Bettergrow Pty. Ltd.
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Annual Compliance Report
2025/2026

Bettergrow Pty Ltd Composting Facility

74 Lemington Road Ravensworth NSW 2330

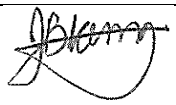
Doc No.	Date	Author / Position	Details	Approved
1	16/10/2026	Jacqueline Blomberg Environmental Manager	For issue to DPHI	

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Compliance Report Cover Page

Development consent / project approval #	SSD-9418
Name of operator	Bettergrow Pty Ltd
Compliance Report	Operation Compliance Report
Name of holder of development consent / project approval	Bettergrow Pty Ltd
Physical address	74 Lemington Road Ravensworth NSW 2330
Lot and DP	Lot 10 DP 1204457
Development	Expansion of an existing resource recovery facility to process up to 200,000 tonnes per annum of organic material, including water drainage and leachate works, hardstand areas and associated infrastructure.
Period covered by this Compliance Report	13 October 2025 to 12 October 2026
Name of authorised reporting officer	Jacqueline Blomberg
Title of authorised reporting officer	Environmental Manager
Signature of authorised reporting officer	
Version/Revision Number	1
Date	16/10/2026

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1. Introduction

This Compliance Report has been prepared to satisfy condition C14 of Development Consent SSD-9418 issued by the Department of Planning and Environment on 31 August 2022. Condition C14 requires the Applicant (Bettergrow Pty Ltd) to submit a Compliance Report to the Planning Secretary within the first year of commencement of the operation of the development, and in the same month each subsequent year. This report has been prepared in accordance with NSW Department of Planning, Industry and Environment document *Compliance Reporting Post Approval Requirements* (May 2020) and covers the period 13 October 2025 to 12 October 2026.

Modification 1 of SSD-9418 was approved by the Department on 6 December 2023 to remove the requirement for a site weighbridge as this data is already captured on the incoming weighbridge dockets and for outgoing material, on the loader or truck digital scales, and changes to the limits of the waste condition (A6) to allow for greater flexibility in receiving new resource recovered materials to site for the purpose of composting. Bettergrow sought this modification approval prior to commencement of operations to ensure SSD-9418 was fit for purpose, and to ensure Bettergrow's compliance with the conditions of consent.

Modification 2 was determined on 16 June 2026 to permit the receival of decontaminated pasteurised Food Organics and Garden Organics (FOGO) for composting, Virgin Excavated Natural Material (VENM), Excavated Natural Material (ENM) for blending, and the installation of a 65,000L above ground diesel tank to reduce the number of fuel deliveries to site.

The Bettergrow compost facility is located at Ravensworth No. 2 mine on land owned by AGL Macquarie and is formally described as Lot 10 DP 1204457 at 74 Lemington Road, Ravensworth, NSW 2330. The project area covers approximately 57 hectares and is located approximately 20km north-west of Singleton, 23km south-east of Muswellbrook, 14km east north-east of Jerrys Plains and 2km north-west of Ravensworth. Access to the facility is provided via an internal access road off Lemington Road which connects to the New England Highway. Figure 1 below gives regional context. It shows the facilities location and boundary as well as surrounding land uses.

Figure 2 illustrates the development footprint, including Environment Protection Licence 7654 (EPL 7654) boundary, licensed water discharge and meteorological monitoring points, and details on the site activity.

Bettergrow are contracted by AGL Macquarie to supply manufactured soil ameliorant (compost) for use, in part, for approved rehabilitation works at the AGL Macquarie mine sites. Any additional volumes of compost are sold to other third-party users such as agriculture and landscape suppliers.

Operations at the site under SSD-9418 are approved to receive up to 200,000 tonnes per annum of biosolids, green waste and other organic materials to create compost. Table 1 shows the summary of tonnage for each approved materials received at the site during this reporting period.

Table 1 Materials Received 2025-2026

Waste	Description	Quantity (tonnes)
Garden organics	Garden waste as defined in Schedule 1 of the POEO Act	18,931.12
Street sweepings	Downer and reDirect Recycling organic fraction of street sweepings as defined in the Bettergrow street sweepings compost order 2024 or as in force from time to time	8,380.25
Biosolids	Biosolids categorized as unrestricted use, or restricted use 1, 2 or 3 in accordance with criteria in the Biosolids Guidelines (EPA 2000)	13,091.82
Plasterboard	Recovered plasterboard as defined in the Bettergrow compost order 2025 or as in force from time to time	254.14

The combined total quantity of material received at the facility during this reporting period was 40,657.33 tonnes.

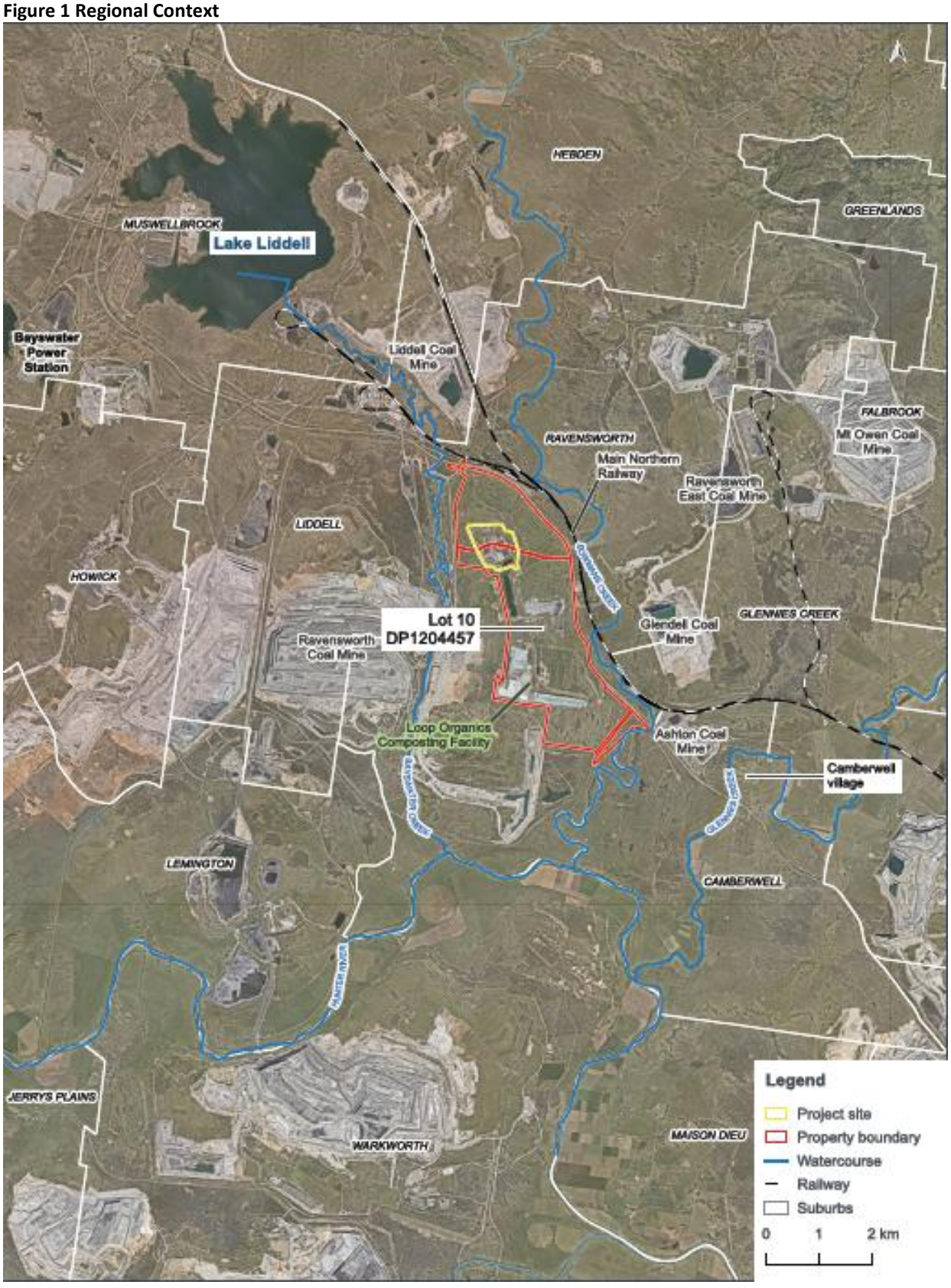
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Apart from composting, no other scheduled activity occurred on the site during this reporting period.

Figure 1 Regional Context

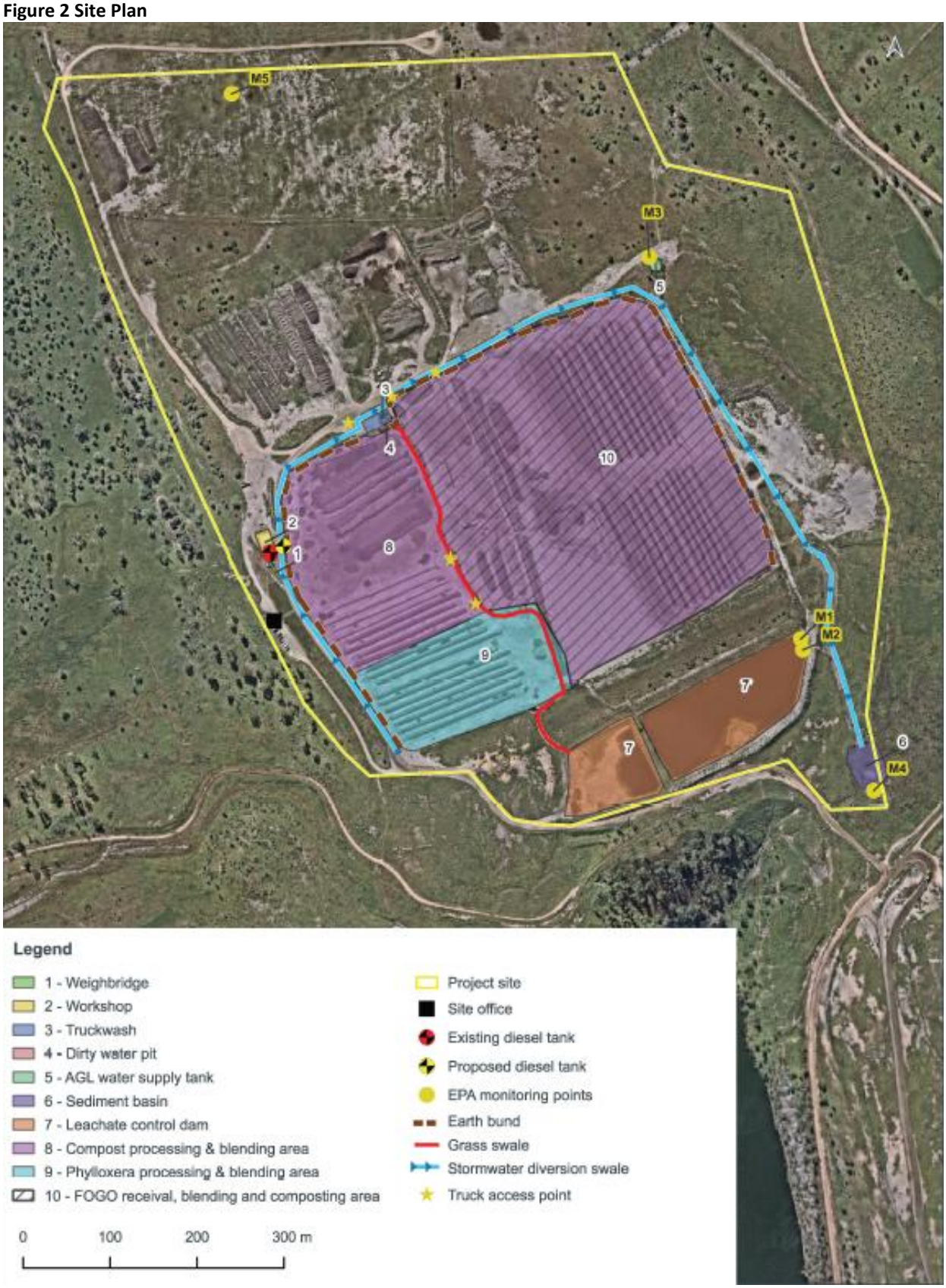


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Figure 2 Site Plan



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Table 2 shows the names and contact details of the key personnel who are responsible for the environmental and compliance management of the development.

