

DRAFT CONDITIONS OF CONSENT

GENERAL CONDITIONS

1. Approved Plans and Supporting Documentation

Approved Plans

Plan No.	Plan Title	Drawn by	Dated	Council Reference
Figure 3	Compound Layout Plan	RW Corkery & Co. Pty Ltd	9/02/2024	
Figure A	Cut and Fill Details	RW Corkery & Co. Pty Ltd	10/12/2024	
Figure B	Cross Section A-A'	RW Corkery & Co. Pty Ltd	10/12/2024	
Figure C	Cross-Section B-B'	RW Corkery & Co. Pty Ltd	10/12/2024	
Figure 11	Indicative Final Landform	RW Corkery & Co. Pty Ltd	February 2025	

Supporting Documentation

Document Title	Prepared by	Dated	Council Reference
Biodiversity Development Assessment Report V1.1	ecoplanning	6/02/2025	D09073185
Noise Assessment Ref: MAC221612-01RP1V3	Muller Acoustic Consulting Pty Ltd	4/04/2025	D09103821
2000 LITRE ABLUTION WASTE TANK - ABWT2000SF_GA_001	Coerco	14/08/2023	D09073180
Air Quality Impact Assessment Ref: 23.1001.FR1V1 1055/02	Northstar Air Quality Pty Ltd	9/08/2023	D08930264
Air Quality Impact Assessment Addendum Letter	Northstar Air Quality Pty Ltd	28/01/2025	D09073172
Sediment Basin Storage Requirement Calculations	RW Corkery & Co. Pty Ltd	Feb 2025	D09073179
Vegetation Management and Restoration Plan Ref No. 1055/03a	RW Corkery & Co. Pty Ltd	Feb 2025	D09073165
Quarry Access Road - Maroota 1 - MP	Duncan Preistley Civil Engineering	05/02/2025	D09073173
Quarry Access Road - Maroota 2 - MP	Duncan Preistley Civil	05/02/2025	D09073174

	Engineering		
Environmental Management Plan	RW Corkery & Co. Pty Ltd	Feb 2025	D09073171
Operational Plan of Management	RW Corkery & Co. Pty Ltd	Feb 2025	D09073168
Preliminary Construction Management Plan	RW Corkery & Co. Pty Ltd	Feb 2025	D09073167
Erosion and Sediment Control Plan	RW Corkery & Co. Pty Ltd	Feb 2025	D09073166
Road Transport Assessment Ref: 22264	The Transport Planning Partnership Pty Ltd	27/10/2023	D08930306

2. Amendment of Plans

The approved plans and supporting documentation are to be amended as follows:

1. Updated Site Plan

- a. The Compound Layout Plan prepared by RW Corkery & Co, dated 9 December 2024 is updated to include the information specified below:
 - i. Relative boundary setback distances of the 'Extraction Area Boundary' and 'Proposed Limit of Disturbance' areas to the cadastral boundary, and
 - ii. A table of GPS coordinates for the intersecting boundary lines of the 'Extraction Area Boundary' and 'Proposed Limit of Disturbance' areas which must correspond to numbered reference marks shown on the Compound Layout Plan.
- b. The updated Compound Layout Plan must be submitted to Council for review and written approval.

2. Environmental Management Plan

An Environmental Management Plan (EMP) prepared by a suitably qualified Environmental Consultant for the development must be submitted to and approved by Council's Compliance Team via the Council's online services portal. The EMP must address/include:

- a. Acquisition of all necessary licences and permits and an indication of how compliance with licensing and approval requirements will be achieved.
- b. Advice and recommendations of all relevant State government agencies.
- c. An Erosion and Sediment Control Plan for the site establishment works stage, that describes all erosion and sediment controls to be implemented in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th Edition).
- d. Noise and Vibration Management Plan
- e. Air Quality Management, including mitigation measures to ensure particulate matter concentrations (TSP, PM10 and PM2.5) and deposited dust resulting from operation of the development do not exceed the predicted concentrations and rates, including

cumulative impacts, as identified in Section 6 of the Air Quality Impact Assessment, Report Reference: 23.1001.FR1V1, prepared by Northstar Air Quality Pty Ltd, dated 9 August 2023 and monitoring program.

- f. Waste Management Plan.
- g. An unexpected finds protocol.
- h. Extraction staging details and overburden management.
- i. Truck movements, including, system(s) and procedure(s) for the recording of all inbound and outbound truck movements to and from the development site, including a procedure for determining vehicle load and recording of the following required details:
 - i. Time and date.
 - ii. Vehicle registration details.
 - iii. Identification whether truck movement is inbound or outbound.
 - iv. Identification whether truck movement is laden/unladen.
 - v. For laden truck movements: identification whether load is extracted quarry product i.e. sandstone logs, crushed sandstone, sand etc. or imported VENM.
 - vi. For laden truck movements, the vehicle load in tonnes.
- j. Procedure for receiving and onsite handling/management of Virgin Excavated Natural Material (VENM) to ensure all imported material received onto the development site is VENM as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997*, including:
 - i. VENM stockpile locations for Extraction Stages 1 and 2.
 - ii. Procedures for receiving, inspecting and documenting incoming deliveries of 'VENM' material to ensure the premises is not unlawfully used as a waste facility.
 - iii. Due diligence protocols including chain-of-custody, reporting and auditing procedures and clear identification of the responsibilities of landowner(s) and occupier(s); person carrying out the development; company Director(s) in the case of a proprietary limited entity, and operational staff.

NOTE: The Environmental Management Plan is required to demonstrate how the landowner(s)/ occupier(s) will ensure there are adequate and effective procedures in place, including review/auditing processes, to prevent non-VENM material being received onto the site.
- k. The method for determining and recording the weight of extracted material and tonnages of extracted material removed from the premises.
- l. Potential environmental hazards.
- m. Hazardous material storage and handling, including refuelling.
- n. Pollution prevention, spill control and clean-up management and reporting protocol.
- o. Procedures to be implemented to:
 - i. Receive record, handle, and respond to complaints.
 - ii. Resolve any disputes that may arise during the development.

