be imposed.

L5.2 This condition does not apply to the delivery of material outside the hours of operation permitted by condition L5.1, if that delivery is required by police or other authorities for safety reasons; and/or the operation or personnel or equipment are endangered. In such circumstances, prior notification

is provided to the EPA and affected residents as soon as possible, or within a reasonable period in the case of emergency.

L5.3 The hours of operation specified in conditions L5.1 may be varied with written consent if the EPA is satisfied that the amenity of the residents in the locality will not be adversely affected.

4 Operating conditions

01 Odour

01.1 No condition in this approval/licence identifies a potentially offensive odour for the purposes of section 129 of the Protection of the Environment Operations Act 1997.

Note: Section 129 of the Protection of the Environment Operations Act 1997 provides that the proponent 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.

02 Dust

02.1 All operations and activities occurring at the premises must be carried out in a manner that will minimise the emission of dust from the premises.

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

02.3 The premises must be maintained in a manner that prevents or minimises the emission of air pollutants from the premises.

03 Waste management

03.1 Surface drainage must be diverted away from any area where waste is being or has been landfilled.

03.2 There must be no incineration or burning of any waste at the premises.

03.3 The proponent must have in place and implement procedures to identify and prevent the disposal of any waste not permitted by this approval/licence to be disposed of at the premises.

03.4 The proponent must minimise the tracking of waste and mud by vehicles.

03.5 Cover material must meet the specifications within section 8 of the Environmental Guidelines: Solid Waste Landfills" (EPA, Second Edition, 2016), unless otherwise approved by the EPA and the following:

(a) Daily cover

Cover material must be applied to a minimum depth of 150 millimetres over all exposed landfilled waste prior to ceasing operations at the end of each day.

(b) Intermediate cover

Cover material must be applied to a depth of 300 millimetres over surfaces of the landfilled waste at the premises which are to be exposed for more than 90 days.

(c) Cover material stockpile

At least two weeks cover material must be available at the premises under all weather conditions. This material may be won on site, or alternatively a cover stockpile must be maintained adjacent to the tip face.

03.6 Alternative daily cover options may be considered and approved by the EPA if the proponent can demonstrate that the alternative approach can achieve the required outcomes for cover in section 8 of the "Environmental Guidelines: Solid Waste Landfills" (EPA, Second Edition, 2016).

03.7 The proponent must submit to the EPA within twelve months prior to the last load of waste to be landfilled a closure plan in accordance with Section 76 of the Protection of the Environment Operations Act 1997.

03.8 The proponent must ensure that the landfill cells are capped progressively.

03.9 The proponent must ensure that the leachate dam is constructed with:

- (a) sufficient capacity as determined in accordance with the processes detailed within section 2 of the "Environmental Guidelines: Solid Waste Landfills" (EPA, Second Edition, 2016); and
- (b) is lined in accordance with section 2.1 of the "Environmental Guidelines: Solid Waste Landfills" (EPA, Second Edition, 2016) or an alternative system approved in writing by the EPA.

03.10 The level of leachate above the basal liner in the all landfill cells must be maintained to be less than 300mm.

03.11 Water which contains or has come into contact with waste, other than Virgin Excavated Natural Material, must be managed as leachate.

03.12 The surface water and leachate management systems must be maintained to ensure that their design capacity is available for the storage and management of stormwater and leachate.

03.13 Leachate must only be disposed of by:

- (a) Evaporation;
- (b) Irrigation within the leachate dam or within the active cell of the landfill; or
- (c) Disposal of at a facility licensed to accept such waste.

03.14 Irrigation of leachate must only be undertaken:

- (a) During dry weather; and
- (b) Such that ponding or run off within the active cell does not occur and if the active tipping face is enclosed by a 300mm high earthen bund.
- (c) Spray from wastewater application must not drift beyond the boundary of the wastewater utilisation area to which it is applied.

03.16 The proponent must have in place and implement procedures to identify and prevent the disposal of any waste not permitted by this approval/license to be disposed of at the premises.

03.17 The proponent must undertake a weekly boundary litter patrol of the premises so that all windblown litter caught on the boundary fence and/or in neighbouring paddocks is collected and returned to the appropriate place of disposal.

03.18 The proponent must have in place and operate a calibrated weighbridge to record the weight in tonnes of all waste brought into the premises and to determine the occupier's Protection of the Environment Operations Act 1997 section 88 levy liability.

03.19 The proponent must pay the waste levy applicable to any waste received from the regulated area as required by section 88 of the Protection of the Environment Operations Act 1997 and the Protection of the Environment Operations (Waste) Regulation 2014.

O4. Stormwater/sediment control

O4.1 Prior to commencing construction of landfilling operations, a Site Water Management Plan (SWMP) must be prepared to the satisfaction of the EPA. The SWMP must be implemented before landfilling operation commence. The SWMP must include:

- design detail and calculations that demonstrate any clean area sediment basin associated with the landfill are constructed and will be managed in a manner that is consistent with Managing Urban Stormwater: Soils and Construction: Volume 2B Waste Landfills (Landcom, 2008);
- detail that demonstrates that any clean area sediment basins associated with the landfill have been designed on the basis of volumetric runoff coefficient of 0.9 within the affected catchments, given the nature of the site and the relatively impermeable surfaces present throughout;
- detail that demonstrates that Landcom (2008) clean sediment basin sizing, and related discharge considerations, only apply to catchments that are collecting clean sediment, i.e. areas not affected by leachate in any way; and
- detail that demonstrates that where concentrations of pollutants other than sediment are elevated in stormwater, the polluted water must be transferred to the leachate system.

O5 Emergency response

O5.1 The proponent must extinguish fires at the premises as soon as possible.

O5.2 The proponent must have in place and implement procedures to minimise the risk of fire at the premises.

O6 Processes and management

O6.1 The drainage from all areas at the premises which will liberate suspended solids when stormwater runs over these areas must be diverted into sedimentation basins.

O6.2 The proponent must take all practicable steps to control entry to the premises.

O6.3 The proponent must install and maintain a stockproof perimeter fence around the premises.

O6.4 The proponent must install and maintain lockable security gates at all access and departure locations.

O6.5 The proponent must ensure that all gates are locked whenever the landfill is unattended.

O6.6 The proponent must control pests, vermin and weeds at the premises.

O6.7 The proponent must ensure that adequately trained staff are available at the premises in order to administer the requirements of this approval/licence.

O6.8 All practicable measures must be undertaken to manage all sediment dams such that they have sufficient capacity to store run-off from the 90th percentile 5-day rainfall event. The proponent is to use the Australian Rainfall and Runoff Data and rainfall data from the Australian Bureau of Meteorology for the premises to calculate the runoff generated in a 90th percentile 5-day rainfall event.

