

ATTACHMENT A

RECOMMENDED CONDITIONS

(modified 26/6/2025)

GENERAL CONDITIONS

	Condition				
1.	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.				
	Title / Name:	Document Ref:	Revision / Issue:	Date:	Prepared by:
	Environmental Impact Statement – Gulgong Quarry Project	-	-	September 2024	Outline Planning Consultants
	EIS Appendix B – Quarry Project Plans Staging Plans, Sections, Quarry Benches, Site Facilities	-	-	September 2024	Outline Planning Consultants
	EIS Appendix C – Noise Impact Assessment Report	Ref. 70B-24-0362-TRP-81776-1	1	September 2024	Vipac Engineers and Scientists
	EIS Appendix D – Roads and Traffic Assessment, Traffic Management Plan and Driver Code of Conduct	Ref. 24-025	2	25 September 2025	Streetwise
	EIS Appendix E – Agronomist Report	-	-	-	Yellco Ag
	EIS Appendix F – Groundwater Assessment	P2410271JC01V02	-	23 September 2024	Martens and Associates
	EIS Appendix G – Water Balance Report	P2410271JR01V02	2	23 September 2024	Martens and Associates
	EIS Appendix H – Air Quality Impact Assessment	Ref. 70B-24-0362-TRP-78432-0	00	August 2024	Vipac Engineers and Scientists
	EIS Appendix I – Preliminary Contamination Investigation (PCI)	Ref. BPE24043-R01	-	25 July 2024	Ballpark Environmental
	EIS Appendix K- Aboriginal Heritage Assessment Report	Job no. 4423	V3.0	November 2024	OzArk Environment and Heritage
	EIS Appendix L – Biodiversity Development Assessment Report	Project Number: 0084	1	27 September 2024	Bower Ecology
	EIS Appendix N – Geotechnical Report	Project. 228775.00	0	4 June 2024	Douglas Partners

	Response to Council Request for Information Appendix A – Survey Plans and Appendix B – Quarry building elevations	-	-	3 October 2024	Outline Planning Consultants
	Response to Submitters – Annexure E – Streetwise Traffic Response	-	-	13 February 2025	Outline Planning Consultants
	Response to Council RFI and follow up on site inspection Appendix B – Quarry building location plans Appendix C – Quarry Building Layout Appendix E – Visual Screening Plans	-	-	22 April 2025	Outline Planning Consultants
	NSW EPA Integrated Development Referral General Terms of Approval	Notice Number 1644674	-	17 December 2024	NSW Environment Protection Authority
	Transport for NSW Referral comments	WST24/0017 7/004 SF2024/0914 00	-	25 March 2025	Transport for NSW
	<p>In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.</p> <p>Note – Should any conflict exist between the abovementioned documents, the most recent document or revision supersedes the conflict, except where superseded by any conditions of consent or the conditions of an in-force Environment Protection Licence issued by the NSW Environment Protection Authority.</p> <p>Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</p>				
2.	<p>Modified Plans – Landscape Buffer</p> <p>The development shall be modified as follows:</p> <p>a) The proposed 10m wide landscape buffer adjacent to the northern boundary of the subject land shall be increased to a width of 20m for its full length to accommodate an effective visual landscape buffer (planted with a double row of trees with under storey shrubs) for land to the north of the proposed quarry.. Amended plans demonstrating compliance shall be provided to Council prior to the commencement of works.</p> <p>All landscaping shall be established prior to the commencement of any works.</p> <p>Condition Reason: To ensure suitable and appropriate landscaping is provided.</p>				
3.	<p>Integrated Development General Terms of Approval</p> <p>The development is to comply with the Integrated Development Approval granted under Section 4.47 of the Environmental Planning and Assessment Act 1979 as contained in the correspondence, as attached to this report, from the:</p> <ul style="list-style-type: none"> NSW EPA Integrated Development Referral General Terms of Approval, Notice No: 1644674, consisting of 21 pages, dated 17.12.2024. <p>A suitably qualified person/s is to certify compliance with any General Terms of Approval or Permit or License by an approval body and provide copies of any approvals, permit or license to Council prior to prior to commencement of quarrying under this approval.</p> <p>Condition reason: To comply with legislative requirements</p>				

4.	Environmental Protection License
	The proponent, or any subsequent proponent, must apply for and hold an in-force environment protection licence issued by the Environment Protection Authority prior to and while undertaking any scheduled activity listed under Schedule 1 of the Protection of the Environment Operations Act 1997.
	Condition Reason: To comply with legislative requirements
5.	Concurrence Authority Conditions – Transport for NSW
	The development is to comply with the conditions recommended by Transport for NSW in their letter correspondence dated 25 March 2025 under reference WST24/00177/004 SF2024/091400 which has been attached to this consent.
	Condition reason: To comply with the concurrence authorities requirements
6.	Maximum annual extraction
	Development consent is given to extract a maximum of up to 350,000 tonnes per annum.
	Condition Reason: To limit annual of extraction amounts in accordance with the approval
7.	Period of extraction and extraction limit
	For clarity, this development consent provides approval for an extractive industry to be carried out over a period 30 years. This operational period is to commence from: <ul style="list-style-type: none"> a) the date of commencement of this consent; or, b) the date when a letter indicating commencement of operations is submitted to Council by the operator. <p>The date of the commencement of the 30 year period is to be confirmed in writing by Council.</p>
	Condition reason: To ensure the commencement period is clearly outlined
8.	Rehabilitation period
	Following the 30-year approval period, rehabilitation of the extractive area is to occur. Complete rehabilitation of the site must be undertaken in accordance with an approved Rehabilitation Management Plan within 2 years from extractive activities ceasing.
	Condition Reason: To ensure rehabilitation occurs within the prescribed timeframe.
9.	Hours of Operation – General
	All construction work and truck movements must only be conducted between: <ul style="list-style-type: none"> • 7.00am to 6.00pm Monday to Friday and • 8:00am to 1pm on Saturday. • No licenced activities are to be conducted on Sunday or public holidays. <p>Administration staff are permitted to commence duties on-site one (1) hour earlier than the approved quarry's operating hours.</p>
	Condition Reason: To protect the amenity of the surrounding area
10.	Hours of Operation – Blasting
	Blasting operations on the premises may only take place between 9:00 am and 3:00 pm Monday to Friday. Blasting must not take place on weekends or public holidays. All residents within 2km of the premises must be notified by text message, email or telephone call, 24 hours prior to any blasting taking place.
	Condition Reason: To protect the amenity of the surrounding area
11.	No ponding of stormwater
	All earthworks, filling, building, driveways or other works are to be designed and constructed (including stormwater drainage if necessary) to ensure that at no time any ponding of stormwater occurs on the subject site or adjoining land as a result of this development. Design must also ensure that no diversion of runoff onto other adjacent properties occurs.
	Condition Reason: To ensure surface water does not become a nuisance.
	Relocation of services

12.	The developer shall be responsible for all costs incurred in the necessary relocation of any services affected by the quarry works. Council and other service authorities should be contacted for specific requirements prior to commencement of any works.
	Condition Reason: To ensure any damage to public infrastructure is rectified
13.	Damage to Council Infrastructure
	Any damage which is caused to Council's infrastructure as a result of the proposed development must be repaired immediately to Council's satisfaction and at no cost to Council.
	Condition Reason: To ensure any damage to public infrastructure is rectified.
14.	Outdoor lighting – obtrusive effects
	All exterior lighting associated with the development shall be designed and installed so that no obtrusive light will be cast onto any adjoining property or roadways, in accordance with <i>Australian Standard 4282 "Control of the Obtrusive Effects of Outdoor Lighting"</i> .
	Condition Reason: To protect the amenity of the surrounding area.
15.	Clearance from Powerlines
	The quarry access road is to be realigned to achieve the minimum offset required by Essential Energy in accordance with ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure and SafeWork NSW Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.
	Condition Reason: So that safe clearances are maintained from electrical powerlines, and because of representations to this effect from Essential Energy.
16.	Blasting
	<p>The EPA blasting criteria applies to all blasts, unless the Applicant has an agreement with the owner/s of the relevant residence to exceed the blasting criteria, and the Applicant has advised Council in writing of the terms of this agreement.</p> <ol style="list-style-type: none"> 1. If, within 2 months from the granting of this consent, the Applicant receives a written request from the owner of any privately-owned land located within 1 kilometre of the approved extraction area on the site requesting a property inspection to establish the baseline condition of any buildings and structures on their land, then within 2 months of receiving this request the Applicant must: <ol style="list-style-type: none"> (a) commission a suitably qualified, experienced and independent person, whose appointment is acceptable to both parties, to establish the baseline condition of any buildings and other structures on the land, or update the previous property inspection report, and identify measures that should be implemented to minimise the potential blasting impacts of the development on these buildings and structures; and (b) give the landowner a copy of the new or updated property inspection report. (c) The cost of commissioning such an inspection report shall be borne by the proponent. (d) In the event that further building works are approved and constructed on land within 1km of the approved extraction area after the initial property report has been undertaken, an updated property report or reports may be requested in each instance by the relevant property owner, as per (a) above. This must be requested within 2 months following the issue of the Occupation Certification for the relevant buildings/structures. 2. If the owner of any privately-owned land within 1 kilometre of any approved extraction area on the site, or any other landowner where the Council is satisfied an investigation is warranted, claims in writing that buildings or structures on their land have been damaged as a result of blasting on the site, then, within 2 months of receiving this