Table 2 Key Personnel & Contact Details

Name	Position	Email	Mobile
Aaron Hudson	Head of Organics and Wood Recycling	hudsona@redirectrecycling.com.au	0408 408 841
Roger Crisp	Biosolids Contract Manager	crispr@bettergrow.com.au	0427 210 070
Mark Waldron	Operations Manager	waldronm@bettergrow.com.au	0435 402 885
Todd Wurth	Site Supervisor	wurtht@bettergrow.com.au	0467 019 670
Jacqui Blomberg	Environmental Manager	blombergj@borgs.com.au	0436 609 556

2. Previous Actions

The previous Compliance Report covered the period 13 October 2024 to 12 October 2025. This report was submitted on 22 October 2025. The Department provided their response on 9 December 2025 and stated that the Department considered it to generally satisfy the reporting requirements of the consent and the NSW Planning *Compliance Reporting Post Approval Requirements* (2020). The Department requested in their response letter that for future Compliance Reports include the following:

1. For future Compliance Reports, please include a table of showing the summary of tonnage data for each classification of materials/wastes received and processed to demonstrate compliance with Scheduled 2, Condition A6.

This information is shown in Table 1 in section 1. Introduction of this report.

3. Monitoring Data

Condition C14(a) of SSD-9418 requires Bettergrow to report monitoring data and identify any trends over the life of the development. Water quality monitoring is required under EPL 7654. There are two sample locations which require quarterly characterisation monitoring, Point 1 Leachate Dam and Point 3 Process Water Tank, and two locations which require sampling daily during discharge, Point 2 Leachate Dam Emergency Spillway and Point 4 Sediment Basin. See Figure 2 above for the locations of these monitoring points.

During this reporting period there were four sample events at Point 1 and Point 3 and no sampling at Point 2 or Point 4 as there was nil discharge. Table 2 below displays the results from Point 1 sampling events and Table 3 for Point 3 sampling events. Note there are no discharge limits set for Point 1 and Point 3 as this is characterisation sampling, not discharge sampling. Discharge limits for Point 2 and Point 4 have been included for completeness in Figure 3 below.

The results of the water quality monitoring data are published on Bettergrow's website Environmental - Bettergrow

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Figure 3 EPL 7654 Discharge Concentration Limits

POINT 2

Pollutant	Units of Measure	50 percentile concentration limit	90 percentile concentration limit	within range of	100 percentile concentration limit
Ammonia	milligrams per litre				0.9
pH	pH			6.5 - 8.5	
Total suspended solids	milligrams per litre				50

POINT 4

Pollutant	Units of Measure	50 percentile concentration limit	90 percentile concentration limit	within range of	100 percentile concentration limit
pH	pH			6.5 - 8.5	
Total suspended solids	milligrams per litre				50

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Table 2 Point 1 Leachate Dam Characterisation Results

Sample date	Analyte	pH	EC	Alkalinity	TSS	TRH C10-C40	PAH	Total phenols	Total organic carbon	Ammonia	Fluoride
27/11/2025		7.0	2400	90	190	0.54	<0.1	<0.05	93	0.33	0.3
4/02/2026		8.0	3100	160	7	0.26	<0.1	<0.05	120	0.9	0.2
8/05/2026		8.0	4500	280	29	0.41	<0.1	<0.05	61	1.8	0.5
26/08/2026		8.1	3700	190	72	0.45	<0.1	<0.05	86	4.2	0.3

Note that all units are mg/l except for pH (pH) and EC (µs/cm)

Table 2 continued

Sample date	Analyte	Chloride	Sulfate	Total nitrogen	Total phosphorus	Calcium	Magnesium	Potassium	Sodium	Iron	Manganese
27/11/2025		330	490	36	7.8	78	56	210	230	2	0.2
4/02/2026		490	770	15	4.1	95	75	290	260	0.28	0.06
8/05/2026		690	980	20	5.6	140	110	390	410	0.31	0.28
26/08/2026		620	850	18	5.5	120	98	310	290	0.92	0.16

Table 3 Point 3 Process Water Tank Characterisation Results

Sample date	Analyte	pH	EC	TSS	Boron	Cadmium	Copper	Silver	Iron	Molybdenum	Nickel
27/11/2025		7.1	2400	16	2.7	<0.1	0.001	<1	0.02	0.14	0.009
4/02/2026		8.3	7900	12	2.4	<0.1	0.002	<1	0.04	0.14	0.01
8/05/2026		8.4	7900	29	2.5	<0.1	0.001	<1	0.11	0.15	0.01
26/08/2026		8.1	7900	<5	2.5	<0.1	0.002	<1	0.04	0.15	0.02

Note that all units are mg/l except for pH (pH) and EC (µs/cm)

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3.1 EPL Point 1 Discussion on Trends from Characterisation Tests

3.1.1 Stable Trend

Figure 4 shows a stable trend for pH, polyaromatic hydrocarbons (PAH) and total phenols.

3.1.2 Reducing Trend

Figure 5 shows that total suspended solids (TSS) and iron have a reducing trend.

3.1.3 Increasing Trend

Figure 6 shows an increasing trend for alkalinity, total recoverable hydrocarbons (TRH) C10-C40, electrical conductivity (EC), total organic carbon, ammonia, fluoride, chloride, sulfate, total nitrogen, total phosphorus, calcium, magnesium, potassium, sodium and manganese.

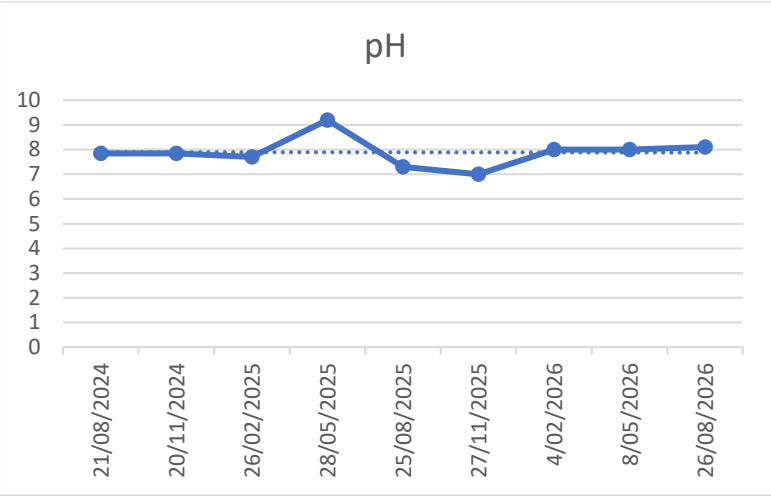
There has been no change in site operations, site conditions or compost feedstock during this reporting period which could be attributed to these increasing trends. Bettergrow will continue to undertake quarterly characterisation sampling at the leachate dam in accordance with EPL 7654, record results and monitor trends.

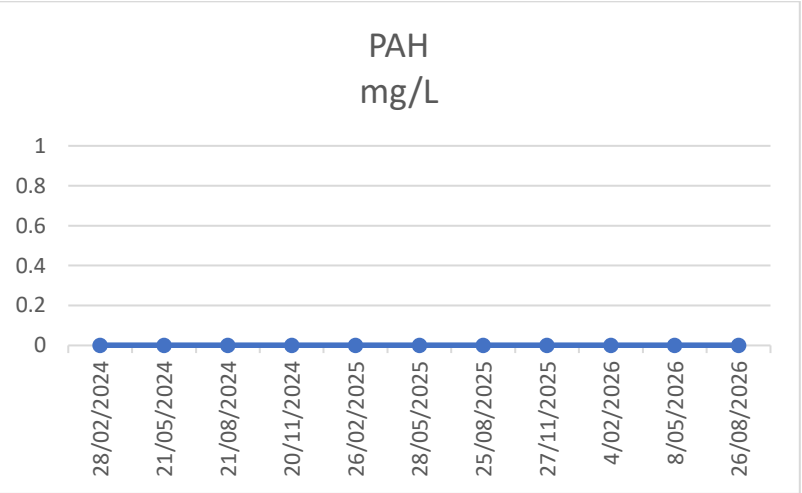
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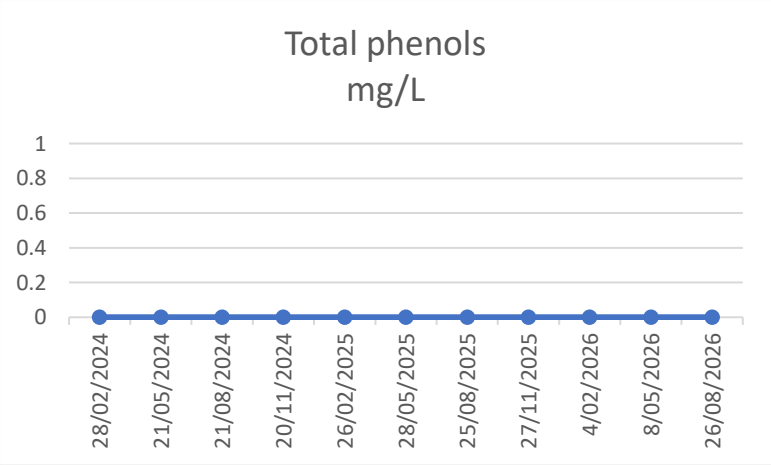
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Figure 4 EPL Point 1 Stable Trends





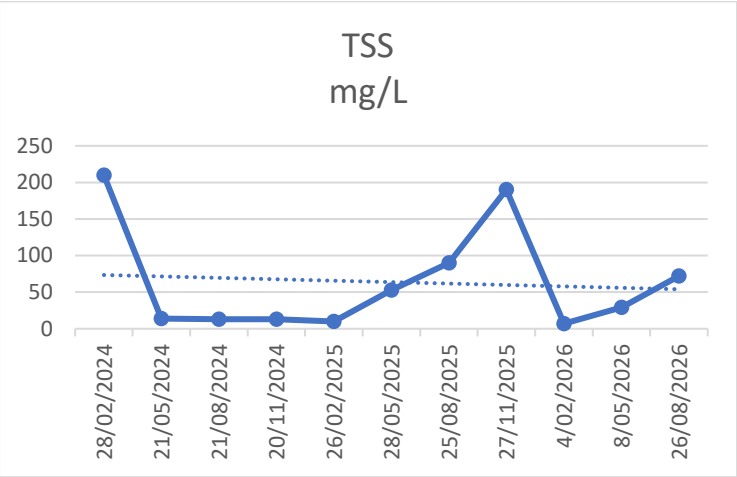


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Figure 5 EPL Point 1 Reducing Trends



