DRAFT Scoping Report for Proposed Upgrades to an Existing Waste Treatment and Recycling Facility – State Significant Development

CleanEra Pty Ltd

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JEP Environment & Planning would like to thank all contributors that have informed this report. All recommendations and views in this report are attributable to JEP Environment & Planning unless otherwise stated.

We declare that
The report contains all available information that is relevant to the assessment of the Site and proposed development, activity or infrastructure to which the report relates, and the information contained in the report is neither false nor misleading.

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Note that in accordance with the Land and Environment Court Practice Note (2025) *Use of Generative Artificial Intelligence (Gen AI)*, we declare that Gen AI has not been used in the preparation of this report.

Version	Authors	Date	Reviewer	Approved for issue	Date
Draft	E. Larson	17/05/2026	Dr M. Jackson	Dr M. Jackson	18/05/2026
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Executive Summary

CleanEra Pty Ltd (Clean Era) are proposing to upgrade their existing advanced waste treatment and recycling facility at 45 Maskey Rd, Mount Thorley (Lot 113 DP262603) (the Site).

The facility currently receives and processes up to 5,000 tonnes per year of a wide range of packaged and bulk wastes classified as hazardous, restricted, general solid (non-putrescible), special and liquid. The facility also stores up to 500 tyres for transport to recyclers. It also stores and processes an additional 1,000 tonnes per year of substances classified in the Australian Dangerous Goods Code or medical, cytotoxic or quarantine waste.

Advanced waste processing operations currently approved and undertaken on the Site include resource recovery, manual and mechanical decanting operations, waste storage, physical and chemical treatment including advanced oxidation, sludge dewatering / solidification and product destruction. Site operations are licensed under NSW Environment Protection Authority EPL 21958 for waste processing (non-thermal treatment), waste storage and recovery of hazardous and other waste.

The current facility provides a critical service for the Hunter in helping households, businesses and government to sustainably manage solid and liquid wastes at the end of their life.

To help meet the growing demand for treatment and recycling of these problem solid and liquid wastes in the Hunter and wider NSW, CleanEra is seeking to increase the throughput of their existing advanced treatment facility to receive, process and recycle up to 200,000 tonnes per annum.

As part of the annual throughput increase, 175,000 tonnes will be solid and liquid waste non-dangerous goods and up to 25,000 tonnes will be liquid waste dangerous goods (the Proposal).

The existing approved plant and equipment has sufficient processing capacity to accommodate the proposed increase in annual processing volumes. However, the layout of existing plant and equipment will be reconfigured within the approved original warehouse and approved extension to enable the receipt, storage and processing of the proposed increase in waste volumes.

In summary, the Proposal will also involve the following elements:

- Locate the receival, decanting and consolidation of Dangerous Goods in the original approved warehouse;
- The original warehouse will be fitted as necessary based on specialist assessments with updated best practice environmental management controls including:
    - Spill containment systems and bunding for all loading / unloading areas in accordance with EPA best practice;
    - Advanced thermal detection and fire safety systems;
    - Negative pressure with the exhaust air directed through a filtration system to remove any volatile organic carbon or odourous compounds prior to discharge to the external environment;
- Bulk loads of Non-Dangerous Goods will continue to be received and processed primarily within the approved extension on the west side of the original warehouse;
- The Proposal will also increase PFAS contaminated water receival and treatment capacity, of which there are limited treatment facilities in NSW;
- Water treatment facilities (including the reverse osmosis (RO) plant and Granular Activated Carbon (GAC) water treatment plant is to be relocated in the extension building to support the processing of non-DGs;
- The facility will continue to operate on a 24/7 basis, with most operations occurring between 6am and 6pm; and
- A solar panel array will be provided on all buildings to supply the operation with green power.

The Proposal is defined as a 'Waste or resource management facility'. The *Singleton Local Environmental Plan* 2013 includes a definition of a waste or resource management facility as follows:

Waste or resource management facility means any of the following—

(a) a resource recovery facility,

(b) a waste disposal facility,

(c) a waste or resource transfer station,

(d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

A waste or resource transfer station means a building or place used for the collection and transfer of waste material or resources, including the receipt, sorting, compacting, temporary storage and distribution of waste or resources and the loading or unloading of waste or resources onto or from road or rail transport.

Note.

Waste or resource transfer stations are a type of waste or resource management facility—see the definition of that term in this Dictionary.

Under the *Singleton Local Environmental Plan* 2013, 'Waste or Resource Management Facilities' are permitted with consent within E5 Heavy Industrial zoned areas.

An outline of the Community Consultation Program that was performed is provided, and the results of consultation with business neighbours, residents, community groups, Singleton Shire Council and NSW Government agencies has been included in this Scoping Report.

The Proposal will trigger the requirement for State Significant Development (SSD) under Clause 23(5) of Schedule 1 of the *State Environmental Planning Policy (Planning Systems)* 2021, which is outlined as follows:

Clause 23(5) Development for the purpose of hazardous waste facilities that transfer, store or dispose of solid or liquid waste classified in the Australian Dangerous Goods Code or medical, cytotoxic or quarantine waste that handles more than 1,000 tonnes per year of waste.

The specific trigger for SSD is the 'transfer or storage' of more than 1,000 tonnes per year of hazardous waste. Hazardous waste includes all wastes containing dangerous goods as defined by the *Australian Code for the Transport of Dangerous Goods by Road & Rail* (Edition 7.9, 2024).

The Proposal will also be considered an integrated development and will require a variation to the current EPA license from the NSW EPA under Schedule 1 of the *Protection of the Environment Operations Act* 1997. No changes to the scheduled activities are expected.

As the Proposal is considered a State Significant Development, an Environmental Impact Statement is required to accompany the development application. This Scoping Report has been prepared to obtain the Secretary's Environmental Assessment Requirements (SEARs) from the NSW Department of Planning, Housing and Infrastructure (DPHI) under Section 5.16 of the *Environmental Planning and Assessment Act* 1979. This report has been prepared in accordance with the NSW Department of Planning, Industry and Environment's *State Significant Development Guidelines – Preparing a Scoping Report* (2022).

A comprehensive Environmental Impact Statement will be prepared and will assess issues such as noise, air quality, human health, traffic and access, fire and emergency hazards, soil, water, waste management, Aboriginal cultural heritage, landscaping, social and economic matters to assist in designing a clean, sustainable and safe facility for staff, the industrial estate, the regional community and environment.

This Scoping Report provides an overview of the proposed development, likely environmental and social issues that may impact surrounding land uses and will assist DPHI to specify the precise requirements for the Environmental Impact Statement.

CONTENTS

Executive Summary 3
1. Introduction 7
1.1. Purpose of the Scoping Report 7
1.2. Objectives of the Proposed Development 7
1.3. Applicant Details 7
1.4. Background and Approvals 14
1.4.1. Development Consent History 14
1.5. Existing and Continuous Use Rights 14
1.6. Easements Licences or Covenants 15
1.7. Approvals Subject to Separate Assessment 15
1.7.1. Environment Protection Licence 15
1.8. Adjoining Premises and Sensitive Receivers 15
1.9. Important Natural or Built Features 15
1.10. Identified Risks or Hazards 15
1.11. Cumulative Impacts 16
1.12. Estimated Development Cost 16
1.13. Planning Agreements 16
2. Project Justification 17
2.1. Hunter Regional Plan 2041 17
2.2. NSW Waste and Sustainable Materials Strategy 2041 17
2.3. NSW Waste and Sustainable Materials Strategy: A guide to Future Infrastructure Needs 18
2.4. NSW EPA Strategic Plan 2024-29 18
3. Project Description 20
3.1. Overview of the Proposed Development 20
3.2. Existing Site Infrastructure 20
3.3. Description of Existing Approved Waste Operations 21
3.3.1. Waste Types (Non-Dangerous Goods) 21
3.3.2. Waste Types (Dangerous Goods) 22
3.3.3. Receival and Dispatch 23
3.3.4. Storage and Consolidation 23
3.3.5. Physical Separation 24
3.3.6. Dewatering 24
3.3.7. Physiochemical Separation 24
3.3.8. Advanced Oxidation 25
3.3.9. Biological Treatment 25
3.3.10. Vapour and Odour Management 25
3.4. Waste Tyres 27
3.5. Utilities 27
3.6. Sustainability Measures 27
3.7. Operating Hours and Staff 27

3.8. Environmental Management and Monitoring 27
4. Planning and Legislative Requirements 31
4.1. Project Approval Pathway 31
4.2. Statutory Context 32
4.3. Other Applicable Legislation or Strategies 36
4.3.1. Fire and Rescue NSW – Fire Safety in Waste Facilities guidelines 36
4.3.2. Fire and Rescue NSW – Access for Fire Brigade Vehicles and Firefighters guidelines 37
5. Stakeholder and Community Consultation 38
5.1. Engagement Undertaken 38
5.2. Community Issues to Address 41
5.3. Agency and Government Consultation 41
5.4. Stakeholder Consultation 41
5.5. Social Impact Assessment Scoping 41
5.6. Employment benefits 42
6. Matters for Assessment 43
6.1. Waste 43
6.2. Social and economic 43
6.3. Topography and drainage 44
6.4. Contamination 44
6.5. Air quality and odour 44
6.6. Noise and vibration 45
6.7. Traffic and access 45
6.8. Biodiversity values 46
6.9. Visual impacts and landscaping 46
6.10. Aboriginal Cultural Heritage 46
6.11. Bushfire 46
6.12. Hazards and risks 47
7. Summary of Matters and Impacts 48
8. Conclusion 53
Appendix A Architectural Plans 55
Appendix B EPA Licence 21958 56
Appendix C Fact Sheet 57
Appendix D Community Presentation 58
Appendix E Social Impact Scoping Worksheet 59
Appendix F Section 10.7 (2&5) Planning Certificates 60

1. Introduction

CleanEra Pty Ltd propose to upgrade and increase their existing advanced waste treatment and recycling facility located at 45 Maskey Road, Mount Thorley (Lot 113 DP 262603) (the Site).

Figure 1.1 shows where the Proposal is located in a regional setting. Figure 1.2 shows the location of the Proposal relative to the industrial area. Figure 1.3 provides an aerial view of the Site in the context of the nearby sensitive receivers. Figure 1.4 illustrates the land zoning in and around the Proposal under the *Singleton Local Environmental Plan* 2013. Figure 1.5 provides a close-up aerial view of the Site itself.

1.1. Purpose of the Scoping Report

This Scoping Report provides an overview of the proposed development, likely environmental and social issues that may impact surrounding land uses and will assist Department of Planning, Housing and Infrastructure, Singleton Council, government agencies and community stakeholders to thoroughly understand the Proposal.

The Proposal also triggers State Significant Development under Clause 23(5) of Schedule 1 of the *State Environmental Planning Policy (Planning Systems)* 2021 which is outlined as follows:

> *Clause 23(5) Development for the purpose of hazardous waste facilities that transfer, store or dispose of solid or liquid waste classified in the Australian Dangerous Goods Code or medical, cytotoxic or quarantine waste that handles more than 1,000 tonnes per year of waste.*

The specific trigger for SSD is the 'transfer or storage' of more than 1,000 tonnes per year of hazardous waste. Hazardous waste includes all wastes containing dangerous goods as defined by the ADG Code[1].

This Scoping Report has been prepared to obtain the Secretary's Environmental Assessment Requirements (SEARs) from the NSW Department of Planning, Housing and Infrastructure under Section 5.16 of the *Environmental Planning and Assessment Act* 1979.

This Scoping Report has been undertaken in accordance with *State Significant Infrastructure Guidelines – Preparing A Scoping Report, Appendix A to the State Significant Development Guidelines* (October 2022).

1.2. Objectives of the Proposed Development

CleanEra Pty Ltd propose to upgrade and increase their existing waste treatment and recycling facility capacity for liquid and solid wastes (non-Dangerous Goods and Dangerous Goods).

To help expand the receival, storage and processing of liquid wastes, it is proposed that the facility will accept up to 200,000 tonnes per annum of solid and liquid wastes. Of this annual throughput limit, it is proposed that 175,000 tonnes per annum of solid and liquid waste non-DGs will be received, with up to 25,000 tonnes per annum of liquid waste DGs. The Proposal will also enable the receipt and treatment of additional PFAS contaminated water, of which there are limited treatment facilities in NSW.

The development would further provide the Hunter and surrounding regions with a central location within suitable E5 Heavy Industrial zoning to manage in a sustainable manner solid and liquid waste streams including those wastes unable to be accepted by conventional facilities that do not accept substances classified in the ADG Code or medical, cytotoxic or quarantine waste. The facility would also mitigate vehicle movements associated in transporting the waste to alternative facilities located well outside of the region.

1.3. Applicant Details

The Proponent details in relation to the proposed development are:

- Full name(s): CleanEra Pty Ltd
- Proposal address: 45 Maskey Rd, Mount Thorley NSW 2330

[1] As per page 3 of NSW EPA (2014). Waste Classification Guidelines – Part 1 – Classifying Waste. Published by EPA, November 2014. Internet publication: https://www.epa.nsw.gov.au/sites/default/files/140796-classify-waste.pdf

- Postal address: PO Box 382 Rutherford NSW 2320
- ABN: 87 674 208 149
- Nominated contact: Mr Michael Oxman - Director
- Contact details: michael@cleanera.com.au
- Site owner(s): ROG Property Investment Pty Ltd

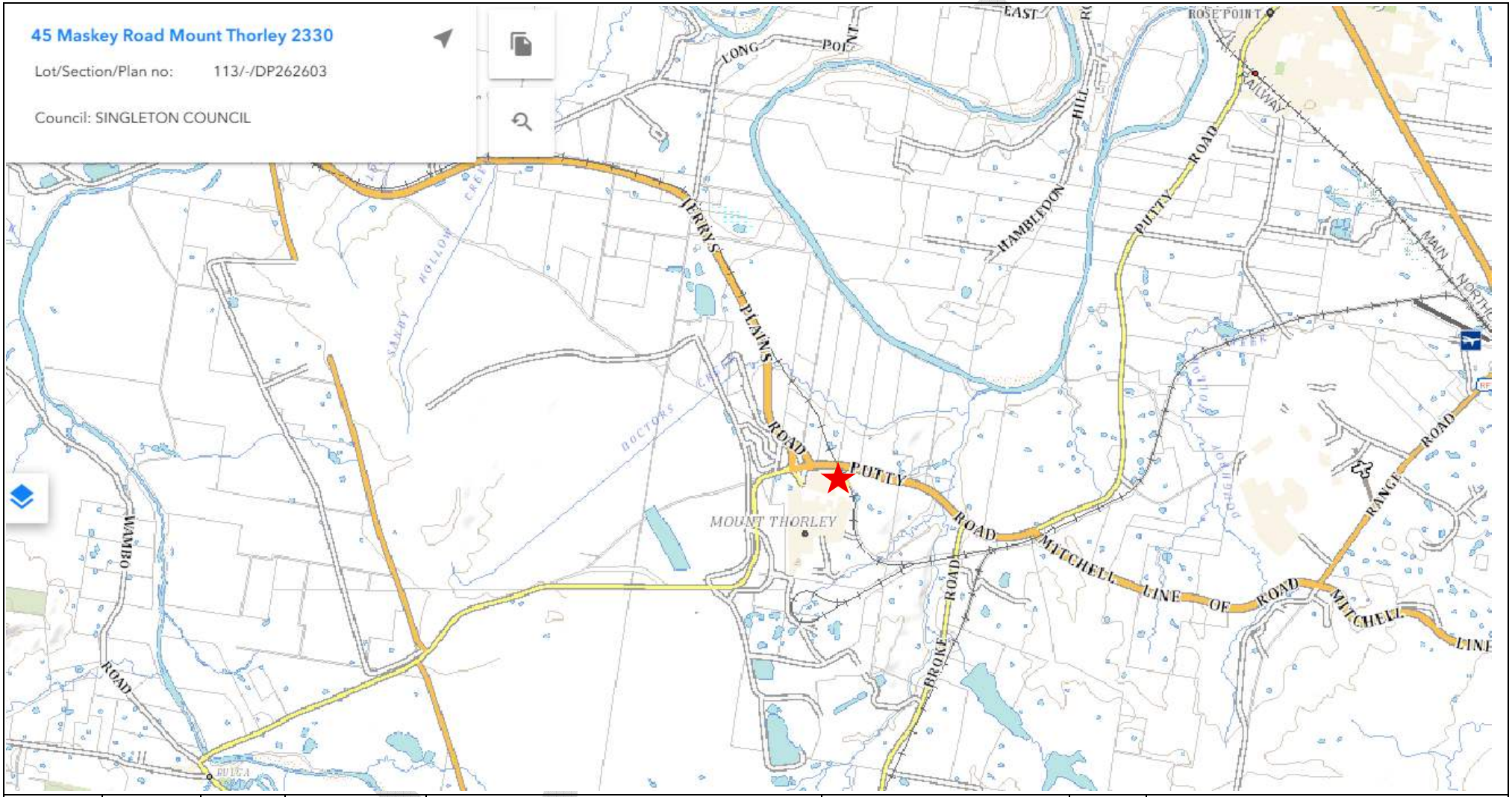
CleanEra is a privately owned company that is dedicated to the processing and recovery of unwanted packaged and liquid waste streams generated by industrial and commercial business activities, and to protecting the environment through sustainable management of these wastes.

The executive team of CleanEra have already built many established resource recovery/waste facilities throughout NSW as well as designed and operated various innovative treatment technologies which have revolutionised waste treatment within the industry.

CleanEra considers the recovery, safe treatment and recycling of waste streams from clients to be of paramount importance in relation to their ongoing corporate social responsibilities. In view of this, CleanEra aims to provide the most efficient yet cost effective methods for management of these waste streams at end of life whilst still considering the environmental impacts associated with the management of all waste streams.