	<p>written claim, the Applicant must: commission a suitably qualified, experienced and independent person, whose appointment is acceptable to both parties to investigate the claim; and give the landowner a copy of the property investigation report.</p> <p>3. If this independent property investigation confirms the landowner's claim, then the Applicant must repair the damage to the satisfaction of the Council.</p> <p>4. During blasting operations, the Applicant must:</p> <ul style="list-style-type: none"> (a) take all reasonable steps to: <ul style="list-style-type: none"> i. ensure the safety of people and livestock from blasting impacts of the development; ii. protect public or private infrastructure and property in the vicinity of the site from blasting damage associated with the development; and iii. minimise blast-related dust and fume emissions; (b) develop and implement a fly rock risk management strategy as a part of any quarry management plan; (c) identify any blast-related exceedance, incident or non-compliance and notify the Council and relevant stakeholders of these events; and (d) carry out regular blast monitoring to determine whether the development is complying with the relevant conditions of this consent.
	<p>Condition Reason: To ensure there are no adverse impacts to nearby residents from blasting</p>
17.	<p>Annual Fire Safety Statement</p> <p>For every 12 month period after the issue of the Final Fire Safety Certificate the owner/agent of the building must provide the Council and the Commissioner of Fire and Rescue NSW with a copy of an Annual Fire Safety Statement certifying that each specified fire safety measure is capable of performing to its specification.</p> <p>Condition Reason: To comply with legislative requirements and to safeguard people from illness or injury due to a fire in a building.</p>
18.	<p>Copies of final Fire Safety Certificate</p> <p>Where any essential services are installed in the building, a copy of the final Fire Safety Certificate (together with a copy of the current fire safety schedule) is to be given to the Commissioner of Fire and Rescue NSW and Council. A further copy of the Certificate (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.</p> <p>Condition Reason: To comply with legislative requirements and to safeguard people from illness or injury due to a fire in a building.</p>
19.	<p>Compliance with the Building Code of Australia</p> <p>All building work must be carried out in accordance with the <i>Building Code of Australia</i>.</p> <p>Condition Reason: Prescribed condition pursuant to section 4.17(11) of the Environmental Planning and Assessment Act 1979.</p>
20.	<p>Occupation Certificate</p> <p>Prior to the occupation of a new building, or occupation or use of an altered portion of, or an extension to an existing building, an Occupation Certificate is to be obtained for the footings of the prefabricated buildings from the Principal Certifier appointed for the building works.</p> <p>Condition Reason: To comply with the Environmental Planning and Assessment Act 1979</p>
21.	<p>Commencement of works</p> <p>Building works are not to commence until such time as a Construction Certificate has been obtained and the appointment of a Principal Certifier.</p> <p>Condition Reason: To ensure any works are carried out lawfully.</p>
22.	<p>Erection of signs</p> <p>1. This section applies to a development consent for development involving building work, subdivision work or demolition work.</p> <p>2. It is a condition of the development consent that a sign must be erected in a prominent</p>

	<p>position on a site on which building work, subdivision work or demolition work is being carried out—</p> <p>a. showing the name, address and telephone number of the principal certifier for the work, and</p> <p>b. showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and</p> <p>c. stating that unauthorised entry to the work site is prohibited.</p> <p>3. The sign must be—</p> <p>a. maintained while the building work, subdivision work or demolition work is being carried out, and</p> <p>b. removed when the work has been completed.</p> <p>4. This section does not apply in relation to—</p> <p>a. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or</p> <p>b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</p>
	<p>Condition Reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</p>

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE – BUILDING WORK

	Condition
23.	<p>Section 68 – Water supply, stormwater and sewerage</p> <p>Application shall be made to Council under Part B, Section 68 of the Local Government Act 1993 to carry out Water Supply, Stormwater and Sewerage Works. The application shall contain details demonstrating compliance with the Plumbing and Drainage Act 2011 and/or the Plumbing Code of Australia. The Section 68 application shall be considered and approved by Council prior to the release of any Construction Certificate for the development.</p> <p>Condition Reason: To ensure the property is adequately serviced and necessary approvals are obtained prior to works commencing onsite.</p>
24.	<p>Long Service Levy</p> <p>Prior to the issue of a Construction Certificate, the developer shall pay a Long Service Levy at the prescribed rate to either the Long Service Levy Corporation or Council, for any work costing \$250,000 or more.</p> <p>Note - The amount payable is currently based on 0.25% of the cost of work. This is a State Government Levy and is subject to change.</p> <p>Note – Council can only accept payment of the Long Service Levy as part of the fees for a Construction Certificate application lodged with Council. If the Construction Certificate is to be issued by a Private Certifier, the Long Service Levy must be paid directly to the Long Service Levy Corporation or paid to the Private Certifier.</p> <p>Condition Reason: To ensure the correct levy is paid in accordance with NSW State Government requirements.</p>

PRIOR TO COMMENCEMENT OF WORKS – BUILDING WORK

	Condition
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25.	Construction Certificate
	Prior to the commencement of any building work on the site, a Construction Certificate is to be obtained from either Council or an Accredited Certifier, certifying that the proposed works, including but not limited to footings for prefabricated buildings, are in accordance with this consent and the applicable standards.
	Condition Reason: To ensure any works are carried out lawfully.
26.	Pre-construction notifications
	<p>Prior to any construction work and the locating of prefabricated buildings onto the site, the following shall be obtained:</p> <ol style="list-style-type: none"> 1. A Construction Certificate has been issued by the Certifier (ie Council or an accredited certifier); and 2. A Principal Certifier has been appointed by the person having benefit of the development consent in accordance with the Environmental Planning and Assessment Act 1979; and 3. If Council is not the Principal Certifier, notify Council no later than two (2) days before building work commences as to who is the appointed Principal Certifier; and 4. At least two (2) days before commencement of building work, the person having benefit of the development consent is to notify Council as to the intention to commence building work.
	Condition Reason: Legislative requirement pursuant to Section 6.6 and 6.7 of the EP&A Act 1979
27.	Construction waste enclosure
	<p>The site shall be provided with a waste enclosure (minimum 1800mm X 1800mm X 1200mm) that has a lid or secure covering for the duration of the construction works to ensure that all wastes are contained on the site. The receptacle is to be emptied periodically to reduce the potential for rubbish to leave the site. Council encourages the separation and recycling of suitable materials.</p> <p>NOTE - ALL WASTE GENERATED FROM THE CONSTRUCTION PROCESS IS TO BE CONTAINED ON-SITE</p>
	Condition Reason: To restrict pollution and protect the amenity of the neighbourhood during construction
28.	Sediment erosion controls
	<p>Sediment erosion controls shall be installed within the development site, to the satisfaction of the Certifier (i.e. Council or the Principal Certifier), prior to the commencement of works.</p>
	Condition Reason: To ensure no substance other than rainwater enters the stormwater system and waterways

