

Appendix A: Draft Conditions of Consent

DA Number	DA-30-2025
Applicant	
Applicant Name	Ducats Earthmoving Pty Ltd c/-GeoLINK
Applicant Address	148 Miller Street, Armidale NSW 2350
Owner	
Owner Name	Mr Ross Williams
Owner Address	TBC
Land to be Developed	
Property Address	143 Rose Hill Road, Arding NSW 2358
Property Title	Lot 1 DP 1302364
Proposed Development	
Development Description	Expand footprint and increase production of existing quarry to 150,000m ³ (225,000 tonnes) per annum

Conditions

General Conditions																																					
1.	<p>Approved Plans and Supporting Documentation Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Document Title</th> <th style="text-align: center;">Rev No.</th> <th style="text-align: left;">Prepared by</th> <th style="text-align: left;">Dated</th> </tr> </thead> <tbody> <tr> <td>Environmental Impact Statement including Appendix C Concept Plans</td> <td style="text-align: center;">3</td> <td>GeoLINK</td> <td>20/02/2026</td> </tr> <tr> <td>Biodiversity Development Assessment Report</td> <td style="text-align: center;">1</td> <td>GeoLINK</td> <td>03/03/2025</td> </tr> <tr> <td>Noise, Vibration and Blasting Assessment</td> <td style="text-align: center;">1.0</td> <td>SoundIN</td> <td>03/12/2025</td> </tr> <tr> <td>Air Quality Impact Assessment</td> <td style="text-align: center;">001</td> <td>Todoroski Air Sciences</td> <td>19/01/2023</td> </tr> <tr> <td>Aboriginal Cultural Heritage Assessment Report</td> <td style="text-align: center;">1D</td> <td>Heritage Management & Planning</td> <td>14/08/2025</td> </tr> <tr> <td>Traffic Impact Assessment</td> <td style="text-align: center;">3</td> <td>GeoLINK</td> <td>17/02/2026</td> </tr> <tr> <td>Land Use Conflict Risk Assessment</td> <td style="text-align: center;">1</td> <td>GeoLINK</td> <td>20/02/2026</td> </tr> </tbody> </table> <p>In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.</p> <p><i>Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</i></p>					Document Title	Rev No.	Prepared by	Dated	Environmental Impact Statement including Appendix C Concept Plans	3	GeoLINK	20/02/2026	Biodiversity Development Assessment Report	1	GeoLINK	03/03/2025	Noise, Vibration and Blasting Assessment	1.0	SoundIN	03/12/2025	Air Quality Impact Assessment	001	Todoroski Air Sciences	19/01/2023	Aboriginal Cultural Heritage Assessment Report	1D	Heritage Management & Planning	14/08/2025	Traffic Impact Assessment	3	GeoLINK	17/02/2026	Land Use Conflict Risk Assessment	1	GeoLINK	20/02/2026
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2.	<p>General Terms of Approval – External Agencies Development must be carried out in accordance with the General Terms of Approval issued by external agencies (which are attached to this Consent), except where the conditions of this consent expressly require otherwise.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">External Agency</th> <th style="text-align: center;">Attachment</th> <th style="text-align: left;">Date GTAs Issued</th> </tr> </thead> <tbody> <tr> <td>NSW Environment Protection Authority</td> <td style="text-align: center;">1</td> <td>23/12/2025</td> </tr> <tr> <td>Heritage NSW</td> <td style="text-align: center;">2</td> <td>06/06/2025</td> </tr> <tr> <td>NSW Department of Planning and Environment – Water</td> <td style="text-align: center;">3</td> <td>28/08/2025</td> </tr> </tbody> </table> <p>In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.</p> <p><i>Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</i></p>					External Agency	Attachment	Date GTAs Issued	NSW Environment Protection Authority	1	23/12/2025	Heritage NSW	2	06/06/2025	NSW Department of Planning and Environment – Water	3	28/08/2025																				
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3.	<p>Limitations to Approval</p> <p>To confirm and clarify the terms of this approval, consent is given for the following:</p> <ul style="list-style-type: none"> (a) Quarry extraction and/or transport of no more than 150,000m³ (225,000 tonnes) of material, including hard rock, gravel, fines and sand from the development site in any calendar year. (b) The applicant shall not extract material from outside the designated area as shown in drawing “4079/SK001-2 Concept Overall Staging Plan prepared by GeoLINK and dated 1/11/2022. (c) The applicant shall not import material, other than products that are essential for quarrying operations, onto the site without prior consent. (d) The applicant shall not dispatch more than 30 laden trucks from the site per day. (e) The applicant shall not dispatch more than 10 laden trucks from the site per hour. (f) The operator shall notify the Council in writing, within three (3) months of the end of each calendar year, the total quantity of material quarried and provide details of final output in terms of product. (g) This consent is time limited to 30 years from the date of consent or when the material to be extracted has been exhausted, whichever occurs first. <p><i>Reason: To confirm and clarify the terms of this approval.</i></p>
4.	<p>Quarry Boundary Delineation</p> <p>Prior to the commencement of any quarrying operations, the extent of the quarry area as approved under this consent shall be surveyed and pegged out by a Registered Land Surveyor. A Survey Plan of the delineated area, prepared by the Registered Surveyor of the delineated area, shall be submitted to Council prior to the commencement of any quarrying operations in accordance with this consent. The pegs delineating the approved quarry area are to be maintained for the life of quarry Operations.</p> <p><i>Reason: To clarify the extent of the approval on the subject land.</i></p>
5.	<p>Section 7.11 Development Contributions Plan 2021 (Heavy Haulage)</p> <p>A developer contribution is to be paid to Council towards the provision of local road maintenance and upgrades (as per Uralla Shire Council Section 7.11 Development Contributions Plan 2021).</p> <p>Each payment is due before the end of each financial year and is calculated based on the total sum of all loads of quarry products transported from the site. Contribution calculations will be based on the submission to Council of returns from weighbridge or other suitable records for the year. Annual returns must be lodged to Council two (2) months before the end of the financial year.</p> <p>Section 7.11 contributions will be ongoing throughout the operational period of the project, and calculated and invoiced by Council on an annual basis.</p> <p><i>Note: The current Plan is Uralla Shire Council Section 7.11 Development Contributions Plan – Heavy Vehicles. Contribution rates are indexed annually at the beginning of each new financial year. The last two (2) months before the end of the financial year are estimated based on an average monthly return.</i></p> <p><i>Reason: Statutory requirement.</i></p>