Note: The proponent is to confirm the rainfall depth terms in millimetres upon the application for the EPL.

O6.9 The proponent must have in place and implement a litter management program.

5 Monitoring and recording conditions

M1 Monitoring records

M1.1 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 must be recorded and retained as set out in conditions M1.2 and M1.3.

M1.2 All records required to be kept by the approval/licence must be:

- (a) in a legible form, or in a form that can readily be reduced to a legible form;
- (b) kept for at least 4 years after the monitoring or event to which they relate took place; and
- (c) produced in a legible form to any authorised officer of the EPA who asks to see them.

M1.3 The following records must be kept in respect of any samples required to be collected: the date(s) on which the sample was taken;

- (a) the time(s) at which the sample was collected;
- (b) the point at which the sample was taken; and
- (c) the name of the person who collected the sample.

M2 Requirement to monitor concentration of pollutants discharged

M2.1 For each monitoring/discharge point specified below (by a point number), the proponent must monitor (by sampling and obtaining results by analysis) the concentration of each pollutant specified in Column 1. The proponent must use the sampling method, units of measure, and sample at the frequency, specified opposite in the other columns:

M2.2 Water and/or Land Monitoring Requirements

Points - Ground water quality monitoring points (number and location of points to be confirmed in EPL)

Pollutant	Unit of Measure	Frequency	Sampling Method
Alkalinity (as calcium carbonate)	Milligrams per litre	Quarterly	Representative sample
Arsenic	Milligrams per litre	Quarterly	Representative sample
Boron	Milligrams per litre	Quarterly	Representative sample
Cadmium	Milligrams per litre	Quarterly	Representative sample
Calcium	Milligrams per litre	Quarterly	Representative sample
Carbon dioxide	Milligrams per litre	Quarterly	Representative sample
Chloride	Milligrams per litre	Quarterly	Representative sample
Chromium	Milligrams per litre	Quarterly	Representative sample
Conductivity	Micro-Siemens per centimetre	Quarterly	In situ
Copper	Milligrams per litre	Quarterly	Representative sample
Dissolved Oxygen	Milligrams per litre	Quarterly	In situ
Hardness (as calcium carbonate)	Milligrams per litre	Quarterly	Representative sample
Iron	Milligrams per litre	Quarterly	Representative sample
Iron Oxide	Milligrams per litre	Quarterly	Representative sample

Lead	Milligrams per litre	Quarterly	Representative sample
Magnesium	Milligrams per litre	Quarterly	Representative sample
Manganese	Milligrams per litre	Quarterly	Representative sample
Nitrate + Nitrite (oxidised nitrogen)	Milligrams per litre	Quarterly	Representative sample
Nitrogen (ammonia)	Milligrams per litre	Quarterly	Representative sample
Nitrogen (total)	Milligrams per litre	Quarterly	Representative sample
pH	pH	Quarterly	In situ
Potassium	Milligrams per litre	Quarterly	Representative sample
Redox Potential	Millivolts	Quarterly	In situ
Sodium	Milligrams per litre	Quarterly	Representative sample
Standing water level	metres	Quarterly	In situ
Sulfate	Milligrams per litre	Quarterly	Representative sample
Temperature	Degrees Celcius	Quarterly	In situ
Total Kjeldahl Nitrogen	Milligrams per litre	Quarterly	Representative sample
Total organic carbon	Milligrams per litre	Quarterly	Representative sample
Total Phosphorus- unfiltered sample	Milligrams per litre	Quarterly	Representative sample
Total Suspended solids	Milligrams per litre	Quarterly	Representative sample
Volumetric flow rate	kilolitres per day	Quarterly	Representative sample
Turbidity	nephelometric turbidity units	Quarterly	In situ
Zinc	Milligrams per litre	Quarterly	Representative sample

POINTS - Sediment Dam - water quality monitoring (exact points to be confirmed in the EPL)

Pollutant	Unit of Measure	Frequency	Sampling Method
Alkalinity (as calcium carbonate)	Milligrams per litre	Quarterly	Grab sample
Aluminium	Milligrams per litre	Quarterly	Grab sample
Arsenic	Milligrams per litre	Quarterly	Grab sample
Boron	Milligrams per litre	Quarterly	Grab sample
Cadmium	Milligrams per litre	Quarterly	Grab sample
Calcium	Milligrams per litre	Quarterly	Grab sample
Carbon dioxide	Milligrams per litre	Quarterly	Grab sample
Chloride	Milligrams per litre	Quarterly	Grab sample
Chromium	Milligrams per litre	Quarterly	Grab sample
Conductivity	Micro-Siemens per centimetre	Quarterly	In situ

Copper	Milligrams per litre	Quarterly	Grab sample
Dissolved Oxygen	Milligrams per litre	Quarterly	In situ
Hardness (as calcium carbonate)	Milligrams per litre	Quarterly	Grab sample
Iron	Milligrams per litre	Quarterly	Grab sample
Iron Oxide	Milligrams per litre	Quarterly	Grab sample
Lead	Milligrams per litre	Quarterly	Grab sample
Magnesium	Milligrams per litre	Quarterly	Grab sample
Manganese	Milligrams per litre	Quarterly	Grab sample
Nitrate + Nitrite (oxidised nitrogen)	Milligrams per litre	Quarterly	Grab sample
Nitrogen (ammonia)	Milligrams per litre	Quarterly	Grab sample
Nitrogen (total)	Milligrams per litre	Quarterly	Grab sample
pH	pH	Quarterly	In situ
Potassium	Milligrams per litre	Quarterly	Grab sample
Redox potential	millivolts	Every 6 months	In situ
Sodium adsorption ratio	Milligrams per litre	Quarterly	Grab sample
Sulfate	Milligrams per litre	Quarterly	Grab sample
Temperature	Milligrams per litre	Quarterly	Grab sample
Total Kjeldahl	Milligrams per litre	Quarterly	Grab sample
Total organic carbon	Milligrams per litre	Quarterly	Grab sample
Total Phosphorus-unfiltered sample	Milligrams per litre	Quarterly	Grab sample
Total Suspended solids	Milligrams per litre	Quarterly	Grab sample
Turbidity	nephelometric turbidity units	Quarterly	In situ
Volume	Kililitres	Quarterly	In situ
Zinc	Milligrams per litre	Quarterly	Grab sample

POINTS - Leachate Quality monitoring (exact points to be confirmed in the EPL)