DURING WORKS – BUILDING

	Condition
29.	Construction Noise and Hours
	<p>Construction work noise associated with the pre-fabricated buildings that is audible at other premises is to be restricted to the following times:</p> <p>a) Monday to Saturday - 7.00am to 5.00pm</p> <p>No construction work noise is permitted on Sundays or Public Holidays.</p>
	Condition Reason: To protect the amenity of the surrounding area
	Mandatory Inspections

30.	All mandatory inspections required by the Environmental Planning and Assessment Act 1979 and any other inspections deemed necessary by the Principal Certifier shall be carried out during the relevant stage of construction.
	Condition Reason: To ensure the building work is consistent with approvals, endorsed plans, specifications and relevant documentation.
31.	Management of Development Site
	The development site is to be managed for the entirety of work in the following manner: <ul style="list-style-type: none"> a) Erosion and sediment controls are to be implemented to prevent sediment from leaving the site. The controls are to be maintained until the development is complete and the site stabilised with permanent vegetation; b) Appropriate dust control measures; c) Construction equipment and materials shall be contained wholly within the site unless approval to use the road reserve has been obtained; d) Toilet facilities are to be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.
	Condition Reason: To protect the amenity of the environment and neighbourhood during construction.
32.	Fire Safety Schedule
	The list of fire safety measures contained in the fire safety schedule attached to the relevant development consent for a change of use, construction certificate or complying development certificate, are required to be installed in the building or on the land to ensure the safety of persons in the event of fire.
	Condition Reason: To ensure the safety of persons using the building in the event of a fire
33.	Procedure for critical stage inspections
	While building work is being carried out, the work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.
	Condition reason: To require approval to proceed with building work following each critical stage inspection.
34.	Access and Facilities
	This approval does not provide any indemnity to the owner or applicant under the Disability Discrimination Act 1992 with respect to the provision of access and facilities for people with disabilities.
	Condition reason: To ensure the building owners/applicants/occupants are aware of their responsibilities under the Disability Discrimination Act 1992
35.	Plumbing and Drainage Work
	All plumbing and drainage work must be carried out by a licensed plumber and drainer and must comply with the requirements of the Plumbing & Drainage Act 2011 and the Plumbing Code of Australia.
	Condition reason: To ensure work is carried out by an authorised person and comply with certain legislation and minimum standards

PRIOR TO COMMENCEMENT OF QUARRY WORKS

	Condition
36.	Section 138
	Prior to commencement of all quarry activities, the Applicant, pursuant to Section 138(2) of the Roads Act 1993, must provide detailed design plans to the satisfaction of Transport for NSW (TfNSW, formerly Roads and Maritime Services) and in accordance with Part 4A

	<p>of Austroads Guide to Road Design and relevant supplements, for the new access onto the Castlereagh Highway.</p> <p>The detailed design must be approved by Transport for NSW and full construction of the new access (and associated works) must be completed to their satisfaction prior to commencement of quarry activities over the site.</p> <p>Note – The only quarry works permitted to occur prior is where the extracted material is to be used as part of the construction of the access/intersection and internal access track. The sale of quarry products to off-site sources is strictly not permitted until such time as the intersection and internal access track works are completed and becomes operational.</p> <p>Condition Reason: To ensure appropriate approvals are obtained, prior to works commencing.</p>
37.	<p>Aboriginal Heritage Site Protection</p> <p>Prior to the commencement of works, a 5 x 5m fence shall be established around Aboriginal Heritage Site Locations within Lot 1 DP 1239728. The fence should include signage indicating that it encloses an 'environmental area' and that entry by personnel and vehicles is not permitted. A copy of each site location is to be provided to contractors. The fencing shall remain for the life of the development.</p> <p>Condition Reason: To demarcate the location of the heritage sites and to that no inadvertent harm occurs.</p>
38.	<p>Crown Road Reserve</p> <p>No works are permitted within the Crown Road Reserve unless prior written approval has been obtained from the Department of Crown Lands.</p> <p>Condition reason: To ensure works are carried out with the relevant approvals.</p>
39.	<p>Identification of approved extraction area</p> <p>Prior to commencing operations, the Operator must engage a registered surveyor to mark out the boundaries of the approved limits of extraction within the site and submit a survey plan of these boundaries with applicable GPS coordinates to the Council.</p> <p>Condition reason: To ensure that the quarry does not exceed the approved footprint</p>
40.	<p>Quarry access road</p> <p>The existing internal access route from the quarry to the highway will be widened to achieve 4.5m clearance from the overhead power pole and two passing bays added. A section of approximate length 100 metres is to be sealed, from the highway intersection, with a rumble grid also installed. These works must be completed prior to commencement of works.</p> <p>Condition reason: To prevent air pollution, and protect the amenity of the adjoining area.</p>
41.	<p>Plan of Management</p> <p>A Plan of Management shall be prepared by suitably qualified and experienced person/s and provided to Council for approval prior to the commencement of quarrying under this development approval. The Plan of Management is to include at least the following details:</p> <ul style="list-style-type: none"> a) operating details including: numbers, type and location (if fixed plant) of plant and machinery; numbers of employees on site and off site; stockpile and overburden storage areas; vehicle storage and refuelling areas; and fuel storage areas. b) a plan identifying the sedimentation dam(s) at each proposed stage of the quarry operations. That is, any necessary relocation of sedimentation structures should be identified on the plan. The dimensions, capacity and anticipated levels of waste water within these structures should be included in this detail. c) a water management plan is to be prepared that includes a program to

	<p>monitor and report on any groundwater encountered during excavation undertaken within the quarry, including protocols to be adopted should groundwater be encountered.</p> <ul style="list-style-type: none"> d) details of measures for drainage or pumping from the dams after storm events are to be provided, including the time taken for the dams to empty. e) any proposals for the re-use of waste water from the dams is to be provided. Such water could be used for water of access roads and exposed areas to avoid dust nuisance. f) compliance with the NSW EPA General Terms of Approval requirements. g) an outline of full rehabilitation details, including fencing and signage details consistent with an approved Rehabilitation Management Plan. h) details of dust mitigation measures and monitoring program. i) details of noise mitigation measures for fixed and mobile plant and machinery and monitoring programs. j) a schedule is to be included which allows for the annual update of the rates of extraction. This will ensure monitoring of the amount of material extracted and enable Council to calculate the contributions. k) a waste management plan, including measures to optimise the efficiency of resource recovery and the reuse or recycling of material. l) a code of conduct relating to the transport of materials on public roads, including a schedule so that haulage times do not coincide with school bus services. m) a code of conduct for truck drivers. <p>Condition reason: To detail the operations of the quarry that will protect the workers, the public, and the surrounding environment, during the quarry operation.</p>
42.	<p>Erosion and Sediment Control Plan</p> <p>An Erosion and Sediment Control Plan (ESCP) must be prepared and implemented. The plan must describe the measures that will be employed to minimise soil erosion and the discharge of sediment and other pollutants to lands and/or waters during construction activities. The ESCP should be prepared in accordance with the requirements for such plans outlined in <i>'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time)</i></p> <p>These measures proposed are to prevent soil erosion and transport of sediments from the development site into either:</p> <ul style="list-style-type: none"> a. adjoining land b. natural drainage courses c. constructed drainage systems, and d. waterways <p>All control measures are to be maintained in an operational condition at all times during construction and until vegetation or permanent structures can satisfactorily control stormwater runoff. Control measures shall be regularly cleared of sediment and debris build-up, to ensure continued operation.</p> <p>During construction works all motor fuels, oils and other chemicals are to be stored and used on site in a manner which ensures no contamination of stormwater. No incidents of visible pollution leaving the construction site. No litter placed in a position where it may be blown or washed off site</p> <p>Condition Reason: To ensure the site is effectively managed with respect to erosion and sediment control.</p>
43.	<p>Traffic Management Plan</p> <p>A Traffic Management Plan completed by a suitably qualified person for implementation during works is to be submitted to Council prior to any work commencing.</p>