Before Site Work Commences

6. **Surrender of Consent**
The applicant is to surrender Development Consent 2697 issued by Uralla Shire Council on 2 November 1995 in accordance with Section 4.63 of the *Environmental Planning and Assessment Act 1979* prior to the commencement of operations relating to this consent.

Reason: To avoid ambiguity by ensuring that there is only one active consent relating to the subject land.

7. **Environmental Management Plan**
Prior to any earthworks associated with this consent, an Environmental Management Plan (EMP) must be prepared and shall be submitted to Council for approval. This plan must provide the following (at a minimum):

- (a) Provide the strategic framework for environmental management of the project;
- (b) Identify the statutory approvals that apply to the project;
- (c) Set out the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the project;
- (d) Set out the procedures to be implemented to:
 - (i) keep the local community and relevant agencies informed about the operation and environmental performance of the project;
 - (ii) receive, record and respond to complaints;
 - (iii) resolve any disputes that may arise during the course of the project;
 - (iv) respond to any non-compliance and any incident; and
 - (v) respond to emergencies.
- (e) A protocol for periodic review of the plan if required;
- (f) Include plans for the management and monitoring to ensure the operations comply with the relevant criteria and conditions of this approval for the following:
 - (i) Noise
 - (ii) Blasting
 - (iii) Air quality
 - (iv) Surface water and Groundwater
 - (v) Traffic including Driver Code of Conduct
 - (vi) Aboriginal cultural heritage
 - (vii) Biodiversity
 - (viii) Bushfire
 - (ix) Waste
- (g) A summary of any environmental monitoring to be carried out under the conditions of this approval and EPL.
- (h) Describe the procedures that would be implemented for health and safety at the site, including a detailed emergency plan, developed in consultation with local emergency services.

Reason: To ensure that environmental impacts are adequately managed.

8. **Traffic Management Plan**
Prior to undertaking any works within a public road reserve, affecting the road reserve, and/or where occupancy of the road reserve is required, a Traffic Management Plan is to be submitted to and approved by Council and under Section 138 of the Roads Act 1993. The Traffic Management Plan is to be prepared by a suitably qualified person in accordance with the provisions of the relevant Australian Standards.