- iii. Respond to any non-compliance, pollution incident and emergencies.
- p. Set out the role, responsibility, authority, and accountability of all key personnel involved in the environmental management of the development so that the source of any breach of the EMP can be identified.
- q. Details of how the requirements of the Environmental Management Plan will be communicated to operational staff and contractors.
- r. Site Security.
- s. The EMP must be consistent with the approved plans and supporting documents, under this consent and the conditions of this consent. If there are any inconsistencies between the approved plans and supporting documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency.
- t. The use of non-committal wording i.e. should, would, is to be avoided and inappropriate use of non-committal wording will render the submitted EMP unsatisfactory to Council, in the instance of which a further amended EMP submission(s) will be required.
- u. A Blast Management Plan.

Note: The EMP must be lodged via Council's Online Services Portal at: <https://hornsbyprd-pwy-epw.cloud.infor.com/ePathway/Production/Web/Default.aspx> and by selecting the following menu options: Applications > New Applications > Under 'Application Types': Management Plans.

Reason: To ensure a satisfactory site plan clearly identifying the boundary of the approved development area is submitted to Council, and to ensure documentation of adequate procedures to suitably mitigate environmental and amenity impacts, manage environmental risk and monitor environmental performance.

3. Quarrying Operations

Pursuant to Section 4.17(1)(d), this consent is limited to a period of 30 years from the endorsed date of this consent. Any disturbed areas on the site, must be rehabilitated in this period.

1. All work including rehabilitation is to be completed within this period. Rehabilitation must be carried out progressively during the course of excavation and be completed within this period. All equipment to be used in the work must be removed from the site within that time.
2. Extraction, processing, stockpiling and despatch activities must be carried out within the boundaries of the approved 'Extraction Area'.
3. Extraction must not be undertaken below a level of 218m AHD.
4. The person entitled to act on this development consent is required to rehabilitate the site and carry out additional requirements and undertakings to the satisfaction of Council. Consequently, following expiry of the approved operational period, this consent will continue to apply in all respects other than the right to conduct quarrying operations until the rehabilitation of the site and those requirements and undertakings have been carried out to the standard required by the applicable conditions.

Reason: To ensure the development is carried out in accordance with the limits of the consent.

4. Compliance

1. The person with the benefit of this development consent must ensure that all its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with,

the conditions of this consent relevant to activities they carry out in respect of the development.

2. If there is any inconsistency between the plans and documents listed in Condition 1 the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency.

Reason: To ensure the development is carried out in accordance with the approved plans, supporting documents and conditions of consent.

5. Notification of Commencement

The date of commencement of each of the following phases of the development must be notified to Hornsby Shire Council in writing, at least 7 days before that date:

1. Commencement of quarrying operations under this consent.
2. Any period of suspension of quarrying operations (i.e., care and maintenance).
3. Cessation of quarrying operations (i.e., quarry closure).

Reason: To enable Council to monitor compliance with the terms of this consent.

6. Section 7.11 Development Contributions - Road Haulage

The monthly payment to Council of a contribution of **\$1.17 per tonne** for all extracted material transported from the site in accordance with Hornsby Shire Council Section 7.11 Development Contributions Plan 2020-2030 and the following:

On or before the 14th day of each month that extracted materials are transported from the site, the applicant must submit to Council a certified copy of returns or records showing the true quantities of extracted material transported from the site during the immediately preceding month. Thereafter, Council will issue to the Applicant an invoice for the contribution payable for such material transported from the site. Payment of the amount of the invoice must be made by the applicant within 14 days of the invoice date. If the party carrying out the extraction work fails to deliver such returns to the Council in accordance with this clause by the 14th day of a particular month, the Council is at its absolute discretion, to be entitled but not obliged to estimate the quantity of material transported from the site during the immediately preceding month and is entitled to issue such an invoice on the basis of such estimate.

Council is entitled to inspect and audit the original records relating to any of the extracted material, including locality of destinations, numbers and types of laden trucks and trailers and load quantities, transported from the site.

If the applicant ceases to carry out the approved extraction work or if a party other than the applicant commences to carry out such work without the applicant having started to do so, then the applicant shall forthwith furnish to Council notice of that fact together with the name and address of the party (if any) who has commenced or will thereafter commence to carry on the said work.

Such notice shall be accompanied by an acknowledgment in writing by that party that it is aware of the obligations imposed on it pursuant to this condition.

Until such time as the notice and acknowledgment are furnished to the Council by the applicant, the applicant will remain jointly and severally liable with the party for the time being carrying out the extraction work for payment of the aforesaid contribution and for compliance with the terms of this

condition. The terms of this paragraph apply mutatis mutandis to any future operator of the extraction work in the event of his ceasing to carry out the work.

Note: The value of contribution is current as at 21 May 2025. The contribution will be adjusted from this date in accordance with the underlying consumer price index for subsequent financial quarters.

Note: It is recommended that you contact Council's Customer Service Team on 9847 6666 each quarter to ascertain the indexed value of the contribution prior to payment.

Reason: To address the increased demand for road infrastructure resulting from the approved development.

7. Construction Certificate

1. A Construction Certificate is required to be approved by Council or a Principal Certifier prior to the commencement of any construction works under this consent.
2. A separate approval must be obtained from Council for all works within the public road reserve under *S138 of the Roads Act 1993*.
3. A separate approval must be obtained from Council for all works within drainage easements vested in Council.
4. The Construction Certificate plans must be consistent with the Development Consent plans.

Reason: To ensure that detailed construction certificate plans are consistent with the approved plans and supporting documentation.

8. Compliance with Other Department, Authority or Service Requirements

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	Document Title/ Ref	Dated	Council Reference
NSW Rural Fire Service	DA20240802003166-Original-1	8 August 2024	D08944742

(NOTE: For a copy of the above referenced document/s, please see Application Enquiry System on Council's website www.hornsby.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

CONDITIONS APPLYING DURING ALL STAGES OF THE DEVELOPMENT

9. Minimise Environmental Harm

In addition to meeting the specific performance measures and criteria established under this consent, the operator of the development must implement all reasonable and feasible measures to prevent or minimise any harm to the environment that may result from the construction, operation, or rehabilitation of the development.

Reason: To minimise environmental harm.

10. Disturbance of Existing Site

The existing ground levels of open space areas and natural landscape features, including natural rock-outcrops, vegetation, soil, and watercourses must not be altered during any stage of work approved under this consent unless otherwise nominated on the approved plans.

Reason: To protect the natural features of the site.