	Condition reason: To ensure Traffic Management Plans are completed by a suitably qualified persons and implemented prior to commencement of works.
44.	<p>Driver Code of Conduct</p> <p>A Driver Code of Conduct (the 'Code') for the transport of quarry products on public roads shall be developed and implemented for all heavy vehicle operators that access the subject development, including haulage and delivery vehicles. All drivers will be required to sign a register of acceptance (or similar) of the Code, with the Code including as a minimum the following:</p> <ul style="list-style-type: none"> a) A map of the primary haulage routes, highlighting critical locations, safety issues and other relevant traffic/transport issues; b) Expected Driver Behaviour; c) Requirements for compliance with road rules and safety; d) Requirements for minimising dust and noise emissions; e) Known safety considerations along the proposed haul route (including school bus routes and timetables, school zones, concealed driveways, wet weather safety and other known local hazards); f) Requirements for all loads are covered prior to leaving the Quarry site; g) Requirements for all vehicles leaving the quarry site to be clear of rock/extractive material by sweeping, cleaning draw bars and external truck/trailer components; and h) Any community consultation measures required to address busy haulage periods. <p>The Code of Conduct shall be provided to Council prior to commencement of quarrying under this approval and made available Transport for NSW upon request.</p> <p>Condition Reason: To ensure staff and contractors operate in accordance with the operating procedures.</p>
45.	<p>Environment Management Plan</p> <p>An Environmental Management Plan must be prepared and implemented prior to the commencement of quarry activities. The plan must include, but not be limited to:</p> <ul style="list-style-type: none"> a) The identification and mitigation of potential impacts to surface water and soils. The plan must make reference to the requirements outlined in the document "Managing Urban Stormwater: Soils and Construction (Landcom, 2004) and "Managing Urban Storm water: Soils and Construction - Volume 2E - Mines and Quarries (DECC, 2008); b) Air quality (dust) management measures; and c) Noise management measures including; <ul style="list-style-type: none"> • Protocols for addressing noise complaints and/or follow up noise monitoring. d) Noise management measures; e) Waste handling measures; and <p>Reference to all air, water, noise, waste mitigation measures identified in the Environment Impact Statement.</p> <p>Condition Reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.</p>
46.	<p>Waste Management Plan</p> <p>Prior to the commencement of works, a waste management plan for the development must be prepared and implemented. The plan must be prepared:</p> <ul style="list-style-type: none"> a. in accordance with

	<ul style="list-style-type: none"> i. the Environment Protection Authority's Waste Classification Guidelines as in force from time to time; and 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 <p>b. include the following information—</p> <ul style="list-style-type: none"> i. The contact details of the person removing waste; ii. an estimate of the type and quantity of waste; iii. whether waste is expected to be reused, recycled or sent to landfill; iv. the address of the disposal location for waste approved under the development consent is being carried out.
	Condition reason: To ensure waste is appropriately managed.
47.	<p>Detailed Landscape Plan – Visual Screening</p> <p>Prior to the carrying out of any quarry works, a landscape plan shall be submitted to and approved by Council. This landscape plan shall be prepared by an appropriately qualified and experienced professional. The landscaping plan is to show and/or achieve the following:</p> <ul style="list-style-type: none"> a) A planting schedule (including both native trees and shrubs). It must be demonstrated through plant selection that the required 20m wide landscape buffer will achieve a high level of screening for land to the north. b) A maintenance schedule which includes: <ul style="list-style-type: none"> • Measures applied during harsh weather conditions such as drought • Special measures to aid species growth in sub-optimal soil conditions • Watering and irrigation measures. c) Re-planting regime for any plants that are damaged, dead, or removed for any reason. d) Utilise endemic species, where practicable, which are appropriate for the site (Eg. Blakely's Red Gum). e) It is to be properly maintained and kept free of weeds. The effective control of weeds will, in itself, will assist in the revegetation of this planting belt with other native vegetation species. f) Is to be provided with a livestock-proof fencing to reduce plant mortality due to livestock grazing. g) The quarry benched wall design is not to damage or impact upon the integrity of the tree roots. <p>If any of the vegetation comprising the landscaping dies or is removed, it is to be replaced with vegetation of the same species and similar maturity as the vegetation which has died or was removed.</p> <p>Once the detailed plan is approved, all landscape, and tree-works must be planted and carried out in accordance with approved plans prior to quarry operations and maintained for the life of the development.</p> <p>Following a 5-year establishment period, the applicant is to submit a report prepared by a suitably qualified person to Council certifying that the landscaping strip has been planted and is being maintained in accordance with the approved landscaping plan. This report must include photographic evidence verifying the findings of the report and must make any recommendations/amendments needed to the landscaping plan in order to better screen the quarry from adjoining properties. Any recommendations made in the report must be carried out by the applicant within 3 months of submitting the report to Council.</p> <p>Condition Reason: To ensure suitable and appropriate landscaping is provided.</p>
	Biodiversity Offset Requirements

48.	<p>In accordance with the Biodiversity Development Assessment Report (BDAR) prepared by Bower Ecology for the development, the class and number of species credits must be retired to offset the residual biodiversity impacts of the development. Evidence of the retirement of credits (either by payment to the Biodiversity Conservation Fund or securing the Biodiversity Offset Management Plan) must be provided to Council prior to the commencement of the development.</p> <table border="1"> <tr> <th>Impacted Species</th><th>Number of Species Credit</th></tr> <tr> <td>Vegetation Zone 2 – Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion (PCT277)</td><td>2</td></tr> </table> <p>Condition Reason:</p>	Impacted Species	Number of Species Credit	Vegetation Zone 2 – Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion (PCT277)	2
Impacted Species	Number of Species Credit				
Vegetation Zone 2 – Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion (PCT277)	2				
49.	<p>Detailed Rehabilitation Plan</p> <p>Prior to the commencement of works the applicant is to prepare a rehabilitation management plan which include a performance and completion criteria for progressive and final rehabilitation including measures to:</p> <ol style="list-style-type: none"> Ensure species used during rehabilitation operations are consistent with vegetation community types located within the vicinity of the area to be rehabilitated and are suitable for the proposed final landform and land use. Monitor all areas of progressive and final rehabilitation. Undertake any necessary remedial action in order to satisfy the relevant completion criteria. <p>Regular visual monitoring of fencing, inspection of planted/rehabilitated areas for a period of two years to determine the need for maintenance works (fertilising, weed control, erosion repair or control works, thinning of plants, pruning) and replacement of failed plantings.</p> <p>Condition reason: To ensure the rehabilitation of the site.</p>				

DURING OPERATIONS – QUARRY

	Condition
50.	<p>Section 7.12 Contributions</p> <p>In accordance with the Mid-Western Regional Contributions Plan 2019 and Section 7.11 of the Environmental Planning and Assessment Act 1979, the quarry operator is required to pay contributions to Council on a quarterly basis for each tonne of resource leaving the extractive industry site by road transport. The contribution amount is to be paid quarterly, and subject to Consumer Price Index increase, as follows:</p> <ul style="list-style-type: none"> \$0.76 per tonne of resource removed from the site. <p>The operator is required to provide Council documentary evidence by way of cartage notes, audited and certified by a Chartered Professional Accountant each quarter, of the total amount, in tonnes, of material that has been removed from the site for the contribution amount to be levied by Council.</p> <p><i>Note 1 - Section 7.11 Contributions are subject to Consumer Price Index increase at 1 July each year. Please contact Council's Planning and Development Department regarding any adjustments.</i></p> <p><i>Note 2 – Council's Contributions Plan 2019 is available for perusal at Council's Administration Centre at 86 Market Street, Mudgee or on Council's website www.midwestern.nsw.gov.au under Council Documents/Strategies and Plans.</i></p>