	<p>Where a hoarding is required, an Application for Hoarding is to be submitted to and approved by Council prior to commencement of any work. Hoardings shall be erected to comply with the requirements of SafeWork NSW, the Principal Certifying Authority and with relevant Australian Standards.</p> <p>The approved Traffic Management Plan shall be implemented at all times during site works and during operations.</p> <p><i>Reason: To ensure that works carried out comply with the Roads Act.</i></p>
9.	<p>Dilapidation Report</p> <p>Prior to commencement of quarry expansion, a pre-commencement dilapidation survey must be undertaken for:</p> <ul style="list-style-type: none"> • Rose Hill Road • Arding Road • Intersection of Arding Rd and New England Highway <p>Survey must be prepared by a suitably qualified engineer and submitted to Council.</p> <p><i>Reason: To document current conditions and ensure that the quarry operator is responsible for damage to local roads.</i></p>
10.	<p>Soil and Water Management Plan</p> <p>Before any works commence, a Soil and Water Management Plan must be prepared by a suitably qualified person in accordance with the following documents and provided to Council for approval:</p> <ol style="list-style-type: none"> 1. The guidelines set out in 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time), and 2. The 'Guidelines for Erosion and Sediment Control on Building Sites' (Department of Planning, Housing and Infrastructure) (dated 2024, as amended from time to time). <p>The approved controls must remain in place until any bare earth has been restabilised in accordance with the erosion and sediment control plan.</p> <p>A plan must always be kept on site during works and made available to Council officers and any other relevant authorities on request.</p> <p>In the event of any inconsistency between this condition and the Environmental Protection Licence (EPL) for the premises, the EPL prevails.</p> <p><i>Reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems, waterways, downstream properties or the road.</i></p>
11.	<p>Waste Management Plan</p> <p>Before any works commence, a waste management plan for the development must be prepared and provided to Council for approval. The plan must be prepared:</p> <ol style="list-style-type: none"> (a) in accordance with— <ol style="list-style-type: none"> (i) the Environment Protection Authority's Waste Classification Guidelines as in force from time to time; and

	<ul style="list-style-type: none"> (ii) a development control plan that provides for waste management that applies to the land on which the work or the clearing of vegetation is carried out; and (b) include the following information— <ul style="list-style-type: none"> (i) the name and contact details of who is responsible for the plan and management of the waste onsite, (ii) the name and contact details of the person(s) removing waste, (iii) a description of each different waste type and an estimate of the and quantity of each waste type expected to be produced, (iv) how each waste type will be managed onsite and offsite, including whether the waste is expected to be reused, recycled or sent to landfill, (v) where any onsite management of waste will occur, such as for consolidation and collection, (vi) how each waste type will be characterised and classified for waste management and transport, (vii) where each waste type is intended to be transported for disposal or other fate, (viii) how the quantity of each waste type will be measured and recorded, (ix) how each waste movement will be tracked, (x) contingencies including managing unexpected finds, such as asbestos. <p>A copy of the waste management plan must be kept on-site at all times while work approved under the development consent is being carried out.</p> <p>In the event of any inconsistency between this condition and the Environmental Protection Licence (EPL) for the premises, the EPL prevails.</p> <p><i>Reason: To ensure waste management practices are undertaken, resource recovery is promoted and local amenity protected during construction site works.</i></p>
12.	<p>Bush Fire Emergency Management and Evacuation Plan</p> <p>Before any works commence, a Bush Fire Emergency and Evacuation Plan prepared by a qualified consultant, in accordance with Planning for Bushfire Protection 2019 and any other relevant guidelines is to be submitted to and approved by Council.</p> <p><i>Reason: To ensure the safety of employees, visitors and residents on bush fire prone land.</i></p>
13.	<p>Rehabilitation Plan</p> <p>Before any works commence, a Rehabilitation and Closure Plan must be prepared and submitted to Council for approval. At a minimum, a rehabilitation plan must:</p> <ul style="list-style-type: none"> (a) outline the final land use and landform options considered, and justification of the preferred option; (b) detail any rehabilitation methods to be implemented for both planned and unplanned closure of the site, including the testing of imported material to confirm it is suitable for rehabilitation; (c) list suitable completion criteria; (d) include a risk assessment to demonstrate any post-closure hazards associated with the proposed final landform and land use are acceptable; and (e) provide an estimate of the closure costs prepared in accordance with the current industry recognised guidelines.