As a service provider to many well-established businesses, the facility is in the process of obtaining appropriate accreditations (International Organization for Standardization or ISO) for quality, environment and safety demonstrating CleanEra's ability to comply with industry standards and practices.

Figure 1.1. General locality of the Site. Regional location of the Proposal is shown by red star.



Date	Revision	Drawn By	Site description
30/01/2026	Revision A	E. Larson	45 Maskey Road, Mount Thorley (Lot 113 DP 262603)

JEP Environment & Planning
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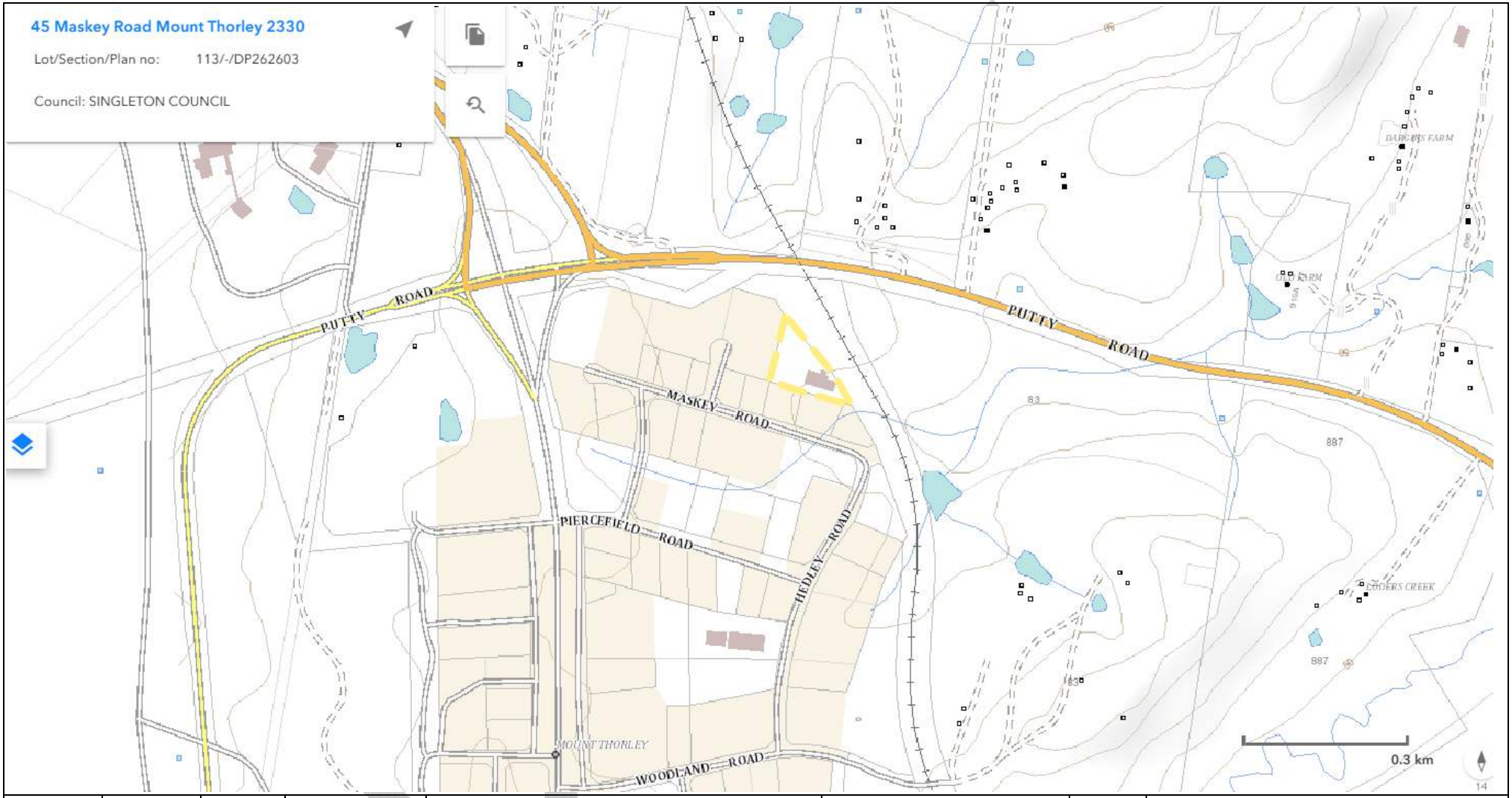
W: http://www.jacksonenvironment.com.au

Client	CleanEra Pty Ltd
Project	Scoping Report
Title	Regional locality map
Scale	As shown
Source	NSW Espatial Viewer

Figure 1.2. Locality of the Proposal in Mt Thorley, NSW (lot boundaries of the Proposal Site shown in yellow).

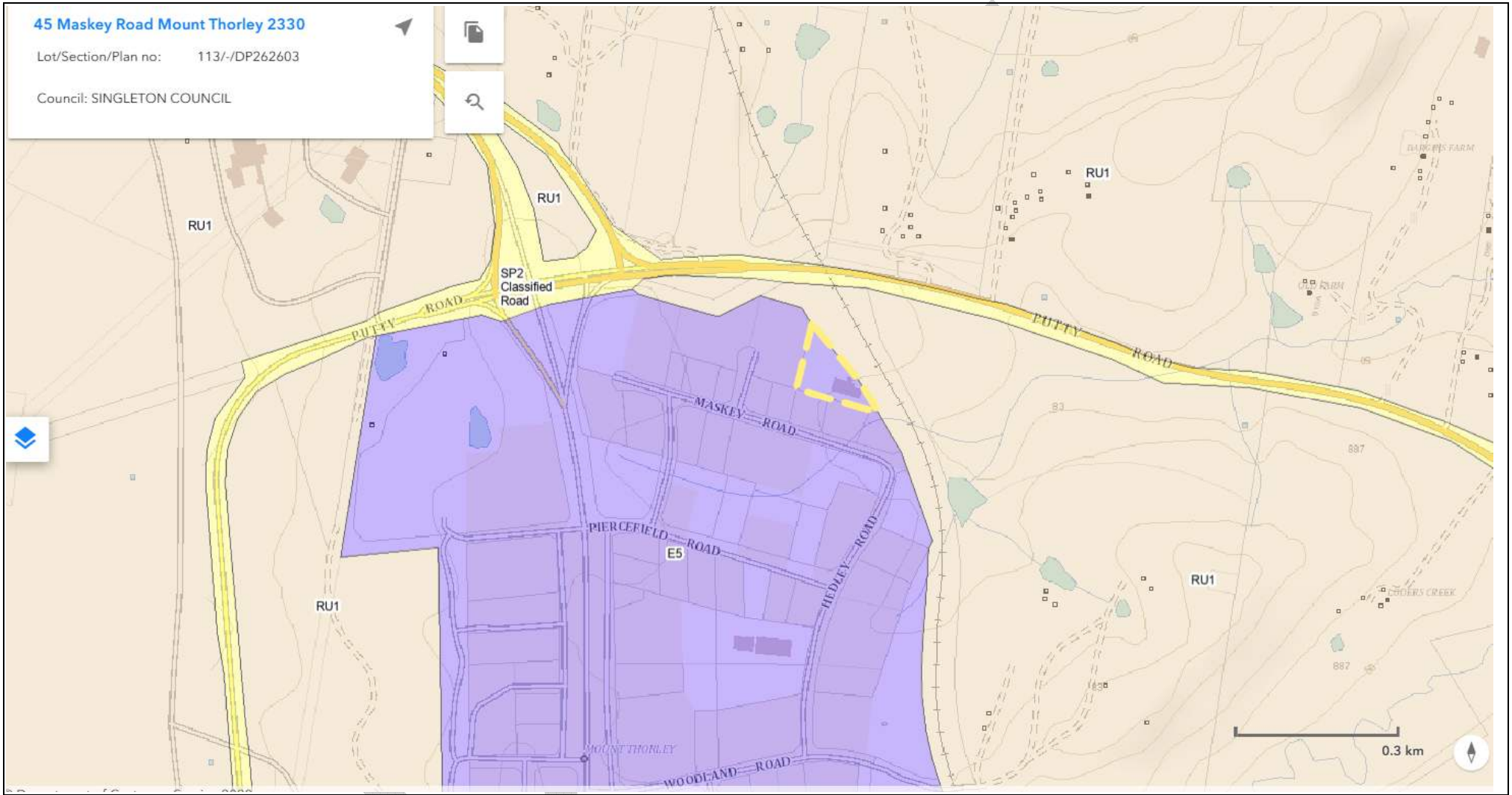


Date	Revision	Drawn By	Site description	JEP Environment & Planning		Client	CleanEra Pty Ltd
30/01/2026	Revision A	E. Larson	45 Maskey Road, Mount Thorley (Lot 113 DP 262603)	**Strategy | Approvals | Compliance | Licensing** **A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060** **E:** admin@jacksonenvironment.com.au **T: 02 8056 1849** **W:** http://www.jacksonenvironment.com.au	JEP ENVIRONMENT & PLANNING	Project	Scoping Report
						Title	Local area
						Scale	As shown
						Source	NSW Espatial Viewer

Figure 1.3. Neighbouring premises near the Site (approximate Proposal Site shown in red).

Date	Revision	Drawn By	Site description	JEP Environment & Planning		Client	CleanEra Pty Ltd
30/01/2026	Revision A	E. Larson	45 Maskey Road, Mount Thorley (Lot 113 DP 262603)	**Strategy | Approvals | Compliance | Licensing** **A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060** **E:** admin@jacksonenvironment.com.au **T: 02 8056 1849** **W:** http://www.jacksonenvironment.com.au	JEP ENVIRONMENT & PLANNING	Project	Scoping Report
						Title	Neighbouring premises
						Scale	As shown
						Source	NSW Espatial Viewer

Figure 1.4. Land use zoning E5 Heavy Industrial under the Singleton LEP 2013. Approximate lot boundaries are shown in dashed yellow.



Date	Revision	Drawn By	Site description	JEP Environment & Planning	Client	CleanEra Pty Ltd
30/01/2026	Revision A	E. Larson	45 Maskey Road, Mount Thorley (Lot 113 DP 262603)	**Strategy | Approvals | Compliance | Licensing** **A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060** **E:** admin@jacksonenvironment.com.au **T: 02 8056 1849** **W:** http://www.jacksonenvironment.com.au	Project	Scoping Report
					Title	Zoning
					Scale	As shown
					Source	NSW Espatial Viewer

Figure 1.5. Aerial of the Proposal location (approximate lot boundaries shown in red).

Date	Revision	Drawn By	Site description	JEP Environment & Planning		Client	CleanEra Pty Ltd
30/01/2026	Revision A	E. Larson	45 Maskey Road, Mount Thorley (Lot 113 DP 262603)	**Strategy | Approvals | Compliance | Licensing** **A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060** **E:** admin@jacksonenvironment.com.au **T: 02 8056 1849** **W:** http://www.jacksonenvironment.com.au	JEP ENVIRONMENT & PLANNING	Project	Scoping Report
						Title	Aerial
						Scale	As shown
						Source	NSW Espatial Viewer

1.4. Background and Approvals

1.4.1. Development Consent History

On 21 August 2024 the Site was approved under a local development application for alterations and additions and a change of use to a waste or resource management facility including the addition of waste processing plant and equipment. The approval (8.2023.618.1) allowed:

- Change of use to a waste or resource management facility;
- Receival, processing and recovery of 5,000 tonnes of a wide range of packaged and bulk waste classified as Hazardous, Restricted, General Solid (Non-Putrescible), Special and Liquid that is also classified as non-dangerous for transport;
- A 24m x 24m extension to the west of the existing warehouse (576m²);
- A 40ft shipping container to adjoin the southern side of the proposed extension to house the site vapour recovery system;
- An awning roof, extending 12m to the north of the existing warehouse providing coverage for a concreted area;
- Tyre storage (up to 500); and
- A suitably engineered bund provided in the area to support processing activities to mitigate any spills from site operations.

In March 2025 an approved modification (8.2023.618.3) allowed a warehouse extension, additional hardstand and upgrades to the internal access and circulation around the Site, stormwater upgrades and other changes. These changes have been constructed.

In September 2025, a designated development application (8.2025.158.1) was approved to allow the Site to store and process an additional 1,000 tonnes per year of substances classified in the ADG Code or medical, cytotoxic or quarantine waste.

Additional changes were approved to be made to the warehouse including awnings and a retaining wall in December 2025 (8.2023.618.4).

Table 1.1. Development consents granted for the Site.

Consent Number	Issue Date	Description
8.2001.97.1	01/06/2001	Office Building & Shed - Industrial
15.2001.13.1	18/08/2015	Septic Tank
8.2023.618.1	21/08/2024	Alterations and additions - change of use to waste or resource facility (a maximum of 5,000 tonnes of solid, liquid, or gaseous waste can be handled at the facility per annum).
8.2023.618.3	18/03/2025	Modification to Alterations and Additions to Existing Industrial Warehouse and Change of Use to Waste or Resource Management Facility
8.2025.158.1	30/09/2025	Waste or Resource Management Facility - Change of Use (Handling of up to 1,000 tonnes per annum of dangerous goods, medical, cytotoxic and quarantine wastes, consistent with EPA General Terms of Approval.)
8.2023.618.4	16/12/2025	Alterations and Additions Change of Use to Waste or Resource Management Facility

1.5. Existing and Continuous Use Rights

The development application and supporting EIS will request that a new approval is granted.

Any existing development consent and relevant modifications would be surrendered once the Proposal is approved, and the Site would then operate under a single modern development consent.

1.6. Easements Licences or Covenants

A right of carriageway and easement for services 7m wide and variable width is established over the adjacent property (Lot 112 DP 262603) to allow vehicle access to the Site from Maskey Road.

A drainage easement 7.5m wide and variable exists along the southern boundary of the Site to drain water.

1.7. Approvals Subject to Separate Assessment

1.7.1. Environment Protection Licence

The Proposal will also be considered an integrated development. The Site is currently licensed (EPL 21958) for the following scheduled activities;

- Waste processing (non-thermal treatment) of liquid waste at any annual processing capacity;
- Waste storage – hazardous, restricted solid, liquid, clinical and related waste, asbestos waste; and
- Ancillary activity – recovery of hazardous and other waste.

A variation to EPL 21958 was issued in June 2026 to allow receival and treatment of Dangerous Goods including medical, cytotoxic or quarantine waste. The current EPL listing of all allowable waste and codes the Site can lawfully receive is provided in Appendix B.

A variation will be sought from the NSW EPA under Schedule 1 of the *Protection of the Environment Operations Act* 1997 (POEO Act) to the existing EPL to increase the allowable quantity of waste classified as dangerous goods, medical, cytotoxic or quarantine waste processed or stored at the premises at any one time from 1,000 tonnes to 25,000 tonnes. The variation would also increase the amount of solid, liquid or gaseous wastes (non-dangerous) able to be received on the premises from 5,000 tonnes to 175,000 tonnes.

1.8. Adjoining Premises and Sensitive Receivers

The Site is located within the Mount Thorley industrial area, zoned E5 Heavy Industrial, which includes a range of businesses generally orientated towards servicing the regional coal mining industry.

There is existing vegetation along the western boundary and miscellaneous storage of goods. The Site maintains a single direct access from Maskey Road via an easement over 43 Maskey Rd. The adjoining properties to the south and west of the Site hold various industrial uses.

To the northeast is the Hunter Valley Rail Corridor and beyond is rural zoned land (RU1 Primary Production) that is sparsely vegetated agricultural land with isolated dwellings.

Less than 1km to the northwest is the Mount Thorley Warkworth Coal Handling and Preparation Plant and to the southwest approximately 1.3km is the Bulga Mine.

The nearest residential receptors to the Site are located to the north of the Site across Putty Road and the rail line at 996 and 984 Putty Road about 225m and 350m in distance, respectively.

1.9. Important Natural or Built Features

The Hunter Valley Rail Corridor is directly adjacent to the northeast boundary of the Site and follows along the side of the access easement from Maskey Road. The Hunter River sits about 700m to the north of the Site.

The town of Singleton is located about 7km to the northeast of the Site. A number of open pit mines are located to the southwest, west and northwest of the Site.

1.10. Identified Risks or Hazards

The Enaex Australia Ammonium Nitrate Emulsion manufacturing facility is identified as a Major Hazard Facility (MHF) and located at 8 Melva Place, Mount Thorley directly adjacent to the western boundary of the Site.

Along the railway boundary is categorised as Vegetation Buffer under the Bushfire Prone Land mapping. Vegetation Category 3 bushfire prone land is adjacent to and northeast of this buffer zone.

1.11. Cumulative Impacts

The Proposal is unlikely to generate cumulative impacts as there are no other relevant future projects located in the area per the NSW major projects website. Potential cumulative impacts from multiple aspects will be assessed during development of the Environmental Impact Statement.

1.12. Estimated Development Cost

An estimated development cost will be prepared in accordance with the Standard Form for State Significant Projects (October 2024) and PS 24-002 for inclusion in the Proposal development application.

1.13. Planning Agreements

Planning agreements will be considered during the Environmental Impact Assessment phase of the Proposal.

2. Project Justification

2.1. Hunter Regional Plan 2041

The Hunter Regional Plan 2041 (the Regional Plan) is a 20-year land use plan prepared under the EP&A Act. The Regional Plan is in effect for the nine Local Government Areas (LGAs) of the Hunter Region (including Port Stephens). The Regional Plan sets a strategic land use framework for economic growth and diversification and aims to unlock sustainable growth opportunities and investments, housing choice and lifestyle opportunities as a leading regional economy in Australia. The Regional Plan includes four principles:

- Growth – Support a net zero emissions economy and foster employment growth, competitiveness, and innovation;
- Community – Promote places to be together by weaving nature into our towns and cities which have welcoming and safe streets and public spaces;
- Resilience – Reduce risks associated with place-based shocks and stresses to improve the community's ability to withstand, recover from and adapt to changes and become more resilient; and
- Equity – Ensure communities are safe and healthy with residents having opportunities for economic advancement, housing choices and a secure retirement.