	<p><i>Note 3 – This condition does not preclude the negotiation of a Voluntary Planning Agreement in accordance with the Contributions Plan 2019 and Section 7.4 of the Environmental Planning and Assessment Act 1979.</i></p> <p>Condition Reason: To comply with legislative requirements.</p>
51.	<p>Vehicle parking</p> <p>A minimum of four (4) car parking spaces for staff are to be provided within the quarry site adjacent to the site office. All parking spaces are to comply with AS 2890.1: 2004 – Parking facilities – Part 1: Off-street car parking.</p> <p>Condition reason: To ensure that all vehicles are to be parked within the confines of the site</p>
52.	<p>Maximum Size Vehicle</p> <p>The maximum haulage vehicle size to enter the site is to have a maximum length of 19m. B Doubles are not permitted to access or exit the site.</p> <p>Condition reason: To ensure safe access</p>
53.	<p>Entry signage</p> <p>A sign must be erected on the subject land in a prominent position visible from the entrance of the property during quarry operations. The sign is to:</p> <ol style="list-style-type: none"> state that unauthorised entry to the quarry work area is prohibited; and show the name of the person in charge of the quarry operations and a contact number for that person. <p>Condition reason: To ensure no that there is unauthorised entry to the quarry work area and provide contact details</p>
54.	<p>Keeping accurate records</p> <p>Accurate records of quantities extracted are to be kept, maintained and available for inspection by authorised council officers on request. The method of recording and the location where records are to be kept are to be outlined in the Plan of Management.</p> <p>Condition reason: To ensure accurate records of annual quantities extracted</p>
55.	<p>Internal access road maintenance</p> <p>The internal quarry access/haulage road must be maintained in a condition that prevents or minimises the emission into the air of air pollutants (e.g. dust).</p> <p>Condition reason: To ensure there are no amenity impacts</p>
56.	<p>Compliance with Plan of Management</p> <p>The establishment, operation and management of the development is to comply with the approved and Plan of Management at all times.</p> <p>Condition reason: To ensure compliance with the Plan of Management</p>
57.	<p>Aboriginal Heritage Exclusion Areas</p> <p>The Aboriginal heritage exclusion areas are to be maintained and clearly mapped in all environmental management plans/strategies.</p> <p>Condition Reason: To ensure no damage to heritage items occurs</p>
58.	<p>Dangerous Goods Code</p> <p>The Operator must ensure that the storage, handling, and transport of dangerous goods are conducted in accordance with the relevant Australian Standards, particularly AS1940 and AS1596, and the Dangerous Goods Code.</p> <p>Condition Reason: To ensure dangerous goods are handled safely</p>
59.	<p>Hazardous materials – Storage</p> <p>All hazardous materials are to be appropriately stored so as to prevent environmental damage in case of spillage or contaminated lands. Oils and lubricants shall be stored in an impermeable permanent bunded and roofed area with holding capacity of 110% of the total volume of all containers. Fuel and oil shall be only handled or transferred in designated areas on the site.</p> <p>Any above ground fuel storage tanks shall comply with AS1940-2017 - The storage and handling of flammable and combustible liquids.</p>

	Condition reason: To provide for the storage of sensitive equipment
60.	Certificate for above ground fuel storage tanks
	Prior to use of above ground fuel storage tanks, certification shall be provided to Council from the tank manufacturer that the above ground fuel storage tanks are designed in accordance with AS1692 Steel tanks for flammable and combustible liquids.
	Condition reason: To provide certification for above ground fuel storage tanks
61.	Spills or wastewater capture
	Any spills or wastewater captured in the bunded area containment tanks is not permitted to discharge to the environment. They shall be disposed of at a facility lawfully able to accept the waste.
	Condition reason: To ensure proper disposal of wastewater
62.	Covering of loads
	All trucks carrying quarry or crusher products from the site shall ensure their loads are fully covered by a suitable material to prevent spillage or dust falling from the truck.
	Condition reason: To prevent spillage or dust falling from the truck
63.	Operation Equipment
	Bulldozers and excavators are not to operate simultaneously
	Condition Reason: To ensure the development complies with its noise mitigation commitments.
64.	Waste Disposal
	Waste materials are to be collected and removed from this site for recycling (e.g., scrap metal) or disposal to an appropriate NSW EPA licensed waste facility which can accept this waste.
	The operator shall ensure that there is a contract with a licensed contractor for the removal of all waste. A copy of the contract is to be held on the premises at all times.
65.	Contaminated Material Found During Construction
	Should any contaminated, scheduled, hazardous or asbestos material be discovered before or during construction works, or quarrying activities, the applicant and contractor shall ensure the appropriate regulatory authority, (e.g. SafeWork NSW, Council, Fire and Rescue NSW etc) is notified, and that such material is contained, encapsulated, sealed, handled or otherwise disposed of to the requirements of such Authority. Note - such materials cannot be disposed of to landfill unless the facility is specifically licensed by the EPA to receive that type of waste.
	Condition Reason: To ensure soil removed from the site is appropriately disposed
66.	Aboriginal Material Found During Construction
	In the event of any Aboriginal archaeological material being discovered during earthmoving/construction works, all work in that area shall cease immediately and Heritage NSW are to be notified of the discovery as soon as practicable. Work shall only be recommended upon the authorisation by Heritage NSW.
	Condition Reason: To ensure the protection of objects of potential significance during works
67.	Management of Development Site
	<p>The development site is to be managed for the entirety of work in the following manner:</p> <ul style="list-style-type: none"> a) Erosion and sediment controls are to be implemented to prevent sediment from leaving the site. The controls are to be maintained until the development is complete and the site stabilised with permanent vegetation; a) Appropriate dust control measures; b) Construction equipment and materials shall be contained wholly within the site unless approval to use the road reserve has been obtained;

	c) Toilet facilities are to be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.
	Condition Reason: To protect the amenity of the environment and neighbourhood during construction
68.	Blasting/Vibration Management Protocol Blasting/Vibration Management Protocol must be prepared in relation to the development and implemented. The protocol must include, but need not be limited to, the following matters: <ul style="list-style-type: none"> • compliance standards; • mitigation measures; • remedial action; • monitoring methods and program; • monitoring program for flyrock distribution; • measures to protect underground utilities (eg: rising mains, subsurface telecommunication and electric cables) and livestock nearby; • notification of procedures for neighbours prior to detonation of each blast; • measures to ensure no damage by flyrock to people, property, livestock and powerlines.
	Condition Reason: To protect the amenity of the environment and neighbourhood.
69.	Dust management Activities occurring at the premises must be carried out in a manner that will minimise emissions of dust from the premises. The dust suppression methods are to be used as often as is necessary to ensure that adjoining properties are not adversely affected.
	Condition reason: To protect the amenity of the environment and neighbourhood.
70.	Complaints Register A complaints register must be maintained by the operator and made available to Council upon request. The register must include the following information: <ul style="list-style-type: none"> (a) Name, address and contact details of the complainant; (b) Description of complaints (e.g. character and volume); (c) Frequency and duration of complaint; (d) Meteorological conditions during complaint; and (e) Any actions taken to resolve complaint. Where complaints suggest recurring issues or exceedances in activities, the operator must undertake additional monitoring to determine whether mitigation is required.
	Condition reason: To ensure concerns can be raised and managed effectively.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

	Condition
71.	Occupation Certificate The Proponent is to obtain an Occupation Certificate in accordance with the <i>Environmental Planning and Assessment Act 1979</i> , from the Principal Certifying Authority prior to occupation of prefabricated buildings.
	Condition Reason: To comply with legislative requirements.
72.	Section 68 approval to operate OSSM Prior to use of the development and/or issue of a Certificate of Completion, an Approval to Operate the On-Site Sewage Management System granted under Section 68 of the Local Government Act 1993 shall be obtained.
	Condition reason: To comply with legislative requirements.
	Fire Safety Certificate

73.	Prior to occupation or the issue of the Occupation Certificate the owner of the building must cause the Principal Certifier to be given a fire safety certificate (or interim fire safety certificate in the case of a building or part of a building occupied before completion) in accordance with Section 41 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 for each measure listed in the schedule. The certificate must only be in the form specified by Section 86 of the Regulation. A copy of the certificate is to be given to the Commissioner of the New South Wales Fire Brigade and a copy is to be prominently displayed in the building.
	Condition reason: To comply with legislative requirements and to safeguard people from illness or injury due to a fire in a building.

Essential Energy Advisory Notes:

1. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.
2. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with.
3. In addition, Essential Energy's records indicate there is electricity infrastructure located within close proximity of the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure. Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure.
4. Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW).
5. Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.

Council Advisory Notes

1. The removal of trees within any road reserve requires the separate approval of Council in accordance with the policy "Tree Removal and Pruning - Public Places".
2. The land upon which the subject building is to be constructed may be affected by restrictive covenants. This approval is issued without enquiry by Council as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this approval. Persons to whom this approval is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.
3. Division 8.2 of the Environmental Planning and Assessment Act 1979 (EP&A Act) gives you the ability to seek a review of the determination. This request is made to Council and must be made within 6 months after the date on which you receive this notice. The request must be made in writing and lodged with the required fee; please contact Council's Development Department for more information or advice.
4. If you are dissatisfied with this decision section 8.7 of the EP&A Act gives you the right to appeal to the Land and Environment Court within 6 months after the date on which you receive this notice, pursuant to section 8.10(1)(b).