Pollutant	Unit of Measure	Frequency	Sampling Method
Alkalinity (as calcium carbonate)	Milligrams per litre	Quarterly	Grab sample
Arsenic	Milligrams per litre	Quarterly	Grab sample
Boron	Milligrams per litre	Quarterly	Grab sample
Cadmium	Milligrams per litre	Quarterly	Grab sample
Calcium	Milligrams per litre	Quarterly	Grab sample

Carbon dioxide	Milligrams per litre	Quarterly	Grab sample
Chloride	Milligrams per litre	Quarterly	Grab sample
Chromium (total)	Milligrams per litre	Quarterly	Grab sample
Conductivity	Micro-Siemens per centimetre	Quarterly	In situ
Copper	Milligrams per litre	Quarterly	Grab sample
Dissolved Oxygen	Milligrams per litre	Quarterly	In situ
Hardness (as calcium carbonate)	Milligrams per litre	Quarterly	Grab sample
Iron	Milligrams per litre	Quarterly	Grab sample
Iron Oxide	Milligrams per litre	Quarterly	Grab sample
Lead	Milligrams per litre	Quarterly	Grab sample
Magnesium	Milligrams per litre	Quarterly	Grab sample
Manganese	Milligrams per litre	Quarterly	Grab sample
Nitrate + Nitrite (oxidised nitrogen)	Milligrams per litre	Quarterly	Grab sample
Nitrogen (ammonia)	Milligrams per litre	Quarterly	Grab sample
Nitrogen (total)	Milligrams per litre	Quarterly	Grab sample
pH	pH	Quarterly	In situ
phenols	Milligrams per litre	Quarterly	Grab sample
Polycyclic aromatic hydrocarbons	Milligrams per litre	Quarterly	Grab sample
Potassium	Milligrams per litre	Quarterly	Grab sample
Redox potential	millivolts	Quarterly	In situ
Sulfate	Milligrams per litre	Quarterly	Grab sample
Temperature	Degrees Celsius	Quarterly	In situ
Total Kjeldahl Nitrogen	Milligrams per litre	Quarterly	Grab sample
Total organic carbon	Milligrams per litre	Quarterly	Grab sample
Total Phosphorus- (unfiltered)	Milligrams per litre	Quarterly	Grab sample
Total Suspended solids	Milligrams per litre	Quarterly	Grab sample
Volatile organic compounds	Milligrams per litre	Quarterly	Grab sample
Volume	Kilolitres	Quarterly	In situ
Zinc	Milligrams per litre	Quarterly	Grab sample

POINTS - Sediment dam discharge point/s (exact points to be confirmed in the EPL)

Pollutant	Unit of Measure	Frequency	Sampling Method
Conductivity	Micro-Siemens per centimetre	Special frequency 1	In situ
Nitrate + Nitrite (oxidised nitrogen)	Milligrams per litre	Special frequency 1	Representative sample
Nitrogen (ammonia)	Milligrams per litre	Special frequency 1	Representative sample
pH	pH	Special frequency 1	In situ
Total Kjeldahl Nitrogen	Milligrams per litre	Special frequency 1	Representative sample
Total Phosphorus- (unfiltered)	Milligrams per litre	Special frequency 1	Representative sample
Total Suspended solids	Milligrams per litre	Special frequency 1	Representative sample

Note: For the purpose of this condition, 'special frequency 1 ' means as soon as practicable after overflow commences and in any cases not more than 12 hours after any overflow commencing and prior to any controlled discharge from the sedimentation basin to demonstrate compliance with the concentration limits defined at condition L2.3.

POINTS - leachate pond discharge point/s (exact points to be confirmed in the EPL)

Pollutant	Units of Measure	Frequency	Sampling Method
Conductivity	Micro-Siemens per centimetre	Special frequency 2	In situ
Nitrate + Nitrite (oxidised nitrogen)	Milligrams per litre	Special frequency 2	Representative sample
Nitrogen (ammonia)	Milligrams per litre	Special frequency 2	Representative sample
pH	pH	Special frequency 2	In situ
Total Kjeldahl	Milligrams per litre	Special frequency 2	Representative sample
Total Phosphorus (unfiltered)	Milligrams per litre	Special frequency 2	Representative sample
Total Suspended solids	Milligrams per litre	Special frequency 2	Representative sample

Note: For the purpose of this condition, 'special frequency 2' means as soon as practicable after overflow commences and, in any cases, not more than 12 hours after any overflow commencing.

Point Ambient surface water monitoring (exact points to be confirmed in EPL)

Pollutant	Units of Measure	Frequency	Sampling Method
Alkalinity (as calcium carbonate)	Milligrams per litre	Quarterly	Grab sample
Aluminium	Milligrams per litre	Quarterly	Grab sample
Arsenic	Milligrams per litre	Quarterly	Grab sample

Boron	Milligrams per litre	Quarterly	Grab sample
Cadmium	Milligrams per litre	Quarterly	Grab sample
Calcium	Milligrams per litre	Quarterly	Grab sample
Carbon dioxide	Milligrams per litre	Quarterly	Grab sample
Chloride	Milligrams per litre	Quarterly	Grab sample
Chromium	Milligrams per litre	Quarterly	Grab sample
Conductivity	Micro-Siemens per centimetre	Quarterly	In situ
Copper	Milligrams per litre	Quarterly	Grab sample
Dissolved Oxygen	Milligrams per litre	Quarterly	In situ
Hardness (as calcium carbonate)	Milligrams per litre	Quarterly	Grab sample
Iron	Milligrams per litre	Quarterly	Grab sample
Iron Oxide	Milligrams per litre	Quarterly	Grab sample
Lead	Milligrams per litre	Quarterly	Grab sample
Magnesium	Milligrams per litre	Quarterly	Grab sample
Manganese	Milligrams per litre	Quarterly	Grab sample
Nitrate + Nitrite (oxidised nitrogen)	Milligrams per litre	Quarterly	Grab sample
Nitrogen (ammonia)	Milligrams per litre	Quarterly	Grab sample
Nitrogen (total)	Milligrams per litre	Quarterly	Grab sample
pH	pH	Quarterly	In situ
Potassium	Milligrams per litre	Quarterly	Grab sample
Redox potential	millivolts	Every 6 months	In situ
Potassium	Milligrams per litre	Quarterly	Grab sample
Sodium adsorption ratio	Milligrams per litre	Quarterly	Grab sample
Sulfate	Milligrams per litre	Quarterly	Grab sample
Temperature	Milligrams per litre	Quarterly	Grab sample
Total Kjeldahl	Milligrams per litre	Quarterly	Grab sample
Total organic carbon	Milligrams per litre	Quarterly	Grab sample
Total Phosphorus-unfiltered sample	Milligrams per litre	Quarterly	Grab sample
Total Suspended solids	Milligrams per litre	Quarterly	Grab sample
Turbidity	nephelometric turbidity units	Quarterly	In situ
Volume	Kilolitres	Quarterly	estimate
Zinc	Milligrams per litre	Quarterly	Grab sample

M2.3 Air Monitoring Requirements (exact locations TBC)

Pollutant	Units of measure	Frequency	Sampling Method
Methane	percent by volume	Quarterly	Special Method 3

For the purposes of the above table(s), Special Method 3 means methane monitoring in accordance with Section 5.2 Landfill gas surface emissions monitoring, and Section 5.4 Gas accumulation monitoring in enclosed structures as defined in the Environmental Guidelines: Solid Waste Landfills, 2nd edition 2016.