To support the delivery of these core principles, the Regional Plan contains nine objectives, including Objective 1 that is of most relevance to this Proposal:

Objective 1: Diversify the Hunter's mining, energy, and industrial capacity:

The Proposal will assist in the transition to a circular economy will generate jobs, strengthen the economy, increase accessibility of materials, maximise the value of resources and reduce waste. The Proposal is also located in a zoned Heavy Industrial area, which is highly suitable for the use and accessible to other industries that would rely on the ability to safely accept solids and liquids that are hazardous and/or listed as dangerous goods for safe management at end of life. The facility focuses on recovery, recycling, and responsible disposal, supporting industries while contributing to a circular economy.

2.2. NSW Waste and Sustainable Materials Strategy 2041

NSW Waste and Sustainable Materials Strategy 2041 – Stage 1: 2021-2027 is an update to the previous strategy (2014-2021) and outlines the actions NSW will take in the lead up to 2030 to deliver on a set of long-term objectives, including:

- Phasing out problematic single-use plastic items;
- Developing financial incentives for manufacturers to design away from problematic plastics;
- Preferencing the use of recycled content and investing in research for recycling innovation;
- Introducing tighter environmental controls for energy from waste in NSW;
- Rollouts of mandated source separation of food and garden organics for households and businesses;
- Incentivising biogas generation from waste materials;
- Regulations requiring GPS tracking and use of a national tracking system;
- Scoping and operation of an accreditation scheme for hazardous waste assessors; and
- Explore the development of a flammable waste product stewardship scheme.

The strategy notes that there is a looming capacity constraint for hazardous waste treatment and landfill in NSW. The only landfill that can accept contaminated wastes in NSW will reach capacity in 2031 and there are emerging capacity constraints for liquid waste treatment.[2]

The Strategy is supported by other key documentation that provide more detailed methods for addressing specific goals, such as the *NSW Waste and Sustainable Materials Strategy: A guide to future infrastructure needs* 2021. Supporting industry innovation and tracking progress towards strategy targets ensures that NSW remains on track to improve waste cycle management as the global push towards a circular economy continues.

Specific targets focus on the environmental benefits and economic opportunities in how we manage our waste, and includes the following:

- Reduce total waste generated by 10% per person by 2030;
- Have an 80% average recovery rate from all waste streams by 2030;
- Significantly increase the use of recycled content by governments and industry;
- Halve the amount of organic waste sent to landfill by 2030; and
- Triple the plastics recycling rate by 2030.

The Proposal will have the capacity to process and accept up to 200,000 tonnes of solid and liquid wastes, including hazardous waste and dangerous goods, and provide resources recovered from that waste back into the economy whilst safely managing material that cannot be recovered. The Proposal will provide a sustainable and safe option for management of problematic solid and liquid wastes at end of life, which will help avoid their inappropriate disposal into the environment.

2.3. NSW Waste and Sustainable Materials Strategy: A guide to Future Infrastructure Needs

The NSW *Waste and Sustainable Materials Strategy: A guide to future infrastructure needs* is a supplement to the *NSW Waste and Sustainable Materials Strategy* 2041. The guide outlines present and emerging needs in NSW's waste and circular economy infrastructure network and have been grouped by material types with a focus on materials commonly found in municipal solid waste (MSW) and commercial and industrial (C&I) waste streams. Significant gaps in these waste streams exist for the reprocessing of these materials despite their economic potential for re-use due to historical exports of waste.

Hazardous waste is also a focus area in the strategy, which identifies an infrastructure network characterised by single point dependencies that are, in some cases, ageing and approaching capacity. It also identifies a critical need for sufficient capacity to store, treat, and recycle or dispose of these wastes safely. There is increasing pressure on critical hazardous waste infrastructure in NSW, associated with growing waste quantities, key site closures, and the emergence of new waste streams.

The guide outlines the actions that NSW Government will take to support the development of new infrastructure through facilitating infrastructure, e.g., through planning activities; investing in high priority projects; strategically planning for infrastructure with local communities; and aligning policy and regulation with the Strategy. The three key areas of focus, based on extensive analysis of material flows, current and planned capacity, and proposed policy changes, are residual waste, organics and plastics.

The Proposal will support the circular economy by developing additional infrastructure and capacity to safely receive, recycle, recover and dispose of hazardous waste and dangerous goods.

2.4. NSW EPA Strategic Plan 2024-29

The NSW State Government has committed to ambitious targets for recycling across the State. The *NSW EPA Strategic Plan 2024-2029* describes how NSW EPA will act to deliver effective stewardship for the environment to

[2] NSW State of the Environment 2024. Web: https://www.soe.epa.nsw.gov.au/all-themes/people-and-industry/waste-and-recycling

protect, restore and enhance the NSW environment and human health. It sets out a commitment to strong and effective regulation and our focus on high quality environmental outcomes across all of their work.

This plan replaces the previous NSW EPA Strategic Plan and is meant to be a broad plan covering three areas of focus over the next five years that will support a sustainable, prosperous society as NSW EPA works to protect tomorrow:

- Care for Country – Land, water, air and community;
- Drive climate action; and
- Enable a safe circular economy.

This includes taking action to reduce the harmful impact of waste and drive behaviours that create a circular economy. The circular economic outcomes proposed for the 'waste' focus area, is particularly highlighted in the *NSW Circular Economy Policy Statement* (NSW EPA, 2019). The desired outcome of this policy is to develop systems which promote:

- Waste minimisation initiatives;
- Continual reuse of resources; and
- Keeping products, equipment and infrastructure in use for longer, improving the productivity of these resources.

In accordance with the NSW *Waste and Sustainable Materials Strategy 2041* priorities, the NSW EPA has focused on investing in recycling infrastructure, behaviour change, developing markets for recycled materials and building capacity for regional planning.

The Proposal will contribute to the goals stated in the *NSW EPA Strategic Plan 2024-2029* through innovation and the creation of new solutions to achieve resource recovery efficiency and the sustainable management of waste resources.

3. Project Description

3.1. Overview of the Proposed Development

It is proposed that the facility will increase the limit for processing from 5,000 tonnes per annum (as approved) to 200,000 tonnes of solid and liquid wastes. Of this annual throughput limit, 175,000 tonnes per annum will be solid and liquid waste non-Dangerous Goods and up to 25,000 tonnes will be liquid waste Dangerous Goods.

The already approved plant and equipment used at the facility has sufficient unused processing capacity to accommodate the increase in annual processing volumes. The layout of existing plant and equipment will be reconfigured within the approved original warehouse and approved extension to enable the receipt, storage and processing of the proposed increase in waste volumes.

The development would further provide the Hunter and surrounding regions with a central location to recycle solid and liquid waste streams including those wastes unable to be accepted by conventional facilities that do not accept substances classified in the ADG Code or medical, cytotoxic or quarantine waste. The Proposal will also mitigate vehicle movements associated in transporting the waste to alternative facilities located well outside of the region.

In summary, the Proposal will also involve the following elements:

- Locate the receival, decanting and consolidation of Dangerous Goods in the original warehouse;
- The original warehouse will be fitted as necessary based on specialist assessments with updated best practice environmental management controls including:
    - Spill containment systems and bunding for all loading / unloading areas in accordance with EPA best practice;
    - Advanced thermal detection and fire safety systems;
    - Negative pressure with the exhaust air directed through a filtration system to remove any volatile organic carbon or odourous compounds prior to discharge to the external environment;
- Bulk loads of Non-Dangerous Goods will continue to be received and processed primarily within the approved extension on the west side of the original warehouse;
- The Proposal will also increase PFAS contaminated water receival and treatment capacity, of which there are limited treatment facilities in NSW;
- Water treatment facilities (including the reverse osmosis (RO) plant and Granular Activated Carbon (GAC) water treatment plant will be located in the extension building to support the processing of non-DGs;
- The facility will continue to operate on a 24/7 basis, with most operations occurring between 6am and 6pm; and
- A solar panel array will be provided on all buildings to supply the operation with green power.

The site layout plans are provided in Figure 3.2 and the proposed racking Figure 3.3. High resolution plans of the conceptual layout are provided in Appendix A.

3.2. Existing Site Infrastructure

The Site either currently houses or is in the process of constructing the following approved infrastructure:

- Office with amenities including male and female toilet facilities and a shower;
- Bunded warehouse with roller door and external awning;
- Newly constructed extension to the original warehouse including external awning and internal underground waste collection pit and bunded water storage pit;
- Covered concrete bunded area;

- Paved access for internal traffic circulation;
- 2 x 30,000L aboveground rainwater tanks;
- Stormwater drainage capture and treatment system; and
- External shipping containers for storage.

Waste treatment and recycling operations currently undertaken on site include resource recovery, manual and mechanical decanting operations, waste storage, physical and chemical treatment including Advanced Oxidation, sludge dewatering/ solidification and product destruction.

Under a previous approval (DA8.2025.158.1) the Site infrastructure has been approved and is capable of storing and processing dangerous goods.

3.3. Description of Existing Approved Waste Operations

The existing approved facility will continue at an increased capacity with the recovery and processing of packaged and bulk Hazardous, Restricted and Liquid waste streams, including non-Dangerous Goods and Dangerous Goods (the Proposal).

All processing operations, which consists mainly of decanting/consolidation, chemical/physical treatment and dewatering/solidification of sludge will be undertaken undercover within the designated bunded area (including warehouse extension).

Waste unable to be recovered will undergo conventional processes in order to reduce the nature of the hazard or will be bulked up in storage for further treatment at a third-party licenced disposal facility.

The following Bulk Treatment activities are undertaken at the facility.

- Waste Storage;
- Consolidation;
- Dewatering/Solidification;
- Physiochemical Separation;
- Biological Treatment;
- Advance Oxidation; and
- Vapour and Odour Control.

An overview of the waste receival, storage, treatment and dispatch process is provided in Figure 3.1.

3.3.1. Waste Types (Non-Dangerous Goods)

A list of approved (under DA 8.2023.618.1) non-dangerous goods waste types including on site processes and ultimate disposal routes is provided in Table 3.1. An estimate of the existing facility's current processing of each waste type, proposed processing and maximum tonnes per annum is also give.

A full list of waste types and waste codes that are lawfully able to be received at the Site under EPL 21958 is included in Appendix B.

Table 3.1. Non-Dangerous Goods waste types, on-site processes and management pathways. Note these quantities are a guide only and may vary within the proposed maximum quantity to be accepted on an annual basis.

Waste Item	Current Estimated Tonnes (Annum)	Proposed Estimated Tonnes (Annum)	On Site Process	Management Pathways
Paints/Inks/Dyes/Resin/ Glues	500	20,000	Consolidation/ Solidification	Landfill

Waste Item	Current Estimated Tonnes (Annum)	Proposed Estimated Tonnes (Annum)	On Site Process	Management Pathways
Aqueous Wash Waters	500	20,000	Advanced Oxidation	Application to Land/Reuse
Oil	50	2,000	Consolidation	Recycle
Grease and Hydrocarbons	500	20,000	Consolidation	Energy from Waste
Oily Water Mixtures	100	4,000	Separation/ Advance Oxidation	Application to Land/Reuse under a Specific Resource Recovery Order and Exemption
Detergents/Surfactants	100	4,000	Separation/ Advanced Oxidation	
Oily Rags	10	400	Pretreatment	Landfill
Oil Filters	10	400	Pretreatment	Recycle
Contaminated Soils	100	3,200	Immobilisation/ Solidification	Landfill
Pesticides	250	9,000	Advance Oxidation	Disposal at 3rd party licenced treatment facility
PFAS	2,000	80,000	Separation/Advance Oxidation	Disposal at 3rd party licenced treatment facility
Wash Waters containing industrial residues	300	12,000	Advance Oxidation	Disposal at 3rd party licenced treatment facility
Total (maximum) per year	**5,000**	**175,000**		

3.3.2. Waste Types (Dangerous Goods)

A list of approved (under DA 8.2025.158.1) dangerous goods waste types including on site processes and ultimate disposal routes is provided in Table 3.2. An estimate of the existing facility's current processing of each waste type, proposed processing and maximum tonnes per annum is also given, though these may change.

Note that a variation to the existing EPL 21958 was approved in March 2026 to include receival of Dangerous Goods up to 1,000 tonnes of dangerous goods per annum.

A full list of waste types and waste codes that are lawfully able to be received at the Site under EPL 21958 is included in Appendix B.

Table 3.2. Dangerous Goods waste types, on-site processes and ultimate disposal. Note these quantities are a guide only and may vary within the proposed maximum quantity to be accepted on an annual basis.

Waste Item	Current Estimated Tonnes (Annum)	Proposed Estimated Tonnes (Annum)	On Site Process	Management Pathways
Corrosives	100	5,000	Storage	Disposal at 3rd party licenced treatment facility
Flammable Materials	500	10,000	Storage	Energy from Waste
Toxic Materials	50	500	Storage	Energy from Waste
Heavy Metal Containing Solids	50	2,000	Storage	Disposal at 3rd party licenced treatment facility

Waste Item	Current Estimated Tonnes (Annum)	Proposed Estimated Tonnes (Annum)	On Site Process	Management Pathways
Reactives	50	500	Storage	Disposal at 3rd party licenced treatment facility
Pharmaceutical and Clinical Materials	50	500	Storage	Incineration (off-site)
Asbestos	5	200	Storage	Disposal at 3rd party licenced treatment facility
PCB	5	200	Storage	Disposal at 3rd party licenced treatment facility
Photographic Chemicals	50	2,000	Storage	Disposal at 3rd party licenced treatment facility
Total maximum (per year)	**1,000**	**25,000**		

3.3.3. Receival and Dispatch

All incoming waste movements is run in conjunction with the online waste tracking system controlled by the EPA. Consignment authorisation numbers for each load will be generated by the facility for materials able to be accepted and issued to the producer of the waste. All waste movements into the facility are conducted using licenced transporters only and upon receipt of the load the waste classification will be checked against the documentation in accordance with the Waste Classification Guidelines (EPA, 2014).

Once the waste type has been confirmed to meet the site EPL, the waste is unloaded from the vehicle in the designated unloading bay and placed into their designated storage areas as per their classification.

All waste received and generated on site will ultimately be processed by CleanEra or alternatively be sent to third party licenced waste treatment facilities or landfills depending upon the classification of each waste stream as per the Waste Classification Guidelines (EPA, 2014).

All waste received and dispatched from site will be transported by licenced waste transporters as approved by the EPA. No products are sold. Disposal is typically at other third-party facilities as a waste. Final fate of waste is either: thermal treatment, recovery, landfill or discharge to sewer.

CleanEra is currently preparing a Specific Resource Recovery Exemption application to obtain EPA approval to beneficially reuse an estimated 70% of the treated water for various industrial and agricultural purposes.

3.3.4. Storage and Consolidation

Wastes are stored throughout their life cycle at the facility in one form or another. The storage of all wastes on the Site are contained in approved packaging or tanks within the appropriate bunded storage areas.

Two (2) purpose built, bunded shipping container are employed for flammable liquids - these are placed outside of the warehouse.

All storage areas are restricted to modular 2 and 3 level pallet racking capable of holding 8 pallets per bay or stored and stacked at ground level (see conceptual racking plan in Appendix A). All wastes are situated at an appropriate distance from non-compatible substances to avoid any potential adverse reactions.

The bund size of the facility is greater than or equal to the largest container in storage plus, 25% of the maximum storage capacity together with an additional allowance made for fire water.

The storage of package wastes will be situated on pallet racking within the warehouse or stacked neatly in the allocated bunded area. All wastes stored within the same pallet racking or bunded area are compatible with each other so as not to cause any adverse reactions. Storage is compliant with AS/NZS 3833 - The storage and handling of mixed classes of dangerous goods, in packages and intermediate bulk containers.

Consolidation of like waste streams is used at the facility as it is an essential activity of waste storage. The decanting of various wastes is undertaken either manually or mechanically depending on the compatibility and risks associated with the waste stream being transferred.

Manual decanting operations are performed by transferring smaller containers into larger containers using manual labour only, whilst mechanical decanting operations are accomplished by using either automatic pumping equipment such as diaphragm pumps, the Teemark Pail and Can Crusher, Runi or similar depackaging machine.

All decanting operations are undertaken in allocated areas as per the site plan in Appendix A.

3.3.5. Physical Separation

A Teemark Pail and Can Crusher, or equivalent plant and equipment, that pierces and empties waste containers of their liquid contents is used. The resulting liquid is collected in a 205L drum that is set aside for further processing while the empty cans, also collected in a separate 205L drum, are then sent for metal recovery.

The physical separation plant is equipped with a filter containing activated carbon to collect Volatile Organic Compounds (VOC's), propellants or vapours where these are generated in specific waste materials. The crushing of latex based products and non-flammable hydrocarbon materials is also undertaken.

From a safety perspective the unit will not operate with the access door open and is completely explosion proof with self-contained explosion proof controls and power supplies.

A RUNI screw compactor, or equivalent plant, compacts and separates the containers continuously while the content is pressed out and led into a tank. The machines are equipped with sensors for automatic start and stop and can be fed via conveyor belt or manually. Both matrix and collection tray are in stainless steel (AISI316) to withstand the low pH in many liquids. The screw rotates slowly to avoid sparks/risk of explosion. Additionally, carbon filters and explosion rated equipment are employed to manage the hazards of flammable liquids.