5. To ascertain the extent to which the consent is liable to lapse, refer to Section 4.53 of the EP&A Act.
6. To ascertain the extent to which the consent is liable to lapse, refer to Section 4.53 of the Environmental Planning and Assessment Act 1979.
7. The development is to operate so as to not emit offensive noise, as defined in the Protection of the Environment Operations Act 1997.
8. Air impurities as defined under the Protection of the Environment Operations Act 1997 shall not be released or emitted into the atmosphere in a manner which is prejudicial to the health and safety of occupants, the surrounding inhabitants or the environment.

General Advisory Notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the [*Conditions of development consent: advisory notes*](#). The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means Mid-Western Regional Council.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

the collection of stormwater,

the reuse of stormwater,

the detention of stormwater,

the controlled release of stormwater, and

connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

Sydney district or regional planning panel means Western Regional Planning Panel.

General Terms of Approval

Notice No: 1644674



Ms Hannah Draper
Mid-Western Regional Council

Attention: Hannah Draper

Notice Number 1644674
File Number 1644674
Date 17-Dec-2024

Re: Proposed Gulgong Quarry - General Terms of Approval

Issued pursuant to Section 4.46 Environmental Planning and Assessment Act 1979

I refer to the development application and accompanying information provided for the Gulgong Quarry Project located at 1848 Castlereagh Highway, Gulgong (the proposal) received by the Environment Protection Authority (EPA) on 22 October 2024.

The EPA has reviewed the information provided and has determined that it is able to issue a licence for the proposal, subject to conditions. The applicant will need to obtain an environment protection licence for *extractive activities* and *crushing, grinding or separating* before starting construction of the quarry. The EPA website explains how to apply for a licence (<https://www.epa.nsw.gov.au/licensing-and-regulation/licensing>).

The EPA's assessment of the project was limited to activities at the quarry site, which would require an environment protection licence, and did not consider noise or dust issues on public roads.

The EPA's General Terms of Approval (GTA) for this proposal are provided in **Attachment A**. If Mid-Western Regional Council grants development consent for the proposal, then these conditions should be incorporated into the consent.

It should be noted that the EPA has adopted more streamlined GTAs to avoid conflicts with development approvals, to limit the need for ongoing modifications to development approvals for small matters that are the responsibility of the EPA, and to provide the EPA with greater flexibility regarding site specific environmental conditions to be placed on any environment protection licence.

The EPA has also provided at **Attachment B** for Mid-Western Regional Council and the Proponent's reference, more specific draft conditions that would be present on the Environment Protection Licence, if consent is granted (noting that all Environment Protection Licences contain general conditions for all licensees). However, these draft conditions should not be included in the consent document, unless deemed necessary for Mid-Western Regional Council's own specific purposes.

General Terms of Approval

Notice No: 1644674



These GTAs relate to the Proposal as described in the development application and accompanying information uploaded to the CNR Portal. In the event that the proposal is modified either by the proponent prior to the granting of consent or as a result of the conditions proposed to be attached to the consent and/or Environment Protection Licence, it will be necessary to consult with the EPA about the changes before the consent is granted. This will enable the EPA to determine whether its General Terms of Approval need to be modified in light of the changes.

If you have any questions or wish to discuss this matter, further please contact Catherine Booth on (02) 8275 1576.

Yours sincerely

A handwritten signature in black ink, appearing to read 'F. Hennessy'.

.....
Frederick Hennessy

Unit Head

Environment Protection Authority

(by Delegation)

General Terms of Approval

Notice No: 1644674



Attachment A

EPA's General Terms of Approval for DA 0070/2025

1. Except as expressly provided by these General Terms of Approval (GTA) or by any conditions of consent granted by Mid-Western Regional Council or the conditions of an in-force environment protection licence issued by the Environment Protection Authority (EPA), works and activities must be carried out in accordance with the proposal contained in:
 - a. the development application DA 0070/2025 submitted to Mid-Western Regional Council on 18 October 2024.
 - b. the Environmental Impact Statement for Gulgong Quarry prepared by Outline Planning Consultants, dated September 2024.
 - c. all additional information provided to Mid-Western Regional Council and uploaded to the NSW Planning Portal (Agency Concurrence and Referral Portal).
2. Should any conflict exist between the aforementioned documents, the most recent document or revision supersedes the conflict, except where superseded by any conditions of approval issued by Council or the conditions of an in-force Environment Protection Licence issued by the EPA.
3. An Environmental Management Plan must be prepared and implemented within three months of development consent being granted. The plan must include, but not be limited to:
 - a. The identification and mitigation of potential impacts to surface water and soils;
 - b. Air quality (dust) management measures;
 - c. Noise management measures;
 - d. Waste handling measures; and
 - e. Reference to all air, water, noise, waste mitigation measures identified in the Environment Impact Statement.
4. Hours of operation
 - All construction work at the premises must only be conducted between 7:00am and 6:00pm Monday to Friday, and 8:00am to 1:00pm Saturday. No construction activities to be conducted on Sundays or public holidays.
 - Activities at the premises, other than construction work, may only be conducted between 7:00am and 6:00pm Monday to Friday, and 8:00am to 1:00pm Saturday. No licensed activities to be conducted on Sundays or public holidays.
 - This condition does not apply to the delivery of material outside the hours of operation permitted by the licence condition if that delivery is required by police or other authorities for safety reasons; and/or the operation or personnel or equipment are endangered. In such circumstances, prior notification is provided to the EPA and affected residents as soon as possible, or within a reasonable period in the case of emergency.
 - The hours of operation specified in licence conditions may be varied with written consent if the EPA is satisfied that the amenity of the residents in the locality will not be adversely affected.
5. Truck movements and equipment maintenance relating to the proposal may only be undertaken during the following hours:
 - 7:00am to 6:00pm, Monday to Friday
 - 8:00am to 1:00pm, Saturdays
 - at no time on Sundays or public holidays.
6. Trucks entering and leaving the premises that are carrying potentially dust generating loads on public roads must be covered at all times, except during loading and unloading.
7. All internal roads must be maintained in a condition that prevents or minimises the emission into the air of pollutants

General Terms of Approval

Notice No: 1644674



(which includes dust).

8. All trucks and mobile plant operating within the premises must be fitted (where there is a requirement for such devices to be fitted under the Work Health and Safety legislation) with broad-spectrum reversing alarms.
9. A dust suppression system must be installed including but not limited to: a sprinkler system and a water cart prior to the commencement of operations at the premises.
10. Dust sprays and/or dust suppression systems must be installed and operating on all crushing, grinding and screening equipment at the premises during hours of operation.
11. Production limit:
 - i. Extraction from the premises must not exceed 350,000 tonnes during any consecutive 12 month period.
 - ii. For the purposes of determining compliance with this condition, a record of each vehicle carrying each load from the premises must be maintained by the applicant, to enable production to be calculated for any consecutive 12 month period by multiplying the number of loads for each vehicle type by the known capacity of each relevant vehicle.
12. The Proponent must apply for and hold an in-force Environment Protection Licence issued by the EPA prior to the Proponent carrying out any scheduled activities under the *Protection of the Environment Operations Act 1997* as proposed.
13. Stormwater/sediment control - Construction Phase

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

14. Stormwater/sediment control - Operation Phase

A Stormwater Management Scheme must be prepared for the development and must be implemented. Implementation of the Scheme must mitigate the impacts of stormwater run-off from and within the premises following the completion of construction activities. The scheme should be consistent with the Stormwater Management Plan for the catchment. Where a Stormwater Management Plan has not yet been prepared the Scheme should be consistent with the guidance contained in *Managing Urban Stormwater: Council Handbook* (available from the EPA).

15. Blast management

A Blasting/Vibration Management Protocol must be prepared in relation to the development and implemented. The protocol must include, but need not be limited to, the following matters:

- compliance standards;
- mitigation measures;
- remedial action;
- monitoring methods and program;
- monitoring program for flyrock distribution;
- measures to protect underground utilities (eg: rising mains, subsurface telecommunication and electric cables) and livestock nearby;
- notification of procedures for neighbours prior to detonation of each blast;
- measures to ensure no damage by flyrock to people, property, livestock and powerlines.