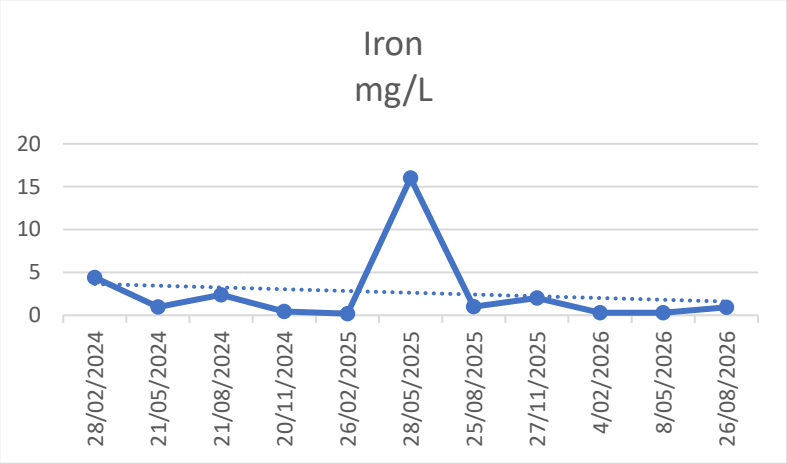
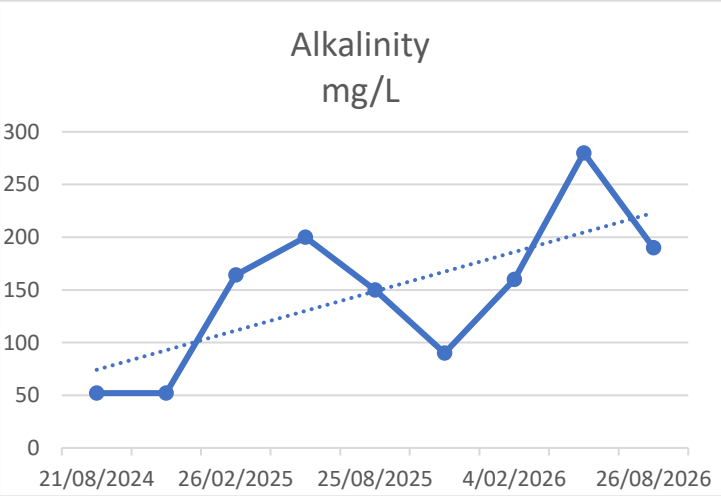
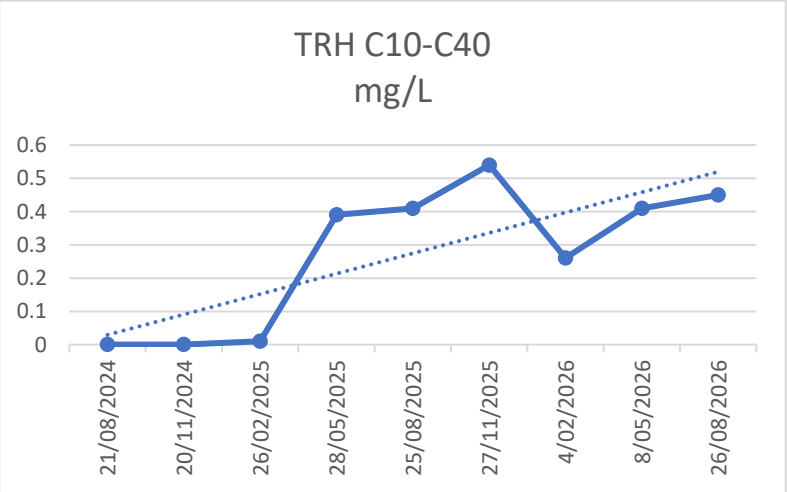


Figure 6 EPL Point 1 Increasing Trends

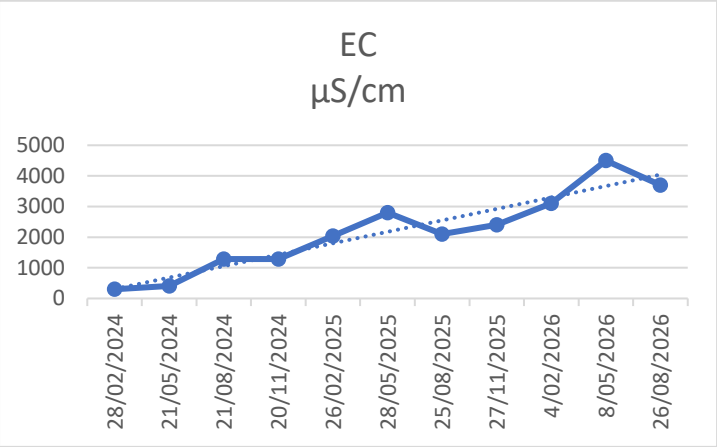


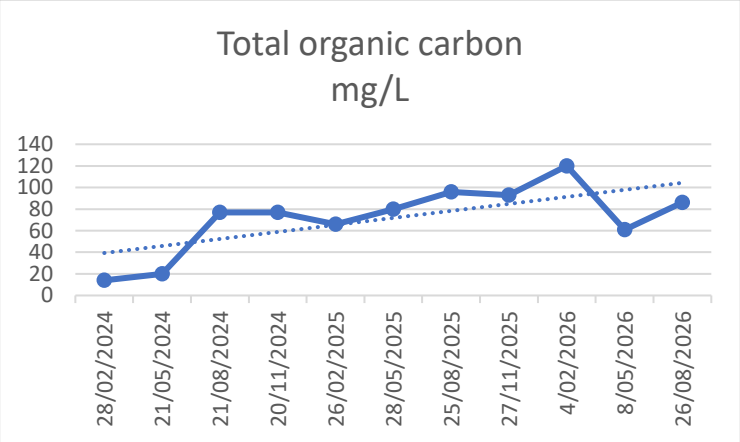


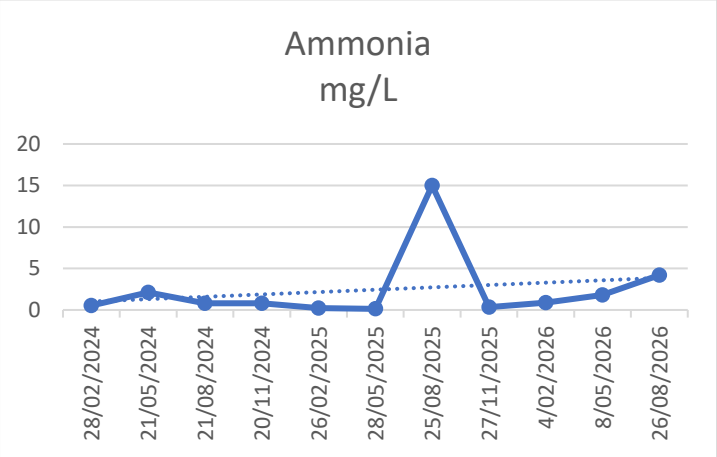
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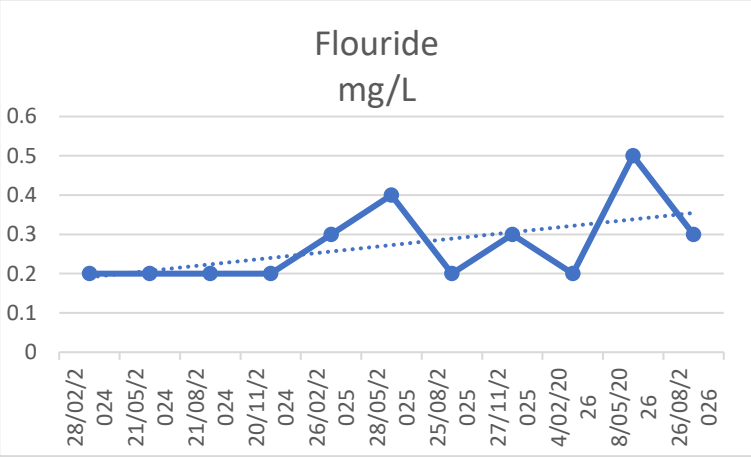
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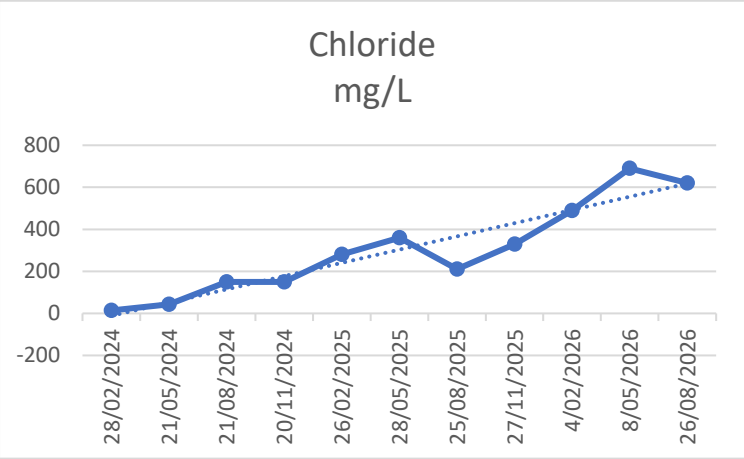


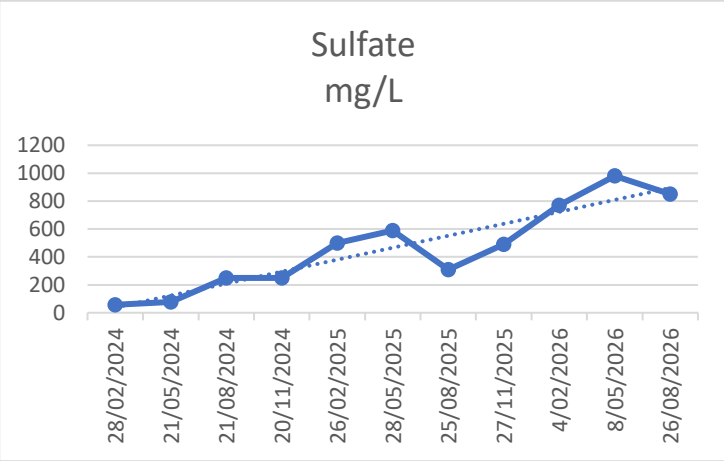


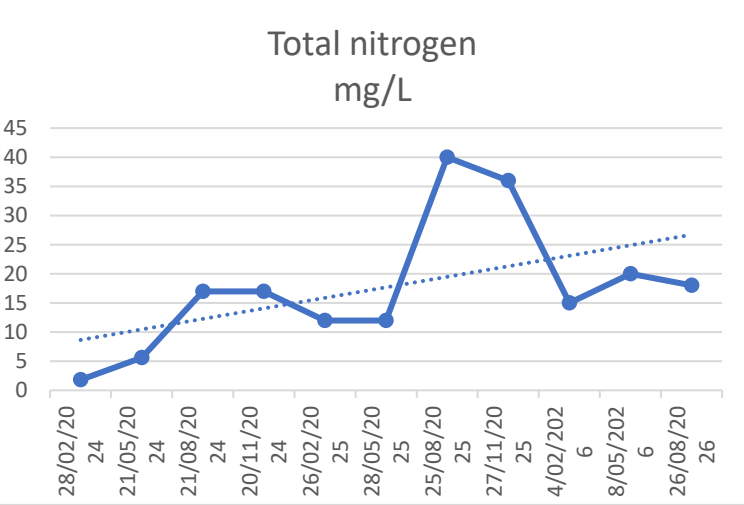
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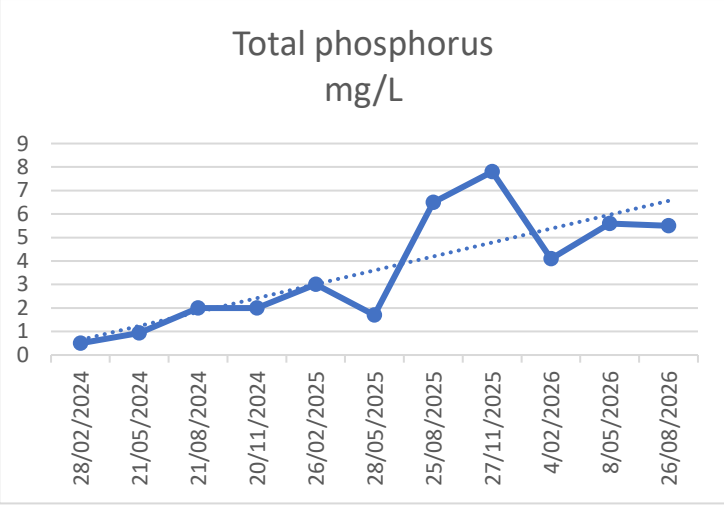
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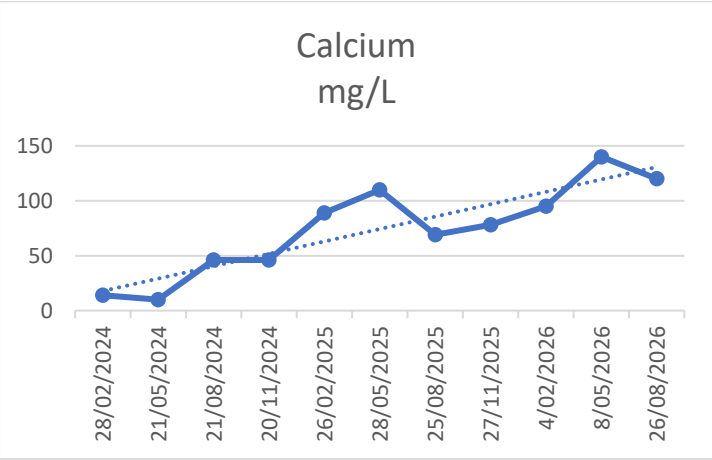