	<p><i>Reason: To make the site safe and suitable for future use, minimise erosion, reintroduce biodiversity, prevent introduction of noxious weeds and pests, and limit visual impacts.</i></p>
14.	<p>Dust Control</p> <p>Before any works commence, the following measures must be implemented to control the emission of dust:</p> <ul style="list-style-type: none"> (a) All dusty surfaces must be wet down and any dust created must be suppressed by means of a fine water spray. Water used for dust suppression must not be contaminated or allowed to enter the stormwater system. (b) All stockpiles of materials that are likely to generate dust must be kept damp or covered. (c) All stockpiles of soil or other materials shall be placed away from drainage lines and watercourses. (d) All stockpiles of soil or other materials likely to generate dust or odours shall be covered. (e) All stockpiles of contaminated soil shall be stored in a secure area and be covered if remaining onsite for more than 24 hours or as directed by Uralla Shire Council. <p>In the event of any inconsistency between this condition and the Environmental Protection Licence (EPL) for the premises, the EPL prevails.</p> <p><i>Reason: To ensure measures are implemented that will protect the public, traffic, and the surrounding environment, during site works and construction.</i></p>
15.	<p>Site Safety Fencing</p> <p>Before any works commence, site fencing shall be erected to a minimum height of 1.8m complying with SafeWork NSW Guidelines, to exclude access to the site throughout works. The fencing must be maintained during works. The site shall be maintained in a clean and orderly condition during works.</p> <p><i>Reason: Statutory Requirement and to ensure adequate health and safety measures.</i></p>
16.	<p>Aboriginal Heritage Impact Permit</p> <p>An Aboriginal Heritage Impact Permit (AHIP) is required for any future activities that involve disturbance of topsoil on the site in accordance with the approved Aboriginal Cultural Heritage Assessment Report (Version 1D) prepared by Heritage Management & Planning and dated 14 August 2025.</p> <p><i>Reason: Statutory requirement to protect Aboriginal heritage.</i></p>
17.	<p>Biodiversity Protection</p> <p>Before any site work and tree removal commences, the measures for biodiversity protection detailed in the approved Biodiversity Development Assessment Report (Version 1) prepared by GeoLINK and dated 3 March 2025 must be in place.</p> <p>Specifically, Table 11.1. Biodiversity Mitigation Measures must be in place and adhered to at all times during works and during tree removal.</p> <p>Should any doubt arise, particularly during tree removal works, such as if injured animals are found, expert advice shall be sought GeoLINK or another suitably qualified expert before recommencing work.</p> <p><i>Reason: To protect sensitive biodiversity and the environment.</i></p>

18. **Ecosystem credit retirement - like for like**
 Before site work commences:
- (a) The class and number of ecosystem credits in the table of ecosystem credits required be retired – like for like – non-threatened ecological community must be retired to offset the residual biodiversity impacts of the development; and/or
 - (b) the class and number of ecosystem credits in the table of ecosystem credits required to be retired – like for like – threatened ecological community must be retired to offset the residual biodiversity impacts of the development.
 - (c) Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund must be provided to the consent authority.

Table of ecosystem credits required to be retired – like for like- non-threatened ecological community

Impacted Plant Community Type	Number of Ecosystem Credits	Hollow Bearing Trees (HBTs)	IBRA Subregions from which credits can be used to offset the impacts from the development	Trading group that can be used to offset the impacts from development
PCT 3352	14	Yes	From an IBRA subregion within 100km of the outer edge of the impact site	New England Grassy Woodlands >=70% and <90%

Reason: To ensure that biodiversity impacts are appropriately offset through the retirement of ecosystem credits (or payment to the Biodiversity Conservation Fund) before biodiversity impacts occur.

During Site Work

19. **Site Management During Works**
 During site preparation works, access construction, and tree removal works the following procedures apply:
- (a) All possible and practical steps shall be taken to prevent nuisance to the inhabitants of the surrounding neighbourhood from windblown dust, debris, noise and the like;
 - (b) Prevent sediment and materials being carried or washed onto the road, or into nearby waterways;
 - (c) Ensure soil/excavated material is not transported on wheels or tracks of vehicles or plant and deposited on surrounding roadways;
 - (d) Ensure safe access to and from the site including the road reserve, crossings by heavy equipment, plant and materials delivery, or static loads from cranes, concrete pumps and the like;
 - (e) Ensure safe loading and unloading of excavation machines, materials, etc. within the site;
 - (f) Ensure storage on site of all excavated material, construction materials and waste containers during the works period (except where otherwise approved); and