11. Erosion and Sediment Control Measures

Prior to the commencement of all work and/or quarrying operations under this consent:

1. Adequate erosion and sediment control measures must be installed in such a manner as to prevent sediment, sediment-laden water, or any other materials and substances migrating from the site onto neighbouring land, the roadway, waters, bushland and/or into the stormwater system, and in accordance with:
 - a. The approved plans.
 - b. *Protection of the Environment Operations Act 1997.*
 - c. The following publication(s), as applies to the relevant stage of works/operation:
 - i. Managing Urban Stormwater: Soils and Construction. Volume 2E, Mines and quarries, (Department of Environment and Climate Change, 2008).
 - ii. Managing Urban Stormwater: Soils and Construction - Volume 2C, Unsealed Roads (Department of Environment and Climate Change, 2008).
 - iii. Managing Urban Stormwater: Soils and Construction - Volume 1 (4th Edition) (Landcom, 2004).
 - d. The person having the benefit of this consent must ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site.
 - e. Adequate sediment and erosion control measures must be maintained for the duration of all works and quarrying operations, until such a time that sediment, sediment laden water or any other material/substance can no longer migrate from the site onto neighbouring land, the roadway, waters, bushland and/or into the stormwater system.
 - f. Controls are to be monitored and adjusted where required throughout the development to ensure compliance with the above.

Note: On the spot penalties may be issued for any non-compliance with this requirement without any further notification or warning.

Reason: To minimise impacts on the environment, neighbouring properties and public land.

12. Council Property

To ensure that the public reserve is kept in a clean, tidy, and safe condition during all stages of the development:

1. No building materials, skip bins, concrete pumps, cranes, machinery, temporary traffic control, signs or vehicles associated with the development shall be stored or placed on Council's footpath, nature strip, roadway, park or reserve without the prior approval being issued by Council under section 138 of the *Roads Act 1993*.

2. All work, loading and unloading associated with the development are to occur entirely within the property boundaries, unless otherwise approved by Council under section 138 of the *Roads Act 1993*.

Reason: To protect public land.

13. Soil and Water Management (Stockpiles)

During all works and/or quarrying operations approved under this consent:

1. Stockpiles of topsoil, sand, aggregate, soil or other material shall be protected with adequate sediment controls and must not be located on any drainage line or easement, natural watercourse, footpath or roadway.
2. The storage of stockpiled topsoil, sand, aggregate, soil or other materials must not result in the discharge of sediment or run-off onto the adjoining properties or public land, the roadway, waters, bushland and/or into the stormwater system.

Note: On the spot penalties may be issued for any non-compliance with this requirement without any further notification or warning.

Reason: To minimise impacts on the environment, neighbouring properties and public land.

14. Environmental Management (Air Pollution)

The Applicant must take all reasonable steps to minimise dust generated during all works and operations approved under this consent and shall ensure that:

1. Exposed surfaces and stockpiles are suppressed by regular watering.
2. All trucks entering or leaving the site with loads have their loads covered.
3. Trucks associated with the development do not track dirt onto the public road network.
4. Public roads used by these trucks are kept clean.
5. Land stabilisation works are carried out progressively on site to minimise exposed surfaces.

Reason: To minimise impacts to the natural environment and public health.

15. Unexpected Finds

Should the presence of asbestos or soil contamination, not recognised during the application process be identified during any stage of the development, the applicant must immediately notify the Principal Certifier and Council (compliance@hornsby.nsw.gov.au).

Reason: To ensure the appropriate removal and disposal of contaminated materials.

BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE (SWC) or SUBDIVISION ROADS ACT APPLICATION (SRA)

16. Traffic Control Plan

A Traffic Control Plan (TCP) must be prepared by a qualified traffic controller in accordance with the Roads & Traffic Authority's Traffic Control at Worksites Manual 1998 and Australian Standard AS1742.3 Traffic control for works on road for all work on a public road. The TCP shall be submitted with the application for a Road Opening Permit. The TCP must detail the following:

1. Arrangements for public notification of the works.
2. Temporary construction signage.
3. Permanent post-construction signage.
4. Vehicle movement plans.
5. Traffic management plans; and
6. Pedestrian and cyclist access/safety.

Note: Advice on requirements for permits can be obtained from Council's guidelines at <https://www.hornsby.nsw.gov.au/property/build/apply-for-a-permit>.

Reason: To ensure the management of construction traffic to maintain road and pedestrian safety.

17. Road Works

1. All public road works approved under this consent must be designed and constructed in accordance with the following specifications:
 - a. The 'Quarry Access Road Approach Road Widening' from CH40 to CH391 as shown on Maroota 2 - MP (Sheet 2) prepared by Duncan Priestley Civil Engineering dated 5 February 2025 shall be designed in accordance with the following requirements by a suitably qualified and experienced pavement engineer:
 - i. Austroads Guide to Pavement Technology, Part 2, Pavement Structural Design (2017).
 - ii. RMS Supplement to Austroads Guide to Pavement Technology (2018).
 - b. The 'Quarry Access Road' to the front access of the subject property from CH0 to CH280 as shown on Maroota 1 - MP (Sheet 2) prepared by Duncan Priestley Civil Engineering dated 5 February 2025 shall be designed in accordance with the following requirements by a suitably qualified and experienced pavement engineer:
 - i. Austroads Guide to Pavement Technology, Part 2, Pavement Structural Design (2017).
 - ii. RMS Supplement to Austroads Guide to Pavement Technology (2018).
 - c. The existing road pavement to be saw cut a minimum of 1m from the existing edge of the bitumen and reconstructed.
 - d. The submission of a Compaction Certificate from a geotechnical engineer for any fill within road reserves, and all road sub-grade and road pavement materials.
2. A separate Subdivision Works Certificate (SWC) or Subdivision Roads Application (SRA) approval must be obtained from Hornsby Council for all works within the public road reserve under S138 of the *Roads Act 1993*, prior to the commencement of physical works.

Reason: To ensure infrastructure works are designed and constructed to appropriate standards and requirements of the Roads Act 1993.

18. Road Opening Permit

A Road Opening Permit shall be obtained from the Council to permit a person to dig into Council assets, such as roads, footpaths and nature strips. The fees payable for the restoration of any public asset damaged to be repaired by Council shall be at the applicant's full expense.