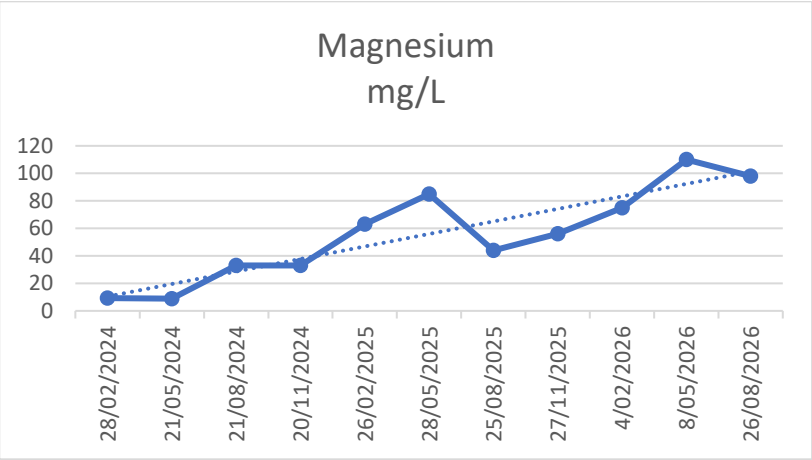


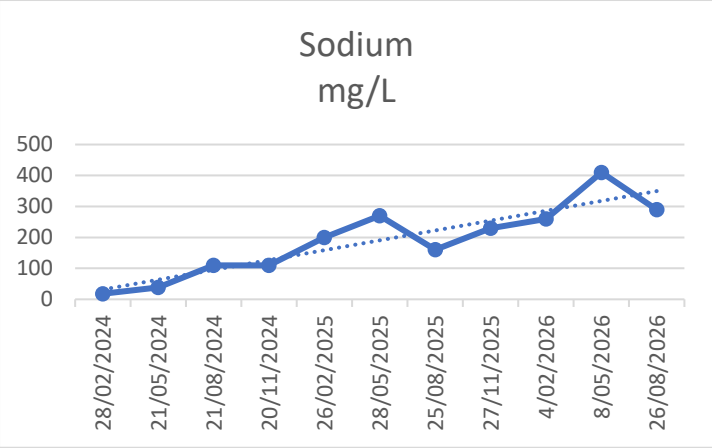
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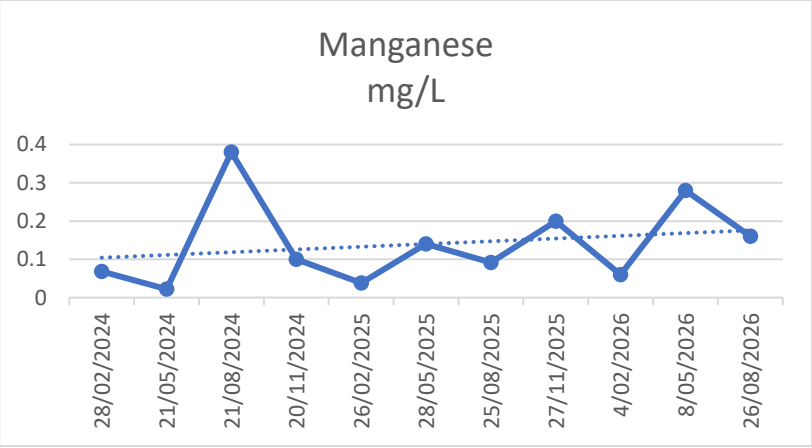
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3.2 EPL Point 3 Discussion on Trends from Characterisation Tests

3.2.1 Stable Trends

Figure 7 shows a stable trend for silver.

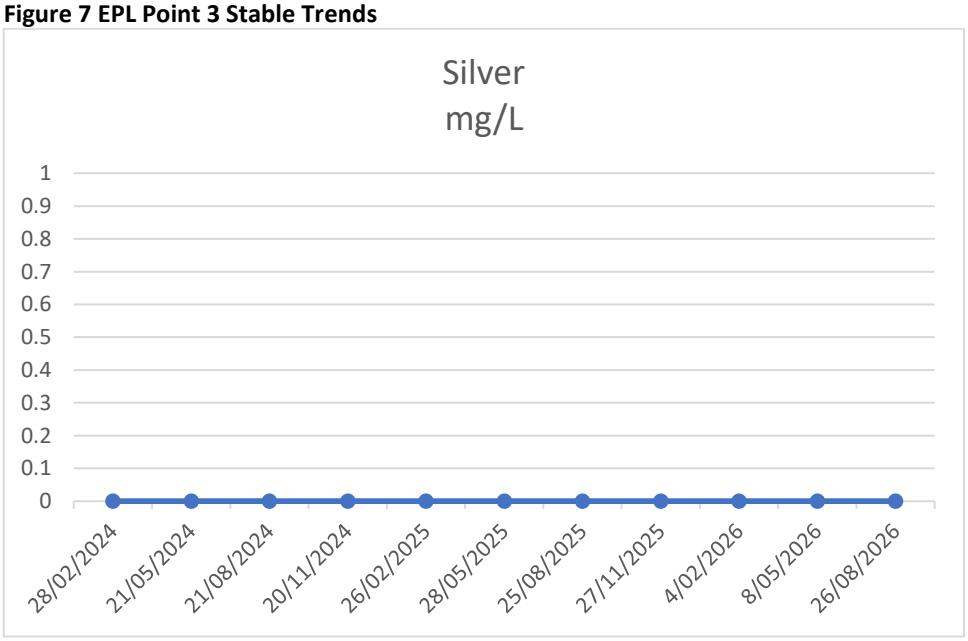
3.2.2 Reducing Trends

Figure 8 shows reducing trends for pH, EC, cadmium, total suspended solids, copper, iron and nickel.

3.2.3 Increasing Trends

Figure 9 shows increasing trends for molybdenum and boron. This water is supplied to Bettergrow's process water tank from AGL Macquarie from either Void 4 or Baywater Power Station. No site activities or conditions affect this water quality.

Figure 7 EPL Point 3 Stable Trends

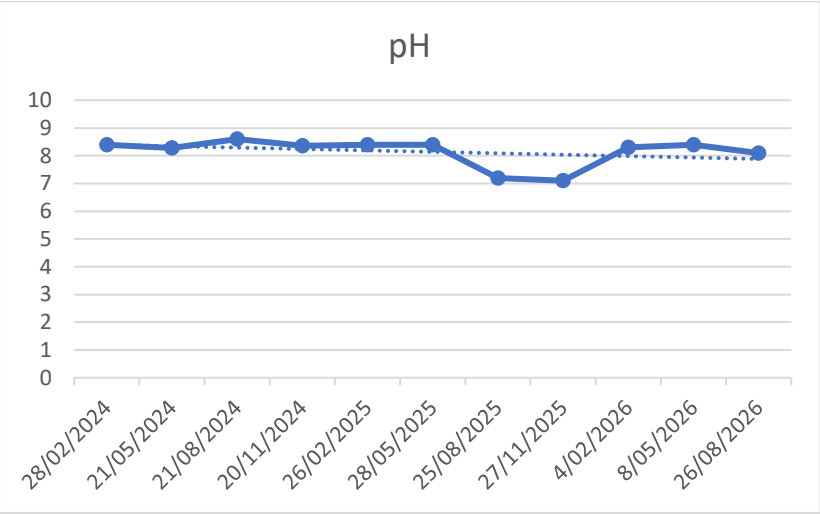


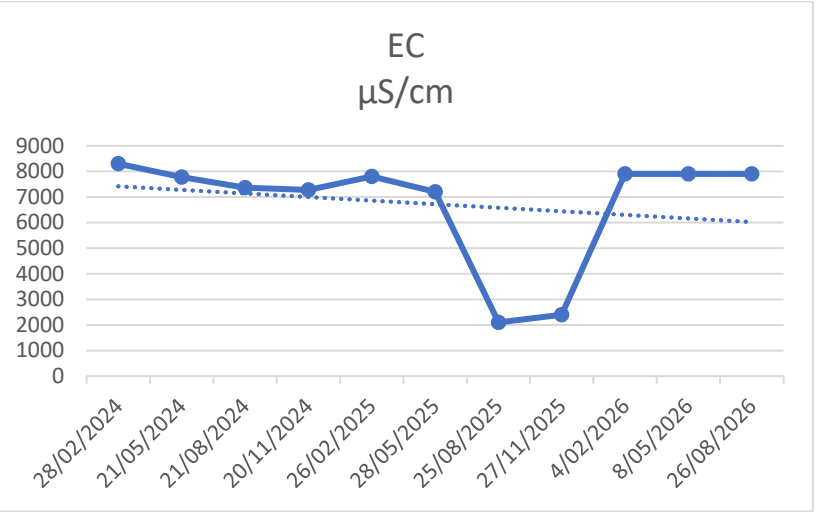
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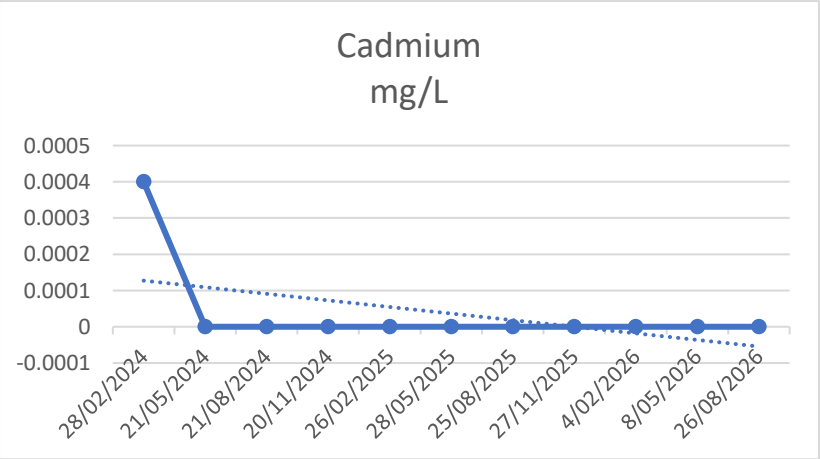
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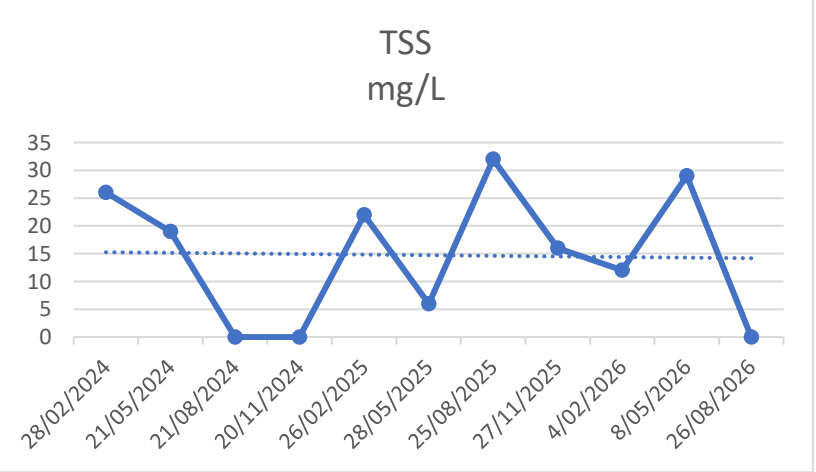
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Figure 8 Reducing Trends