Note: "Special Method 3" means methane monitoring must be performed on the gas within the landfill subsurface monitoring well before any admixture or purging of air into that well. The gas detector must: a) have a current calibration certificate b) a minimum level of detection and minimum resolution of 1% (v/v) methane c) be capable of accurately measuring methane in a reduced oxygen atmosphere d) be tested with an in-date calibration gas before and after the testing to ensure that all sensors are functional and accurate. Subsurface gas monitoring must be performed following the procedures in benchmark techniques 15 and 16 in the EPA's Environmental Guidelines: Solid Waste Landfills.

Note: The Protection of the Environment Operations (Clean Air) Regulation 2021 requires testing for certain purposes to be conducted in accordance with test methods contained in the publication "Approved Methods for the Sampling and Analysis of Air Pollutants in NSW". Where the "Approved Method" refers to a standard that has been updated the updated standard can be used, (AM-19 refers to AS 3580.10.1-1991 which has now been updated to AS 3580.10.1-2016).

Note: the monitoring requirements may be varied by the EPA subject to ongoing review and assessment of monitoring results.

M3 Testing methods - concentration limits

M3.1 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:

- (a) 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
- (b) 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
- (c) 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.

Note: The Protection of the Environment Operations (Clean Air) Regulation 2022 requires testing for certain purposes to be conducted in accordance with test methods contained in the publication "Approved Methods for the Sampling and Analysis of Air Pollutants in NSW".)

M3.2 Subject to any express provision to the contrary in this approval/licence, monitoring for the concentration of a pollutant discharged to waters must be done in accordance with the Approved Methods Publication unless another method has been approved by the EPA in writing before any tests are conducted.

M4 Weather Monitoring

M4.1 At the point(s) identified below, the proponent must monitor (by sampling and obtaining results by analysis) the parameters specified in Column 1 of the table below, using the corresponding sampling method, units of measure, averaging period and sampling frequency, specified opposite in the Columns 2, 3, 4 and 5 respectively.

Point W1

Parameter	Sampling Method	Units of measure	Averaging period	Frequency
Rainfall	M-4	millimetres per hour	1 hour	continuous
Wind speed at 10 metres	AM-2 & M-4	metres per second	15 minutes	continuous
Wind direction at 10 metres	AM-2 & M-4	Degrees in a clockwise direction from True North	15 minutes	continuous
Temperature at 2 metres	M-4	degrees Celsius	15 minutes	continuous
Temperature at 10 metres	M-4	degrees Celsius	15 minutes	continuous
Sigma Theta	M-4	Degrees in a clockwise direction from True North	15 minutes	continuous
Total Solar Radiation	M-4	Watts per square metre	15 minutes	continuous

M5 Requirement to monitor volume or mass

M5.1 For each discharge point or utilisation area specified below, the licensee must monitor:

- (a) the volume of liquids discharged to water or applied to the area;
- (b) the mass of solids applied to the area;
- (c) the mass of pollutants emitted to the air; at the frequency and using the method and units of measure, specified below.

Discharge Points (exact locations TBC)

Frequency	Unit of Measure	Sampling Method
Continuous during discharge	Kilolitres per day	By calculation (volume flow rate or pump capacity multiplied by operating time)

6 Reporting conditions

R1 Annual Return

R1.1 The proponent 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 applicant 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.

7 General Conditions

G1 Pollution Incident Response Management Plan

G1.1 The proponent must maintain, and implement as necessary, a current Pollution Incident Response Management Plan (PIRMP) for the premises in accordance with section 153(A) of the Protection of the Environment Operations Act 1997. The proponent must keep the PIRMP on the premises at all times. The PIRMP must document systems and procedures to deal with all types of incidents (e.g. spills, explosions or fire) that may occur at the premises or that may be associated with activities that occur at the premises and which are likely to cause harm to the environment. If a current PIRMP does not exist at the date on which this condition is attached to the licence, the proponent must develop a PIRMP within one month of that date.

G1.2 A notification protocol for downstream water users must be generated in consultation with downstream water users and the adjoining Willow Tree Gravels Quarry, should the EPL water quality limits be exceeded.

G2 Signage

G2.1 Each monitoring and discharge point must be clearly marked by a permanent sign that indicates the EPA point identification number.

8 Special conditions

E1 Detailed Design Report

E1.1 Prior to commencing construction activities, the proponent must provide to the EPA for approval a detailed design report addressing the requirements of the Environmental Guidelines: Solid Waste Landfills (EPA, 2016). This report must be prepared by an appropriately qualified and experienced person as defined in the Landfill Guidelines. The report must contain:

- (a) Detailed designs of the cell lining and leachate barrier system in accordance with Minimum Standards Part 1 of the Landfill Guidelines. If alternative designs are proposed, for example on the quarry walls, the design report must contain an assessment of the soundness of the in situ geology as per the requirements of Part 1.10.
- (b) Detailed designs of final capping in accordance with Minimum Standards Part 9 of the Landfill Guidelines. If a phytocap is proposed as an alternative to an engineered barrier cap, the design report must address the design requirements for phytocaps set out in Minimum Standards Part 9.4.
- (c) Construction Quality Assurance (CQA) Plans for all proposed construction works in accordance with Minimum Standards Part 11 of the Landfill Guidelines. The CQA Plans must include procedures to cover the proposed staged or incremental quarry wall lining technique (called the 'shingle' approach in the EIS).
- (d) Water quality monitoring programs in accordance with Minimum Standards Part 4 of the Landfill Guidelines. These programs must include proposals to characterise existing (background) groundwater and surface water quality at and near the site before landfilling commences.

E2 Final Capping Requirements

E2.1 Six months prior to commencing progressive final capping, the proponent must submit the detailed design and quality assurance/quality control plan for the capping to the EPA. Final capping must not be undertaken until written approval for the design and QA/QC is received from the EPA. Where the final capping design does not conform to design specifications in EPA's Environmental Guidelines: Solid Waste Landfill, the proponent must provide supporting information that the alternative design will meet the environmental goals defined in the Guidelines.