Note: The Road Opening Permit must be applied for via Council's Online Services Portal at: <https://www.hornsby.nsw.gov.au/property/build/apply-for-a-permit/road-openings>.

Reason: To ensure public infrastructure and property is maintained.

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE/COMMENCEMENT OF SITE ESTABLISHMENT WORKS

19. Identification of Approved Extraction and Disturbance Areas

Prior to the commencement of site establishment activities, the following is required:

1. A registered surveyor must be engaged to mark out the boundaries of the 'Extraction Area' and 'Limit of Disturbance Area' as set out in the Compound Layout Plan, prepared by RW Corkery & Co, dated 9 December 2024, as amended in accordance with Condition No. 2.1 of this consent and prepare a survey report of these boundaries and GPS coordinates.
2. These boundaries must be clearly marked at all times during the life of the development in a manner that allows operating staff and inspecting officers to clearly identify those limits.
3. The survey report must be submitted to Council (devmail@hornsby.nsw.gov.au).

Reason: To minimise disturbance to the surrounding environment.

20. Site Sign

A sign must be erected in a prominent position on any site on which any approved work involving excavation, erection or demolition of a building is being carried out detailing:

1. The name, address, and telephone number of the Principal Certifier.
2. The name of the principal contractor (if any) for any demolition or building work and a telephone number on which that person may be contacted outside working hours; and
3. Unauthorised entry to the work site is prohibited.
4. The sign must be maintained during excavation, demolition, remediation and building work is being carried out and must be removed when the work has been completed.

Reason: Prescribed condition EP&A Regulation, section 70(2) and (3).

21. Protection of Adjoining Areas

A temporary hoarding, fence or awning must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works:

1. Could cause a danger, obstruction, or inconvenience to pedestrian or vehicular traffic.
2. Could cause damage to adjoining lands by falling objects; and/or
3. Involve the enclosure of a public place or part of a public place; and/or

4. Have been identified as requiring a temporary hoarding, fence, or awning within the Council approved Construction Management Plan (CMP); and
5. Council's separate written approval is required prior to the erection of any temporary hoarding, fence or awning on or over public land. The erection of a hoarding must be applied for via Council's Online Services Portal together with details showing the location and type of hoarding.

Note: The Hoarding/ Temporary Fencing application must be lodged via <https://hornsbyprd-pwy-epw.cloud.infor.com/ePathway/Production/Web/Default.aspx> and by selecting the following menu options: My Applications > New Applications > Under 'Application Types': Hoarding/ Temporary Fencing Applications.

6. Where any part of the road or footpath is required to be occupied or closed during any stage of works, including demolition, excavation, construction or remediation, a temporary full / partial road or footpath closure permit must be approved by Council. The permit must be applied for via Council's Online Services Portal.

Note: A Temporary Road/ Footpath Closure application must be lodged via <https://hornsbyprd-pwy-epw.cloud.infor.com/ePathway/Production/Web/Default.aspx> and by selecting the following menu options: Under 'Roads, Traffic and Parking': Temporary Full/ Partial Road Closure.

Reason: To ensure public safety and protection of adjoining land.

22. Toilet Facilities

1. To provide a safe and hygienic workplace, toilet facilities must be available or be installed at the works site before works begin and must be maintained until the works are completed at a ratio of one toilet for every 20 persons employed at the site.
2. Each toilet must:
 - a. Be a standard flushing toilet connected to a public sewer; or
 - b. Be a temporary chemical closet approved under the *Local Government Act 1993*; or
 - c. Have an on-site effluent disposal system approved under the *Local Government Act 1993*.

Reason: To ensure adequate toilet facilities are provided.

23. Garbage Receptacle

1. A garbage receptacle must be provided at the work site before works begin and must be maintained until all works are completed.
2. The garbage receptacle must have a tight-fitting lid and be suitable for the reception of food scraps and papers.
3. The receptacle lid must be kept closed at all times, other than when garbage is being deposited.
4. Food scraps must be placed in the garbage receptacle and not in demolition and construction waste bins.

Reason: To maintain the site in a clean condition and protect local amenity.

24. Appointment of a Project Ecologist

1. To ensure the implementation and monitoring of environmental protection measures during the construction of the approved development, a suitably qualified and experienced project ecologist must be appointed to assist in ensuring compliance with the conditions of consent and provide monitoring reports to Council at various stages of the Project as identified in the requested Biodiversity Management Plan as specified by the conditions of consent.
2. An inspection schedule to assess tree and vegetation health and provide certification for the various stages of development such as site establishment (includes demolition and installation of tree protection measures), construction work, hard and soft landscaping practical completion and occupancy certification is to be included with the application for the construction certificate.
3. Details of the appointed project ecologist must be submitted to Council (naturalresourcesplanning@hornsby.nsw.gov.au) and the Principal Certifier with the application for the Construction Certificate.

Reason: To ensure appropriate monitoring of environmental protection measures during work.

25. Ecosystem Credit Retirement - like for like

1. Ecosystem credit retirement (for both Stage 1 and 2)
 - a. The class and number of ecosystem credits in the table of ecosystem credits required to be retired - like for like - non-threatened ecological community must be retired to offset the residual biodiversity impacts of the development in accordance with the Biodiversity Development Assessment Report - 2022-158 - BDARv1.1_20250206 prepared by Eco Planning dated 6th February 2025 Version 1.1; and
 - b. Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund must be provided to the consent authority (for both Stage 1 and 2).

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

Impacted plant community type (PCT)	No. of ecosystem credits	Hollow bearing trees (HBTs)	IBRA sub-regions from which credits can be used to offset the impacts from development	Trading group that can be used to offset the impacts from development
PCT 3586	Stage 1 = 1 credit Stage 2 = 0 credits	No	Yengo, Cumberland, Hunter, Kerrabee, Pittwater, Wollemia and Wyong, or any IBRA subregion that is within 100 km of the outer edge	Sydney Coastal Dry Sclerophyll Forests. This includes PCTs 1681, 3578, 3579, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 3589, 3590, 3591, 3592, 3593,

			of the impacted site	3594, 3595, 3596, 3597, 3598
PCT 3616	Stage 1 = 25 credits Stage 2 = 5 credits	No	Yengo, Cumberland, Hunter, Kerrabee, Pittwater, Wollemia and Wyong, or any IBRA subregion that is within 100 km of the outer edge of the impacted site	Sydney Hinterland Dry Sclerophyll Forests. This includes PCTs 621, 3609, 3616,
PCT 3622	Stage 1 = 38 credits Stage 2 = 7 credits	Yes	Sydney Hinterland Dry Sclerophyll Forests <50%	Sydney Hinterland Dry Sclerophyll Forests This includes PCT's: 612, 621, 624, 1614, 1631, 1666, 1667, 3599, 3600, 3601, 3602, 3603, 3604, 3605, 3606, 3607, 3608, 3609, 3610, 3611, 3612, 3613, 3614, 3615, 3616, 3617, 3618, 3619, 3620, 3621, 3622, 3623, 3625, 3626, 3627

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.