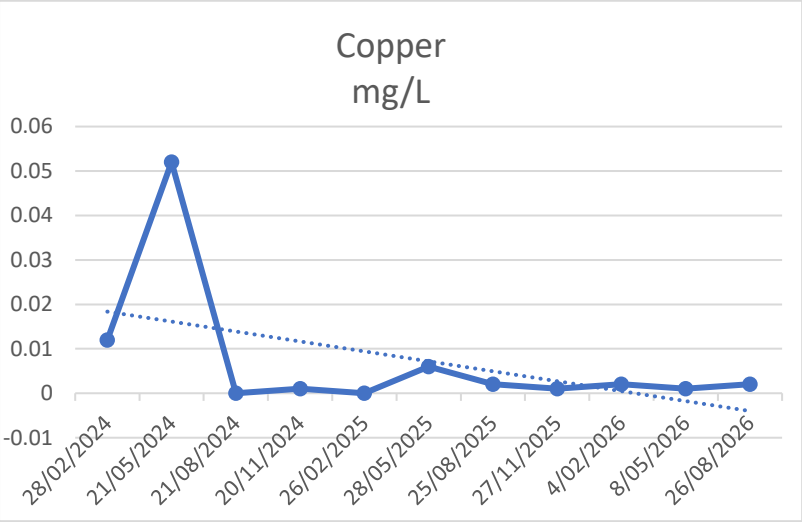


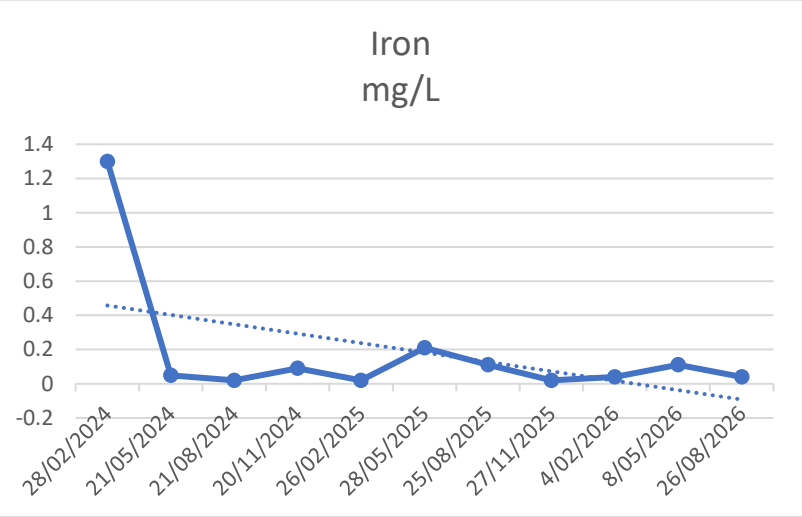


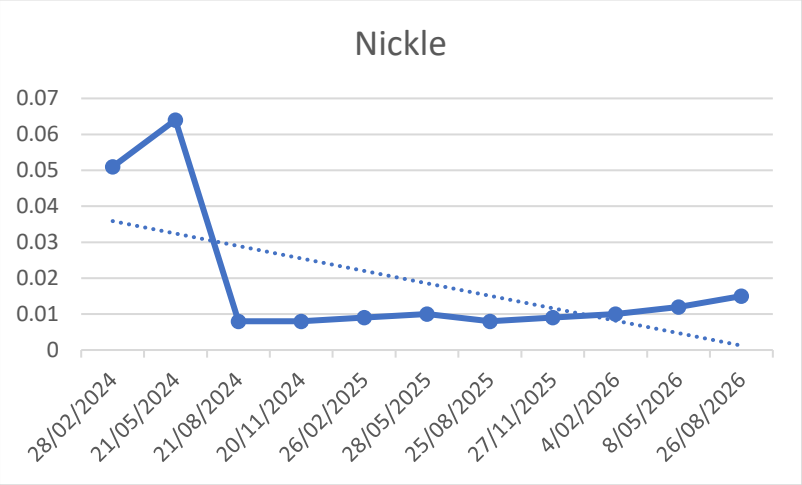
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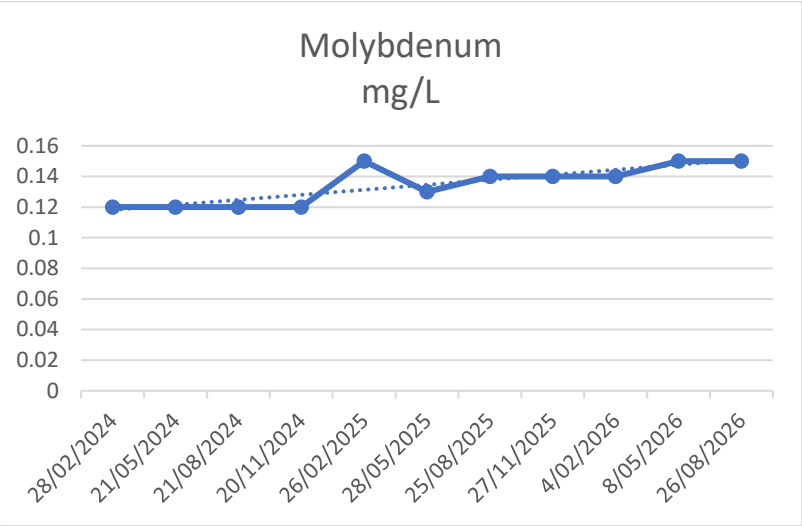


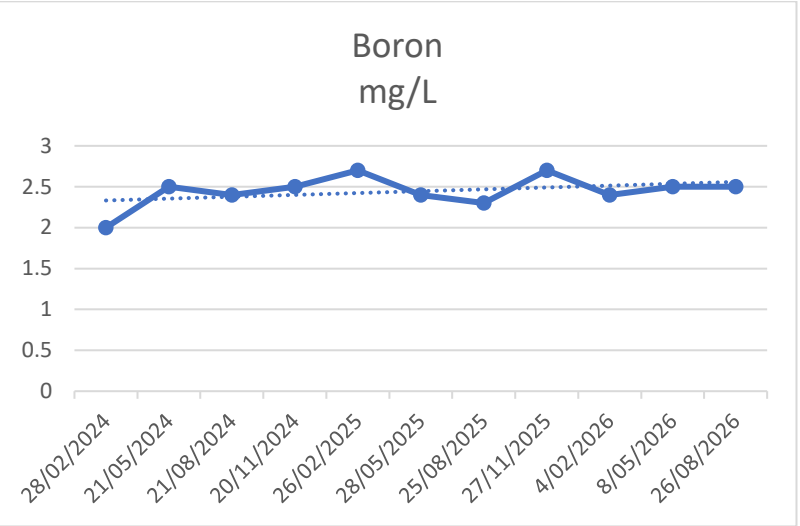
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Figure 9 Increasing Trends





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4. Actual Verses Predicted Environmental Impacts

An assessment of the predicted impacts associated with the development, as described in the following documents, against the actual impacts was undertaken during this review period:

- Environmental Impact Statement (EIS) V3, 14 November 2016 (EIS), prepared by RPS Group;
- Greenspot Hunter Valley Nutrient Recycling Facility – Response to Submissions – SSD 9418, 20 June 2022, prepared by Space Urban;
- Greenspot Hunter Valley Nutrient Recycling Facility – Amended Report – 28 June 2022, prepared by Space Urban;
- Ravensworth Composting Facility – Ravensworth Nutrient Recycling Facility Modification of SSD 9418 – MOD 1 V2, 13 October 2023, prepared by Space Urban; and
- Ravensworth Composting Facility State Significant Development Modification 2 Modification Report, 22 September 2025, prepared by Element Environment.

Section 8 of the 2016 EIS contained an environmental risk assessment for each of the key environmental impacts that were included in the Secretary's Environmental Assessment Request (SEARs), and therefore required further assessment within the EIS. A summary of the risk assessment from the 2016 EIS is provided in Table 4.

Table 4 Summary of Environmental Risk Assessment from 2016 EIS

Category	Issue
Extreme	None
Very High	None
High	None
Moderate	Traffic and Access Noise and Vibration Air Quality Surface Water Groundwater Waste Management Hazard and Offense Fire and Incident Management Biodiversity Socio-economic Cumulative Impacts
Low	Greenhouse Gas Historic Heritage Visual

Source: Environmental Impact Statement V3, 14 November 2016, RPS Group

Modification 1 did not identify any additional environmental risks, as the development was substantially the same as that for which original consent was granted.

The key potential environmental impact associated with Modification 2 relates to air quality, specifically odour emissions associated with the decontaminated and pasteurised food organics and garden organics. Dispersion modelling and assessment undertaken by Todoroski Air Sciences (23 September 2025) predicted that odour levels at sensitive receivers in Camberwell will remain negligible due to the location of the facility (i.e., in the middle of an active coal mine site) and their distance from the project site.

When the actual impacts were assessed, the following factors were considered:

- The occurrence of environmental incidents;

- Compliance history against the conditions of consent and adherence to the approved management plan requirements;
- Number and frequency of internal actions raised during site inspections;
- The nature and frequency of complaints;
- Regulatory notices;
- The physical extend of the facilities operations compared to the approved boundaries;
- Consistency of designs with the EIS a(2016) and Modification 2 Report (2025); and
- Any planning approval modifications of consistency assessments.

Based on the assessment of the environmental impacts identified in the EIS (2016) and modification 2 Modification Report (2025), it is considered that all current environmental impacts are less or equal to those anticipated.

5. Improvement of Environmental Performance

Quarterly characterisation sampling will continue at designated water monitoring points in accordance with EPL 7654, with results tracked for trends in key analytes such as ammonia, total suspended solids, nutrients, and metals. Daily discharge sampling will be undertaken during discharge events to demonstrate compliance with regulatory concentration discharge limits. Where concentration discharge limits are exceeded, an investigation will be undertaken to determine the cause of the exceedance and mitigation measures will be implemented such as aeration of the leachate dam or installation of additional sedimentation controls.

The sites clean water diversion management system will be reviewed and updated if necessary.

Feedstock management will remain a priority, with strict controls on incoming materials to prevent cross contamination and minimise odour emissions. For the decontaminated and pasteurised FOGO material, this will be immediately incorporated into composting windrows and where this cannot happen, it will be covered with green waste and will be incorporated into a windrow or the static stockpile before the end of the day.

The installation of the 65,000L above ground diesel fuel storage tank approved under modification 2 will see a reduction in CO^2 emissions as there will be less fuel deliveries required to site.

The public complaints register will be maintained and regularly updated on Bettergrow's website to ensure transparency and responsiveness to community concerns.

Staff will receive ongoing training in environmental best practices, and Management Plans will be reviewed and updated as required either due to a change in site conditions or where triggered by condition C8 of SSD-9418.

These measures are designed to ensure that environmental impacts remain at or below those predicted in the EIS and modification 2 Modification Report, and to support ongoing compliance with all regulatory requirements.

6. Compliance Status Summary

There were no non-compliances with SSD-9418 or EPL 7654 during this reporting period. See Appendix A Compliance Table for a full list of SSD-9418 conditions, including compliance status. In the event of a non-compliance, Bettergrow will notify the Planning Secretary in writing via the Major Projects portal within seven days of Bettergrow becoming aware of any non-compliance.

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7. Incidents

There were no reportable incidents during this reporting period. In the event of an incident, this will be reported to the Planning Secretary immediately after Bettergrow becomes aware of the incident. Bettergrow will provide written details of the incident within seven days of the date of becoming aware of the incident to the Planning Secretary in accordance with condition C10 requirements.