3.3.6. Dewatering

Dewatering of solid laden sludges is undertaken so as the solids component may be disposed of/recycled as a solid rather than a liquid material. There are many mechanical dewatering technologies available, but membrane filter press technology is used to ensure the solids component is as dry as possible and water discharged is free from suspended particles. To assist in dewatering a coagulant, flocculant and possibly dewatering aid may be added. Solids disposed of will be tested and classified under the NSW EPA waste classification guidelines prior to disposal.

Immobilisation by cement or another matrix is used to reduce the waste contaminants solubility as well as to limit the contact of the contaminants with a leaching solvent (i.e. water). Fixation technology is employed to immobilise hazardous wastes under the control of immobilisation approvals granted by the EPA. All waste generated from fixation processes is tested under the Waste Classification Guidelines (EPA, 2014) and will ultimately be disposed of at an appropriately licenced landfill.

The use of various reagents is required in the process in line with the appropriate recipe for the contaminant being immobilised and no immobilisation will be undertaken without written approval from the EPA.

Solidification is used to convert sludge material into spadable solid waste in order to facilitate better handling, transport and processing capabilities. Solid waste streams that are compatible with the ultimate disposal landfill are used as the solidification matrix as a way of reusing waste.

3.3.7. Physiochemical Separation

Separation of waste, namely solids/hydrocarbon/water mixtures are achieved using coagulants, pH correction, de-emulsifiers and plant technology to separate the waste into various phases.

Oil water skimmers, coalescing plate separators, hydrocyclones and water treatment chemicals are used to separate the hydrocarbon component from the aqueous phase in order to recover the oil which can be reclaimed through an approved third-party oil recovery plant.

The processing of oil and oily waters on the proposed site is performed in the bulk treatment area consisting of screens and plate separators in which to remove the hydrocarbon layer from the mixed waste. On separation of the two phases the hydrocarbon wastes are bulked into IBC's and stored until enough volume is generated to warrant a collection. The aqueous phase is then processed through the Advanced Oxidation plant.

3.3.8. Advanced Oxidation

Advanced Oxidation processes generate highly reactive hydroxyl radicals in the solution being treated. These radicals can break down almost all organic contaminants due to the oxidising power of the hydroxyl radical. There are many ways to generate hydroxyl radicals, however, Ozone is used as the main component due to the following:

1) Deodorising characteristics;
2) Ability to be generated onsite using only electricity, minimising chemical deliveries; and
3) It does not add dissolved salts to the water.

Once ozone has been dosed into the water, the water is reacted through a proprietary device which helps to generate the radicals using a pressure differential. This process degrades recalcitrant compounds and make the waste stream amenable for downstream membrane treatment.

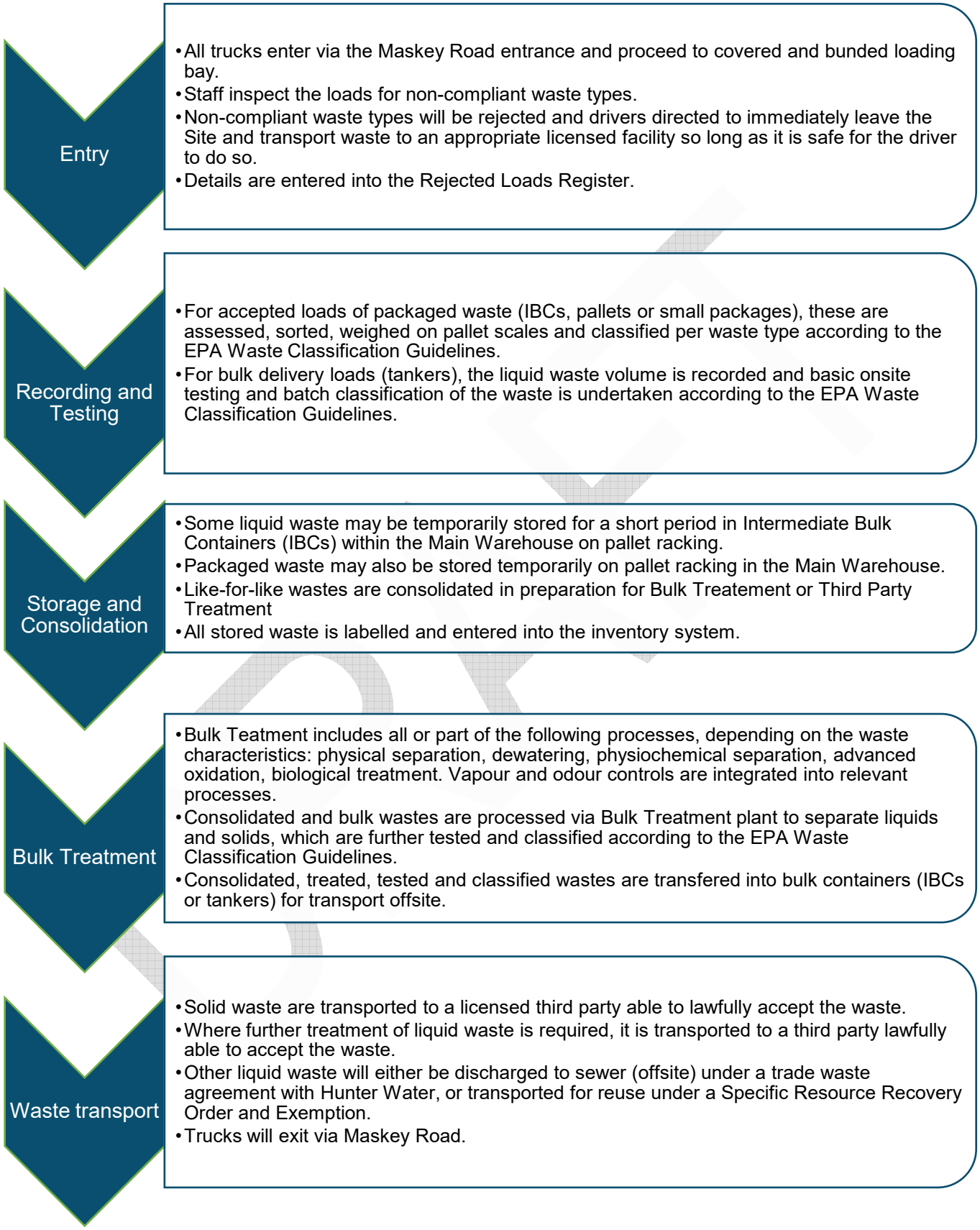
3.3.9. Biological Treatment

A membrane bioreactor is used to cultivate activated sludge (biomass) in order to remove carbon, nitrogen and phosphorus from the waste. Intermittent aeration of the mixed liquor provides the conditions for carbon removal (via carbonaceous bacteria), nitrification (via nitrifying bacteria) and denitrification (via denitrification bacteria). The nitrification stage serves to remove phosphorus compounds from the waste as well. Submerged membranes keeps the biomass in the bioreactor and clean water is moved through the membrane under negative pressure and discharged as permeate. Clean permeate is further disinfected with ozone prior to being sent offsite to trade waste via a tankering agreement. From time to time, some biomass may be wasted from the system and dewatered in the filter press.

3.3.10. Vapour and Odour Management

Each of the above processes have the potential to generate some odour. All tanks have the headspace under slight negative pressure through the use of an extraction fan. Off gas from the ozone dosing system is also removed with the same fan. As each gas stream mixes with residual ozone, it is deodorised and pre-treated. The mixed off gas stream is directed through a catalytic ozone destructor and finally sent through activated carbon prior to discharge.

Figure 3.1. Overview of processing for the receival and sorting of waste at the Site.



3.4. Waste Tyres

The Site is approved to store a maximum of 500 tyres at any time and can only be stored in a designated tyre location. No processing of tyres is currently approved on the Site. Tyres are consolidated and transported offsite for recycling at a facility licensed to accept them.

3.5. Utilities

The facility currently has both single and three phase power to the main warehouse and extension to operate machinery required for recovery and processing operations.

All toilets/showers are plumbed into a septic system with an approval to manage and discharge the grey water onsite. An upgraded On-Site Sewage Management (OSSM) may be required to accommodate the planned additional four (4) staff. This will be investigated during preparation of the EIS.

3.6. Sustainability Measures

Several sustainability measures and targets have been included in the facility design, including:

- Negative air pressure system maintained in vapour control systems and the warehouse, to avoid the release of any odour external to the building;
- Advanced thermal detection and fire safety systems, to quickly detect and extinguish any fires within the building;
- Rainwater harvesting and reuse system, to reduce net water requirements;
- A solar panel array with potential for back up battery storage of electricity will be provided on all buildings to supply the operation with green power; and
- Stormwater drainage capture and treatment systems;

The development would further provide the Hunter and surrounding regions with a central location to dispose of waste streams unable to be accepted by conventional facilities and that do not accept substances classified in the ADG Code or medical, cytotoxic or quarantine waste. The Proposal will also mitigate vehicle movements associated in transporting the waste to alternative facilities located well outside of the region.

3.7. Operating Hours and Staff

Current approved operating hours are 24 hrs per day 7 days per week which would continue based on the additional capacity.

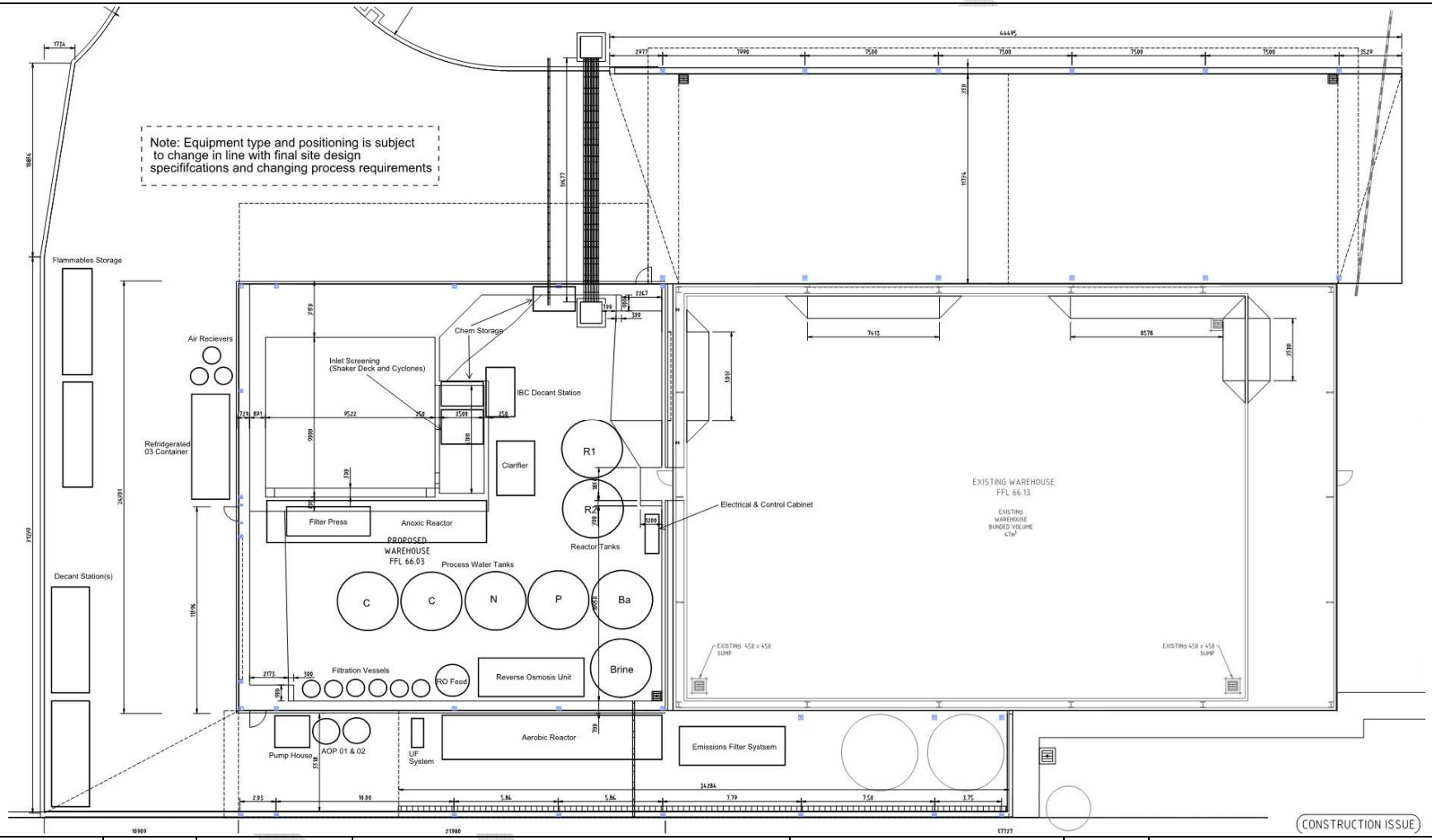
Currently the Site employs six (6) people for daily operations at the facility, however, as capacity is increased, it is expected to employ 10 people, an addition of four (4) people over the next two years in a variety of positions including drivers and back-office staff.

3.8. Environmental Management and Monitoring

Noise, Air (ozone) and water quality monitoring are required under the existing Environment Protection Licence and consent.

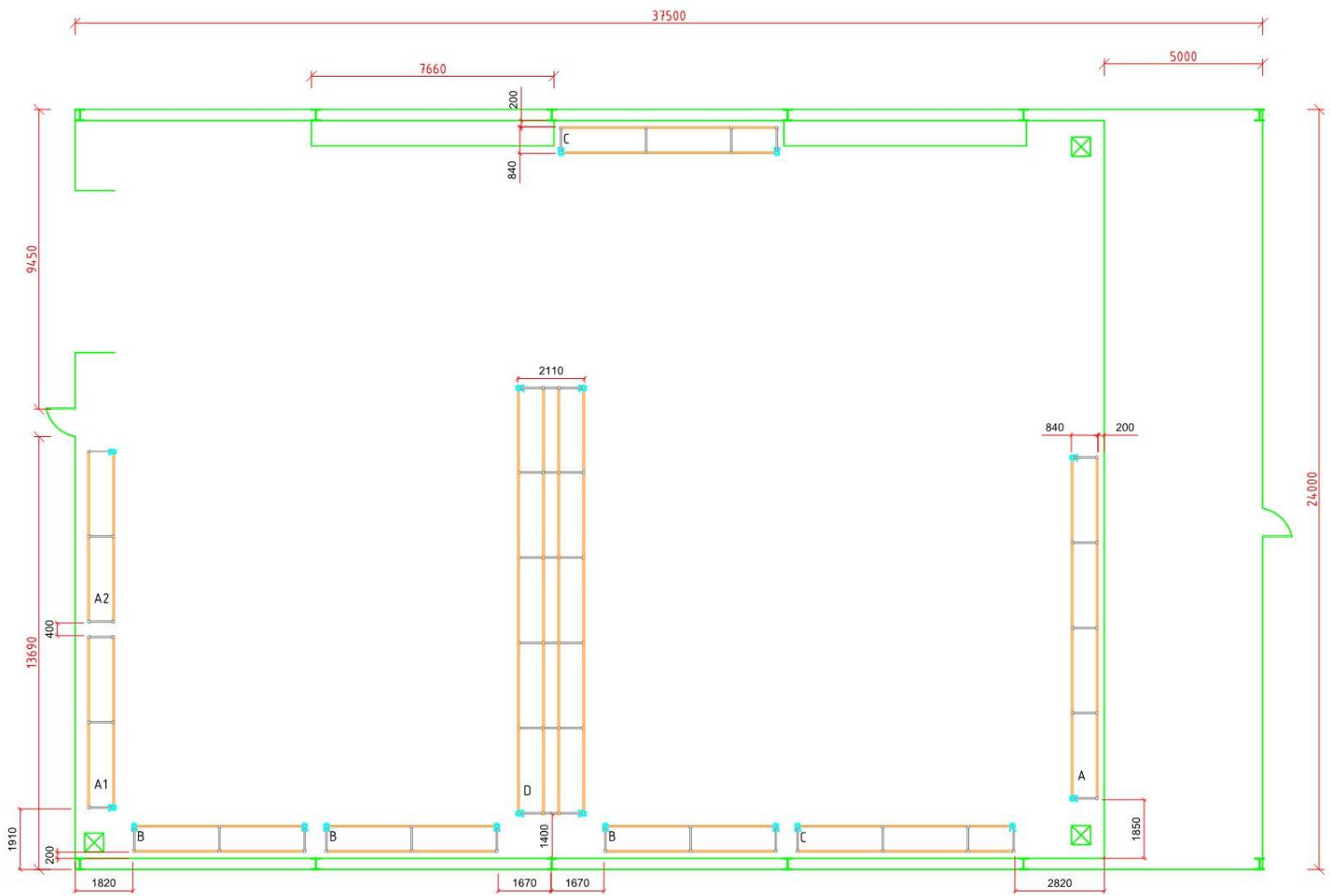
Additional environmental monitoring will be proposed in concert with environmental management and mitigation measures developed for the Proposal during the EIS phase.

Figure 3.2. Site layout of the warehouse and approved extension (source GCA). See Appendix A for complete high-resolution plans.