	<ul style="list-style-type: none"> (g) Ensure support of any excavation beside any adjoining property or the road reserve is designed by a Chartered Civil Engineer. (h) A single entrance is permitted to service the site. (i) No blasting is to be carried out at any time. (j) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works. (k) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997. (l) All waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997. All excavated material should be removed from the site in the approved manner and be disposed of lawfully to a tip or other authorised disposal area. (m) Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation. (n) All materials on site or being delivered to the site are to be contained wholly within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses. (o) Details as to the method and location of disposal of demolition materials weight dockets, receipts etc. should be kept on site as evidence of approved methods of disposal and recycling. (p) Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways. (q) Public roadways and road reserves adjacent to the site must be fully maintained and cleared of obstructions during works. <p>In the event of any inconsistency between this condition and the Environmental Protection Licence (EPL) for the premises, the EPL prevails.</p> <p><i>Reason: To ensure adequate environmental protection.</i></p>
20.	<p>Chemical Storage</p> <p>While site work is being carried out:</p> <ul style="list-style-type: none"> (a) Store all chemicals in accordance with relevant Australian standards and the Environment Protection Authority's Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007). (b) Place all chemicals inside a secured shed or covered bunded area with 110% capacity of the total volume of the chemical stored. (c) Store chemicals in closed, labelled containers, and store copies of Safety Data Sheets (SDS) for all chemicals along with spill clean-up kits on site. (d) Ensure that any spills are cleaned up immediately in accordance with the SDS. <p>In the event of any inconsistency between this condition and the Environmental Protection Licence (EPL) for the premises, the EPL prevails.</p>

	<p><i>Reason: To require the effective management and correct storage of chemicals to mitigate pollution risk on construction sites.</i></p>
21.	<p>Discovery of Relics and Aboriginal Objects</p> <p>Site work is to be carried out in accordance with the recommendations set out in the approved Aboriginal Cultural Heritage Assessment Report (Version 1D) prepared by Heritage Management & Planning and dated 14 August 2025.</p> <p>While site work is being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered:</p> <ul style="list-style-type: none"> (a) the work in the area of the discovery must cease immediately; (b) the following must be notified: <ul style="list-style-type: none"> (i) for a relic – the Heritage Council; or (ii) for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85. <p>Site work may recommence at a time confirmed in writing by:</p> <ul style="list-style-type: none"> (a) for a relic – the Heritage Council; or (b) for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85. <p><i>Reason: To ensure the protection of objects of potential significance during works.</i></p>
22.	<p>Contaminated Land Unexpected Finds</p> <p>In the instance works cause the generation of odours or uncovering of unexpected contaminants works are to immediately cease, Council is to be notified and a suitably qualified environmental scientist appointed to further assess the site.</p> <p>The exposed material/excavation is to be evaluated by the supervising environmental consultant and an appropriate response determined in consultation with the applicant, which is agreed to by Uralla Shire Council.</p> <p>Note: Council may also request that a NSW EPA accredited site auditor is involved to assist with the assessment of the contaminated land situation and review any new contamination information. The applicant must also adhere to any additional conditions which may be imposed by the accredited site auditor.</p> <p><i>Reason: To ensure compliance with statutory requirements.</i></p>
23.	<p>Hours of Site Work</p> <p>Site work, including tree clearing, must only be carried out between the following times:</p> <p>7.00am to 6.00pm Monday to Friday 8.00am to 1.00pm Saturdays</p> <p>Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority.</p> <p><i>Reason: To protect the amenity of the surrounding area.</i></p>
24.	<p>Soil Management</p> <p>While site work is being carried out, all soil removed from or imported to the site shall be managed in accordance with the following requirements:</p>

	<p>(a) All excavated material removed from the site must be classified in accordance with the Environment Protection Authority's Waste Classification Guidelines before it is disposed of at an approved waste management facility or otherwise lawfully managed, and the classification, and the volume of material removed, and the receival facility's details must be reported to the Council.</p> <p>(b) All fill material imported to the site must be:</p> <ul style="list-style-type: none"> (i) Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997; or (ii) a material identified as being subject to a resource recovery exemption by the NSW EPA; or (iii) a combination of Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 and a material identified as being subject to a resource recovery exemption by the NSW EPA. <p>In the event of any inconsistency between this condition and the Environmental Protection Licence (EPL) for the premises, the EPL prevails.</p> <p><i>Reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants.</i></p>
25.	<p>Waste Management</p> <p>While site work is being carried out:</p> <ul style="list-style-type: none"> (a) All waste management must be undertaken in accordance with the approved Waste Management Plan; and (b) Upon disposal or removal of the waste, records of the disposal or other fate (such as re-use on site) must be compiled and provided to the Principal Certifier detailing the following: <ul style="list-style-type: none"> (i) The name and contact details of the person(s) who removed the waste, (ii) The waste carrier vehicle registration, (iii) The date and time of waste collection, (iv) A description of the waste (type of waste, classification and estimated quantity) and whether the waste is to be reused, recycled, go to landfill or other fate. (v) The contact details and address of the disposal location or other offsite location(s) where the waste was taken, (vi) The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste. (c) The waste generated on site during construction must be classified in accordance with the Environment Protection Authority's Waste Classification Guidelines, 2014 (as amended from time to time) and disposed of to an approved waste management facility or otherwise lawfully managed. <p>If waste has been removed from the site where the waste is under an Environment Protection Authority Resource Recovery Order or Exemption, records in relation to and required by that Order or Exemption must be maintained and provided to the Principal Certifier and Council.</p> <p>In the event of any inconsistency between this condition and the Environmental Protection Licence (EPL) for the premises, the EPL prevails.</p>