Attachment B – Mandatory Conditions for all EPA licences

Administrative conditions

Activities must be carried out in a competent manner

Licensed activities must be carried out in a competent manner.

This includes:

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

Maintenance of plant and equipment

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

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

Monitoring and recording conditions

Recording of pollution complaints

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

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.

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

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

Telephone complaints line

The licensee 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.

The licensee 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 3 months after this condition takes effect.

Reporting conditions

Annual Return documents

What documents must an Annual Return contain?

The licensee must complete and supply to the EPA an Annual Return in the approved form comprising:

1. a Statement of Compliance,
2. a Monitoring and Complaints Summary,
3. a Statement of Compliance - Licence Conditions,
4. a Statement of Compliance - Requirement to Prepare Pollution Incident Response Management Plan,
5. a Statement of Compliance - Requirement to Publish Pollution Monitoring Data; and
6. a Statement of Compliance - Environmental Management Systems and Practices.

At the end of each reporting period, the EPA will provide to the licensee notification that the Annual Return is due.

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 a copy of the form that must be completed and returned to the EPA.

Period covered by Annual Return

An Annual Return must be prepared in respect of each reporting, 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 licence is transferred from the licensee to a new licensee,

- (a) 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
- (b) 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

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

Deadline for Annual Return

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’).

Notification where actual load cannot be calculated

(Licences with assessable pollutants)

Where the licensee is unable to complete a part of the Annual Return by the due date because the licensee was unable to calculate the actual load of a pollutant due to circumstances beyond the

licensee's control, the licensee must notify the EPA in writing as soon as practicable, and in any event not later than the due date.

The notification must specify:

- (a) the assessable pollutants for which the actual load could not be calculated; and
- (b) the relevant circumstances that were beyond the control of the licensee.

Licensee must retain copy of Annual Return

The licensee must retain a copy of the annual return supplied to the EPA for a period of at least 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

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

Note: 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 7 days of the date on which the incident occurred.

Written report

Where an authorised officer of the EPA suspects on reasonable grounds that:

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

and 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:

- (a) the cause, time and duration of the event;
- (b) the type, volume and concentration of every pollutant discharged as a result of the event;
- (c) 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
- (d) 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;
- (e) action taken by the licensee in relation to the event, including any follow-up contact with any complainants;

- (f) details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event;
- (g) 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

A copy of this 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.

Reporting of fires

In the event of a fire at the facility the applicant must record:

- (a) the time and date when the fire was deliberately started or reported;
- (b) whether the fire was authorised by the applicant, and, if not, the circumstances which ignited the fire;
- (c) the time and date that the fire ceased and whether it burnt out or was extinguished;
- (d) the location of fire (e.g. clean timber stockpile, putrescible garbage cell, etc);
- (e) the prevailing weather conditions;
- (f) any observations made in regard to smoke direction and dispersion;
- (g) the amount of waste that was combusted by the fire; and
- (h) the action taken to extinguish the fire.

The applicant or its employees or agents must notify the EPA in accordance with the above section 'Notification of environmental harm' of all fires at the premises within 7 days of the date on which the incident occurred.

Reporting of leachate discharge

Whenever leachate is discharged to surface waters from the premises the licensee must notify the event to the EPA in accordance with above section 'Notification of environmental harm'. The licensee must provide a written report of any leachate discharge(s) which exit the premises to the EPA within 7 days of the date on which the incident occurred.

The report must include the following information:

- (a) the volume of the leachate discharged and over what time period the discharge occurred;
- (b) the date and time of the commencement of the overflow;
- (c) the weather conditions at the time of the discharge, specifying the amount of rainfall on a daily basis that had fallen: - on the day(s) of the discharge; and - for the one week period prior to the discharge.
- (d) the most recent monitoring results of the chemical composition of the leachate;
- (e) an explanation as to why the discharge occurred;
- (f) the location(s) of the discharge; and
- (g) a plan of action to prevent a similar discharge in the future.

B1 Construction Certificate

Building work, demolition or excavation in accordance with the Notice of Determination must not be commenced until a Construction Certificate required by s.6.3 of 'the Act' for the relevant part of the works has been issued in accordance with the provisions of 'the Act' and 'the Regulation'.

Reason: To ensure compliance with the *Environmental Planning and Assessment Act 1979* and appropriate safeguarding measures are in place prior to the commencement of any building work or excavation.

B2 Construction Plans

Prior to submission of the Construction Certificate application to a Private Certifier, all construction plans associated with the development are to be finalised and provided to Council for review and approval.

Reason: To ensure the intent of the approved development has been addressed.

B3 Final Landfill Environmental Management Plan

A Final Landfill Environmental Management is to be submitted to Council for approval. This document is to be reviewed and updated prior to the commencement of operation, every 5 years from commencement of operation and prior to the commencement of each landfill cell.

Reason: To ensure the intent of the approved development has been addressed.

B4 Construction Environmental Management Plan

Prior to the issue of a Construction Certificate, a Construction Environmental Management Plan for the development must be prepared by the Applicant and submitted for approval by Council or an accredited private certifier. The Construction Environmental Management Plan shall be prepared in consultation with Council and address all relevant matters as set out in this consent unless the item is addressed as a standalone document. At a minimum, it shall include the following information:

- (a) Description of the proposed construction works and work program;
- (b) Identification of relevant statutory requirements and conditions of consent that apply to the construction phase of the development;
- (c) Set standards and performance measures for each of the relevant environmental matters associated with construction work;
- (d) Description of what actions and measures will be implemented to mitigate the potential impacts of the construction works and ensure such works will comply with the relevant standards and performance measures;
- (e) Description of what measures and procedures will be implemented to:
 - (i) Manage construction traffic;
 - (ii) Register and respond to complaints during construction works;
 - (iii) Mitigate any potential environmental impacts, including but not limited to noise, flora and fauna, dust, stormwater and visual impacts;
 - (iv) Respond to the discovery of any items of indigenous or non-indigenous heritage significance. This shall incorporate the recommendations from the Aboriginal Due Diligence Assessment prepared by Biosis Pty Ltd (dated 22 December 2022);
 - (v) Respond to emergencies, including bushfire events; and,
 - (vi) Ensure the health and safety of construction workers;
 - (vii) Nominated construction traffic route, identifying the specific roads.
- (f) Explanation of how the environmental performance of the construction works will be monitored, and what actions will be taken if any non-compliance is detected;

- (g) Description of the role, responsibility, authority accountability, and reporting of key personnel involved in the construction of the development.
- (h) Preparation of a dust control protocol for Dust and Mitigation Management to detail management measures, a method for recording dust complaints and monitoring requirements.