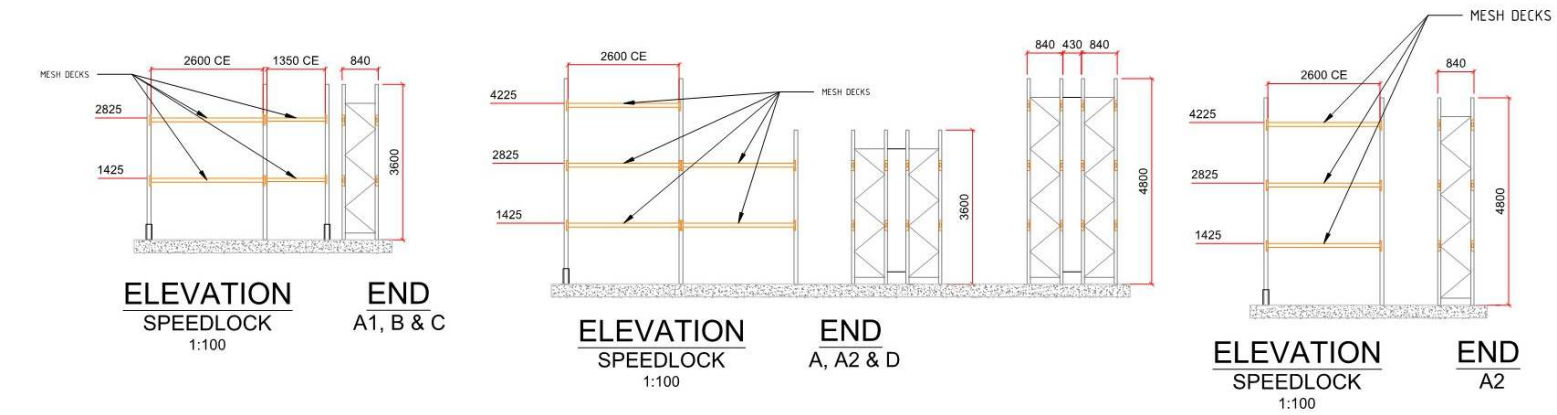
Date	Revision	Drawn By	Site description	JEP Environment & Planning	Client	CleanEra Pty Ltd
30/04/2026	Revision A	E. Larson	45 Maskey Road, Mount Thorley (Lot 113 DP 262603)	**Strategy | Approvals | Compliance | Licensing** **A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060** **E:** admin@jacksonenvironment.com.au **T: 02 8056 1849** **W:** http://www.jacksonenvironment.com.au	Project	Scoping Report
					Title	Approved existing Site Layout
					Scale	As shown
					Source	Architectural firm

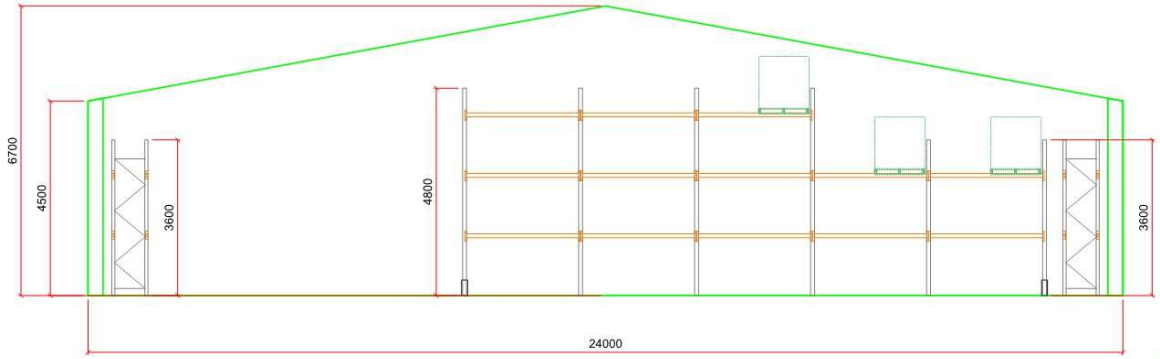
Figure 3.3. Conceptual Site layout for racking in the original warehouse. See Appendix A for compete high-resolution plans.



Date	Revision	Drawn By	Site description	JEP Environment & Planning		Client	CleanEra Pty Ltd
30/04/2026	Revision A	E. Larson	45 Maskey Road, Mount Thorley (Lot 113 DP 262603)	**Strategy | Approvals | Compliance | Licensing** **A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060** **E:** admin@jacksonenvironment.com.au **T: 02 8056 1849** **W:** http://www.jacksonenvironment.com.au	JEP ENVIRONMENT & PLANNING	Project	Scoping Report
						Title	Conceptual Site Layout 2
						Scale	As shown
						Source	Architectural firm

Figure 3.4. Conceptual elevations for racking proposed in the original warehouse. See Appendix A for compete high-resolution plans.





STORAGE CAPACITY

RACK A = 28 PALLETS
RACK A1 = 12 PALLETS
RACK A2 = 16 PALLETS
RACK B = 36^{12} PALLETS
RACK C = 30^{15} PALLETS
RACK D = 72 PALLETS

TOTAL = 194 PALLETS

Date	Revision	Drawn By	Site description	JEP Environment & Planning	Client	CleanEra Pty Ltd
30/04/2026	Revision A	E. Larson	45 Maskey Road, Mount Thorley (Lot 113 DP 262603)	**Strategy | Approvals | Compliance | Licensing** **A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060** **E:** admin@jacksonenvironment.com.au **T: 02 8056 1849** **W:** http://www.jacksonenvironment.com.au	Project	Scoping Report
					Title	Conceptual Site Layout 2
					Scale	As shown
					Source	Architectural firm

4. Planning and Legislative Requirements

4.1. Project Approval Pathway

The Proposal is defined as a 'Waste or resource management facility'. The *Singleton Local Environmental Plan* 2013 defines a waste or resource management facility as any of the following:

(a) A resource recovery facility

(b) A waste disposal facility

(c) A waste or resource transfer station

(d) A building or place that is a combination of any of the things referred to in paragraphs (a)-(c)

Waste or resource transfer station means a building or place used for the collection and transfer of waste materials or resources, including the receipt, sorting, compacting, temporary storage and distribution of waste or resources and the loading or unloading of waste or resources onto or from road or rail transport.

Under the *Singleton Local Environmental Plan* 2013, 'Waste or Resource Management Facilities' are permitted with consent within E5 Heavy Industrial zoned areas.

The Proposal will trigger the requirement for State Significant Development (SSD) under Clause 23(5) of Schedule 1 of the *State Environmental Planning Policy (Planning Systems)* 2021, which is outlined as follows:

Clause 23(5) Development for the purpose of hazardous waste facilities that transfer, store or dispose of solid or liquid waste classified in the Australian Dangerous Goods Code or medical, cytotoxic or quarantine waste that handles more than 1,000 tonnes per year of waste.

The specific trigger for SSD is the 'transfer or storage' of more than 1,000 tonnes per year of hazardous waste. Hazardous waste includes all wastes containing dangerous goods as defined by the ADG Code[3].

The consent authority for the development is the NSW Minister of Planning.

The Proposal is also considered an integrated development and will require a licence from the NSW Environment Protection Authority under Schedule 1 of the *Protection of the Environment Operations Act* 1997. No changes to the scheduled activities listed under the existing license (EPL 21958) are expected.

A summary of permissibility and approvals is provided in Table 4.1.

Table 4.1. Power to grant consent, permissibility, and approvals.

Matter	Project Summary
Power to grant consent	The Proposal triggers State Significant Development under Clause 23(5) of Schedule 1 of the ***State Environmental Planning Policy (Planning Systems)* 2021** as the Proposal will involve the 'transfer or storage' of more than 1,000 tonnes per year of hazardous waste. Hazardous waste includes all wastes containing dangerous goods as defined by the Australian Code for the Transport of Dangerous Goods by Road & Rail (Edition 7.9, 2024). *Clause 23(5) Development for the purpose of hazardous waste facilities that transfer, store or dispose of solid or liquid waste classified in the Australian Dangerous Goods Code or medical, cytotoxic or quarantine waste that handles more than 1,000 tonnes per year of waste.* The NSW Minister of Planning is declared to be the consent authority for this development application per Section 4.5(a) of the ***Environmental Planning and Assessment Act* 1979**:

[3] As per page 3 of NSW EPA (2014). *Waste Classification Guidelines – Part 1 – Classifying Waste*. Published by EPA, November 2014. Internet publication: https://www.epa.nsw.gov.au/sites/default/files/140796-classify-waste.pdf

Matter	Project Summary
	4.5 Designation of consent authority *For the purposes of this Act, the consent authority is as follows—* *(a) in the case of State significant development—the Independent Planning Commission (if the development is of a kind for which the Commission is declared the consent authority by an environmental planning instrument)* ***or the Minister (if the development is not of that kind)****.*
Permissibility	the Proposal is defined principally as a 'waste or resource management facility" as per the dictionary of the *Singleton Local Environmental Plan* 2013. The Proposal is a form of development permitted with consent in this E5 Heavy Industrial zone under the LEP.
Integrated approvals (under Section 4.46 of the EP&A Act)	***Protection of the Environment Operations Act* 1997** The Proposal is considered an integrated development and will require a variation of the existing Environment Protection Licence (EPL 21958) from the NSW EPA under Schedule 1, Part 1 of the Protection of the Environment Operations Act 1997 for the following existing scheduled activities currently licensed: • Clause 41 – Waste processing (non-thermal treatment); • Clause 42 – Waste storage; and • Clause 34 – Resource recovery. The scheduled activities will not change, however a variation for an increase in capacity and types of waste able to be received will be sought.
Approvals that would have been required if the project was not an SSD project	In accordance with Section 4.41, the *Environmental Planning and Assessment Act* 1979, the following authorisations are not required for State significant development that is authorised by a development consent granted after the commencement of Division 4.7: • An approval under Part 4, or an excavation permit under section 139, of the *Heritage Act* 1977, • An Aboriginal heritage impact permit under section 90 of the *National Parks and Wildlife Act* 1974, • A bushfire safety authority under section 100B of the *Rural Fires Act* 1997, • A water use approval under section 89, a water management work approval under section 90 or an activity approval (other than an aquifer interference approval) under section 91 of the *Water Management Act* 2000.
Preconditions and mandatory matters for consideration	Under Part 4 of the *Environmental Planning and Assessment Act* 1979, an Environmental Impact Assessment is required to accompany a development application for designated development. Under Part 8 of the *Environmental Planning and Assessment Regulation* 2021, an applicant must apply to the NSW Planning Secretary for environmental assessment requirements (SEARs).

4.2. Statutory Context

The Proposal is required to fulfil the legislative requirements and its environmental planning instruments, as listed and briefly described in Table 4.2.

Table 4.2. Commonwealth legislation and NSW Acts, Regulations and Environmental Planning Instruments.

Legislation/EPI	Applicable section / requirements	Relevance to the Proposal
***Environment Protection and Biodiversity Conservation (EPBC) Act* 1999**	Under the EPBC Act an action (i.e. a project, a development, an undertaking, an activity or a series of activities, or an alteration of any of these things) will require approval from the minister if the action has, will have, or is likely to have, a significant impact on a matter of national environmental significance (MNES).	The Proposal is not likely to impact on any MNES because the Site is on a previously disturbed footprint and located within an existing heavy industrial zoned area.
Environmental Planning and	Section 4.15	An EIS will be prepared to accompany the development

Legislation/EPI	Applicable section / requirements	Relevance to the Proposal
***Assessment Act* 1979**	• Relevant objects of the Act • Relevant environmental planning instruments • Development control plans	application in the form prescribed by the Regulations.
***Environmental Planning and Assessment Regulation* 2021**	The proposed project is considered a state significant development under Schedule 1 of the *State Environmental Planning Policy (Planning Systems)* 2021. Therefore, the Proposal requires assessment under Part 4 Section 4.12(8) of the *Environmental Planning and Assessment Act* 1979.	
Biodiversity Conservation Act 2016	A Biodiversity Development Assessment Report (BDAR) is required to accompany a development application if the proposed development is likely to 'significantly affect threatened species' and the Biodiversity Offset Scheme (BOS) will apply.	The existing Site is disturbed and located in a heavy industrial zone, clearing of native vegetation is not proposed. A Biodiversity Development Assessment Report (BDAR) waiver will be sought as the Proposal is unlikely to significantly impact biodiversity values.
Protection of the Environment Operations Act 1997	Under Schedule 1: Clause 41 – Waste processing (non-thermal treatment); Clause 42 – Waste storage; and Clause 34 – Resource recovery.	A variation to the existing environment protection licence (EPL 21958) will be required. However, no changes to the scheduled activities are expected.
***Protection of the Environment Operations (Waste) Regulation* 2014**	Part 3 Records, measurement of waste and monitoring at scheduled waste facilities. Under Clause 21 (4) The occupier of a scheduled waste facility is exempt from the requirement to pay contributions to the EPA under the Act, section 88 if— (a) the facility is not a scheduled waste disposal facility, and (b) the scheduled activity carried on at the facility involves only the storage, treatment, processing or sorting of 1 or more of the following— (i) clinical and related waste, (ii) hazardous waste, (iii) liquid waste, (iv) restricted solid waste. And Under Clause 36 Weighbridges at facilities whose occupiers are required to pay waste contributions (cf clause 15 of 2005 Reg) (1) The occupier of a scheduled waste facility who is required to pay contributions under section 88 of the Act must ensure that there is a weighbridge installed at the waste facility. Maximum penalty—200 penalty units in the case of a corporation, 100 penalty units in the case of an individual. (2) This clause does not apply to the occupier of a scheduled waste facility that receives only the following	The Site is not required to accurately measure via a weighbridge all waste received and leaving the facility. The amount of waste received and transported off-will not need to be reported to the EPA through the Waste and Resource Reporting Portal (WARRP).

Legislation/EPI	Applicable section / requirements	Relevance to the Proposal
	waste for storage, treatment, processing, sorting or disposal— (a) clinical and related waste, (b) hazardous waste, (c) liquid waste, (d) restricted solid waste.	
	Section 91 General provisions relating to exemptions (1) The EPA may, if authorised to do so by another provision of this Regulation, grant an exemption under this clause from specified provisions of the Act or this Regulation.	A Specific Resource Recovery Order / Exemption is in the application preparation stage for the beneficial reuse of treated water. EPA will be consulted during the EIS process.
Dangerous Goods (Road and Rail Transport) Regulation 2022	Requirements related to training, packaging, marking/labelling, placarding, safety standards, transporting and documentation when undertaking tasks involved in the transport of dangerous goods.	The Proposal would receive, process and transport Dangerous Goods.
***State Environmental Planning Policy (Planning Systems)* 2021**	The Proposal triggers State Significant Development under Clause 23(5) of Schedule 1 of the ***State Environmental Planning Policy (Planning Systems)* 2021** as the Proposal will involve development for the purpose of hazardous waste facilities that transfer, store or dispose of solid or liquid waste classified in the Australian Dangerous Goods Code or medical, cytotoxic or quarantine waste that handles more than 1,000 tonnes per year of waste.	The Proposal is considered a State Significant Development, and the consent authority is the NSW Minister of Planning.
***State Environmental Planning Policy (Resilience and Hazards)* 2021**	Section 3.7 Consideration of Departmental guidelines in determining whether a development is— (a) a hazardous storage establishment, hazardous industry or other potentially hazardous industry, or (b) an offensive storage establishment, offensive industry or other potentially offensive industry, consideration must be given to current circulars or guidelines published by the Department of Planning relating to hazardous or offensive development.	A preliminary hazard analysis (PHA) will be prepared for the environmental assessment stage. Though not expected to be, the Proposal will be assessed as whether it is hazardous and/or offensive. Potential impacts for air quality, noise, and vibration will be assessed at the environmental assessment stage.
	Section 3.12 Potentially hazardous development: • Whether any public authority should be consulted. • A preliminary hazard analysis. • Any feasible alternatives. • Any likely future land use of surrounding land.	A PHA will be prepared for the EIS stage.
	Section 4.6 A consent authority must not consent to the carrying out of any development on land unless—	An updated preliminary site investigation (PSI) will be prepared for the environmental assessment stage.

Legislation/EPI	Applicable section / requirements	Relevance to the Proposal
	(a) it has considered whether the land is contaminated, and (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.	
***State Environmental Planning Policy (Transport and Infrastructure)* 2021**	Schedule 3 – Traffic generating development. The Proposal is an Industry with a site area size over the threshold.	The development application will be referred to TfNSW for comment. A traffic and parking impact assessment will be prepared.
***State Environmental Planning Policy (Industry and Employment)* 2021**	Chapter 3 Advertising and signage A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied— (a) that the signage is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.	The Proposal will only include business identification signs and building identification signs. Therefore, no further assessment is required.
***State Environmental Planning Policy (Sustainable Buildings)* 2022**	Section 3.2 Development consent for non-residential development (1) In deciding whether to grant development consent to non-residential development, the consent authority must consider whether the development is designed to enable the following— (a) the minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials, (b) a reduction in peak demand for electricity, including through the use of energy efficient technology, (c) a reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design, (d) the generation and storage of renewable energy, (e) the metering and monitoring of energy consumption,	The Proposal includes solar panel installation, battery for energy storage, water retention and reuse and stormwater treatment systems as part of the design. A “Section J” report will be developed to establish a record of the sustainability elements of the project.

Legislation/EPI	Applicable section / requirements	Relevance to the Proposal
	(f) the minimisation of the consumption of potable water. (2) Development consent must not be granted to non-residential development unless the consent authority is satisfied the embodied emissions attributable to the development have been quantified.	
Singleton Local Environmental Plan 2013	The objectives of E5 Heavy Industrial zoning are as follows: • To provide areas for industries that need to be separated from other land uses. • To ensure the efficient and viable use of land for industrial uses. • To minimise any adverse effect of industry on other land uses. • To encourage employment opportunities.	The Proposal is defined as a form of 'waste or resource management facility' per the Singleton LEP. Heavy industries are permissible with consent on E5 Heavy Industrial zoned land.
Singleton Development Control Plan (DCP) 2013	Singleton Development Control Plan • Section 1.3 Aims of Plan • Section 1.14 Minimum information for development applications • Section 1.15 Consultation requirements for development applications • Section 2 Principal Design Standards (relevant provisions) • Section 4.1 Operational details • Section 4.3 Site planning • Schedule 1 Onsite Parking Spaces – Miscellaneous (Industry) • Schedule 5 Specialist studies and reports (relevant study requirements)	The Proposal will be assessed against the objectives and requirements for relevant city-wide and land use controls.