26. Species credit retirement - like for like

1. The class and number of species credits identified in the table of species credits required to be retired - like for like must be retired to offset the residual biodiversity impacts of the development (in accordance with the Biodiversity Development Assessment Report - 2022-158 - BDARv1.1_20250206 prepared by Eco Planning dated 6th February 2025 Version 1.1; and
2. Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund must be provided to the consent authority.

Table of species credits required to be retired - like for like

Impacted species credit species	No. of species credits	IBRA subregions from which credits can be used to offset the impacts from development	Species that can be used to offset the impacts from the development
<i>Cercartetus nanus/ Eastern Pygmy-possum</i>	95	Any in NSW	<i>Cercartetus nanus/ Eastern Pygmy-possum</i>
<i>Chalinolobus dwyeri/ Large-eared Pied Bat</i>	145	Any in NSW	<i>Chalinolobus dwyeri/ Large-eared Pied Bat</i>
<i>Darwinia fascicularis subsp. oligantha - endangered population/ Darwinia fascicularis subsp. oligantha population in the Baulkham Hills and Hornsby Local Government Areas</i>	18	Any in NSW	<i>Darwinia fascicularis subsp. oligantha - endangered population/ Darwinia fascicularis subsp. oligantha population in the Baulkham Hills and Hornsby Local Government Areas</i>
<i>Myotis macropus/ Southern Myotis</i>	95	Any in NSW	<i>Myotis macropus/ Southern Myotis</i>
<i>Pimelea curviflora var. curviflora/ Pimelea curviflora var. curviflora</i>	95	Any in NSW	<i>Pimelea curviflora var. curviflora / Pimelea curviflora var. curviflora</i>
<i>Pseudophryne australis/ Red-crowned Toadlet</i>	15	Any in NSW	<i>Pseudophryne australis/ Red-crowned Toadlet</i>
<i>Tetratheca glandulosa/ Tetratheca glandulosa</i>	96	Any in NSW	<i>Tetratheca glandulosa/ Tetratheca glandulosa</i>
<i>Vespadelus troughtoni/ Eastern Cave Bat</i>	145	Any in NSW	<i>Vespadelus troughtoni / Eastern Cave Bat</i>

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

27. Biodiversity Management Plan

1. Before the issue of a Construction Certificate a Biodiversity Management Plan must be prepared by a suitably qualified and experienced ecological consultant (accredited under the NSW Biodiversity Offsets Scheme) and submitted to Council's Natural Resources Team (naturalresourcesplanning@hornsby.nsw.gov.au) for review and written approval.
2. The Biodiversity Management Plan (BMP) must include the following details:
 - a. The Biodiversity Management Plan must identify the development site as per the approved Biodiversity Development Assessment Report (BDAR) - 2022-158 - BDARv1.1_20250206 prepared by Eco Planning dated 6th February 2025 Version 1.1 and approved plans.
 - b. The Biodiversity Management Plan must identify areas of land that are to be retained as outlined in the BDAR.

- c. Cross reference the Vegetation Management and Restoration Plan - Feb 2025 prepared by R.W Corkery Pty Ltd.
- d. Cross reference the requested Water Management Plan and ensure that it includes monitoring of threatened species known to occur in riparian habitats and native vegetation immediately downslope of the development site (to be specified and undertaken by the Project Ecologist).
- e. Construction impacts must be restricted to the development site and must not encroach into areas of retained native vegetation and habitat. All materials stockpiles, vehicle parking, machinery storage and other temporary facilities must be located within the areas for which biodiversity impacts were assessed in the BDAR.
- f. The Biodiversity Management Plan must identify all measures proposed in Section 7 of the approved BDAR to mitigate and manage impacts on biodiversity, including performance measures and timing for each commitment.
- g. A Fauna Management Plan (FMP) that includes:
 - i. Suitably qualified and experienced fauna management personnel must be nominated for each stage of works.
 - ii. Include salvage of hollow-bearing trees approved for removal and re-use elsewhere on the Subject Property as part of a nestbox installation and monitoring program suitable of threatened Eastern Pygmy Possum occurring on the subject development site.
 - iii. Prepare protocols for the capture and release of resident fauna, including the staging of any capture and release of resident fauna. Include protocols for the capture and release of any injured fauna.
 - iv. Pre-clearance surveys:
 - a. A search of habitat features on the site including natural habitat features such as tree hollows and man-made features such as pipes/culverts to identify current and likely resident fauna.
 - v. During vegetation clearance and/or demolition:
 - a. The presence of a suitably qualified and experienced fauna spotter/wildlife handler shall be in attendance during all vegetation and habitat clearance and disturbance works on this site.
 - b. Methodology for the strategic removal or demolition of habitat features to minimise risk to resident fauna.
 - c. Potential relocation or reuse of habitat features on the site.
 - d. Notification protocols for unexpected finds
 - vi. During construction:
 - a. Determine the need for a suitably qualified and experienced fauna spotter/wildlife handler to be in attendance or on call during the construction period.

- b. Consideration of a need to exclude fauna from occupying retained habitat features during construction and/or the protection of retained habitat features and their resident fauna.
 - c. Notification protocols for unexpected finds.
- vii. Post works:
 - a. Post works survey of retained habitat features.
 - b. Relocation or reuse of habitat features on the site. The placement and ongoing management of replacement habitat features.
 - c. Certification of the FMP implementation.

Reason: To ensure compliance with the biodiversity offset scheme, to ensure the protection of resident fauna during and post works on the site and to ensure the mitigation and monitoring of indirect impacts.