General Terms of Approval

Notice No: 1644674



Attachment B

Mandatory Conditions for all EPA licences

Administrative conditions

Information supplied to the EPA

Except as expressly provided by these general terms of approval, works and activities must be carried out in accordance with the proposal contained in:

- the development application DA0070/2025 submitted to Mid- Western Regional Council on 18 October 2024;
- the Environmental Impact Statement for Gulgong Quarry Project prepared by Outline Planning Consultants in September 2024 relating to the development; and
- all additional documents supplied to the EPA in relation to the development, uploaded to the NSW Planning Portal (Agency Concurrence and Referral Portal).

Fit and Proper Person

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

Limit conditions

Pollution of waters

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

Waste

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

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

Note: Licence Condition is included to ensure that a premises based activity is not used as a waste facility (unless that scheduled activity is permitted by another condition).

General Terms of Approval

Notice No: 1644674



Noise limits

Noise from the premises must not exceed 40 dB(A) LAeq (15 Minute) during the day and 35 dB (A) LAeq (15 Minute) at any other time at a noise sensitive location except as expressly provided by this licence.

Where LAeq means the equivalent continuous noise level - the level of noise equivalent to the energy-average of noise occurring over a measurement period.

The noise limits in the above Licence Condition apply under meteorological conditions except for:

- a. Wind speed greater than 3 metres per second at 10 metres above ground level;
- b. Stability category F temperature inversion conditions and wind speeds greater than 2 metres per second at 10 metres above ground level; or
- c. Stability category G temperature inversion conditions.

Noise from the premises must not exceed the limits in the above Licence Condition positively adjusted by 5 dB, during these meteorological conditions:

- a. Wind speeds greater than 3 metres per second at 10 metres above ground level;
- b. Stability category F temperature inversion conditions and wind speeds greater than 2 metres per second at 10 metres above ground level; or
- c. Stability category G temperature inversion conditions.

For the purposes of the above Licence Conditions:

- a. Data recorded by a Bureau of Meteorology meteorological station at Mudgee must be used to determine meteorological conditions; and
- b. Temperature inversion conditions (stability category) must be determined by the sigma-theta method referred to in Fact Sheet D of the *Noise Policy for Industry*.

To determine compliance with this condition:

- a) with the LAeq (15 minute) noise limits in the above Licence Condition, the noise measurement equipment must be located:
 - approximately on the property boundary, where any dwelling is situated 30 metres or less from the property boundary closest to the premises;
 - within 30 metres of a dwelling facade, but not closer than 3 metres, where any dwelling on the property is situated more than 30 metres from the property boundary closest to the premises, or, where applicable;
 - within approximately 50 metres of the boundary of a National Park or a Nature Reserve.
- b) with the noise limits of the above Licence Condition, the noise measuring equipment must be located:
 - at the most affected point at a location where there is no dwelling at the location; or
 - at the most affected point within an area at a location prescribed by Condition (a) above.

A non-compliance of Noise Licence Conditions, as applicable, will still occur where noise generated from the premises in excess of the appropriate limit is measure:

- at a location other than an area prescribed by Condition (a) and (b) above; and/or
- at a point other than the most affected point at a location.

General Terms of Approval

Notice No: 1644674



For the purposes of determining the noise generated at the premises the modification factors in Fact Sheet C of the Noise Policy for Industry must be applied, as appropriate, to the noise levels measured by the noise monitoring equipment.

The noise emission limits identified in the above Noise Licence Conditions apply for prevailing meteorological conditions (winds up to 3m/s), except under conditions of temperature inversions. Noise impacts that may be enhanced by temperature inversions must be addressed by:

- documenting noise complaints received to identify any higher level of impacts or patterns of temperature inversions;
- where levels of noise complaints indicate a higher level of impact then actions to quantify and ameliorate any enhanced impacts under temperature inversion conditions should be developed and implemented.

Blasting

Overpressure

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

The airblast overpressure level from blasting operations at the premises must not exceed 115 dB (Lin Peak) at any noise sensitive location for more than 5% of the total number of blasts in each reporting period. Error margins associated with any monitoring equipment used to measure this are not to be taken into account in determining whether or not the limit has been exceeded.

Note: The airblast overpressure values stated above apply when the measurements are performed with equipment having a lower cut-off frequency of 2Hz or less. If the instrumentation has a higher cut off frequency then a correction of 5dB should be added to the measured value. Equipment with a lower cut-off frequency exceeding 10Hz should not be used for the purpose of measuring airblast overpressure.

Note: If blasting is required for any reasons during the construction or operational stage of the proposed development, blast impacts should be demonstrated to be capable of complying with the guidelines contained in *Australian and New Zealand Environment Council - Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration* (ANZEC, 1990).

Ground vibration (ppv)

Ground vibration peak particle velocity from the blasting operations at the premises must not:

- Exceed 5mm/s for more than 5% of the total number of blasts over a period of 12 months; and
- Exceed 10mm/s at any time,

when measured at any point within 1 metre of any affected residential boundary or other noise sensitive location such as a school or hospital.

Time of blasting

Blasting operations on the premises may only take place between 9:00 am and 3:00 pm Monday to Friday.

Blasting must not take place on weekends or public holidays.

All residents within 2km of the premises must be notified by text message, email or telephone call, 24 hours prior to any blasting taking place.

General Terms of Approval

Notice No: 1644674



The hours of operation for blasting operations specified in this condition may be varied if the EPA, having regard to the effect that the proposed variation would have on the amenity of the residents in the locality, gives written consent to the variation.

Operating conditions

Activities must be carried out in a competent manner

Licensed activities must be carried out in a competent manner.

This includes:

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

Maintenance of plant and equipment

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

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

Odour

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

Dust

Activities occurring at the premises must be carried out in a manner that will minimise the generation, or emission from the premises, of wind-blown or traffic generated dust.

Any plant in or on the premises must be operated by such practical means to prevent or minimise the generation of air pollution, including dust emissions.

Any plant in or on the premises must be maintained at all times in a condition that will minimise the generation of air pollution, including dust emissions.

All trafficable areas in or on the premises must be maintained at all times in a condition that will minimise the emission of wind-blown or traffic generated dust to the air.

Trucks entering and leaving the premises that are carrying loads of potentially dust generating materials must have their loads covered at all times on the premises, except during loading and unloading.

Prior to leaving the premises, vehicles must be clean and sealed in a manner that will not cause materials used in conducting the activities at the premises to be tracked, thrown from, blown, fall, or cast from any vehicle onto a road external to the premises.

General Terms of Approval

Notice No: 1644674



Stormwater/sediment control - Construction Phase

A Soil and Water Management Plan (SWMP) must be prepared and implemented. The plan must describe the measures that will be employed to minimise soil erosion and the discharge of sediment and other pollutants to lands and/or waters during construction activities. The SWMP should be prepared in accordance with the requirements for such plans outlined in *Managing Urban Stormwater: Soils and Construction* (available from the Department of Housing).

Stormwater/sediment control - Operation Phase

A Stormwater Management Scheme must be prepared for the development and must be implemented. Implementation of the Scheme must mitigate the impacts of stormwater run-off from and within the premises following the completion of construction activities. The Scheme should be consistent with the Stormwater Management Plan for the catchment. Where a Stormwater Management Plan has not yet been prepared the Scheme should be consistent with the guidance contained in *Managing Urban Stormwater: Council Handbook* (available from the EPA).

Noise

Blast Monitoring

For the purpose of blast monitoring, the ground vibration or the overpressure must be measured and recorded, for all blasts carried out at the premises, at the nearest residence that is not owned by the applicant or subject to a private agreement relating to airblast overpressure and ground vibration levels.

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

Note: The location or point of impact can be different for each development. Measurement should be taken within the grounds of 'noise sensitive sites' (e.g. residences, hospitals, schools etc). Measurements locations can be:

- at the residential boundary; or
- 30 metres from residences in rural situations where the boundary is more than 30 metres from the residences.

Airblast overpressure levels should not be measured within 3.5 metres of any building.

Ground vibration levels should not be measured with the longest dimension of the foundations of a building or structure away from such building or structure.