	<i>Reason: To require records to be provided, during site work, documenting the lawful disposal of waste.</i>
Before Issue of an Occupation Certificate	
26.	<p>Environmental Protection Licence</p> <p>Before the issuing of any Occupation Certificate, and Environmental Protection Licence from the NSW Environmental Protection Authority (EPA) shall be obtained.</p> <p>The premises must be operated and managed in accordance with the EPL at all times. See the EPA's General Terms of Approval attached.</p> <p><i>Reason: Statutory requirement.</i></p>
27.	<p>Removal of Waste Upon Completion of Site Works</p> <p>Before the issue of an Occupation Certificate:</p> <p>(a) all refuse, spoil and material unsuitable for use on-site must be removed from the site and disposed of in accordance with the approved waste management plan; and</p> <p>(b) written evidence of the waste removal must be provided to the satisfaction of the Council.</p> <p>Any chemical waste generated during site works must be disposed of to an approved waste management facility or otherwise lawfully managed.</p> <p><i>Reason: To ensure waste material is appropriately disposed or satisfactorily stored.</i></p>
28.	<p>Repair of Infrastructure and Public Assets</p> <p>Before the issue of an Occupation Certificate any public infrastructure / assets damaged as a result of the carrying out of work approved under this consent (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) shall be made good and repaired to a standard equivalent to that existing prior to commencement of construction and to the satisfaction of Council. The full cost of restoration/repairs of property or services damaged during the works shall be met by the developer.</p> <p><i>Reason: To ensure any damage to public infrastructure is rectified.</i></p>
Occupation and Ongoing Use	
29.	<p>Quarterly Reporting</p> <p>A quarterly report is to be submitted to Council including:</p> <ul style="list-style-type: none"> • Extraction volumes • Truck movements • Environmental monitoring • Complaints <p><i>Reason: To allow environmental impacts to be monitored regularly.</i></p>
30.	<p>Bush Fire Emergency Management and Evacuation</p> <p>During ongoing use of the premises, the Bush Fire Emergency Management and Evacuation Plan is to be kept updated, and a copy of the updated plan provided to council and kept on site. All procedures and measures in the plan must be complied with at all times.</p> <p><i>Reason: To ensure the safety of employees, visitors and residents on bush fire prone land.</i></p>
31.	Hours of Operation

	<p>The hours of operation of the use shall be as follows (as required and licensed by the NSW Environmental Protection Authority):</p> <ul style="list-style-type: none"> • Monday to Saturday – 7.00am to 6.00pm • Sunday and Public Holiday – No Operations <p>Truck loading and movements may only be undertaken during the following hours (as required and licensed by the NSW Environmental Protection Authority):</p> <ul style="list-style-type: none"> • Monday to Friday – 7.00am to 6.00pm • Saturday – 7.00am to 1.00pm • Sunday and Public Holiday – At No Time <p>Blasting may only be undertaken during the following hours (as required and licensed by the NSW Environmental Protection Authority):</p> <ul style="list-style-type: none"> • Monday to Friday – 10.00am to 4.00pm • Saturday, Sunday and Public Holiday – At No Time <p><i>Reason: To protect the amenity of the local area.</i></p>
32.	<p>Noise Management</p> <p>During ongoing use of the land, the quarry must be operated in accordance with the acoustic report approved under this consent and all noise requirements of the Environmental Protection Licence.</p> <p>In the event of any inconsistency between report recommendations and the Environmental Protection Licence (EPL) for the premises, the EPL prevails.</p> <p><i>Reason: To protect the amenity of the local area.</i></p>
33.	<p>Telephone Complaints Line</p> <p>A telephone complaints line must operate during its operating hours 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 Environmental Protection Licence.</p> <p>The operator 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. The complaints telephone number must also be displayed on site, in a location visible to the public (such as the front entrance).</p> <p><i>Reason: To protect the amenity of the local area.</i></p>
34.	<p>Incident and Complaint Reporting</p> <p>An Incident and Complaint Register is to be established for the life of the quarry. Council and any relevant agencies are to be provided with a detailed report on any complaints, incidents or non-compliance, as a component of the annual return and such further reports as may be requested.</p> <p>The applicant must provide an annual return in accordance with EPL conditions in relation to the development. In the return the applicant must report on the annual monitoring undertaken (during a pollution incident), provide a summary of complaints relating to the development and report on any compliance matters.</p> <p><i>Reason: To protect the amenity of the local area.</i></p>
35.	<p>Extractive Material Transport</p>