8. Complaints

There were no complaints received during this reporting period. The Complaints Register is maintained on the Bettergrow website. See Environmental - Bettergrow

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Appendix 1 Compliance Table

Condition Number	Condition	Development Phase	Date Submitted	Compliance Status	Evidence/Comments
SCHEDULE 2 PART A: ADMINISTRATIVE CONTROLS					
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT					
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	At all times		Compliant	There has been no material harm to the environment as a result of construction or operations of the development. Evidence is that there have been no notifications of harm as a result of construction or operatios of the development to either the Department or EPA.
TERMS OF CONSENT					
A2	The development may only be carried out:	At all times			
	(a) in compliance with the conditions of this consent;			A2(a) Non-compliant	2024 IEA identified non-compliance with conditions A8 and A10 therefore A(a) is also non-compliant.
	(b) in accorance with all written directions of the Planning Secretary;				
	(c) in accordance with the EIS, Amendment Report and Response to Submissions;				
	(d) in accordance with the Development Layout in Appendix 1;				
	(e) in accordance with the managment and mitigation measures in Appendix 2; and				
	(f) in accordance with Modification Assessments.				
A3	Consistant with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	At all times		Compliant	20/06/2024 Written direction from the Department for additional information attached to incident notification SSD-9418-PA-8. Provided as per condition Appendix 3: 1,2,3 and 4.
	(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or corrospondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and				See SSD-9418-PA-8
	(b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).				No actions identified or requested
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	At all times		Compliant	No inconsistencies, ambiguities or conflicts between any planning documents.
LIMITS OF CONSENT					
A5	This consent lapses five years after the date from which it operates, unless the Development has physically commenced on the land to which the consent applies before the date.		24/01/2023	Compliant	Construction commencement notification submitted to DPE SSD-9418-PA-3
A6	The Applicant must not receive and process more than 200,000t per annum (TPA) of waste, limited to:	At all times		Compliant	Tracking spreadsheet *Waste Receivals - Ravensworth - Yearly* 12 month period for tracking TPA is 22/6- 21/6 per year in line with EPL 7654 anniversary date
	(a) urban wood residues for composting (as defined in The compost order 2016);				
	(b) paper crumble for composting (defined as General or Specific Exempted Waste);				
	(c) wastewater from Bayswater Power Station;				
	(d) drill mud process water (as defined in The Treated Drill Mud Order 2014); (*NOT ON				
	(e) natural organic fibrous composting material (as defined in Schedule 1 of the POEO Act);				
	(f) biosolids (as defined in The Biosolids Order 2014);				
	(g) garden waste (as defined in Scheduled 1 of the POEO Act);				

	(h) animal waste (as defined in Schedule 1 of the POEO Act)(*NOT ON EPL but paunch is);				
	(i) decontaminated and pasteurised food organincs and garden organics or food recovered material for composting; and				
	(j) materials for the purpose of composting that are subject to a general or site specific resource recovery order and exemption as issued by the EPA from time to time.				
A7	The Applicant must not receive or process food organic waste, except for waste as described in A6(i) that is subject to a general or site specific resource recovery order and exemption as issued by the EPA from time to time.	At all times		Compliant	Tracking spreadsheet *Waste Recievals - Ravensworth - Yearly*
NOTIFICATION OF COMMENCEMENT					
A8	The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:				
	(a) construction;	1 month prior to commencement of construction	24/01/2023	Non-compliant	25/01/2023 DPE acknowledged receipt of notification with no comments SSD-9418-PA-3. Construction work in the form of topsoil stripping commenced early JAN 2023 therefore DPE were not notified one month prior.
	(b) operation;	1 month prior to the commencement of operations	13/11/2023	Compliant	13/11/2023 DPE acknowledged receipt of notification with no comments SSD-9418-PA-5.
	(c) cessation of operations; and	1 month prior to the cessation of operations		Not triggered	
	(d) decommissioning.	1 month prior to decommissioning		Not triggered	
A9	If the construction or operation or decommissioning of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.	N/A		Not triggered	
SURRENDER OF EXISTING CONSENTS OR APPROVALS					
A10	Within six months of the date of commencement of development to which this consent applies, or within another timeframe agreed by the Planning Secretary, the Applicant must surrender the existing development consent DA140/2016 in accordance with the EP&A Regulation.	Construction	29/05/2024	Non-compliant	Surrender notification emailed to Singleton Council (six months from commencemnt of operations). 30/05/2024 Singleton Council email acknowledged surrender. Notification should have been provided from commencement of construction, not operations.
A11	Upon commencement of development to which this consent applies, and before the surrender of existing development consents or project approvals required under condition A10, the conditions of this consent prevail to the extend of any inconsistency with the conditions of those consents or approvals. ***Note** : This requirement does not extend to the surrender of construction and occupation certifiates for existing and proposed building works under Part 6 of the EP&A Act. The surrender should not be understood as implying that works legally constructed under a valid consent or approval can no longer be legally maintained or used.*	Noted		Compliant	
EVIDENCE OF CONSULTATION					

A12	Where conditions of this consent require consultation with an identified party, the Applicant must:	N/A		Not triggered	No requirement to consult
	(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and	N/A			
	(b) provide details of the consultation undertaken including:	N/A			
	(i) the outcome of that consultation, matters resolved and unresolved; and	N/A			
	(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	N/A			
STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS					
A13	With the approval of the Planning Secretary, the Applicant may:	N/A		Not triggered	Not a staged consent, not applicable unless future determination to stage works
	(a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);	N/A			
	(b) combine any strategy, plan or program required by this consent (if a clear relationship is demonatrated between the strategies, plans or programs that are proposed to be combined); and	N/A			
	(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	N/A			
A14	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition of this consent.	N/A		Not triggered	Not a staged consent, not applicable unless future determination to stage works
A15	If approved by the Planning Secterary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the stragety, plan or program.	At all times		Compliant	MOD 1 approved 6/12/2023 OEMP updated and submitted to DPHI on 20/12/2023 DPHI issued SSD-9418-PA-6 DPHI apppproved on 21/12/2023
PROTECTION OF PUBLIC INFRASTRUCTURE					
A16	Before the commencement of construction of the development, the Applicant must consult with the relevant owner and provider of services that are likely to be affected by the development to make sure suitable arrangements for access to, diversion, protection and support of the affected infrastructure.	N/A		Not triggered	No impact on public infrastructure
A17	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:	N/A		Not triggered	No impact on public infrastructure
	(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and	N/A			
	(b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.	N/A			
DEMOLITION					
A18	All demolition must be carried out in accordance with Australian Standard AS 2601-2001 The Demolition of Structures (Standards Australia, 2001).	N/A		Not triggered	No demolition works being carried out
STRUCTURAL ADEQUACY AND CERTIFICATION					
	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with:	N/A		Not triggered	No building or structure being constructed.
	(a) the relevant requirements of the BCA; and	N/A			

	(b) any additional requirements of the SANSW where the building or structure is located on land within a declared Mine Subisdence District.	N/A			
A19	**Note:** **Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.* **The EP&A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.* **Under Section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Cheif Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District*	N/A			
COMPLIANCE					
A20	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	At all times		Compliant	Toolbox talks. Specific training where necessary, e.g. PHAC toolbox talk. Environmental Requirements and Awareness presentation. Borg electronic management system DataStation used to record training and any actions from inspections.
OPERATION OF PLANT & EQUIPMENT					
A21	All plant and equipment used on site, or to monitor the performance of the development, must be:	At all times		Compliant	Service records. Daily pre-start checks. Site Maintenance Register.
	(a) maintained in a proper and efficient condition; and				
	(b) operated in a proper and efficient manner.				
EXTERNAL WALLS AND CLADDING					
A22	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	N/A		Not triggered	No building or structure being constructed.
A23	Prior to issuing of :	N/A		Not triggered	
	(a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and	N/A			No CC required, see A26
	(b) an Occupation Certificate,	N/A			No OC required, see A26
	the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirments of the BCA.	N/A			
A24	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	N/A		Not triggered	
UTILITIES AND SERVISES					
A25	Before the construction of any utility works associatd with the development, the Applicant must obtain relevant approvals from service providers.	N/A		Not triggered	No construction of utility works proposed under this consent.
WORKS AS EXECUTED PLANS					
A26	Before the issuing of an Operation Certificate for the development, work as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.	Prior to commencement of operations	3/11/2023 Submitted geotech report to EPA as part of EPL 7654 variation	Compliant	Don't need an OC or Certifier as not "occupying or using a new building or changing the use of an existing building" as per Service NSW definition. Geotech confirmation on capping layer and compaction and permeability received 20/10/2023 from RCA Australia.
APPLICABILITY OF GUIDELINES					
A27	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	At all times		Compliant	

A28	However, consistent with the conditions of this consent and without altering any limits of criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	At all times		Compliant	
ADVISORY NOTES					
AN1	All licenses, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	At all times		Compliant	EPL 7654. No requirement to licence water take from Void 4 as per DPE Water advice on EIS dated 3 August 2022 ref:OUT22/11230.
PART B: SPECIFIC ENVIRONMENTAL CONDITIONS					
WASTE MANAGEMENT					
B1	**WASTE MONITORING PROGRAM** From the commencement of operation of the development, the Applicant must implement a Waste Monitoring Program for the development. The program must: (a) be prepared by a suitable qualified and experienced person(s) prior to the commencement of operation; (b) include suitable provision to monitor the: (i) quantity, type and source of waste received on site; and (ii) quantity, type and quality of the outputs produced on site; and (c) ensure that: (i) all waste that is controlled under a tracking system has the appropriate documentation prior to acceptance at the site; and (ii) staff receive adequate training in order to be able to recognise and handle any hazardous or other prohibited waste including asbestos.	Prior to commencement of operations	8/12/2023	Compliant	Waste Monitoring Program included in Waste Management Plan. Characterisation sampling prior to material being brgought onto site. Compost sampled by NATA lab in accordance with the *Biosolids Guideline* (NSW EPA), *AS4454 Compost, soil conditioners and mulche* s and the *Bettergrow Compost Order 2023* or as in force from time to time. Tracking spreadsheet *Waste Recievals - Ravensworth - Yearly.* Toolbox Talks.
B2	**WASTE MANAGEMENT PLAN** Prior to the commencement of operation of the development, the Applicant must prepare a Waste Management Plan for the development to the satisfaction of the Planning Secretary. The Waste Management Plan must form part of the OEMP and be prepared in accordance with conditon C5. The Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistant with the *Protection of the Environment Operations Act 1997* , Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (EPA, 2014); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in Appendix 2.	Prior to commencement of operations	8/12/2023	Compliant	Waste Management Plan (WMP).
B3	The Applicant must: (a) not commence operation until the Waste Management Plan is approved by the Planning Secretary; and (b) implement the most recent version of the Waste Management Plan approved by the Planning Secretary.	Prior to commencement of operations		Compliant	21/12/2023 DPE approved Ref: SSD-9418-PA-6.
B4	**DECOMISSIONING AND CLOSURE PLAN** Five years prior to the commencement of decommissioning of the development, the Applicant must prepare a Decommissioning and Closure Plan for the development to the satisfaction of the Planning Secretary. The Plan must be prepared generally in accordance with section 3.13 of the EIS and in consultation with Council and the landowner.	Five years prior to commencement of decommissioning		Not triggered	

B5	**PESTS, VERMIN AND PRIORITY WEED MANAGEMENT** The Applicant must: (a) implement suitable measures to manage pests, vermin and declared priority weeds on the site; and (b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or priority weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area. NOTE: for the purposes of this condition, priority weed has the same definition of the term in the *Biosecurity Act 2015* .	At all times		Compliant	Included in OEMP and Workplace and Environmental Inspection Checklist. No priority weeds on site. Regular maintenance undertaken including periodic weed spraying.
B6	**STATUTORY REQUIREMENTS** The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014) and dispose of all wastes to a waste management facility or premises lawfully permitted to accept the waste.	At all times		Compliant	Included in WMP. Typically only general solid waste taken off site, i.e., office waste, general rubbish. 13/06/2024 oily water (pre-classified as liquid waste) collected from fuel tank bund and disposed of by JJ Richards Waste & Recycling (EPL 6427).
B7	The Applicant must retain all sampling and waste classification data for the life of the development in accordance with the requirements of EPA.	At all times		Compliant	Quarterly waste sampling data uploaded to Bettergrow website https://www.bettergrow.com.au/environmental/
AIR QUALITY					
B8	**DUST MINIMISATION** The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	At all times		Compliant	Included in CEMP and OEMP.
B9	During construction and operation of the development, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	At all times		Compliant	Included in CEMP and OEMP.
B10	**AIR QUALITY DISCHARGES** The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	N/A		Compliant	Meteorological station installed by Environdata August 2025 as a requirement from MOD 2, EPL 7654 condition P1.2
B11	**AIR QUALITY MANAGEMENT PLAN** Prior to the commencement of operation of the development, the Applicant must prepare an Air Quality Management Plan (AQMP) to the satisfaction of the Planning Secretary. The AQMP must form part of the OEMP required by condition C5. The AQMP must: (a) be prepared by a suitably qualified and experienced person(s); (b) include the Management and Mitigation Measures included in Appendix 2; (c) identify potential emissions from all sources of the development; (d) identify the control measures that will be implemented for each emission source; and (e) describe the following: (i) record keeping; (ii) complaints register; and	Prior to commencement of operations	8/12/2023	Compliant	Air Quality Management Plan (AQMP). 29/05/2023 Final AQMP received from Todoroski Air Sciences.