28. Protection Of Vegetation, Habitat and Environmental Features During Construction

Protection fencing must be placed in accordance with the specifications below to the satisfaction of the Council or the Principal Certifier:

1. Install 1.2-metre-high chain wire fencing (or similar) along the development works boundary as shown in the approved Biodiversity Management Plan and Environmental Management Plan.
2. Clean machinery of soil and debris before entering the site to prevent the spread of weeds and fungal pathogens.

Note: The Act prohibits the disturbance to threatened species, endangered populations and threatened ecological communities, or their habitat, without appropriate consent or licence.

Reason: To ensure the required biodiversity management measures to avoid and minimise biodiversity impacts are implemented during site works, demolition and construction.

DURING SITE ESTABLISHMENT WORKS

29. Hours of Work

1. All work on site (including construction, earth works and removal of vegetation), must only occur between 7am and 5pm Monday to Friday and between 7am and 1pm on a Saturday.
2. No work is to be undertaken on Sundays or public holidays.

Reason: To protect the amenity of neighbouring properties.

30. Maintaining Extraction Area and Limit of Disturbance Area Boundary Markings

The markings identifying the boundaries of the 'Extraction Area' and 'Limit of Disturbance Area', as installed in accordance with Condition No. 19 of this consent, must be maintained and clearly marked all times during the life of the development in a manner that allows operating staff and inspecting officers to clearly identify those limits.

Reason: To ensure compliance with the approved plans and minimise disturbance to the surrounding environment.

31. No Extraction Activity Permitted

Resource extraction and processing, other than for the purposes of site establishment works for the site, must not be carried out during construction of site establishment works.

Reason: To ensure environment measures are in place on the site.

32. Soil Management

While site work is being carried out, the Principal Certifier or Council (where a principal certifier is not required) must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:

1. Prior to fill material being imported to the site, a Waste Classification Certificate shall be obtained from a suitably qualified environmental consultant confirming all fill material imported to the site must be:
 - a. Virgin Excavated Natural Material as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997*, or
 - b. A material identified as being subject to a resource recovery exemption by the NSW EPA, or
 - c. 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.
2. The required Waste Classification Certificate must be provided to the Principal Contractor prior to fill being imported to the site and made available to Council at its request.

Reason: To ensure soil imported to the site is not contaminated and is safe for future occupants.

33. De-watering of Excavated Sites

Water that accumulates within an excavation must be removed and disposed of in a manner that does not result in the pollution of waters, nuisance to neighbouring properties, or damage to neighbouring land and/or property.

Reason: To document the safe removal of water during work to protect the public and the surrounding environment.

34. Storage and Removal of Waste

1. All demolition and/or construction waste must be stored in a waste receptacle and be removed from the site at frequent intervals. Materials are to be wholly contained within the waste receptacle and not overflowing.
2. All garbage and recyclable materials generated during work must be stored in a waste receptacle and be removed from the site at frequent intervals. Materials are to be wholly contained within the waste receptacle and not overflowing.

Reason: To ensure the site is maintained to an appropriate standard cleanliness and prevent any nuisance or danger to health, safety or the environment.

35. Implementation of the Biodiversity Management Plan

1. The commitments and measures required by the approved Biodiversity Management Plan and Environmental Management Plan must be implemented and complied with for the duration of works to ensure impacts do not encroach into areas of retained native vegetation and habitat.
2. A copy of the approved plan is kept on site at all times and made available to council officers upon request.

Reason: To ensure the required biodiversity management measures to avoid and minimise biodiversity impacts are implemented during site works, demolition and construction.

**BEFORE COMMENCEMENT OF QUARRY OPERATIONS &
REHABILITATION ACTIVITIES**

36. Completion of Site Establishment Works

1. Prior to the commencement of extraction/rehabilitation activities, the following site establishment works must be completed:
 - a. Roadworks.
 - b. Access track construction/improvement works.
 - c. Establishment of the 'Office, Amenities and Parking Area'.
 - d. On-site parking spaces are to be provided for all employees and visitors to the site.
 - e. Construction of water management and stormwater drainage infrastructure in accordance with the following:
 - i. Sediment Basin Storage Requirement Calculations, prepared by RW Corkery & Co. Pty Limited, dated February 2025.
 - ii. Erosion and Sediment Control Plan, Ref No. 1055/03e, prepared by RW Corkery & Co. Pty Limited, dated February 2025.
2. A certificate from an appropriately qualified practising engineer must be submitted to the Principal Certifier or (where a Principal Certifier is not required) Hornsby Shire Council verifying that the sediment basin and stormwater drainage infrastructure is adequately sized and constructed in accordance with the Sediment Basin Storage Requirement Calculations, prepared by RW Corkery & Co. Pty Limited, dated Feb 2025.

Reason: To ensure completion of critical infrastructure prior to commencement of extraction and rehabilitation activities.

37. Hazardous Material Storage

1. An appropriately sized and designed compound/bund must be constructed within 'Office, Amenities and Parking Area' to contain liquid chemical and hydrocarbon storage to prevent any spillage entering the surrounding environment and stormwater system.
2. Prior to commencement of quarry operations, a certificate from a suitably qualified professional is to be submitted to the Principal Certifier or (where a Principal Certifier is not required) Hornsby Shire Council, verifying that the design and construction of the liquid chemical and hydrocarbon storage is in accordance with Section 5.8 of Australian Standard AS1940:2017, The storage and handling of flammable and combustible liquids.

Reason: To protect the environmental health and safety of the public and workers.

38. Wastewater System Approval

1. Prior to the installation of an on-site sewage management system, Council approval must be obtained in the form of an 'Approval to Install' licence issued pursuant to the *Local Government Act 1993*.
2. The on-site sewage management system must be commissioned and certified by a licensed plumber in accordance with Australian Standard AS1547 Onsite domestic wastewater management (2012) and Environment & Health Protection Guidelines - Onsite Sewage Management for Single Households (1998).
3. Prior to the operation of the on-site sewage management system, Council approval must be obtained in the form of an 'Approval to Operate' licence issued pursuant to the *Local Government Act 1993*, and a copy submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure the required licences and approvals for the wastewater system are obtained.

39. Damage to Council Assets

To protect public property and infrastructure, any damage caused to Council's assets as a result of the construction or demolition of the development must be rectified by the applicant in accordance with AUS-SPEC Specifications (www.hornsby.nsw.gov.au/property/build/aus-spec-terms-and-conditions). Rectification works must be undertaken prior to the issue of an Occupation Certificate, or sooner, as directed by Council.

