

General Terms of Approval

Notice No: 1655564



Uralla Shire Council
PO Box 106
URALLA NSW 2358

Attention: Heather Nicholls

Email: hnicholls@uralla.nsw.gov.au

Notice Number 1655564
File Number SF25/425697
Date 23-Dec-2025

Re: Williams Quarry Proposal (DA-30-2025)

Issued pursuant to Section 4.46 Environmental Planning and Assessment Act 1979

I refer to the development application and accompanying information provided for the Williams Quarry Proposal received by the Environment Protection Authority (EPA) on 27 May 2025.

The EPA has reviewed the information provided and has determined that it is able to issue a licence for the proposal, subject to conditions. The applicant will need to make a separate application to the EPA to obtain this licence.

The General Terms of Approval for this proposal are provided at **Attachment A**. If Uralla Shire Council grants development consent these conditions should be incorporated into the consent. Mandatory environment protection licence conditions are also provided for your information at **Attachment B**.

These General Terms of Approval relate to the development as proposed in the documents and information currently provided to the EPA. If the development is modified either by the applicant prior to the granting of consent or as a result of the conditions proposed to be attached to the consent, it will be necessary to consult with the EPA about the changes before the consent is issued. This will enable the EPA to determine whether its General Terms of Approval need to be modified.

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If you have any questions or wish to discuss this matter, further please contact Daniel Stokes on (02) 4908 6804.

Yours sincerely

A handwritten signature in black ink, which appears to read 'Lindsay Fulloon', is positioned above the printed name.

.....
Lindsay Fulloon
Manager
Environment Protection Authority

(by Delegation)

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Attachment A – Specific conditions for DA-30-2025

Administrative conditions

A1. Information supplied to the EPA

A1.1 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-30-2025 submitted to Uralla Shire Council on 27 May 2025;
- any environmental impact statement *Environmental Impact Statement Williams Quarry, Arding, 12 March 2025* relating to the development; and
- all additional documents supplied to the EPA in relation to the development, including *Information Response, 5 December 2025* and associated attachments.

A2. Fit and Proper Person

A2.1 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.

Discharges to Air and Water and Applications to Land

P1 Location of monitoring/discharge points and areas

P1.1 The following points referred to in the table are identified as points for the purposes of monitoring and/or the setting of limits for the discharge of pollutants to water from the point.

Water and Land

EPA Identification No.	Type of Monitoring Point	Type of Discharge Point	Location Description
1	Wet Weather Discharge / Discharge Water Quality Monitoring	Wet Weather Discharge / Discharge Water Quality Monitoring	Overflow from north west sediment basin, marked overflow point and coordinates to be provided to the EPA.
2	Wet Weather Discharge / Discharge Water Quality Monitoring	Wet Weather Discharge / Discharge Water Quality Monitoring	Overflow from west sediment basin, marked overflow point and coordinates to be provided to the EPA

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Limit conditions

L1. Pollution of waters

L1.1 Except as may be expressly provided by a licence under the Protection of the Environment Operations Act 1997 in relation of the development, section 120 of the Protection of the Environment Operations Act 1997 must be complied with in and in connection with the carrying out of the development.

L2. Concentration limits

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

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 1 and 2

Pollutant	Units of Measure	100% concentration limit
Oil and Grease	mg/L	10
pH	pH	6.5-8.5
Total Suspended Solids	mg/L	50

L3. Waste

L3.1 The licensee must not cause, permit or allow any waste generated outside the premises to be received at the premises for storage, treatment, processing, reprocessing or disposal or any waste generated at the premises to be disposed of at the premises, except as expressly permitted by a licence under the Protection of the Environment Operations Act 1997.

L3.2 This condition only applies to the storage, treatment, processing, reprocessing or disposal of waste at the premises if it requires an environment protection licence under the Protection of the Environment Operations Act 1997.

L4. Noise limits

L4.1 Noise from the premises must not exceed:

- an LAeq (15 minute) noise emission criterion of 40 dB(A) (7am to 6pm) Monday to Friday and 7am to 6pm Saturday; and

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- at all other times, an LAeq (15 minute) noise emission criterion of 35 dB(A), except as expressly provided by these general terms of approval.

L4.2 Noise-enhancing meteorological conditions

a) The noise limits set out in condition 4.1 apply under the following meteorological conditions:

Assessment Period	Meteorological Condition
Day	Stability Categories A, B, C and D with wind speeds up to and including 3 m/s at 10m above ground level.

b) For those meteorological conditions not referred to in condition L4.2(a), the noise limits that apply are the noise limits in condition L4.1 plus 5 dB.

L4.3 For the purposes of condition L4.2:

a) The meteorological conditions are to be determined from meteorological data obtained from the Uralla meteorological weather station. Stability category shall be determined using the following method from Fact Sheet D of the *Noise Policy for Industry* (NSW EPA, 2017):

- Use of sigma-theta data (section D1.4).