	<p>Transport of extractive material from the site may only occur on the designated haulage routes specified in the EIS, except in circumstances where the final destination of the transported quarry products can only be accessed by other roads. Where alternative routes utilise Council roads, these should be documented for calculation of contributions payable, and relevant Traffic Management Plans updated and submitted to Council for approval.</p> <p><i>Reason: To manage impacts on Council infrastructure.</i></p>
36.	<p>Damage to Local Roads</p> <p>The consent holder must repair, at full cost, any damage to dedicated transport route attributable to quarry traffic.</p> <p><i>Reason: To ensure that the quarry operator is responsible for damage to local roads.</i></p>
37.	<p>Ongoing Monitoring of Road Conditions</p> <p>When extraction exceeds 50,000m³ per calendar year, and for every further extraction of 50,000m³, or every 12 months, whichever is first, the consent holder must:</p> <ul style="list-style-type: none"> (a) Prepare and submit a Road Impact Assessment (RIA), including: <ul style="list-style-type: none"> • Pavement condition assessment • Traffic loading analysis • Remaining pavement life • Safety assessment • The RIA must: <ul style="list-style-type: none"> • Be prepared by a qualified civil engineer • Identify required upgrade works to maintain serviceability and safety • Identify, required upgrade works, wear and tear, and damage inflicted upon the transport route that can be reasonably attributed to additional Quarry Traffic, noting the Traffic Impact Assessment complete by GeoLINK (V3 12 Feb 2026, issued by Matthew Winter, UPR 4079-1044) identified no requirement for upgrades. (b) Prepare detailed road upgrade design plans, in response to the identified issues, if any, within the periodic RIA, for approval by council, including: <ul style="list-style-type: none"> • Pavement strengthening • Widening (if required) • Drainage improvements • Intersection upgrades (if required) (c) To the satisfaction of Council, undertake to fix/repair/upgrade or similar, at full cost, all identified works within the periodic RIA, as directed by Council. <p>Notwithstanding the above, Council may direct upgrades at any time where, as a result of increased Quarry Traffic:</p> <ul style="list-style-type: none"> • Road condition deteriorates beyond acceptable limits; or • Safety risks are identified; or • Actual traffic impacts exceed those predicted in the Traffic Impact Assessment. <p>Council reserves the right to direct the Consent Holder to cease operations if above conditions are not met.</p> <p><i>Reason: To ensure that the operator is responsible for the quarry's impacts on local roads.</i></p>

38.	<p>Site Fencing and Identification</p> <p>The site fencing required by this consent is to be maintained for the life of the quarry. Appropriate signage, fencing, bunding or the like must be installed to prevent visitor and unauthorised vehicle access to working areas of the quarry.</p> <p>Business identification signage and the rural address of the site is to be provided in a visible place near the entrance for the convenience of contractors and emergency services.</p> <p>Note: An application for a new rural address sign post can be made via council's website: www.uralla.nsw.gov.au</p> <p><i>Reason: To ensure public safety.</i></p>
39.	<p>Compliance</p> <p>The operator of the quarry must ensure that all employees and contractors (and their sub-contractors) are made aware of, and instructed to comply with, the conditions of this approval relevant to activities they carry out in respect of the project.</p> <p>This includes all obligations under the relevant Environmental Management Plan and Driver Code of Conduct.</p> <p><i>Reason: To ensure public safety, protect the amenity of the local area, and manage environmental impacts.</i></p>
40.	<p>Chemical Storage and Use</p> <p>During site operations:</p> <ul style="list-style-type: none"> (a) Store all chemicals in accordance with relevant Australian standards and the Environment Protection Authority's Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007). (b) Place all chemicals inside a secured shed or covered bunded area with 110% capacity of the total volume of the chemical stored. (c) Store chemicals in closed, labelled containers, and store copies of Safety Data Sheets (SDS) for all chemicals on site. (d) Spill kits are to be kept on the premises at all times and used to contain chemical/oil/fuel spills. (e) Ensure that any spills are cleaned up immediately in accordance with the SDS. (f) Train all staff how to safely use and store these chemicals prior to the commencement of work. <p><i>Reason: To reduce the risk of pollution on the site.</i></p>
41.	<p>Storage and Disposal of Waste Materials</p> <p>During ongoing use of the premises:</p> <ul style="list-style-type: none"> (a) All garbage and recyclable materials generated from the premises must be stored wholly within a suitable storage area, which shall be screened from the road and neighbouring dwellings at all times. (b) Arrangements must be implemented for the separation of recyclable materials from garbage (c) The waste storage area must be appropriately maintained to prevent litter and the entry of pests. (d) The operator must make arrangements for regular disposal of waste. All waste shall be assessed, classified and disposed of in accordance with the NSW