Reason: To ensure public infrastructure and property is maintained.

40. Works as Executed Plan

A works-as-executed plan(s) must be prepared by a registered surveyor and submitted to Council for completed road pavement, kerb & gutter, public drainage systems and driveway. The plan(s) must be accompanied by a certificate from a registered surveyor certifying that all pipelines and associated structures lie wholly within any relevant easements.

Reason: To ensure infrastructure is constructed and positioned in the approved location.

41. Appointment of a Project Bush Regenerator

1. To ensure the implementation and monitoring of environmental protection measures, a suitably qualified and experienced project bush regenerator must be appointed to assist in ensuring compliance with the conditions of consent and provide monitoring reports to Council at various stages of the Project as specified as identified in the requested Biodiversity Management Plan as specified by the conditions of consent.
2. Details of the appointed project bush regenerator must be submitted to Council (naturalresourcesplanning@hornsby.nsw.gov.au) and the Principal Certifier with the application for the Construction Certificate.

Reason: To ensure appropriate monitoring of environmental protection measures during work.

42. Certification of Public Road Pavement

Prior to issue of the Occupation Certificate, a certificate from a suitably qualified and experienced Pavement Engineer is to be obtained stating that the public road and pavement have been designed and constructed in accordance with pavement engineer's design and all relevant specifications, in accordance with specifications detailed in Condition 17.

Reason: To ensure compliance with structural designs of the pavements.

43. Verification of Biodiversity Preservation Commitments

Before commencement of quarry operations, provide a report prepared by the Project Ecologist and Bush Regenerator verifying that all commitments and harm minimisation measures required by the approved Biodiversity Management Plan and Environment Management Plan have been satisfied.

Reason: To ensure that the required biodiversity management measures to avoid and minimise biodiversity impacts were implemented prior to the issue of an occupation or subdivision certificate.

44. Rehabilitation Bond

Prior to the commencement of extraction, the proponent must lodge with Council a contract for Rehabilitation Bond based on an amount per tonne of extracted material. The total of this amount must be sufficient to cover the cost of rehabilitating the approved extraction area and the other likely disturbed areas.

Reason: To ensure that the rehabilitation of the site is completed.

45. Determination of Weighted Material

Prior to the commencement of extraction, a standard method of determining weighted material extracted from the site must be negotiated and approved in writing by Council and must be a method that is auditable by Council at six monthly intervals.

Reason: To ensure the development is carried out in accordance with the limits of the consent.

DURING QUARRY OPERATIONS & REHABILITATION ACTIVITIES

46. Hours of Operation

1. The hours of operation of the premise are restricted to those times listed below:

Monday to Friday	7 am to 5 pm
Saturday	7 am to 1 pm
Sunday & Public Holidays	No work

2. All activities associated with the development, including servicing, deliveries and waste/recycling collection must be carried out only during the approved hours of operation.

Reason: To protect the amenity of the local area.

47. Quarry Product Extraction

1. A maximum of 30,000 tonnes of quarry products may be extracted from the approved extraction area 1 in any financial year.

2. No more than 575,000 tonnes of material in total shall be extracted from the approved extraction area over the whole life of the development.

Reason: To ensure the development is carried out within the terms and limits of this consent.

48. Virgin Excavated Natural Material Importation

1. Virgin Excavated Natural Material (VENM) as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997* shall be imported to the site for use only in genuine rehabilitation works.
2. Prior to the importation of VENM to the site, appropriate documentation shall be obtained to confirm the material meets the definition in Schedule 1 of the *Protection of the Environment Operations Act 1997*, which must contain as a minimum all the details shown on NSW Environmental Protection Authority's Publication reference: EPA 2013/0693; September 2013. The documentation shall be made available to Council upon request.
3. The total maximum VENM importation to the site over the life of the development shall be in accordance with the following schedule:
 - a. Years 1 to 15: Nil.
 - b. Years 15 to 20: Maximum 10,000 tonnes per calendar year.
 - c. Years 20 to 30: Maximum 30,000 tonnes per calendar year; and
 - d. Not exceeding a combined total 222,340 tonnes for all VENM importation.

Reason: To ensure the development is carried out within the limits of this consent and all material imported to the site is not contaminated and safe for future occupants.

49. Maintenance of 'Extraction Area' and 'Limit of Disturbance Area' boundary markings

The markings identifying the boundaries of the 'Extraction Area' and 'Limit of Disturbance Area' as installed in accordance with Condition No. 19 of this consent must be maintained and clearly marked at all times during the life of the development in a manner that allows operating staff and inspecting officers to clearly identify those limits.

Reason: To ensure the limits of the approved development area is clearly identifiable.

50. Truck movements

1. All inbound and outbound truck movements shall occur only during approved hours of operation specified by this consent.
2. Heavy vehicles travelling to and/or from the development site must not travel along Old Northern Road between the hours of 8:00am to 9:30am and 2:30pm to 4:00pm on days when NSW school zone hours are in operation.
3. The combined number of hourly inbound and outbound truck movements at the development site on approved operating days shall not exceed 6 truck movements per hour.
4. The combined number of daily inbound and outbound truck movements at the development site on approved operating days shall not exceed a total of 20 truck movements per day.
5. All inbound and outbound truck movements shall occur only during approved hours of operation specified by this consent.

6. Truck movements should be appropriately coordinated to avoid queuing. Vehicles awaiting loading, unloading or servicing shall be parked within the development site and not on the public road(s).
7. Trucks entering and leaving the development site that are carrying loads of dust generating materials must have their loads covered all times, except during onsite loading and unloading.
8. Accurate records of all truck movements to and from the development site, including but not limited to time of arrival and departure; purpose of trip i.e. importation of VENM/exportation of quarried product; load weight and vehicle registration number must be maintained; and true copies of these records shall be submitted to Council with the yearly Environmental Management Plan review report.

Note: These requirements apply in addition to the requirements for submission to Council of tonnage reports per condition No. 6 of this consent)

Reason: To ensure the development is carried out consistent with the submitted plans and documents and minimise amenity impacts on nearby residents.