L4.4 To assess compliance:

a) with the LAeq(15 minutes) or the LAm_{ax} noise limits in conditions L4.1 and L4.2, the noise measurement equipment must be located:

- approximately on the property boundary, where any residence is situated 30 metres or less from the property boundary closest to premises; or where applicable,
- in an area within 30 metres of a residence facade, 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,
- in an area within 50 metres of the boundary of a National Park or Nature Reserve,
- at any other location identified in condition L4.1.

b) with the LAeq(15 minutes) or the LAm_{ax} noise limits in condition L4.1 and L4.2, the noise measurement equipment must be located:

- at the reasonably most affected point at a location where there is no residence at the location; or,
- at the reasonably most affected point within an area at a location prescribed by condition L4.4(a).

L4.5 A non-compliance of conditions L4.1 and L4.2 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 L4.4(a) or L4.4(b).

NOTE to L4.4 and L4.5: 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.

L4.6 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) shall be applied. If appropriate, to the noise measurements by the noise monitoring equipment.

L4.7 Noise measurements must not be undertaken where rain or wind speed at microphone level will affect the acquisition of valid measurements.

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L4.8 The licensee may reach negotiated agreements with sensitive receivers (owners and occupiers) to carry out works in accordance with noise limits specified in the negotiated agreements.

L4.9 All negotiated agreements must be in writing and finalised before the commencement of works.

L5. Hours of operation

L5.1 Activities at the premises may only be carried out at the times specified in the table below.

Activity	Monday to Friday	Saturday	Sunday	Public Holidays
Overburden stripping and site establishment	7:00 am to 6:00 pm	7:00 am to 6:00pm	No activity	No activity
Truck loading hours	7:00 am to 6:00 pm	7:00 am to 6:00 pm	No activity	No activity
Truck haulage	7:00 am to 6:00 pm	7:00 am to 1:00 pm	No activity	No activity
Processing	7:00 am to 6:00 pm	7:00 am to 6:00 pm	No activity	No activity
Blasting	10:00 am to 4:00 pm	Nil	No activity	No activity

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 of 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 condition 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.

L6. Blasting

Overpressure

L6.1 The airblast overpressure level from blasting operations at the premises must not exceed 120dB (Lin Peak) at any time. Error margins associated with any monitoring equipment used to measure this are not to be taken into account in determining whether or not the limit has been exceeded.

L6.2 The airblast overpressure level from blasting operations at the premises must not exceed 115dN (LinPeak) for more than five per cent of the total number of blasts over each reporting period. Error margins associated with any monitoring equipment used to measure this are not to be taken into account in determining whether or not the limit has been exceeded.

Ground vibration (ppv)

L6.3 Ground vibration peak particle velocity from the blasting operations at the premises must not exceed 10mm/sec at any time at any noise sensitive locations. Error margins associated with any monitoring equipment used to measure this are not to be taken into account in determining whether or not the limit has been exceeded.

L6.4 Ground vibration peak particle velocity from the blasting operations at the premises must not exceed 5mm/sec at any noise sensitive locations for more than five per cent of the total number of blasts over each reporting period. Error margins associated with any monitoring equipment used to measure this are not to be taken into account in determining

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whether or not the limit has been exceeded.

L6.5 The airblast overpressure and ground vibration levels in conditions L6.1 to L6.4 do not apply at noise sensitive locations that are owned by the licensee or subject to a private agreement, relating to airblast overpressure and ground vibration levels, between the licensee and land owner.

Frequency of blasting

L6.6 Blasting at the premises is limited to 1 blast each day on which blasting is permitted.

L7. Other limit conditions

L7.1 No more than 225,000 tonnes during any consecutive 12 month period can be extracted and processed at the premises.

L7.2 The maximum allowable rate of operations is 1,000 tonnes per day for each following activity: extraction, processing or haulage.

Operating conditions

O1. Odour

O1.1 No condition of this licence identifies a potentially offensive odour for the purposes of section 129 of the Protection of the Environment Operations Act 1997.

Note: The POEO Act states that no offensive odour may be emitted from particular premises unless potentially offensive odours are identified in the licence and the odours are emitted in accordance with conditions specifically directed at minimising the odours are permitted. Where it is appropriate for a licence to identify and control offensive odours, conditions for the licence should be developed in consultation with Air Policy.

O2. Dust

O2.1 Activities occurring at the premises must be carried out in a manner that will minimise emissions of dust from the premises.

O2.2 The premises must be maintained in a manner that prevents and minimises the emissions of air pollutants.

O2.3 Trucks entering and leaving the premises that are carrying loads must be covered at all times, except during loading and unloading.

O2.4 All plant and equipment (including loaders, excavators, crushers, screen, drill rigs, trucks) must be maintained in accordance with manufacturer requirements to minimise malfunction that could result in increased air quality emissions.

O2.5 The maximum disturbance area due to the project operations must not exceed 5.5 hectares.

O2.6 No offsite material must be received or processed at the premises.

O2.7 Watering must be used as a means of dust suppression for the following activities and locations:

- a) During all crushing and screening operations;
- b) During all haulage activities on the premises (road watering), except where alternative dust mitigation measures are implemented in accordance with the Air Quality Management Plan;
- c) At all stockpiles, except where alternative measures are implemented in accordance with the Air Quality Management Plan.