4.3. Other Applicable Legislation or Strategies

4.3.1. Fire and Rescue NSW – Fire Safety in Waste Facilities guidelines

Fire and Rescue NSW has published new guidelines that apply to waste and resource recovery operations. These guidelines need to be considered for facilities that are seeking approval for upgrades or changes, and for new facilities.

The purpose of the document is to provide guidance on fire safety in waste facilities that receive combustible waste materials, including adequate provision for fire safety, and facilitate safe fire brigade intervention to protect life, property and the environment. The guideline specially outlines the requirement of Fire and Rescue NSW for:

(a) Considering for safety during all stages of a waste facility, including site selection, planning, design, assessment and operation;

(b) Fire safety systems to be adequate to the special hazards identified within a waste facility and which also meet the operational needs of fire fighters;

(c) Safe storage and stockpiling of combustible waste material based on expected combustibility and maximum pile size;

(d) Workplace fire safety and fire safety planning, including procedures in the event of fire or an emergency incident.

A Fire Safety Study will be conducted for the Proposal. Details of the study will be included in the development application.

4.3.2. Fire and Rescue NSW – Access for Fire Brigade Vehicles and Firefighters guidelines

The *NSW Fire and Rescue (2020) Fire Safety Guidelines – Access for Fire Brigade Vehicles and Firefighters* provide guidance to provide safe, efficient and effective access for fire brigade vehicles to any premises and allow firefighters to rapidly intervene when fire or other emergency incident occurs.

Section 7 of the guidelines specifically address vehicle access requirements including carriageway width.

The Fire Safety Study will include swept paths analysis for the appropriate specialist fire appliances (vehicles). Additionally, load bearing requirements for the fire brigade will be provided in the access pavements for the industrial warehouse.

5. Stakeholder and Community Consultation

A program of early community engagement has been developed to gather feedback on the Proposal and gain an understanding of the community's perspectives, ideas, and concerns regarding the proposed development.

The program has been developed and undertaken in accordance with the Department of Planning, Housing and Infrastructure's *Undertaking Engagement Guidelines for State Significant Projects* (March 2024). The community engagement program is being delivered by JEP Environment & Planning.

A summary of the engagement to be undertaken, including the results of this early engagement and identification of potential social impacts that will likely require detailed assessment are included in this section.

5.1. Engagement Undertaken

In June 2026, the community consultation program commenced and involved the development of engagement tools and consulting with community members, organisations and businesses in and around the Site.

Consultation was undertaken through information sharing, letters, fact sheet (Appendix C), dedicated web page and facilitation of a community presentation.

A dedicated webpage hosted at jacksonenvironment.com.au includes information about the Proposal, the ability for the community to register and attend the scheduled meeting, and a way to provide online feedback to the Proposal.

The letters, website and posted flyers include the website, email and telephone number for the community to provide feedback and ask questions. Maps and other visual aids such as diagrams, photographs and illustrations have been made available to show the Proposal's location and potential impacts of the proposed activity. Questions received will be responded to in a timely fashion.

A total of 50 letters were mailed out to business and resident neighbours within 500m of the Proposal, including fact sheets and invitations to attend the planned community presentation hosted at the Singleton Diggers Club. The presentation will be held on Tuesday 14th July and presented via an online Teams meeting. The presentation is included in Appendix D.

Letters were also issued directly to the following organisations offering a separate meeting to learn more about the Proposal:

- Hunter Community Environment Centre;
- Hunter Joint Organisation, Regional Waste and Circular Economy Program;
- Wanaruah Local Aboriginal Land Council; and
- Singleton Shire Landcare Network.

The following government organisations have been contacted to solicit preliminary feedback as appropriate, including:

- NSW EPA;
- Singleton Council; and
- Fire and Rescue NSW.

Engagement with community and government organisations will continue to be undertaken during the EIS phase. A summary of the community engagement undertaken thus far is provided in Table 5.1.

Table 5.1 Summary of early community engagement for the Proposal.

Methodology	Key Actions	Timeline (2025/26)	Stakeholders	Level of Engagement
Webpage	• Prepared website (https://www.jacksonenvironment.com.au/) to provide a central location for information about the project. • The webpage hosts all information in relation to the consultation which includes dates and timelines of the consultation period, project description, factsheet, letters, webinar dates and recording of the webinar uploaded for later review and written submissions. • Provides a place for registering for upcoming community information events and providing comments/feedback/questions regarding the Proposal.	Website was made live in June 2026 and will be updated as needed into the future.	All stakeholders	Inform / consult
Factsheet	The factsheet provides a summary of the Proposal and where more information can be obtained.	Published in June 2026 and is available ongoing on website and via mailings.	All stakeholders	Inform
Letters	• 50 letters mailed to individual community residents and businesses and four (4) organisations to provide a summary of the Proposal and where more information can be obtained, including how to provide feedback. Letters also issued to individual government agencies for advice and feedback.	Mailings issued in June 2026.	Directly affected or adjacent landholders, community groups and government organisations.	Inform
Community meeting	• Invitations in letters and the fact sheet to be issued to the neighbours to attend a hosted community meeting to be held at the Diggers Club in Singleton to discuss the Proposal and seek feedback. Organisations and will be offered a separate meeting to provide feedback.	Letters issued June 2026. Community meeting scheduled for Tuesday 14th July. Organisation meetings TBD based on interest.	Directly affected or adjacent landholders, community groups.	Inform / consult

Methodology	Key Actions	Timeline (2025/26)	Stakeholders	Level of Engagement
Accepting feedback and responses to community questions	Feedback will be accepted via: 1. Email: admin@jacksonenvironment.com.au / 2. Post: Suite 102, Level 1, 25-29 Berry Street, North Sydney, NSW 2060 3. Phone: (02) 8056 1849	Register maintained of individuals signed up for community presentation and who have submitted questions or comments via the website, email and/or phone.	All stakeholders	Consult

5.2. Community Issues to Address

The following key engagement themes summarise the likely areas of concern by the community during the early engagement period:

- Human health and safety;
- Hazards and risks;
- Water quality;
- Air quality.

These areas of concern may change or evolve as consultation progresses.

5.3. Agency and Government Consultation

The early consultation that has been undertaken to date included contacting the Singleton Council, NSW EPA and Fire & Rescue NSW.

During the EIS process, these and other agencies and government departments will also be formally consulted, including the following agencies:

- Transport for NSW;
- Water NSW;
- NSW Department of Climate Change, Energy, the Environment and Water;
- NSW Department of Primary Industries;
- NSW Health; and
- NSW Environment and Heritage.

5.4. Stakeholder Consultation

Continued engagement with the community will be undertaken throughout the development application and assessment process. Future engagement will aim to improve education and understanding among community and seek further feedback on the Proposal.

Future engagement planning and implementation for the Proposal will include the following objectives:

1. **Maintain Stakeholder Connections:** Maintain ongoing communication with all stakeholders, including community members, local organisations, and regulatory authorities. Regular updates, information sharing, meetings and soliciting feedback will be integral parts of this process.
2. **Keep the Community Informed and Updated:** Regularly and proactively updating the community about the project's progress, plans, and any changes. This will be done through various channels such as meetings, letters or the Proposal web page.
3. **Community Workshops:** Hosting workshops if needed will provide a platform for the community to gain a deeper understanding of the project, voice any concerns, and contribute ideas.

A Social Impact Assessment will be prepared for the Proposal during the environmental assessment phase.

5.5. Social Impact Assessment Scoping

Table 5.2 identifies the likely social impact categories and matters to consider in a Social Impact Assessment for the Proposal during the environmental assessment phase. These include both potentially positive and negative impacts. These will need to be analysed and considered across the eight categories identified in the *Social Impact Assessment Guideline for State Significant Projects* (March 2026).

Table 5.2. Relevant social impact categories likely needing assessment.

Impact categories likely to require assessment	Matters to consider
Way of life	• How will people's lives be disrupted by daily operations and truck movements to and from the Site, especially if night-time operations are proposed? • What certainty do the people living near the infrastructure have in terms of timing and location of operations?
Community	• Will there be changes to residents' sense of place resulting from intensified industrial activity? • Will there be cumulative impacts of multiple industrial sites? • What is the likely composition of the workforce and is it substantially different to that of the existing community?
Culture	• Will the project affect people's values and beliefs associated with the locality, including how they value landforms and waterways?
Health and wellbeing	• Will there be health impacts e.g. from processing toxic or hazardous materials; or in the event of a fire or other accident at the facility?
Surroundings	• Will there be changes to environmental values, visual and acoustic landscape or aesthetic values?
Accessibility	• How will the project affect community or business services?
Decision-making systems	• Are there adequate and responsive grievance and remedy mechanisms in the event of complaints? • Can affected people make informed decisions or feel they can influence project decisions, including elements of project design?

The Site is already developed and sits within an existing industrial area zoned E5 Heavy Industrial, and the rail corridor is adjacent to the east boundary of the Site (see Figure 1.2, Figure 1.3 and Figure 1.4). The Putty Road sits about 70m to the north of the Site. The social locality is considered relatively confined.

Some additional traffic may affect the broader rural roadways, but the primary potential traffic impacts will be to the access in and out of the industrial area and other nearby industries. Similarly, potential impacts to air and noise is likely to be within the industrial area itself and not stretched into surrounding rural areas.

The wider area also includes existing open pit mining, and associated industries developed over many years, therefore the Proposal is unlikely to create significant cultural or demographic changes an area already highly industrialised.

A modest number of additional jobs created from the Proposal could provide additional opportunities for direct and indirect employment. Singleton is easily accessible and located about 12km by road and is the nearest town to the Proposal.

The Social Impact Assessment (SIA) Scoping Worksheet has been used to provide a preliminary assessment of potential impacts that will be assessed in more detail during the development of the EIS (See Appendix E).

5.6. Employment benefits

The Proposal is expected to employ an additional four (4) staff over the next two years in a variety of positions including drivers and back-office staff, bringing the total staff to ten (10) people.

Potential direct and indirect benefits to the local and regional areas will be assessed during the EIS.

6. Matters for Assessment

6.1. Waste

Waste will be generated by site construction activities and managed in accordance with a Construction Environmental Management Plan for the Site.

The Proposal will provide hazardous waste and dangerous goods recycling infrastructure for the Singleton Council area and surrounding regional councils and help drive progress towards meeting NSW's waste and materials management targets as set by the NSW Government in the *NSW Waste and Sustainable Materials Strategy 2041.*

A Waste Management Plan will be prepared to support the EIS. The plan will outline estimated waste generated during construction and received during operation and provide the following:

- A description of waste streams that would be accepted at the Site including maximum daily, weekly and annual throughputs and the maximum size for stockpiles;
- A detailed description of waste processing operations (including flow diagrams), technologies proposed, resource outputs, and quality control measures to be implemented;
- Details of waste storage (including the maximum daily waste storage capacity of the Site), receival, handling, and transport, including non-conforming waste procedures;
- Details of the waste tracking system for incoming and outgoing waste;
- Details of the waste management strategy for construction and ongoing operational waste generated; and
- Measures to be implemented to ensure consistency with the aims, objectives and guidance in the *Waste and Sustainable Materials Strategy 2041.*

The EIS will also list any requirements for Specific Resource Recovery Orders and Exemptions applicable to the Proposal and any consultation required with the NSW EPA for requirements around any Specific RROEs that are expected.

A Specific Resource Recovery Order and Exemption (SRROE) is currently being sought from the NSW EPA for treated water to be beneficially reused in a variety of industrial and agricultural purposes. CleanEra are targeting approximately 70% of treated wastewater to be beneficially reused under the SRROE once approved.

6.2. Social and economic

Initial scoping and assessment of the likely social impact categories and matters to consider in a Social Impact Assessment has been carried out in accordance with the relevant NSW guidelines including:

- *Social Impact Assessment Guideline for State Significant Projects (July 2025)*;
- *Social Impact Management Toolbox for State Significant Projects (*February 2023); and
- Social Impact Management Toolbox for State Significant Projects (February 2023).

A summary of the findings from the scoping and initial assessment is presented in Section 5. The summary identifies the principal issues of concern and interest that will need to be considered during the environmental assessment phase.

The principal issues of concern and interest relate to:

- Economic and job opportunities;
- Air quality and odour;
- Human health;
- Environmental pollution controls and monitoring;

- Traffic and road safety;
- Noise;
- Fire, safety, hazards and risks;
- Social amenities and accommodation; and
- Biodiversity; and
- Sustainability.

A detailed Social Impact Assessment (SIA) will be carried out in accordance with the relevant NSW guidelines to critically assess the potential positive and negative social impacts the Proposal may have on the community including details of the recommended management and mitigation measures to be implemented to ensure beneficial outcomes to the community are maximised.

6.3. Topography and drainage

The general topography of the area is generally undulating and rolling low hills (typical of this area to the south and south-east of Singleton). Elevations in the area range from 60 – 140 m, with local relief of 60-80m and slopes from 6-12%.

The Site itself has a drop of 10m from north to south over a length of approximately 180m. The Site has been levelled and retained to allow for the warehouse and warehouse extension. Another smaller flat area sits further up the slope to the north. The nearest waterway is a small Loder Creek, a tributary of the Hunter River located about 700m to the northeast of the Site.

The Site has a recently upgraded stormwater collection and detention facility, and a sediment basin is located at a low point on the southeast corner of the Site. A set of conceptual architectural plans are provided in Appendix A showing the layout of the facility and proposed internal fit out. Civil plans will be provided showing the existing and proposed civil and stormwater arrangements for the Site.

6.4. Contamination

The Site was grazing land up until about 2006, then was levelled via cut and fill for development of the warehouse and office. The Site and surrounds do not appear on the EPA contaminated land records.

A Preliminary Site Investigation (PSI) was prepared in 2022 for a previous development application and determined contamination was unlikely and noted the Site has a drainage easement and is located amid other heavy industry industrial businesses.

An updated PSI will be prepared for the new development application to determine whether contamination or other areas of concern exist at the Site from previous land uses.

The contamination assessment will be required to satisfy the *State Environmental Planning Policy (Resilience and Hazards)* 2021.

6.5. Air quality and odour

Although minimal other upgrades are proposed to the Site, the Proposal has the potential to generate temporary dust emissions during earthworks and movement of construction materials. Dust will be minimised through appropriate mitigation measures implemented through a construction environmental management plan. The operation of machinery during construction also has potential to generate emissions from the exhaust.

The Proposal includes a fully enclosed waste receival, storage and processing building with advanced odour controls and negative pressure. Vapour and odour management systems are currently used to manage VOCs from dangerous goods and solvents. The adequacy of these systems will be reviewed and assessed for the proposed increases in capacity and waste types proposed. Where required, additional systems will be proposed to prevent fugitive odour emissions from incoming waste receival and processing.

The building and extension include odour and fire safety controls which will be assessed for adequacy and any additional requirements outlined in the EIS.

Air emissions are currently required to be monitored under the existing EPL and consent.

A detailed Air Quality Impact Assessment will be prepared for the Proposal and include:

- A quantitative assessment of the potential dust and odour impacts of the development, including cumulative impacts, in accordance with relevant Environment Protection Authority (EPA) guidelines;
- A demonstration of how the development would be operated in accordance with best practice measures to manage air emissions with consideration of the EPA's *NSW Energy from Waste Policy Statement* (2021);
- Consideration of air pollutant standards in the National Environment Protection (Ambient Air Quality) Measure (NEPC, 1998);
- A description and appraisal of air quality and odour impact mitigation and monitoring measures, in line with international best practice; and
- A greenhouse gas assessment.

6.6. Noise and vibration

The Site is located within the Mount Thorley industrial area, zoned E5 Heavy Industrial. The nearest residential receptors to the Site are located to the north of the Site across the Putty Road and the rail line at 996 and 984 Putty Road about 225m and 350m distance, respectively.

Minimal construction is expected to be required, however, potential construction noise will be assessed and mitigation measures developed to minimise potential noise and vibration impacts to nearby sensitive receivers.

The primary noise sources during operations will include mechanical plant equipment, truck and forklift movements. The assessment will include consideration of noise emissions from operational traffic, plant and equipment associated with processing and delivery and export of waste. Mitigation measures will be developed as appropriate as part of a noise and vibration assessment.

A detailed Noise and Vibration Impact Assessment (NVIA) will be required for the Proposal and include:

- A quantitative assessment of potential construction, operational and transport noise and vibration impacts in accordance with relevant Environment Protection Authority guidelines. This will include the identification of existing and potential future sensitive receivers and consideration of approved and/or proposed developments in the vicinity;
- Details and justification of the proposed noise mitigation and monitoring measures; and
- Specified times of operation for all phases of the development and for all noise producing activities.

6.7. Traffic and access

The Site is located within the industrial precinct at Mount Thorley, approximately 10km southwest of Singleton. Access to the Site is via the existing right of way with the crossover located on the outside of the corner of Maskey Road and Hedley Road. The traffic movements associated with the Proposal will enter and exit the Site and the road network in a safe manner, consistent with the existing traffic movements in this location.

Both Maskey Road and Hedley Road provide straight alignments and allows for good visibility for drivers entering and exiting the Site.

The internal layout of the Site allows for trucks to enter and exit the Site in a forward direction off Hedley Road, with trucks manoeuvring on site to deliver or pick up material and then exiting the Site via the existing access point.

No general public access will be allowed.