The Construction Environmental Management Plan must also be prepared so that it addresses the following matters:-

- (a) On days with forecast and actual high winds (i.e. over 10 m/s) reduce work effort accordingly if wind-blown dust is observed to be leaving the site boundary.
- (b) Plant and equipment should be maintained in good condition to minimise ignition risk, spills and air emissions that may cause nuisance.
- (c) Dust suppression should be undertaken as required using water sprays, water extension agents, soil stabilising polymers or other media on:
 - (i) Unpaved work areas subject to traffic or wind;
 - (ii) During the loading and unloading of dust generating materials.
 - (iii) Unpaved access tracks
- (d) If the works are creating levels of dust which may significantly impact on residential amenity, works should be modified or stopped until the dust hazard is reduced to an acceptable level.
- (e) On days with high background dust levels (due to fire or offsite dust events for example), increase dust mitigation in the form of watering or reduce dusty construction activities.
- (f) Vehicles with potential for loss of loads (such as dust or litter) should be covered when using public roads.

Reason: To ensure that appropriate environmental management practices are implemented during the construction of the proposed development.

B5 Access Report

An Access Consultant's Report from an accredited consultant will be required to be submitted to Council for approval prior to the issue of a Construction Certificate.

Reason: To ensure safe, practical and legal access is provided to the site.

B6 Draft Fire Safety Schedule

A Draft Fire Safety Schedule from a Registered Fire Engineer or consultant will be required to be submitted to Council prior to the issue of a Construction Certificate.

Reason: Prescribed by legislation.

B7 Other Approvals

The following approvals are required:

Section 68 of the Local Government Act 1993 – Approvals required under Section 68 include installation of an: -

- (a) Onsite Sewerage Management System; and
- (b) Plumbing and Drainage.

Reason: To ensure all work complies with relevant legislation.

B8 Servicing

In relation to services, the following must be undertaken by the applicant where relevant: -

- (a) **Adequate services** – the applicant must demonstrate that adequate services for water, electricity and wastewater are available to the site,
- (b) **Dial before your dig** - the applicant shall contact “Dial Before You Dig on 1100” to obtain a Service Diagram. The sequence number obtained from “Dial Before You Dig” shall be forwarded to the Principal Certifier (PC) and Council for their records.

Details shall be provided with the Construction Certificate application.

Reason: To ensure work is carried out having regard to existing services and underground infrastructure for safety and efficiency.

B9 Vehicle Access Requirements

Entry and exit points are to be clearly signposted and visible from both the street and the site at all times. All required works are to be completed in accordance with Council/Transport for NSW standards prior to the commencement of construction works on the site. Details must be provided on the Construction Certificate plans.

Reason: To ensure safe, practical and legal vehicle access is provided to the site.

B10 External Lighting

Any lighting used on the site in connection with the development is to comply with AS 4282 – *Control of the obtrusive effects of Outdoor lighting*. The applicant must minimise off-site lighting impacts arising from the development and any external lighting is installed as low intensity lighting except where required for safety or emergency purposes. Details are to be shown on the Construction Certificate plans.

Reason: To protect the amenity of the surrounding area.

B11 Internal Access and Car Parking

Areas Accessed by the General Public

All driveways, access ramps, vehicular crossings and car parking spaces, access by the general public, up to and including the transfer stations areas shall be designed and constructed in accordance with the current version of Australian Standards, AS 2890.1-2004: *Parking Facilities - Off-street Car Parking* and AS 2890.2:2018 - *Parking facilities Off-street commercial vehicle facilities*. This is to be a bitumen sealed all-weather surface with appropriate line marking and signage.

Staff Parking

All car parking for the operation of the Willow Tree Waste Management Facility is to be provided on a bitumen sealed surface and line marked for a minimum of five (5) vehicles.

All other Internal Access Roads

All other internal areas of access for the development will require the formation of a minimum 3-metre-wide all-weather access road using dust suppressed ridge gravel in accordance with Council's Subdivision and Development Guidelines.

Details for the above mentioned are to be provided with the Construction Certificate application.

Reason: To ensure driveways, access ramps, vehicular crossings and car parking complies with the relevant Australian Standards.

C1 Appointment of Principal Certifier

Prior to the commencement of work, the person having the benefit of the development consent and a Construction Certificate shall:

- (a) Appoint a Principal Certifier and notify the Council of the appointment (if Council is not appointed); and
- (b) Notify Council of their intention to commence building work (at least 2 days' notice is required).

Reason: To ensure compliance with the *Environmental Planning and Assessment Act 1979*.

C2 Signs on site

A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out:

- (a) showing the name, address and telephone number of the principal certifier for the work, and
- (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work or demolition work is being carried out but must be removed when the work has been completed.

Reason: Prescribed Condition under Clause 70(2) and (3) of the *Environmental Planning and Assessment Regulation 2021*.

C3 Sediment and Erosion Control

Where construction or excavation activity requires the disturbance of the soil surface and existing vegetation, adequate measures for erosion and sediment control must be provided. As a minimum, control techniques are to be in accordance with The Blue Book published by Landcom provisions on Erosion and Sediment Control.

All required erosion and sedimentation techniques must be properly installed prior to the commencement of any 'site' 'works' and maintained in a functional and effective condition throughout the construction activities until the 'site' is stabilised.

The installation is to be approved by the 'Principal Certifier' prior to any further commencement of 'site' 'works'.

Reason: To protect the environment from the effects of sedimentation and erosion from development sites.

C4 Construction and Operational Environmental Management Plan

Prior to works commencing, the applicant must provide a final copy of the following Plans: -

- (a) Landfill Environmental Management Plan; and
- (b) Construction Environmental Management Plan.

These must describe the mitigation and management measures identified in the Environmental Impact Statement and accompanying Reports.

Reason: To ensure environmental protection throughout the operation of the development.

C5 Toilet Facilities during Construction

Toilet facilities must be provided on the work site during construction at the rate of one toilet for every 20 persons or part of 20 persons employed at the work site. Each toilet provided must:

- (a) Be a standard flushing toilet, or
- (b) If connection to a public sewer is not available, to an on-site effluent disposal system approved by the council, or
- (c) A portable toilet.

Reason: To provide appropriate on-site amenities during demolition and construction work.