	(iii) response procedures.				
B12	The Applicant must (a) not commence operation until the AQMP required by condition B11 is approved by the Planning Secretary; and (b) implement the most recent version of the AQMP approved by the Planning Secretary for the duration of the development.	Prior to commencement of operations		Compliant	21/12/2023 DPE approved Ref: SSD-9418-PA-6.
B13	**ODOUR MANAGEMENT** The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).	Operations		Compliant	Included in AQMP. No complaints to date.
SOILS, WATER QUALITY AND HYDROLOGY					
B14	**IMPORTED SOIL** The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by the EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be use; and (c) make these records available to the Planning Secretary upon request.	Construction		Not triggered	Construction completed October 2023. No fill imported to site.
B15	**EROSION AND SEDIMENT CONTROL** Prior to the commencement of any construction or other surface disturbance for the development, the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by condition C2.	Prior to commencement of operations		Compliant	ERSED Plan included in CEMP (condition C2).
B16	**DISCHARGE LIMITS** The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.	At all times		Compliant	Water sampling records. NATA Lab issued Certifice of Analysis.
B17	**STORMWATER MANAGEMENT SYSTEM** Prior to the commencement of operation, the Applicant must install the 'Stage 2 Works' for the stormwater management system in accordance with the plans prepared by Tony Mexon & Associates, dated 23 February 2016 and ensure the system is operational.	Prior to commencement of operations		Compliant	RCA Australia compaction report for pad and basin.
B18	**SURFACE AND GROUNDWATER MANAGEMENT PLAN** Prior to the commencement of operation of the development, the Applicant must prepare a Surface and Groundwater Management Plan to the satisfaction of the Planning Secretary. The SGWMP must for part of the OEMP required by condition C5 and must: (a) be prepared by a suitably qualified and experienced person(s); (b) include the Management and Mitigation Measures included in Appendix 2; (c) provide details of: (i) water use and management on-site; (ii) the water licence requirements for the development, if any; and (iii) the management of waste water streams on-site (d) contain a Surface Water Management Plan, including; (i) a program to monitor surface water flows, quality, storage and use; (ii) sediment and erosion control plans; (iii) surface water impact assessment criteria, including trigger levels for investigation any potential adverse surface water impacts; and (iv) a protocol for the investigation and mitigation of identified exceedances of the surface water impact assessment criteria; and (e) contain a Groundwater Management Plan; and	Prior to commencement of operations	8/12/2023	Compliant	Engaged Senversa to provide Surface and Groundwater Management Plan (SGWMP). FINAL SGWMP provided by Senversa on 6/07/2023.

	(f) contain a Leachate Management Plan.				
B19	The Applicant must: (a) not commence operation until the Surface and Groundwater Management Plan required by condition B18 is approved by the Planning Secretary; and (b) implement the most recent version of the SGWMP approved by the Planning Secretary for the duration of the development.	Prior to commencement of operations		Compliant	21/12/2023 DPE approved Ref: SSD-9418-PA-6.
B20	**GROUNDWATER** The Applicant must obtain relevant water access licence/s in accordance with the *Water Management Act 2000* , if the development will intercept groundwater.	N/A		Compliant	Not intercepting groundwater (See 2019 EIS). DPE Water re: Response to Submissions Advice Ref. OUT22/11230 dated 3/08/2022 confirms no requirement to obtain licence to take water from Void 4 on the basis that water was being collected from the ash dams and tailings placements which are above the natural groundwater table.
TRAFFIC ACCESS					
B21	**PARKING** The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.	At all times		Compliant	Note that the site is located within a mine site so there is no liklihood of impact to public or residential streets.
B22	**OPERATIONAL TRAFFIC MANAGEMENT PLAN** Prior to the commencement of operation, the Applicant must prepare an Operation Traffic Management Plan (OTMP) for the development to the satisfaction of the Planning Secretary. The OTMP must form part of the OEMP required by Condition C5 and must: (a) be prepared by a suitably qualified and experienced person(s); (b) detail the measures that are to be implemented to ensure road safety and network efficiency; (c) detail heavy vehicle routes, access and parking arrangements; (d) include a stockpile management plan to describe how waste and product stockpiles will be managed to avoid encroaching onto the haulage route and allow the safe loading and unloading of heavy vehicles; (e) include an Operational Driver Code of Conduct to: (i) minimise the impacts on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimse road traffic noise; (iv) inform truck drivers of the site access arrangements and use of specified haul routes; and (v) include a program to monitor the effectiveness of these measures.	Prior to commencent of operations	8/12/2023	Compliant	Operational Traffic Management Plan (OTMP). 8/09/2023 final TMP provided by Pavey.
B23	The Applicant must: (a) not commence operation until the OTMP required by condition B22 is approved by the Planning Secretary; and (b) implement the most recent version of the OTMP approved by the Planning Secretary for the duration of the development.	Prior to commencement of operations		Compliant	21/12/2023 DPE approved Ref: SSD-9418-PA-6.
B24	**OPERATING CONDITIONS** The Applicant must ensure: (a) there is appropriate area designated for parking; (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines; (c) the development does not result in any vehicles queing on the public road network;	Operations		Compliant	Assessed in OTMP.

B24	(d) heavy vehicles and bins associated with the development are not parked on local roads or footpath in the vicinity of the site;				
	(e) all vehicles are wholly contained on site before being required to stop;				
	(f) all loading and unloading of materials is carried out on-site;				
	(g) all trucks entering and exiting the site with loads have their loads covered and do not track dirt onto the public road network; and				
	(h) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.				
NOISE					
B25	**NOISE** The Applicant must comply with the hours detailed in Table 1, unless otherwise agreed in writing by the Planning Secretary. **Table 1** *Hours of Work* **Activity** / **Day** / **Time** Construction: Monday – Friday 7 am to 5 pm; Saturday 8 am to 1 pm; Sunday Nil; Public Holidays Nil Operation: Monday – Saturday 6 am to 6 pm; Sunday Nil; Public Holidays Nil Deliveries: Monday – Friday 6:30 am to 5 pm; Saturday – Sunday Nil; Public Holidays Nil	At all times		Compliant	Included in OEMP.
B26	Works outside of the hours identified in condition B25 may be undertaken in the following circumstances:	At all times		Not triggered	Included in OEMP. No works have occurred outside hours listed in B25.
	(a) works that are inaudible at the nearest sensitive receiver;				
	(b) for the delivery of materials required outside these hours by the NSW police force or other authorities for safety reasons; and				
	(c) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.				
B27	**CONSTRUCTION NOISE LIMITS** The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identifed and managed in accordance with the management and mitigation measures in the Appendix 2.	Construction		Compliant	Included in CEMP. EIS Appendix K Global Acoustics NVIA construction noise management level daytime = 45LAeq 15 min. No complaints received during construction. Closest sensitive receiver in Camberwell, over 5km from the facility which sits in the middle of an active mine site.
	OPERATIONAL NOISE LIMITS The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 2	Operations		Compliant	EIS Appendix K Global Acoustics NVIA operation noise management level daytime = 40LAeq 15min. No complaints received to date. Closest sensitive receiver in Camberwell, over 5km from the

B28	**Table 2** *Noise Limits (dB(A))* **Location** / **Day** $L_{Aeq(15\ minute)}$ / **Evening** $L_{Aeq(15\ minute)}$ / **Night** $L_{Aeq(15\ minute)}$ Camberwell / 40 / 35 / 35 **NOTE:** *Noise generated by the development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to time)*				facility which sits in the middle of an active mine site.
BIOSECURITY					
B29	Prior to the commencement of operation of the development, the Applicant must prepare a Biosecurity Protocol detailing the procedures for a biosecurity emergency, to the satisfaction of the Planning Secretary. The protocol must form part of the OEMP required under condition C5 and must: (a) describe the notification procedures; (b) detail the measures to maintain quarantine control; (c) detail the measures to prevent groundwater contamination; and (d) detail the disposal procedures and options.	Prior to commencement of operations	8/12/2023	Compliant	Include in OEMP.
B30	The Applicant must: (a) not commence operation until the Biosecurity Protocol required by condition B29 is approved by the Planning Secretary; and (b) implement the most recent version of the Biosecurity Protocol approved by the Planning Secretary for the duration of the development.	Prior to the commencement of operations		Compliant	21/12/2023 DPE approved Ref: SSD-9418-PA-6.
ABORIGINAL HERITAGE					
B31	**UNEXPECTED FINDS PROTOCOL** If any item or object of Aboriginal heritage significance is identified on site: (a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately; (b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and (c) Heritage NSW must be contacted immediately.	At all times	CEMP 17/11/2022 OEMP 8/12/2023	Compliant	Aboriginal Heritage Unexpected Finds Protocol included in CEMP. Included within OEMP.
B32	Work in the immediated vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the National Parks and Wildlife Act 1974.	At all times		Compliant	No unexpected finds to date.
HAZARDS AND RISK					
B33	**DANGEROUS GOODS** The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's Hazardous and Offensive Development Application Guidelines - Applying SEPP 33 at all times.	At all times		Compliant	Noted in OEMP and CEMP. ChemAlert used for register.
B34	The Applicant must store all chemicals, fuels and oils used on site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) for liquids, the NSW EPAs Storage and Handling of Liquids: Environmental Protection - Participants Manual.	At all times		Compliant	Noted in OEMP and CEMP. Stored in shipping container with SDS sheets.
B35	In the event of an inconsistency between the requirements of conditions B34(a) and B34(b), the most stringent requirement must prevail to the extent of the inconsistency.	N/A		Not triggered	

B36	**BUNDING** The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or EPAs Storage and Handling of Liquids: Environmental Protection - Participants Manual (DECC, 2007).	At all times		Compliant	Noted in OEMP and CEMP. Sited during Independent Environmental Audit (2024) and deemed compliant.
CONTAMINATION					
B37	**UNEXPECTED FINDS** Prior to the commencement of construction, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with condition C2 and must ensure any material identified as contaminated is disposed of in accordance with the POEO Act and its associated Regulations. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site.	Prior to commencement of construction		Compliant	Unexpected Contamination Finds Procedure included in CEMP. No material imported or exported from site during construction.
VISUAL AMENITY					
B38	**LIGHTING** The Applicant must ensure the lighting associated with the development:	N/A		Not triggered	No lighting being installed.
	(a) complies with the latest version of AS4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 2019); and				
	(b) is mounted, screeded and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.				
PART C: ENVIRIONMENTAL MANAGEMENT, REPORTING AND AUDITING					
ENVIRONMENTAL MANAGEMENT					
C1	**MANAGEMENT PLAN REQUIREMENTS** Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	Prior to construction and operations	CEMP 17/11/2022 OEMP 8/12/2023	Compliant	7/12/2022 DPE approved Construction Management Plan SSD-9418-PA-2 21/12/2023 DPE approved Operational Management Plans Ref: SSD-9418-PA-6
	(a) details of baseline data;				
	(b) details of:				
	(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);				
	(ii) any relevant limits or performance measures and criteria; and				
	(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;				
	(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;				
	(d) a program to monitor and report on the:				
	(i) impacts and environmental performance of the development; and				
	(ii) effectiveness of the management measures set out pursuant to paragraph (c) above:				
	(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;				
	(f) a program to investigate and implement ways to improve the environmental performance of the development over time;				
	(g) a protocol for managing and reporting any:				