	<p>Environment Protection Authority’s Waste Classification Guidelines. Whilst recycling and reuse are preferable to landfill disposal, all disposal options (including recycling and reuse) must be undertaken with lawful authority as required under the Protection of the Environment Operations Act 1997 to a suitable licenced facility. Evidence of waste disposal shall be kept on premises and provided to relevant authorities including council officers on request. OR A contract must be entered into with a licensed contractor to provide waste collection services for the premises, and a copy of the contract must be kept on premises and provided to relevant authorities including council officers on request.</p> <p>(e) The collection / transfer of garbage and recyclable materials from the premises must only occur between 7am and 5pm Mondays to Fridays.</p> <p>In the event of any inconsistency between this condition and the Environmental Protection Licence (EPL) for the premises, the EPL prevails.</p> <p><i>Reason: To ensure proper handling of waste, garbage and recyclable materials generated during operation of the quarry.</i></p>
42.	<p>Soil Management</p> <p>During ongoing use of the premises, all soil removed from or imported to the site shall be managed in accordance with the following requirements:</p> <p>(a) All excavated material removed from the site must be classified in accordance with the Environment Protection Authority’s Waste Classification Guidelines before it is disposed of at an approved waste management facility or otherwise lawfully managed, and the classification, and the volume of material removed, and the receival facility’s details must be reported to the Council.</p> <p>(b) All fill material imported to the site must be:</p> <p>(i) Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997; or</p> <p>(ii) a material identified as being subject to a resource recovery exemption by the NSW EPA; or</p> <p>(iii) a combination of Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 and a material identified as being subject to a resource recovery exemption by the NSW EPA.</p> <p>In the event of any inconsistency between this condition and the Environmental Protection Licence (EPL) for the premises, the EPL prevails.</p> <p><i>Reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants.</i></p>
43.	<p>Unexpected Finds</p> <p>Operations are to be carried out in accordance with the recommendations set out in the approved Aboriginal Cultural Heritage Assessment Report (Version 1D) prepared by Heritage Management & Planning and dated 14 August 2025.</p> <p>During operations, if a person reasonably suspects a relic or Aboriginal object is discovered:</p> <p>(a) the work in the area of the discovery must cease immediately;</p> <p>(b) the following must be notified:</p> <p>(i) for a relic – the Heritage Council; or</p>

	<p>(ii) for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85.</p> <p>Site work may recommence at a time confirmed in writing by:</p> <ul style="list-style-type: none"> • for a relic – the Heritage Council; or • for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85. <p><i>Reason: To ensure the protection of objects of potential significance during works.</i></p>
44.	<p>Decommissioning Plan</p> <p>A Decommissioning Plan must be provided to Council (or relevant approval authority) generally consistent with the approved Environmental Impact Statement, Rehabilitation and Closure Plan and additional information, prepared by GeoLINK, for review and approval no later than 12 months prior to the proposed cessation of operations. It must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) Expected timeline for rehabilitation completion; (b) Decommissioning of all quarry equipment, plant, any above and below ground (c) infrastructure, fencing, detention basins, and any other structures or infrastructure relating the approved development; (d) Programme of site restoration to return the land to agricultural use, with the retention of landscaping; and (e) Details on waste management and recycling of all materials arising from the development. (f) The quarry project owner or operator shall be responsible for all decommissioning and rehabilitation works and associated costs. <p>Note: this condition does not prevent the site from being progressively rehabilitated, as set out in the approved Environmental Impact Statement and additional information, prepared by GeoLINK.</p> <p><i>Reason: To ensure the decommissioning of the quarry occurs in an orderly and sustainable manner, that the amenity of the area is maintained while the quarry is being decommissioned and to ensure the site can be returned to a suitable condition.</i></p>