C6 Preparation of a Traffic Noise Management Strategy

A Traffic Noise Management Strategy is to be developed by the proponent, prior to commencement of construction and operation activities to ensure that feasible and reasonable noise management strategies for vehicle movements associated with the facility are identified and applied, that include but are not necessarily limited to the following:

- (a) driver training to ensure that noisy practices such as the use of compression engine brakes are not unnecessarily used near sensitive receivers,
- (b) best noise practice in the selection and maintenance of vehicle fleets,
- (c) movement scheduling where practicable to reduce impacts during sensitive times of the day,
- (d) communication and management strategies for non-licensee/proponent owned and operated vehicles to ensure the provision of the Traffic Noise Management Strategy are implemented,
- (e) a system of audited management practices that identifies non-conformances, initiates and monitors corrective and preventative action (including disciplinary action for breaches of noise minimisation procedures) and assesses the implementation and improvement of the Traffic Noise Management Strategy,
- (f) specific procedures for drivers to minimise impacts at identified sensitive receivers,
- (g) clauses in conditions of employment, or in contracts, of drivers that require adherence to the noise minimisation procedures and facilitate effective implementation of the disciplinary actions for breaches of the procedures.

Reason: To ensure measures that will protect the public, and the surrounding environment, during site works, construction and operation are implemented prior to works commencing on the site.

C7 Landscaping

Prior to works commencing a suitable landscaping plan is to be provided and approved by the Principal Certifier for the areas surrounding the weighbridge, staff parking, site office and amenities landscaping, with drought tolerant and frost hardy species. The location and type is to be to the satisfaction of the Principal Certifier.

Reason: To ensure amenity of area.

D1 Earthworks

Any earthworks (including any structural support or other related structure for the purposes of the development) must: -

- (a) not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot;
- (b) not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property;
- (c) in the first instance be reused on 'site';
- (d) ensure that any fill brought to the 'site' contains only Virgin Excavated Natural Material as defined in Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997* or any other waste-derived material the subject of a resource recovery exemption;
- (e) ensure that any excavated soil to be removed from the 'site' is be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005*;
- (f) ensure that documentation verifying the lawful disposal of all waste is to be kept by the applicant and provided to 'Council' on request.
- (g) not permit fill to change existing ground levels at the property boundary. Cutting and filling is to be restricted to that described in the submitted documentation. Any further cutting or filling will require separate approval.
- (h) ensure that any excavation is carried out in accordance with *Excavation Work: Code of Practice* (ISBN 978-0-642-785442), published in October 2013 by Safe Work Australia.

Reason: To ensure structural safety and to ensure excavation and fill are handled correctly.

D2 Discovery of Aboriginal Objects

While excavation, demolition or building work is being carried out, all such works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the *Heritage Council of NSW* in respect of a relic and notify the Secretary of the *Department of Planning and Environment* and the *Heritage Council of NSW* in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the *Heritage Council of NSW* or the Secretary of the *Department of Planning, Housing and Infrastructure*.

Note: In this condition: -

- "relic" means any deposit, artefact, object or material evidence that:
 - (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
 - (b) is of State or local heritage significance; and
- "Aboriginal object" means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.

Reason: To ensure the protection of objects of potential significance during works.

D3 Discovery of Contamination

Should any unexpected contaminated, scheduled, hazardous or asbestos material be discovered before or during construction works, the applicant and contractor shall ensure the appropriate

regulatory authority is notified and that such material is contained, encapsulated, sealed, handled or otherwise disposed of to the requirements of such Authority.

Reason: To ensure contamination discovered during construction is dealt with as quickly as possible and to protect the health of the community and the environment.

D4 Critical Stage Inspections

Building work must be inspected on the occasions set out in clause 162A (Critical stage inspections for building work) under the *Environmental Planning and Assessment Regulation 2021*.

Reason: To require approval to proceed with building work following each critical stage inspection and comply with the Regulation.

D5 Clearing Vegetation

There must be no removal or disturbance of native vegetation except as outside of the development footprint as authorised by this consent, including canopy trees, understorey and ground cover vegetation without the prior written consent of Council.

Reason: To ensure vegetation is maintained on the site.

PART E: PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

E1 Occupation Certificate

Occupation and operation of the Willow Tree Waste Management Facility is not to occur until all work has been completed, all of the conditions of consent have been satisfied and an Occupation Certificate has been issued by the Principal Certifier pursuant to Section 6.10 of the *Environmental Planning and Assessment Act 1979*.

Reason: To ensure compliance with the *Environmental Planning and Assessment Act 1979*.

E2 Completion of Public Utility Services

Before the issue of the relevant Occupation Certificate, the principal certifier must ensure any adjustment or augmentation of any public utility services including water, on-site sewer, electricity, required as a result of the development, and is completed to the satisfaction of the relevant authority. Before the issue of the Occupation Certificate, the certifier must request written confirmation from the relevant authority that the relevant services have been completed.

Reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.

E3 Emergency Management Plan

An Emergency Management Plan shall be prepared for the life of the operation of the development and shall be updated if required.

Reason: To ensure the protection of human life, the environment and adjoining property in the event of fire or other emergency generated by the development.

E4 Bushfire

Prior to the issue of an Occupation Certificate, a Bushfire Emergency Management and Operations Plan shall be submitted to Council or an accredited private certifier for endorsement. The Plan shall be prepared in accordance with the requirements of *Planning for Bushfire Protection 2019* and the NSW Rural Fire Service's *Guide to Developing a Bushfire Emergency Management Plan*.

Reason: To protect people and property from bushfire.

E5 Vehicle Access Requirements

Entry and exit points, and internal access areas are to be clearly signposted and visible from the street, the site and within the site at all times. All required signage is to be completed in accordance with Council / Transport for NSW standards prior to the commencement of operation on the site.

Reason: To ensure safe, practical and legal vehicle access is provided to the site.

E6 New and Replacement Fencing

New fencing is required to be installed along the boundary where it does not exist. Any existing fencing that is dilapidated is required to be repaired or replaced. The occupier of the premises is to maintain the fencing in a good state of repair at all times.

Reason: Security and safety purposes and to protect the amenity of the area while the facility is in operation.

E7 Landscaping

For the areas surrounding the weighbridge, staff parking, site office and amenities landscaping is to be provided, with drought tolerant and frost hardy species as per the approved Landscaping Plan. The location and type are to be to the satisfaction of the Principal Certifier.

Reason: To ensure amenity of area.

E8 Waste Management

Prior to the commencement of operation, a Landfill Environmental Management Plan is to be prepared to incorporate operational waste handling and management. The Landfill Environmental Management Plan will ensure that waste management conforms to the requirements of relevant guidance documents and adheres to the waste management hierarchy principles contained in the *Waste Avoidance and Resource Recovery Act 2001*. The Landfill Environmental Management Plan must include, but not be limited to, the following:

- (a) Expected types, quantities and classifications of waste received on-site;
- (b) Waste receipt, screening, handling, management procedures;
- (c) Procedures for identifying and managing unacceptable and non-conforming waste delivery
- (d) Waste classification procedures and details of how all waste streams would be recycled or disposal of in accordance with the Waste Classification Guidelines Part 1: Classifying waste (NSW EPA, 2014) and the waste provisions contained within the *Protection of the Environment Operations Act 1997*, Waste Regulation and other relevant legislative and policies; and
- (e) Record keeping and reporting requirements.