To determine compliance with Blast Monitoring licence Conditions:

a. Airblast overpressure and ground vibration levels must be measured and electronically recorded in accordance with the ANZECC guidelines for all production blasts carried out in or on the premises; and

b. The written record must include:

- i. the time and date of each blast;
- ii. the station at which the noise was measured;
- iii. the ground vibration for each blast;
- iv. evidence that during the past 12 month period, a calibration check had been carried out on each blast monitor to ensure accuracy of the reported data; and
- v. the waveform for the ground vibration and overpressure for each blast that exceeds a ground vibration of 5mm/sec (peak particle velocity) or an airblast overpressure of 115 dB(L)

General Terms of Approval

Notice No: 1644674



Monitoring and recording conditions

Monitoring records

The results of any monitoring required to be conducted by the EPA's general terms of approval, or a licence under the Protection of the Environment Operations Act 1997, in relation to the development or in order to comply with the load calculation protocol must be recorded and retained as set out in licence conditions.

All records required to be kept by the licence must be:

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

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

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

Recording of pollution complaints

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

The record must include details of the following:

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

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

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

Telephone complaints line

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

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

General Terms of Approval

Notice No: 1644674



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

Reporting conditions

Annual Return documents

What documents must an Annual Return contain?

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

- f. Statement of Compliance; and
- g. Monitoring and Complaints Summary.

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

Period covered by Annual Return

An Annual Return must be prepared in respect of each reporting, except as provided below

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

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

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

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

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

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

Deadline for Annual Return

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

General Terms of Approval

Notice No: 1644674



Licensee must retain copy of Annual Return

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

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

Within the Annual Return, the Statement of Compliance must be certified and the Monitoring and Complaints Summary must be signed by:

- a. the licence holder; or
- b. by a person approved in writing by the EPA to sign on behalf of the licence holder.

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

Notification of environmental harm

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

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

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

Written report

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

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

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

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

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

- a. the cause, time and duration of the event;
- b. the type, volume and concentration of every pollutant discharged as a result of the event;
- c. the name, address and business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event; and
- d. the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, unless the licensee has been unable to obtain that information after making reasonable effort;

General Terms of Approval

Notice No: 1644674



- e. action taken by the licensee in relation to the event, including any follow-up contact with any complainants;
- f. details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event;
- g. any other relevant matters.

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

General conditions

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

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

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

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

25 March 2025

TfNSW reference: WST24/00177/004 | SF2024/091400
Your reference: DA0070/2025 | CNR-74793

General Manager
Mid-Western Regional Council
By Email: council@midwestern.nsw.gov.au

Attention: Hannah Draper

DA0070/2025– Proposed hard rock quarry and associated site works – Lot: 1 DP1239728 – 1848
Castlereagh Highway, Tallawang

Dear Hannah,

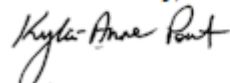
Transport for NSW (TfNSW) is responding to the abovementioned development application (DA) referred via the NSW e-Planning Portal on 20 February 2025.

TfNSW has reviewed the additional information provided and has no objections to the proposed development, subject to Council's consideration of conditions as set out in **Attachment 1** of this letter. This advice is provided to assist the Consent Authority in assessing and determining the development application.

TfNSW notes that in determining the application under Part 4 of the *Environmental Planning & Assessment Act 1979* it is the consent authority's responsibility to consider the environmental impacts of any road works that are ancillary to the development (such as removal of trees, relocation of utilities, stormwater management, etc). Depending on the nature of the works, the Council may require the developer to submit a further environmental assessment for any ancillary road works.

On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW. If you have any questions, please contact Brendan Croft, Development Services Case Officer, on 1300 019 680 or email development.west@transport.nsw.gov.au.

Yours faithfully,



Kylie-Anne Pont
Team Leader Development Services (West)
Transport Planning
Planning, Integration and Passenger

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1

DA0070/2025– Proposed hard rock quarry and associated site works – Lot: 1 DP1239728 – 1848 Castlereagh Highway, Tallawang

This attachment relates to TfNSW's response dated 25 March 2025 reference WST24/00177/004.

Context

TfNSW provides the following context:

- The DA proposes the construction and operation of a new hard rock quarry producing up to 350,000 tonnes per annum (tpa), with a new internal access road.
- Direct access is proposed to the Castlereagh Highway (HW18), a classified (State) road.
- Materials are proposed to be transported to support various CWO-REZ project sites, predominantly to the north of the site.

The development has previously been referred to TfNSW for comment under s.2.22 of the *State Environmental Planning Policy (Resources and Energy) 2021*.

Following TfNSW request dated 23 November 2024 for information requesting a warrant assessment for the quarry access, on the proponent submitted concept designs for a Channelised Right-turn (CHR) / Basic left-turn (BAL) treatment on the classified (State) road to facilitate development traffic entering the site from Castlereagh Highway (HW18).

The current referral seeks TfNSW advice prior to determining the subject development application as future road works associated with the development require Council to seek TfNSW concurrence before granting approval, pursuant to s.138(2) of the *Roads Act 1993*. As the applicant has provided additional information following initial TfNSW correspondence, Council has referred the application under s.38 of the *Environmental Planning & Assessment Regulation 2021* (EP&A Regs).

TfNSW Recommended Conditions

TfNSW's primary interests are in the road network, traffic, and broader transport issues. In particular, the efficiency and safety of the classified road network, the security of property assets and the integration of land use and transport.

TfNSW has no objections to the development, subject to Council's consideration of the following conditions:

1. Road works as illustrated in 'Proposed Gulgong Quarry Operation – Concept CHR Design Layout for Quarry Access with Castlereagh Highway' prepared by Streetwise Road Safety & Traffic Services, (dated 17 February 2025, Revision B), including CHR / BAL at the Castlereagh Highway (HW18) / 'Quarry Access Road' access intersection and appropriate line marking, are to be designed in accordance with *Austroads Guide to Road Design, Australian Standards and TfNSW supplements* and constructed and completed to the satisfaction of TfNSW prior to the commencement of any quarry operations. All works are to be undertaken at no cost to TfNSW.

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2

Furthermore, the design must illustrate accommodation of two-way tangential movements of the design vehicle (19m truck-and-dog) to ensure the safe and efficient movements in and out of the subject site are maintained.

2. As road works are required on the Castlereagh Highway, a classified (State) road, the developer must enter into a Works Authorisation Deed (WAD) with TfNSW. TfNSW will exercise its powers and functions of the road authority, to undertake road works in accordance with Sections 64, 71, 72 and 73 of the Roads Act 1993, as applicable, for all works under the WAD.

Note: The conditions of consent do not guarantee TfNSW's final consent to the specific road work, traffic control facilities and other structures or works, for which it is responsible, on the road network. TfNSW must provide a final consent for each specific change to the classified (State) road network prior to the commencement of any work. The WAD process, including acceptance of design documentation and construction, can take time. The developer must allow sufficient lead time within the project development program to accommodate this process. It is therefore requested that the developer work through this process as soon as possible with TfNSW.

3. Prior to the commencement of construction work impacting traffic on the Castlereagh Highway (HW18), the proponent is to contact the TfNSW Road Access Unit at road.access@transport.nsw.gov.au to determine if a Road Occupancy Licence (ROL) is required. In the event an ROL is required, the proponent is to provide the consent number in the ROL application. Please note that up to 10 working days is required for ROL applications to be assessed and processed. For more information about ROL see:

<https://roads-waterways.transport.nsw.gov.au/business-industry/road-occupancy-licence/index.html>.

4. Prior to the operation of the development, the proposed ingress and egress accesses must be sealed from the edge of the carriageway to the property boundary, match existing road levels and be constructed in accordance with Council's engineering standards. All road and access works must be designed and constructed to ensure that road drainage is maintained at pre-development flow rates and velocities and not adversely impact existing road infrastructure, including stormwater, utilities, etc.
5. All signage, including any proposed internally lit signs, are to be contained within property boundaries and designed to meet the objectives of *Transport Corridor Outdoor Advertising and Signage Guidelines 2017* including, but not limited to, Section 3.3.3.
6. Access to the quarry is to be restricted for any vehicles greater in size than the design vehicle, a 19m 'truck and dog' as defined by the National Heavy Vehicle Regulator (NHVR).

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3