51. Noise Operating Conditions

The person carrying out the development under this consent must:

1. Implement all reasonable and feasible mitigation and management measures to minimise noise from quarrying operations, including low frequency noise and other audible characteristics.
2. Ensure that the operation of the development does not result in noise levels exceeding the identified Project Noise Trigger Levels (PNTL) of the Noise Assessment, Document ID No. MAC22161201RP1V3, prepared by Muller Acoustic Consulting Pty Ltd, dated 4 April 2024, and:
 - a. Any surrounding residential receiver locations in accordance with Table 26, and
 - b. Any non-residential receiver locations in accordance with Table 13.
3. Operate mobile crushing and screening plant within the approved extraction area to achieve maximum topographic protection from any nearby residence.
4. Implement all reasonable and feasible mitigation and management measures to minimise noise from quarrying operations, including low frequency noise and other audible characteristics.

Reason: To protect the acoustic amenity of the local area.

52. Air Quality Operating Conditions

The person carrying on the development must:

1. Implement all reasonable and feasible avoidance and mitigation measures to:
 - a. Minimise odour, fume, and particulate matter generation to ensure particulate matter concentrations (including TSP, PM10 and PM2.5) and deposited dust generation from operation of the development does not exceed the predicted concentrations and rates, including cumulative impacts, identified in Section 6 of the Air Quality Impact Assessment, Report Reference: 23.1001.FR1V1, prepared by Northstar Air Quality Pty Ltd, dated 9 August 2023.

- b. Minimise any visible off-site air pollution generated by the development.
 - c. Minimise the extent of potential dust generating surfaces, including vehicle access tracks, exposed on the site at any given point in time and ensure unsealed vehicle tracks are appropriately managed in accordance with the publication, Managing Urban Stormwater: Soils and Construction - Volume 2C, Unsealed Roads (Department of Environment and Climate Change, 2008).
2. Access meteorological data daily and modify operations on the site as appropriate to the conditions to ensure compliance with the relevant conditions of this consent; and
3. Record daily adaptive management measures implemented on the site, including how operations were modified or stopped to comply with the air quality objectives.

Reason: To protect the environment.

53. Operation of Plant and Equipment

All plant and equipment used on site, or in connection with the development, must be:

1. Maintained in a proper and efficient condition; and
2. Operated in a proper and efficient manner.

Reason: To ensure plant and equipment are maintained and protect the environment.

54. Storage of Hazardous Goods

Chemical and hydrocarbon products must be stored in the designated liquid chemical and hydrocarbon storage compound/bund and in accordance with AS 1940:2017 The storage and handling of flammable and combustible liquids.

Reason: To protect the environmental health and safety of the public and workers.

55. Groundwater Interception

In the event groundwater is intercepted during extraction activities, quarrying operations must cease until:

1. Appropriate approval(s) have been obtained under the NSW Water Act, or
2. The responsible regulator provides written confirmation that approval under the NSW Water Management Act is not required, and
3. A copy of the approval(s) or /written advice issued by the appropriate regulator is submitted to Hornsby Shire Council.

Reason: To ensure appropriate approvals are obtained should groundwater be encountered during extraction activities to minimise impacts on water users and dependent ecosystems.

56. Maintenance of Water Management Devices

All water and stormwater infrastructure and devices (including drainage systems, sumps and traps) must be regularly maintained to remain effective. All solid and liquid wastes collected from the device must be disposed of in accordance with the *Protection of the Environment Operations Act 1997*.

Reason: To ensure systems are maintained to protect the environment.

57. Compliance with Environmental Management Plan

The development must be carried out in accordance with the Environmental Management Plan as submitted to and approved by Council in accordance with amended plan condition No. 2.2 of this consent.

Reason: To ensure the required site management measures are implemented.

58. Deliveries and Waste Collection Hours

During ongoing quarry operations and rehabilitation activities, all deliveries, waste and recycling collection must only occur during the approved hours of operation.

Reason: To protect the amenity of the local area.

59. Annual Review of the Environmental Management Plan and Operational Plan of Management

1. By the end of March in each year after the commencement of extraction/quarry operations, a report prepared by an appropriately qualified environmental consultant must be submitted to Hornsby Shire Council reviewing the environmental performance of the development against the performance criteria and objectives of the Approved Environmental Management Plan and Operational Plan of Management, to the satisfaction of the Council.
2. A reference to the Approved Environmental Management Plan and Operational Plan of Management means the Environmental Management Plan (EMP) as submitted to and approved by the Council in accordance with amended plan condition No. 2.2 of this consent.
3. The review must:
 - a. Describe the activities (including any rehabilitation) that was carried out in the previous calendar year.
 - b. Describe the activities proposed to be carried out over the current calendar year.
 - c. Include a comprehensive review of the monitoring results and complaints records of the development over the previous calendar year, including a comparison of these results against the:
 - i. Relevant statutory requirements, limits or performance measures/criteria
 - ii. Requirements of any plan or program required under this consent.
 - iii. Monitoring results of previous years.
 - iv. Identify any non-compliance or incident which occurred in the previous calendar year, and describe what actions were (or are being) taken to rectify the non-compliance and avoid reoccurrence.
 - v. Evaluate and report on:
 - a. The effectiveness of the noise and air quality management systems; and
 - b. Compliance with the performance measure, criteria and operating conditions against the Approved Environmental Management Plan and this consent.
 - c. Identify any trends in the monitoring data over the life of the development.
 - d. Identify any discrepancies between the predicted and actual impacts of the development and analyse the potential cause of any significant discrepancies.

- e. Describe what measures will be implemented over the next calendar year to improve the environmental performance of the development.
- d. Copies of the EMP and Operation Plan of Management Annual Review must be submitted to Council via Council's online services portal and made available to any interested person upon request.

Note: The EMP must be lodged via Council's Online Services Portal at: <https://hornsbyprd-pwy-epw.cloud.infor.com/ePathway/Production/Web/Default.aspx> and by selecting the following menu options: Applications > New Applications > Under 'Application Types': Management Plans

Reason: To monitor the development's environmental performance and compliance with the approved Environmental Management Plan.

60. Ongoing Biodiversity Management Plan & Environment Management Plan

During ongoing use, all commitments in the approved Biodiversity Management Plan (including the Vegetation Management Plan and Fauna Management Plan) and the approved Environmental Management Plan must be met.

Reason: To ensure the required biodiversity management measures to avoid and minimise biodiversity impacts are implemented during and following the occupation of the site.

- END OF CONDITONS -