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O3. Soil and Water Management Plan

O3.1 Prior to commencing operations, a Soil and Water Management Plan (SWMP) must be prepared. As a minimum the SWMP must:

- a) describe the measures that will be employed to minimise soil erosion and the discharge of sediment and other pollutants to lands and/or waters during operations at the premises.
- b) be prepared in accordance with the requirements of the 'Managing Urban Stormwater: Soils and Construction' guidelines including, Volume 1, 4th edition (Landcom, March 2004) and Volume 2E Mines and Quarries (Department of Environment and Climate Change, June 2008).

O4. Air Quality Management Plan

O4.1 Prior to commencing operations, an Air Quality Management Plan (AQMP) must be prepared. The AQMP must address the following aspects:

- a) Key performance indicators;
- b) Proactive mitigation measures for all significant and potentially significant emission sources.
- c) A Trigger Action Response Plan addressing the implementation of reactive management strategies. Triggers must be clearly articulated and auditable;
- d) Monitoring methods, including location, frequency and duration of monitoring.
- e) Methods for ongoing review of the AQMP (including reactive triggers) to inform continual improvement;
- f) Complaint handling and investigation procedures;
- g) Methods for documenting the implementation of all reasonable and feasible proactive and reactive mitigation measures;
- h) Record keeping;
- i) Roles and responsibilities; and,
- j) Methods for compliance reporting.

O5. Chemical and Fuel Storage

O5.1 All chemicals, fuels and oils must be stored in a bunded area which complies with the specifications of the relevant Australian Standard and legislative requirements.

O6. Sediment Basins

O7.1 The sediment basins must be designed, constructed, operated and maintained in accordance with the guideline "*Managing Urban Storm water - Soils and Construction, Volume 1 4th edition*" (Landcom, 2004), with capacity to store runoff from a 5 day, 90 percentile rainfall event.

O7.2 The proponent must undertake maintenance to desilt all sediment basins to retain their design storage capacities.

Monitoring and recording conditions

M1 Monitoring records

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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 or in order to comply with the load calculation protocol 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 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 or utilisation area specified below (by a point number), the applicant must monitor (by sampling and obtaining results by analysis) the concentration of each pollutant specified in Column 1. The applicant must use the sampling method, units of measure, and sample at the frequency, specified opposite in the other columns:

Points 1 and 2

Discharge Point: Overflow from water sediment basins

Pollutant	Units of measure	Frequency	Sampling Method
Oil and Grease	mg/L	Special Frequency 1	Representative Sample
pH	mg/L	Special Frequency 1	Representative Sample
Total Suspended Solids	mg/L	Special Frequency 1	Representative Sample

M2.2 Special Frequency 1 means:

- a) less than 24 hours prior to a controlled/scheduled discharge and daily during any continued controlled/scheduled discharge; or
- b) in the case of an uncontrolled discharge, as soon as practicable after overflow commences and within 12 hours of the overflow commencing.

M3. Testing methods - concentration limits

M3.1 Subject to any express provision to the contrary in this licence, monitoring for the concentration of a pollutant discharged to waters or applied to a utilisation area 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. Blast Monitoring

M4.1 To determine compliance with Conditions L6.1 to L6.4:

- a) Airblast overpressure and ground vibration levels must be measured and recorded for all blasts carried out at

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the premises, at the nearest residence that is not owned by the applicant or subject to a private agreement relating to airblast overpressure and ground vibration levels.

b) Instrumentation used to measure and record airblast overpressure and ground vibration levels must meet the requirements of Australian Standard AS 2187.2-2006.

Note: A breach will still occur if airblast overpressure or ground vibration levels from blasting at the premises exceeds a limit specified in Conditions L6.1 to 6.4 at any "noise sensitive location" other than the one specified in Condition M4.1.

M4.2 The airblast overpressure and ground vibration limits in Conditions L6.1 to L6.4 do not apply at noise sensitive locations that are owned by the licensee or subject to a private agreement, relating to airblast overpressure and ground vibration, between the applicant and owner of the noise sensitive location.

M5. Noise Monitoring

M5.1 If the EPA receives noise complaints from the premises, the EPA may request in writing, that the proponent undertake noise monitoring. The noise monitoring must be carried out fully in accordance with EPA guidelines, including (but not limited to):

- Noise Policy for Industry (NPfi - EPA, 2017)
- Interim Construction Noise Guideline (ICNG - DECC, 2009)
- NSW Road Noise Policy (RNP - DECCW, 2011)

Reporting conditions

R1.1 The applicant 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. If load based fees apply to the activity the applicant will be required to submit load-based fee calculation worksheets with the return.

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Attachment B – Mandatory Conditions for all EPA licences

Operating 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 activity.

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.

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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:

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

A copy of the form in which the Annual Return must be supplied to the EPA accompanies this licence. Before the end of each reporting period, the EPA will provide to the licensee 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.

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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').

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;

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- 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.