Reason: To ensure the intent and objectives of the *Waste Avoidance and Sustainable Materials Strategy 2041* are satisfied.

F1 Decommission Management Plan

A Concept Decommission Plan must be prepared by a suitably qualified consultant and provided to Council (or relevant approval authority) for review and approval no later than 12 months prior to the proposed cessation of operations or requirements of the NSW Environmental Protection Authority. It must include, but not be limited to, the following:

- (a) Expected timeline for rehabilitation completion;
- (b) Decommissioning of the Willow Tree Waste Management Facility and any other structures or infrastructure relating the approved development;
- (c) Programme of site restoration to ensure the land is returned to its previous state prior to use as a Waste Management Facility, with the retention of landscaping; and
- (d) Details on waste management and recycling of all materials arising from the operation of the development.

Reason: To ensure the decommissioning of the Waste Management Facility occurs in an orderly and sustainable manner, that the amenity of the area is maintained while the Willow Tree Waste Management Facility is being decommissioned and to ensure the site can be returned to its original condition, or as far as is practicable.

F2 Vehicle Management

The premises shall be operated in accordance with the following vehicle management requirements:

- (a) All loading and unloading of vehicles must be undertaken wholly within the site and all vehicles must enter and leave the site a forward direction.
- (b) Sufficient car parking is to be provided on the site, with no car parking to occur on the public road network in the vicinity of the site.
- (c) The vehicle entry and exit points are to be clearly signposted and visible from both the street and the site at all times and must be maintained in good condition for the life of the development.

Reason: To ensure the operation of the Willow Tree Waste Management Facility does not adversely affect the surrounding road network and has adequate car parking provided on the site.

F3 Operation of Plant and Equipment

The Applicant must ensure that all plant and equipment used on the site or in connection with the development is maintained and operated in a proper and efficient condition and manner.

Reason: To ensure all plant and machinery on the site is in good working order and is operated in a safe manner.

F4 Storage of Hazardous Materials

The applicant must store and handle all dangerous and hazardous materials on site in accordance with AS 1940-2004: *The storage and handling of flammable and combustible liquids*. The storage of any dangerous and hazardous materials must be provided in a suitably bunded and impervious area and in such a way as to minimise spills of hazardous materials or hydrocarbons. Clean up any spills must occur as soon as possible.

Reason: To minimise harm to the environment.

F5 Maintenance of Wastewater and Stormwater Treatment Device

During occupation and ongoing use of the amenities building, the applicant must ensure all wastewater and stormwater treatment devices (including drainage systems, sumps and traps, and on-site detention) are regularly maintained, to remain effective and in accordance with any positive covenant (if applicable).

Reason: To protect sewerage and stormwater systems.

F6 Noise Control During Operation

Any noise generated from the operation of the Waste Management Facility, including noise from any associated infrastructure, must not be intrusive or constitute offensive noise as defined by the *Protection of the Environment Operations Act 1997* at any private residential receiver.

The operation of the Waste Management Facility must satisfy the NSW EPA maximum noise criteria pursuant to the NSW Environmental Protection Authority's *Noise Policy for Industry (2017)*. If, at any time, these levels are exceeded, operation of the Waste Management Facility shall immediately be modified, including suspension of operations, if necessary, to ensure compliance.

Reason: To protect the amenity of the area while the facility is in operation.

F7 Mitigation and Management of Odour

The following is to be included in the operation plan for the mitigation and management of odour:

- (a) Establish 24-hour emergency maintenance agreements with equipment manufacturers to limit the impact of equipment failures
- (b) If the works are emitting odour concentrations which may significantly impact the nearby receptors, the works should be modified or stopped until the hazard is reduced to an acceptable level
- (c) Minimise the size of the active landfill face, considering the practicalities, safety, access, traffic management, etc
- (d) Cover odorous wastes as soon as possible after delivery
- (e) Train staff (internal and contractors) on odour management strategy and all relevant procedures.

Reason: To protect the amenity of the area while the facility is in operation.

F8 Operational Maintenance

The approved development footprint of the Willow Tree Waste Management Facility is to be kept in an organised and tidy manner at all times (e.g. free from plastic bags and other forms of refuse along the fence line).

Reason: To keep the Waste Management Facility in an organised and tidy manner and ensure amenity of the area.

F9 Security

Whilst the Willow Tree Waste Management Facility is not in operation the site access should be physically closed to restrict vehicle movements from the public.

Reason: To keep the Waste Management Facility secure outside of operating hours.

PART G: CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

G1 Impact on the Amenity of the Locality

At all times the implementation and intensity of this development must not adversely affect the amenity of the locality by reason of the emission of noises, noxious fumes, odours, waste and traffic generation.

Reason: To ensure that the amenity of the surrounding locality is not adversely affected by the nature of the approved activity.

G2 Occupant Safety

All persons entering the premises must comply with the relevant requirements of Workcover NSW and the *Work Health and Safety Act 2011* at all times.

Reason: To ensure the safety of all persons entering the premises.

PART H: POST OPERATION PERIOD

H1 Site Restoration

At the end of the Waste Management Facilities life the land must, as far as is practicable, be restored to the condition in which it was before the commencement of the use.

This restoration must occur as detailed in a Decommission Management Plan approved by Council.

Reason: To ensure the land is restored to the condition in which it was before the commencement of the use.

PART I: ADVISORY INFORMATION

- (a) Prior to commencing any building, or associated constructions works, the following provisions of the *Environmental Planning and Assessment Act 1979* are to be complied with:
 - (i) A Construction Certificate is to be obtained in accordance with Section 6.3 of *Environmental Planning and Assessment Act 1979* and all structures to be built on site are to comply with the Building Code Australia / National Construction Code.
 - (ii) A Principal Certifier is to be appointed and Council is to be notified of the appointment in accordance with Section 6.6 of the *Environmental Planning and Assessment Act 1979*.
 - (iii) Council is to be notified at least two (2) days of the intention to commence building works, in accordance with Section 6.6(2)(a) of the *Environmental Planning and Assessment Act 1979*.
- (b) Prior to any 'Work' commencing on 'site' all services should be clearly located and identified by contacting "Dial before you Dig" by telephoning 1100 or utilising www.1100.com.au