The largest vehicle planned to enter the Site will be B-Doubles with a maximum length of 26 metres and a maximum width of 2.5 metres. This size heavy vehicle is allowed into the industrial estate under the National Heavy Vehicle Regulator (NHVR) network mapping.

A detailed Traffic Impact Assessment will be required for the Proposal and include:

- Details of the road transport routes and access to the Site;
- Road traffic predictions for the Proposal during construction and operation;
- Swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the Site;
- A quantitative assessment of impacts to the safety and function of the road network and the details of any road upgrades required for the development; and
- Plans demonstrating how all vehicles associated with construction and operation awaiting loading, unloading or servicing can be accommodated on the Site to avoid queuing in the public street network.

6.8. Biodiversity values

The existing Site is disturbed and located in a heavy industrial zone and clearing of native vegetation is not proposed. The Proposal is not located near any mapped biodiversity values and stormwater and emergency spill measures will be implemented on the Site.

A Biodiversity Development Assessment Report (BDAR) waiver is being sought as the Proposal is unlikely to significantly impact biodiversity values.

6.9. Visual impacts and landscaping

The Site is located in an existing Heavy Industrial estate, and all site activities will be performed within the boundary of the Site, with the majority of activities performed within the existing buildings. No significant additional construction is proposed as part of the Proposal. However, a Landscape Concept Plan will be prepared to support the development application in accordance with the Singleton Shire Council and relevant development control plan

6.10. Aboriginal Cultural Heritage

The property is located within Wanaruah Country and Singleton Shire Council. A preliminary Aboriginal Cultural Heritage Assessment was developed in 2024 by East Coast Heritage and Archaeology for DA 8.2025.158.1.

Upon review of the landscape attributes of the study area, Aboriginal occupation patterns and the likelihood of observing Aboriginal objects, the study concluded that the proposal could proceed without the need for further assessment, subject to the following recommendations:

- Should potential Aboriginal objects or skeletal remains be found, work would stop immediately and the relevant authorities would be informed;
- Management protocols be developed for the above cases; and
- Include in site inductions a cultural education program.

The preliminary Aboriginal Cultural Heritage Assessment will be updated during the EIS process.

6.11. Bushfire

A Bushfire Assessment Report (BAR) was prepared by Peak Land Services in April 2025 for DA 8.2025.158.1 as the Site is identified as containing bushfire prone land along the north-east boundary.

The report concluded that the proposed development complies with Planning for Bush Fire Protection (PBP, 2019) in that it addresses and complies with the key Bush Fire Protection Measures applicable to industrial development

The Bushfire Assessment Report (BAR) will be updated to address the Proposal and provide recommendation for any additional required mitigation measures including:

- Design and construction;
- Asset Protection Zones;
- Access;
- Water and utilities;

- Landscaping; and
- Emergency Management Planning.

6.12. Hazards and risks

Typical waste processes undertaken on site would include resource recovery, manual and mechanical decanting operations, waste storage, physical and chemical treatment including pH correction, blending and consolidation as well as product destruction.

All incoming waste movements will be run in conjunction with the online waste tracking system controlled by the Environmental Protection Authority (EPA). Consignment authorisation numbers for each load will be generated by the facility for materials able to be accepted and issued to the producer of the waste. All waste movements into the facility will be conducted using licenced transporters only and upon receipt of the load, the waste classification will be checked against the documentation in accordance with the Waste Classification Guidelines (EPA 2014).

Once the integrity of all containers and substance of each load has been substantiated, the waste will be unloaded from the vehicle in the designated unloading bay (to the north of the existing building) and placed into their designated storage areas as per their classification.

The loading and unloading area for packaged waste will be fully bunded to mitigate any spills from these operations.

A Fire and Incident Management Plan was prepared by Pinnacle Risk Management Pty Limited in March 2025 to support DA 8.2025.158.1. The report details the proposed measures to control potential fires and significant process incidents at the facility.

Revision C of this Fire and Incident Management Plan includes the provision to process substances classified in the Australian Dangerous Goods Code (ADG), or medical, cytotoxic (substances that are toxic to living cells) or quarantine wastes, of up to 1,000 tonnes per annum. The Fire and Incident Management Plan will be further updated to address the increased quantities of waste proposed to be received and processed on the Site.

A Preliminary Hazard Analysis (PHA) will be prepared in accordance with *Hazardous Industry Planning Advisory Paper (HIPAP) No. 6 - Guidelines for Hazard Analysis* (DoP, 2011) and *Multi-Level Risk Assessment* (DoP, 2011). Classes and quantities of Dangerous Goods stored and handled will be reviewed and updated for the Proposal.

To assist in prevention of major accidents, a hazard and operability study (HAZOP) will be conducted of the plant/equipment and the operating and safety control systems per HIPAP No. 8. HAZOPs aim to minimise the effect of an atypical situation in the operation/process by ensuring that control and other safety systems such as functional safety (e.g. emergency safe shutdown) are in place and work with a high level of reliability to achieve a safe outcome from a situation that could have resulted in a major accident. The HAZOP process is used to identify potential hazards and operational problems in terms of plant design and human error.

As the Proposal includes transport of significant volumes of dangerous goods and/or hazardous materials, preferred transport routes will be assessed if needed per HIPAP No. 11. The study process will include:

- Examination of the road hierarchy and identification of routes for heavy vehicle transportation;
- Elimination of those routes where there are legal or physical constraints, special/sensitive land uses or where there is inadequate emergency access;
- Rating the potential routes on the basis of environment and` land use risk factors, traffic factors and economic factors; and
- A comparison of each of the route alternatives on the basis of their rating against each of the factors.

7. Summary of Matters and Impacts

Table 7.1 outlines the matters and impacts relevant to the proposed development, along with the type of assessment that will be undertaken as part of the development application.

Table 7.1. Relevant matters and impacts for consideration in the development application.

Matters		Level of impact expected	Description of impact	Requires assessment in development application?	Type of assessment
Amenity	Acoustic	Moderate	Operations will involve receival of waste material via heavy vehicles and processing of waste material using plant and equipment. Plant and equipment will be located inside an industrial building and therefore reduce noise for the surrounding area.	Yes	Noise and Vibration Assessment
	Visual	Moderate	The Site is located on an existing heavy industrial estate. No significant new construction is proposed on the Site. Landscaping works will be planned to improve visual amenity and comply with the Singleton DCP.	Yes	Landscape Concept Plan
	Odour	Moderate	Operations include handling of waste materials. Sorting plant and equipment will be fully enclosed within the proposed industrial buildings and include advanced vapour containment and filtration systems. Receival of waste material indoors will prevent and minimise airborne emissions assisting to reduce impacts on air pollution.	Yes	Air Quality and Odour Impact Assessment
	Microclimate	None	No microclimate impacts expected.	No	None
Access	Access to property	Low	Secure site access and parking to be provided.	Yes	Architectural Plans, Traffic and Parking Impact Assessment
	Access to services	Low	An On-Site Sewage Management (OSSM) is currently in place, which may need upgrading to accommodate	Yes	Wastewater Assessment Report

Matters		Level of impact expected	Description of impact	Requires assessment in development application?	Type of assessment
			additional staff. Power, water and telecommunication services are available at the Site.		
	Road and rail network	Moderate	Additional traffic generation is expected, including heavy vehicles and light vehicles.	Yes	Traffic and Parking Impact Assessment
	Offsite parking	None	Sufficient on-site parking will be provided for staff and a truck waiting area will be provided within the Site.	Yes	Traffic and Parking Impact Assessment
Built environment	Public domain	Low	No changes to the public domain are proposed. Landscaping and retention of existing trees where feasible are proposed.	Yes	Landscape Plans
	Public infrastructure	None	The existing layout includes measures to capture and treat stormwater onsite and in accordance with council requirements. This will be reviewed as part of the civil/architectural design.	Yes	Architectural plans, Civil and Stormwater Plans
Heritage	Natural	None	No known impacts on natural heritage as the Proposal is located on an existing industrial site.	No	None
	Cultural	None	No known impacts on European or other cultural heritage.	No	None
	Aboriginal cultural	None	No Aboriginal cultural heritage is mapped on the Site according to AHIMS.	Yes	Update to the Preliminary Aboriginal Cultural Heritage Impact Assessment
	Built	None	No known impacts on heritage listed buildings or infrastructure.	No	None
Social	Health	Moderate	Operations include handling of waste materials. Enclosure of plant and equipment within the proposed industrial building, including receival of waste material indoors will	Yes	Air Quality Impact Assessment / Human Health Impact

Matters		Level of impact expected	Description of impact	Requires assessment in development application?	Type of assessment
			prevent dust and minimise airborne emissions assisting to reduce impacts on air pollution.		Assessment / Social Impact Assessment
	Safety	Moderate	Fire and emergency procedures and systems to be assessed for compliance and implemented. A preliminary hazard analysis (PHA) will be required for the storage of dangerous goods and other chemicals proposed to be transported to and from and stored and/or used at the facility. .	Yes	Updated Fire and Incident Management Plan; Preliminary Hazard Analysis; HAZOP; and Route Selection Study.
	Community services and facilities	Low	No expected impact on access to healthcare, education or other community services and facilities	No	Community Consultation / Social Impact Assessment
	Social cohesion	None	No expected impact on the willingness of members of society to work together	No	Community Consultation / Social Impact Assessment
Economic	Natural resource use	Low	Negligible impact on minerals, water, forestry and agricultural resources	No	None
	Livelihood	Moderate	Economic benefits to the communities, including community raised issued (both positive and negative) will need to be considered during development of the Proposal.	Yes	Community Consultation / Social Impact Assessment / Economic Impact Assessment
	Opportunity cost	Low	Limited impacts on markets or customer access to other businesses expected.	No	None
Air	Particulate matter	High	Waste operations will be fully enclosed in industrial buildings. This will prevent and minimise airborne emissions assisting to reduce impacts on air pollution. Dust and particulate mitigation to be provided inside facility buildings.	Yes	Air Quality and Odour Impact Assessment

Matters		Level of impact expected	Description of impact	Requires assessment in development application?	Type of assessment
	Gases	Moderate	Some potentially harmful gases such as liquid waste vapours, motor vehicle and operating plant / equipment emissions are expected to be minimal.	Yes	Air Quality and Odour Impact Assessment / Human Health Assessment
	Atmospheric emissions	Low	Some greenhouse gas emissions from operational plant and equipment and motor vehicles.	Yes	Air Quality and Odour Impact Assessment including Greenhouse Gas Assessment
Biodiversity	Native vegetation	Moderate	The Site is industrial and located within a highly disturbed industrial estate. A small part of the Site contains existing trees that will not be disturbed.	No	Request for a Biodiversity Development Assessment Report (BDAR) Waiver
	Native fauna	Moderate	The Site is industrial and located on the old cement works site, which is highly disturbed and paved over with concrete. Other parts of the Site contain trees, vegetation and bushland. These areas will need to be assessed.	No	Request for a Biodiversity Development Assessment Report (BDAR) Waiver
Land	Stability / structure	None	Minimal construction is proposed. An erosion and sediment control plan will be developed for construction. An updated preliminary site investigation will be prepared. A civil / stormwater plan will also need preparation.	Yes	Updated Preliminary Site Investigation, and Civil Stormwater design.
	Soil chemistry	Low	The Site is not listed by EPA as a notified site. An updated Preliminary Site Investigation will be prepared for the development.	Yes	Updated Preliminary Site Investigation
	Land capability	None	Negligible impact expected on capacity of land.	No	None

Matters		Level of impact expected	Description of impact	Requires assessment in development application?	Type of assessment
	Topography	None	No negative impacts are expected on Site topography.	No	None
Water	Water quality	Moderate	Surface stormwater runoff management will be required during construction and operations.	Yes	Civil / Stormwater plans and a Soil and Water Impact Assessment
	Water availability	Low	Access / and or connection to potable water will be assessed during the EIS phase.	Yes	Civil / Architectural Plans
	Hydrological flows	Moderate	Runoff from the Site is currently captured and treated on the Site prior to discharge. The existing system and any updates needed will be assessed in accordance with best practice and council requirements.	Yes	Civil / Stormwater plans
Risks	Coastal hazards	None	No coastal hazards associated with project.	No	None
	Flood waters	Low	The Site is not located in a flood planning or flood risk zone.	No	None
	Bushfire	Moderate	Site includes some bushfire prone land.	Yes	Updated Bushfire Assessment
	Undermining	None	No undermining associated with project	No	None
	Steep slopes	None	The Site has largely been disturbed and levelled where required.	No	None

8. Conclusion

CleanEra Pty Ltd (Clean Era) are proposing to upgrade their existing advanced waste treatment and recycling facility at 45 Maskey Rd, Mount Thorley (Lot 113 DP262603) (the Site).

The facility currently receives and processes up to 5,000 tonnes per year of a wide range of packaged and bulk wastes classified as hazardous, restricted, general solid (non-putrescible), special and liquid. The facility also stores up to 500 tyres for transport to recyclers. It also stores and processes an additional 1,000 tonnes per year of substances classified in the Australian Dangerous Goods Code or medical, cytotoxic or quarantine waste.

Advanced waste processing operations currently approved and undertaken on the Site include resource recovery, manual and mechanical decanting operations, waste storage, physical and chemical treatment including advanced oxidation, sludge dewatering / solidification and product destruction. Site operations are licensed under NSW Environment Protection Authority EPL 21958 for waste processing (non-thermal treatment), waste storage and recovery of hazardous and other waste.

The current facility provides a critical service for the Hunter in helping households, businesses and government to sustainably manage solid and liquid wastes at the end of their life.

To help meet the growing demand for treatment and recycling of these problem solid and liquid wastes in the Hunter and wider NSW, CleanEra is seeking to increase the throughput of their existing advanced treatment facility to receive, process and recycle up to 200,000 tonnes per annum.

As part of the annual throughput increase, 175,000 tonnes will be solid and liquid waste non-dangerous goods and up to 25,000 tonnes will be liquid waste dangerous goods (the Proposal).

The existing approved plant and equipment has sufficient processing capacity to accommodate the proposed increase in annual processing volumes. However, the layout of existing plant and equipment will be reconfigured within the approved original warehouse and approved extension to enable the receipt, storage and processing of the proposed increase in waste volumes.

In summary, the Proposal will also involve the following elements:

- Locate the receival, decanting and consolidation of Dangerous Goods in the original approved warehouse;
- The original warehouse will be fitted as necessary based on specialist assessments with updated best practice environmental management controls including:
    - Spill containment systems and bunding for all loading / unloading areas in accordance with EPA best practice;
    - Advanced thermal detection and fire safety systems;
    - Negative pressure with the exhaust air directed through a filtration system to remove any volatile organic carbon or odourous compounds prior to discharge to the external environment;
- Bulk loads of Non-Dangerous Goods will continue to be received and processed primarily within the approved extension on the west side of the original warehouse;
- The Proposal will also increase PFAS contaminated water receival and treatment capacity, of which there are limited treatment facilities in NSW;
- Water treatment facilities (including the reverse osmosis (RO) plant and Granular Activated Carbon (GAC) water treatment plant is to be relocated in the extension building to support the processing of non-DGs;
- The facility will continue to operate on a 24/7 basis, with most operations occurring between 6am and 6pm; and
- A solar panel array will be provided on all buildings to supply the operation with green power.

The Proposal is defined as a ‘Waste or resource management facility’. The *Singleton Local Environmental Plan* 2013 includes a definition of a waste or resource management facility as follows:

Waste or resource management facility means any of the following—

(a) a resource recovery facility,

(b) a waste disposal facility,

(c) a waste or resource transfer station,

(d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

A waste or resource transfer station means a building or place used for the collection and transfer of waste material or resources, including the receipt, sorting, compacting, temporary storage and distribution of waste or resources and the loading or unloading of waste or resources onto or from road or rail transport.

Note.

Waste or resource transfer stations are a type of waste or resource management facility—see the definition of that term in this Dictionary.

Under the *Singleton Local Environmental Plan* 2013, 'Waste or Resource Management Facilities' are permitted with consent within E5 Heavy Industrial zoned areas.

An outline of the Community Consultation Program that was performed is provided, and the results of consultation with business neighbours, residents, community groups, Singleton Shire Council and NSW Government agencies has been included in this Scoping Report.

The Proposal will trigger the requirement for State Significant Development (SSD) under Clause 23(5) of Schedule 1 of the *State Environmental Planning Policy (Planning Systems)* 2021, which is outlined as follows:

Clause 23(5) Development for the purpose of hazardous waste facilities that transfer, store or dispose of solid or liquid waste classified in the Australian Dangerous Goods Code or medical, cytotoxic or quarantine waste that handles more than 1,000 tonnes per year of waste.

The specific trigger for SSD is the 'transfer or storage' of more than 1,000 tonnes per year of hazardous waste. Hazardous waste includes all wastes containing dangerous goods as defined by the *Australian Code for the Transport of Dangerous Goods by Road & Rail* (Edition 7.9, 2024).