	(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);				
	(ii) complaint; and				
	(iii) failure to comply with statutory requirements; and				
	(h) a protocol for periodic review of the plan.				
	NOTE: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans				
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN					
C2	The Applicant must prepare a CEMP for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	Prior to commencement of construction	17/11/2022	Compliant	CEMP
C3	As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:	Prior to commenement of operations		Compliant	
	(a) Erosion and Sediment Control Plan;				
	(b) Contamination Unexpected Finds Procedure (see condition B37); and				
	(c) Community Consultation and Complaints Handling.				
C4	The Applicant must:	Prior to commenement of operations		Compliant	7/12/2022 CEMP approved by DPE SSD-9418-PA-2
	(a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and				
	(b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.				
OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN					
C5	The Applicant must prepare an OEMP for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	Prior to commencement of operations	8/12/2023	Compliant	OEMP
C6	As part of the OEMP required under condition C5 of this consent, the Applicant must include the following:	Prior to commencement of operations		Compliant	
	(a) describe the role, responsibility, authority and accountability of all key pesonnel involved in the environmetnal management of the development;				
	(b) describe the procedures that would be implemented to:				
	(i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;				
	(ii) receive, handle, respond to and record complaints;				
	(iii) resolve any disputes that may arise;				
	(iv) respond to any non-compliance;				
	(v) respond to emergencies: and				
	(c) include the following environmental management plans:				
	(i) Waste (see condition B2);				
	(ii) Air Quality (see condition B11);				
	(iii) Surface and Groundwater (see condition B18);				
	(iv) Traffic (see condition B22); and				
	(v) Biosecurity (see condition B29).				
C7	The Applicant must:	Prior to commencement of operations		Compliant	21/12/2023 DPE approved OEMP Ref: SSD-9418-PA-6
	(a) not commence operation until the OEMP is approved by the Planning Secretary; and				
	(b) operate the development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).				
REVISION OF STRATEGIES, PLANS AND PROGRAMS					
	Within three months of:	Operations			

C8	(a) the submission of a Compliance Report under condition C14;		28/11/2024	Compliant	Compliance Report submitted 14/10/2024 28/11/24 submission DPHI issued SSD-9418-PA-20
	(b) the submission of an incident report under condition C10;		27/08/2024	Compliant	Incident reported 18 June 2024 - leachate dam fissure Plans submitted, DPHI issued SSD-9418-PA-11 Rectification works to dam complete and OEMP and SWMP submitted 23 May 2025. DPHI approved 18 June 2025.
	(c) the submission of an Independent Audit under condition C16;		3/10/2024	Compliant	First such audit conducted in August 2024. Final Audit Report received 20/09/2024 and submitted to DPHI 26/09/2024 (SSD-9418-PA-14). OEMP submitted 3/10/2024 (SSD-9418-PA-15). More Information Required from DPHI on 3/10/2024, submit sub-plans seperately. Completed 9/10 /2024 as seperate tasks SSD-9481-PA-16. ONLY submit those Plans which have been updated. 7/11/2024 PA-16, DPHI approved, no comments.
	(d) the approval of any modification of the condition of this consent; or		8/12/2023 31/08/2026	Compliant	MOD 1 approved 6/12/2023 MOD 2 approved 16/06/2026. 18/06/2026 submitted EPL variation application 5/08/2026 received updated EPL. 31/08/2026 submitted revised OEMP, TMP, WMP, SGWMP and AQMP.
	(e) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,		24/06/2024	Compliant	Direction received 20/06/2024 for additional information in relation to 18/06/2024 incident. Response provided 24/06/2024 (SSD-9418-PA-9).
	the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.		11/09/2024	Compliant	Plans reviewed and submitted on 27/08/2024 used track changes to show outcome of review. SSD-9418-PA-11. Corrospondance received from Elke Tuckfield advising to resubmit OEMP and only uprev Plans that have been changed due to review. Submitted letter advising which Plans changed (C9). 28/11/24 notification submission DPHI issued SSD-9418-PA-20. DPHI email 4/12/24 no comments.
C9	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under condition C8, or such other timing as agreed by the Planning Secretary. **NOTE**: *This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.*	Operations	27/08/2024 Resbumitted 11/09/2024 (see comment at C8)	Compliant	23/05/2025 SSD-9418-PA-23 9/08/2026 SSD-9418-PA-32
REPORTING AND AUDITING					

C10	**INCIDENT NOTIFICATION, REPORTING AND RESPONSE** The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the indicent. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 3.	Operations		Compliant	Incident reported 18 June 2024 SSD-9418-PA-8 created in the Major Projects portal 27 Sept 2024 received letter dated 20 Sept 2024 from DPHI advising no further action will be taken at this time.
C11	**NON-COMPLIANCE NOTIFICATION** The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.	Operations	13/09/2024	Compliant	This includes non-compliances identified in the IEA. Notify once draft IEA is received. Non-compliance notification submitted to DPHI with SSD-9418-PA-12 issued by the Department.
C12	A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Operations	13/09/2024	Compliant	Non-compliance notification submitted to DPHI with SSD-9418-PA-12 issued by the Department.
C13	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	At all times		Not triggered	
C14	**COMPLIANCE REPORTING** Within the first year of commencement of operation of the development, and in the same month each subsequent year (or such other timing as agreed to the Planning Secretary), the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmetnal performance of the development to the satisfaction of the Planning Secretary. Compliance reports must be prepared in accordance with the *Compliance Reporting Post Approval Requirements (Department 2020)* and must also:	Operations	14/10/2024 16/10/2026	Compliant	As per conition A8, notification of commencement of operation submitted to DPE 13/11/2023, commencement date 13/12/2023. Corrospondance with DPE Senior Compliance Officer Laura Gothard (email dated 3/07/2024) confirming the first Report can be submittted in October or November 2024 to ensure compliance with "within first year" requirement, even though this will not cover an entire 12 month period. All other subsequent Reports will cover a 12 month period. To be submitted by 30 October each year and cover period 13 October to 12 October (12 month period) SSD-9418-PA-18 4/11/2024 received letter from DPHI stating Report generally satisfies reporting requirements. Make sure to add (c) in 2024-2025 Report. SSD-9418-PA-24 2024/2025 Compliance Report submitted to DPHI via Major Projects portal on 22/10/2025. Response received 9/12/2025, complies with condition. **Preference to display tonnage of material in a table instead of text.**
	(a) identify any trends in the monitoring data over the life of the development;				Section 3 of Compliance Report
	(b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and				Section 4 of Compliance Report
	(c) describe what measures will be implemented over the next year to improve the environmental performance of the development.				Section 5 of Compliance Report

C15	The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least seven days before this is done.	Operations	17/10/2024	Compliant	SSD-9418-PA-19
C16	**INDEPENDENT AUDIT** Within one year of the commencent of operation of the development, and every three years after, unless the Planning Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit (Audit) of the development. Audits must:	Operations		Compliant	Commencement of operations date 13 December 2023. Audit commenced August 2024. KPMG engaged to undertake 2024 Audit. Site visit component scheduled for Wednesday 21 August. 5/11/2024 DPHI isued comments, generally satisfied 31/07/2024 endoursement request submitted DPHI issued SSD-9418-PA-10. DPHI sent letter of endoursement of KPMG on 6/08/2024 DPHI issued SSD-9418-PA-14 Next audit due August 2027
	(a) be prepared in accordance with the Independent Audit Post Approval Requirements (Department 2020);			Compliant	
	(b) be lead and conducted by a suitably qualified, experienced and independent team of experts whos appointment has been endorsed by the Planning Secretary; and		6/08/2024	Compliant	
	(c) be submitted to the satisifaction of the Planning Secretary within three months of commissioning the Audit (or within another timeframe agreed by the Planning Secretary).		26/09/2024	Compliant	
C17	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2020), the Applicant must:	Operations			
	(a) review and respond to each Independent Audit Report prepared under condition C16 of this consent;			Compliant	KPMG Independent Environmental Audit final received 20/09/2024
	(b) submit the response to the Planning Secretary and any other NSW agency that requests it, together with a timetable for the implementation of the recommendations;		26/06/2024	Compliant	SSD-9418-PA-14
	(c) implement the recommendations to the satisifaction of the Planning Secretary; and			Not triggered	No recommendations identified in 2024 IEA 2 Opportunities for Improvement identified and have been implemented
	(d) make each Independent Environmental Audit Report and response to it publicly available no later than 60 days after submission to the Planning Secretary and notify the Planning Secretary in writing at least 7 days before this is done.		14/10/2024 24/09/2024	Compliant	14/10 uploaded to website SSD-9418-PA-13 issued for 7 day notification. DPHI responded 25/09/2024 with no comments.
C18	**MONITORING AND ENVIRONMENTAL AUDITS** Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing. **NOTE:** *For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the developemnt to provide data on compliance with the consent or on the environmetnal impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.*	Operations		Compliant	Condition B18 d(i) water monitoring results available at https://www.bettergrow.com.au/environmental/ Incident notification see condition Appendix 3 below.
ACCESS TO INFORMATION					
	At least 48 hours before the commencement of construction of the development and for the life of the development, the Applicant must:	Operations		Compliant	Documents on Bettergrow website https://www.bettergrow.com.au/environmental/
	(a) make the following information and documents (as they are obtained or approved) publicly available on its website:				
	(i) the documents referred to in condition A2 of this consent;				
	(ii) all current statutory approvals for the development;				

C19	(iii) all approved strategies, plans and programs required under the conditions of this consent;				
	(iv) the proposed staging plans for the development if the construction, operation or decommissioning if the development is to be staged;				
	(v) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;				
	(vi) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;				
	(vii) a summary of the current stage and progress of the development;				
	(viii) contact details to enquire about the development or to make a complaint;				
	(ix) a complaints register, updated monthly;				
	(x) the Compliance Report of the development;				
	(xi) audit reports prepared as part of any Independent Audit of the development and the Applicants response to the recommendations in any audit report;				
	(xii) any other matter required by the Planning Secretary; and				
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.				
APPENDIX 3 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS					
1	**WRITTEN INCIDENT NOTIFIATION REQUIREMENTS** A written incident notification addressing the requirement set out below must be submitted to the Planning Secretary via the Major Projects website within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give notification required under condition C10 or, having given such notification, subsequently forms the view that an incident has not occurred.	Operations	24/06/2024	Compliant	Incident identified and notified via Major Project portal on 18/06/2024. SSD-9418-PA-8 issued by DPHI.
2	Written notification of an incident must:	Operations		Compliant	Written Notification SSD-9418-PA-8.
	(c) indentify the development and application number;				
	(d) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);				
	(e) identify how the incident was detected;				
	(f) identify when the applicant became aware of the incident;				
	(g) identify any actual or potential non-compliance with conditions of consent;				
	(h) describe what immediate steps were taken in relation to the incident;				
	(i) identify further actions(s) that will be taken in relation to the indicent; and				
	(j) identify a project contact for further communication regarding the incident.				
3	**INCIDENT REPORT REQUIREMENTS** Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	Operations	17/07/2024	Compliant	Incident Report SSD-9418-PA-8.
4	The Incident Report must include:	Operations		Compliant	Incident Report SSD-9418-PA-8.
	(a) a summary of the incident;				
	(b) outcomes of an incident investigation, including identification of the cause of the incident;				
	(c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and				

	(d) details of any communication with other stakeholders regarding the incident.				

Bettergrow Pty. Ltd.
ABN: 71 062 888 117

2 Wella Way
Somersby NSW 2250
Australia

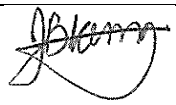
Ph: 1300 105 500
Fax: 02 4340 5841

Appendix 2 Compliance Report Declaration

Project Name	Ravensworth Composting Facility Expansion
Project Application Number	SSD-9418
Description of Project	Expansion of an existing resource recovery facility to process up to 200,000 tonnes per annum of organic material, including water drainage and leachate works, hardstand areas and associated infrastructure
Project Address	74 Lemington Road, Ravensworth NSW 2330
Proponent	Bettergrow Pty Ltd
Title of Compliance Report	Operations Compliance Report
Date	16/10/2026

I declare that I have reviewed the contents of the attached Compliance Report and to the best of my knowledge:
i. the Compliance Report has been prepared in accordance with all relevant conditions of consent;
ii. the Compliance Report has been prepared in accordance with the Compliance Reporting Requirements;
iii. the findings of the Compliance Report are reported truthfully, accurately and completely;
iv. due diligence and professional judgement have been exercised in preparing the Compliance Report; and
v. the Compliance Report is an accurate summary of the compliance status of the development.

Notes:
• Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, $1 million and for an individual, $250,000; and
• The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both).

Name of Authorised Reporting Officer	Jacqueline Blomberg
Title	Environmental Manager
Signature	
Qualification	Bachelor of Environmental Management
Company	Borg
Company Address	2 Wella Way Somersby NSW 2250