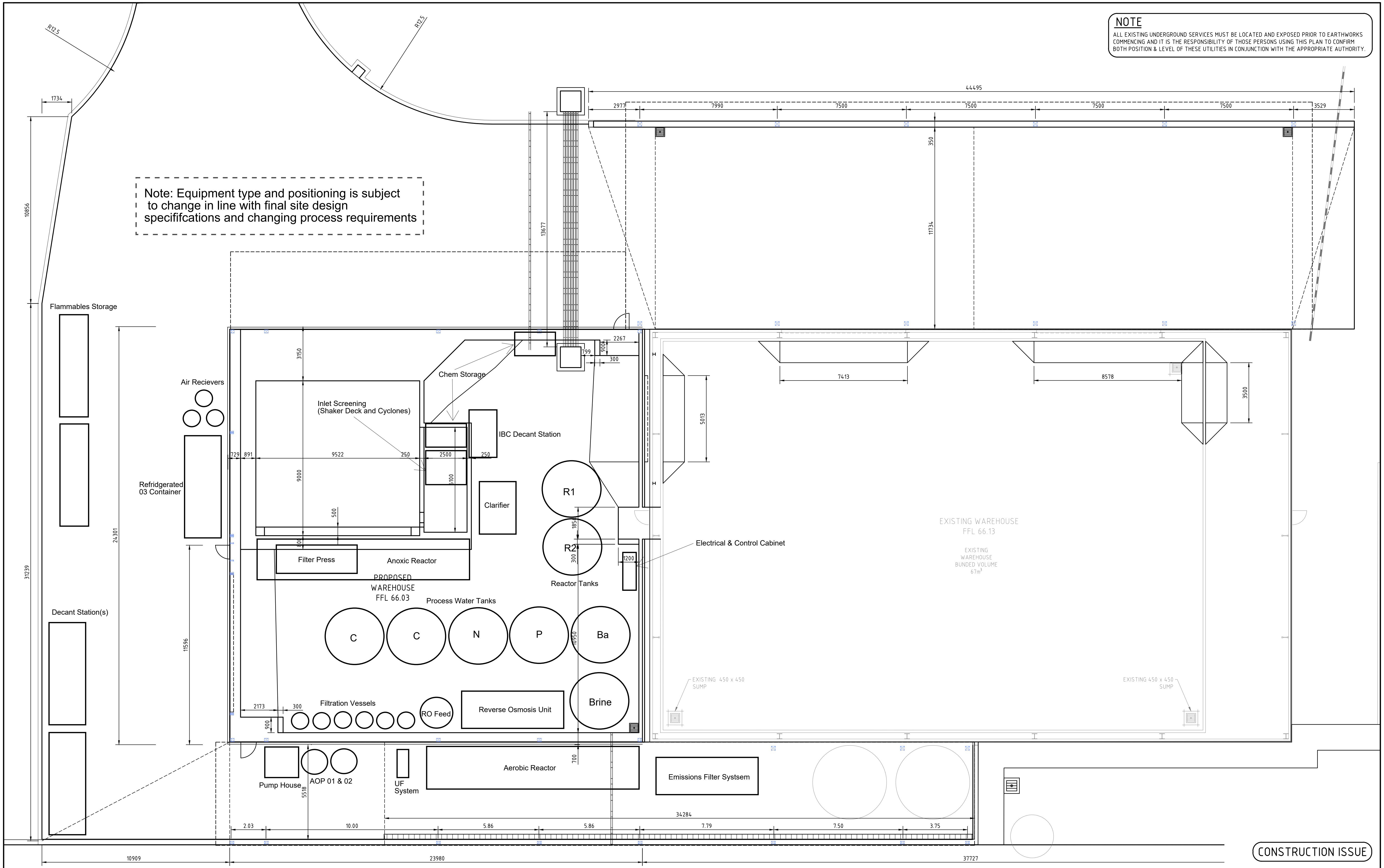
The Proposal will also be considered an integrated development and will require a variation to the current EPA license from the NSW EPA under Schedule 1 of the *Protection of the Environment Operations Act* 1997. No changes to the scheduled activities are expected.

As the Proposal is considered a State Significant Development, an Environmental Impact Statement is required to accompany the development application. This Scoping Report has been prepared to obtain the Secretary's Environmental Assessment Requirements (SEARs) from the NSW Department of Planning, Housing and Infrastructure (DPHI) under Section 5.16 of the *Environmental Planning and Assessment Act* 1979. This report has been prepared in accordance with the NSW Department of Planning, Industry and Environment's *State Significant Development Guidelines – Preparing a Scoping Report* (2022).

A comprehensive Environmental Impact Statement will be prepared and will assess issues such as noise, air quality, human health, traffic and access, fire and emergency hazards, soil, water, waste management, Aboriginal cultural heritage, landscaping, social and economic matters to assist in designing a clean, sustainable and safe facility for staff, the industrial estate, the regional community and environment.

This Scoping Report provides an overview of the proposed development, likely environmental and social issues that may impact surrounding land uses and will assist DPHI to specify the precise requirements for the Environmental Impact Statement.

Appendix A Architectural Plans



NOTE

ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING AND IT IS THE RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION & LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.

CONSTRUCTION ISSUE

REVISION	Description	Drawn	App'd	Date
14	UPDATED DIMENSIONS	S.H	S.H	11.11.25
13	EXISTING BUILDING SURVEY	SH	SH	03.11.25
11	REVISED COLUMN LAYOUT	S.K	S.H	24.09.25
8	CLIENT' S COMMENTS	S.K	S.H	23.07.25
6	CONSTRUCTION ISSUE	S.K	S.H	28.03.25
5	CLIENT'S COMMENTS	SK	SH	05.03.25
4	INITIAL ISSUE	SK	SH	21.02.25

North

Scale 0 2 4 6 8m — 1:100 (A1) 1:200 (A3)

Designed: SK
Scale: 1:100
Cad Reference: 24193C dC30 r14
Project Approval: IAN HILL (B.E) Consulting Civil Engineer
Client:

GCA ENGINEERING SOLUTIONS
A.B.N. 92 086 017 745
1 HARTLEY DRIVE, THORNTON NSW 2322
PO BOX 3337, THORNTON NSW 2322
PHONE: (02) 4964 1811

INDUSTRIAL DEVELOPMENT
45 MASKEY ROAD
MOUNT THORLEY
SLAB SETOUT PLAN

Project No: 24193C
Drawing No: C30
Revision: 14
A1 SHEET

PLOT DATE: 12/11/2025 11:03:50 AM
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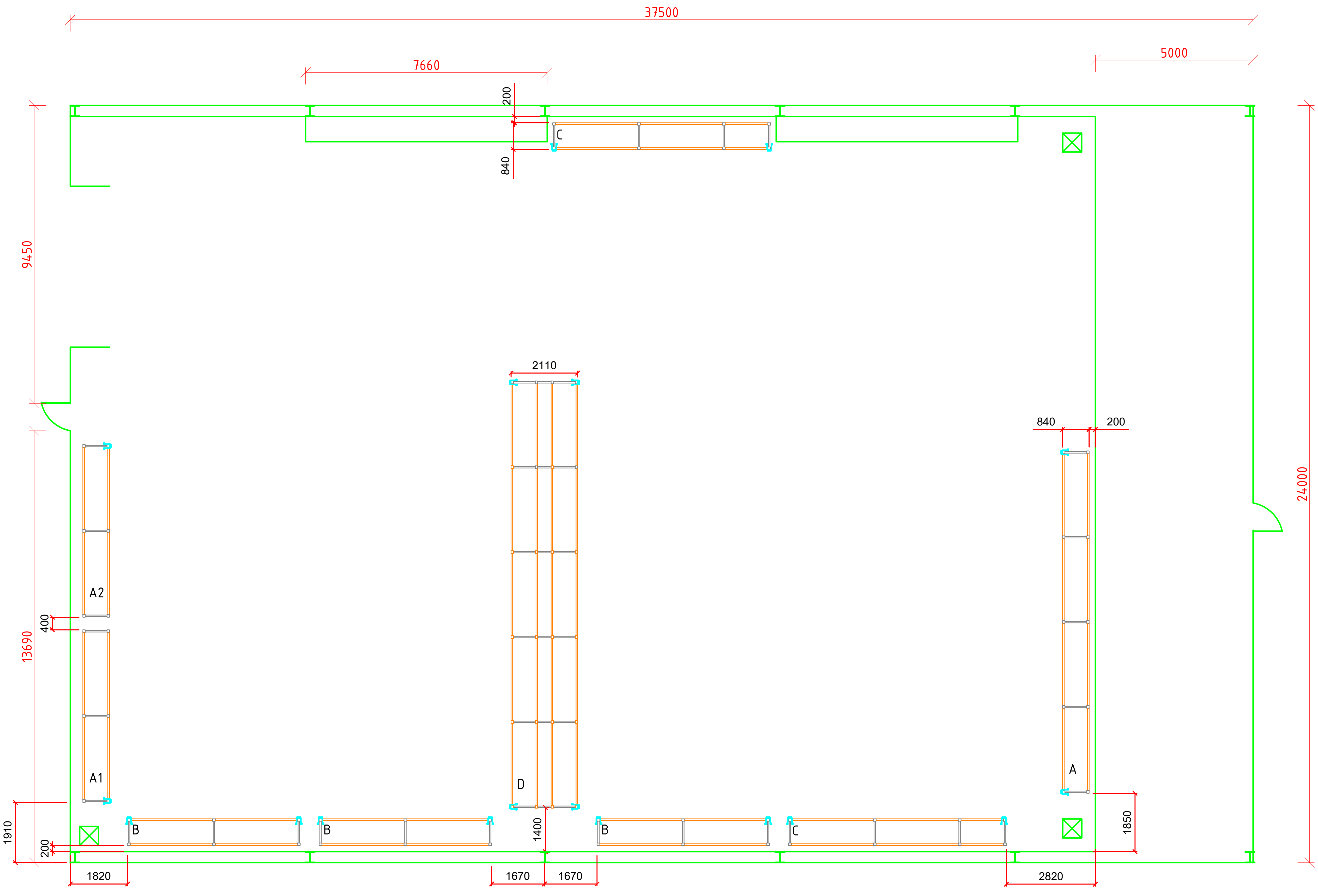


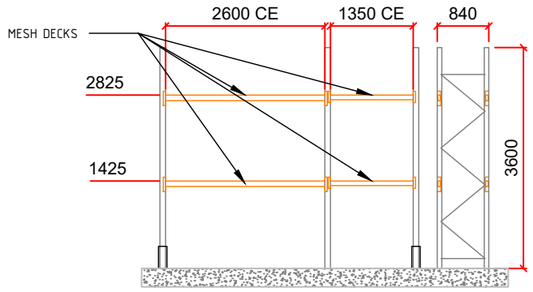
REV.	DATE	DESCRIPTION	DRAWN

CLIENT
CleanEra
Speedlock Racking Layout

DRAWN: A. Blackler
DATE: 04-05-2026

DRG No.	SHEET	SCALE	SIZE	REVISION
32154	1	1:125	A3	Rev. B

DEXION NEWCASTLE
7 Templar Place Bennetts Green NSW 2290
Phone: 4904 0200



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SPEEDLOCK
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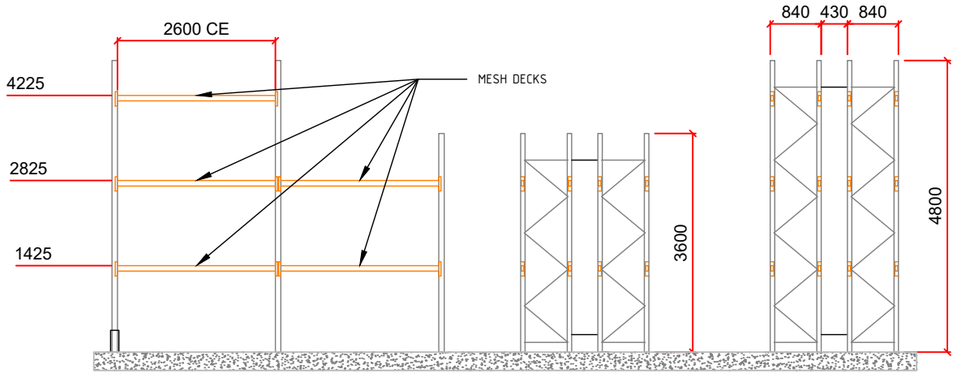
END
A1, B & C



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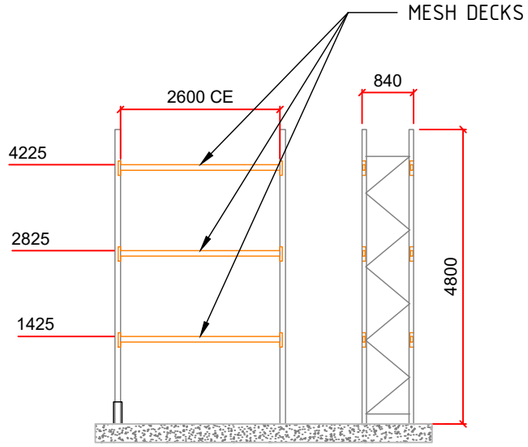
SPEEDLOCK
1:100

END
A, A2 & D



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SPEEDLOCK
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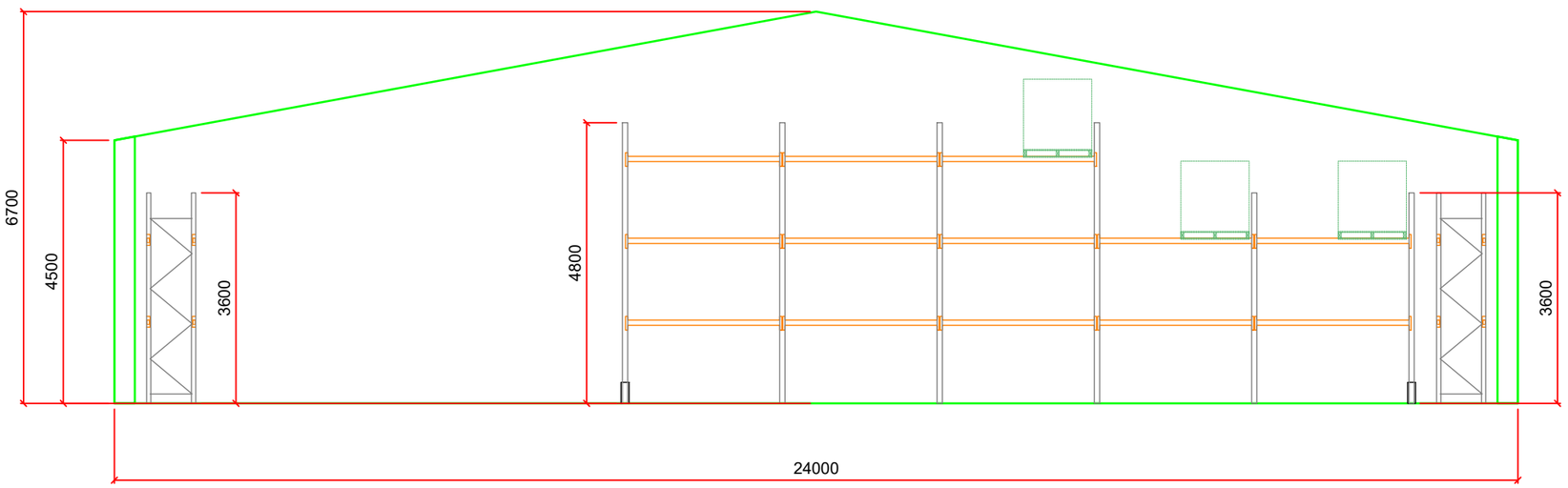
A2



STORAGE CAPACITY

RACK A = 28 PALLETS
RACK A1 = 12 PALLETS
RACK A2 = 16 PALLETS
RACK B = 36^{12} PALLETS
RACK C = 30^{15} PALLETS
RACK D = 72 PALLETS

TOTAL = 194 PALLETS

REV.	DATE	DESCRIPTION	DRAWN

CLIENT: CleanEra
Speedlock Racking Layout

DRAWN: A. Blackler
DATE: 04-05-2026
DRG No.: 32154
SHEET: 2
SCALE: 1:100
SIZE: A3
REVISION: Rev. B

DEXION NEWCASTLE
7 Templar Place Bennetts Green NSW 2290
Phone: 4904 0200

Appendix B EPA Licence 21958

Section 55 Protection of the Environment Operations Act 1997

Environment Protection Licence

Licence Details	
Number:	21958
Anniversary Date:	13-November

Licensee
CLEANERA PTY LTD
PO BOX 382
RUTHERFORD NSW 2320

Premises
45 MASKEY ROAD
MOUNT THORLEY NSW 2330

Scheduled Activity (Act)	Licensing Fee Category (Regulation)	Scale
Waste processing (non-thermal treatment) - Non-thermal treatment of liquid waste	Non-thermal treatment of liquid waste	Any annual processing capacity
Waste storage	Waste storage - hazardous, restricted solid, liquid, clinical and related waste and asbestos waste	Any listed waste type stored

Environment Protection Licence

Contact Us

NSW EPA
6 Parramatta Square
10 Darcy Street
PARRAMATTA NSW 2150
Phone: 131 555
Email: info@epa.nsw.gov.au
Locked Bag 5022
PARRAMATTA NSW 2124

Contents

Information about this licence 4
Dictionary 4
Responsibilities of licensee 4
Variation of licence conditions 4
Duration of licence 4
Licence review 4
Fees and information to be sent to the EPA 4
Transfer of licence 5
Public register and access to monitoring data 5
1 Administrative Conditions 6
A1 What the licence authorises and regulates 6
A2 Premises or plant to which this licence applies 6
A3 Other activities 6
A4 Information supplied to the EPA 7
2 Discharges to Air and Water and Applications to Land 7
P1 Location of monitoring/discharge points and areas 7
3 Limit Conditions 7
L1 Pollution of waters 7
L2 Waste 7
L3 Potentially offensive odour 14
4 Operating Conditions 15
O1 Activities must be carried out in a competent manner 15
O2 Maintenance of plant and equipment 15

O3 Dust 15
O4 Emergency response 15
O5 Processes and management 15
O6 Waste management 16
O7 Other operating conditions 17
5 Monitoring and Recording Conditions 17
M1 Monitoring records 17
M2 Recording of pollution complaints 18
M3 Telephone complaints line 18
6 Reporting Conditions 18
R1 Compliance, and annual reporting requirements 18
R2 Notification of environmental harm 19
R3 Written report 20
7 General Conditions 20
G1 Copy of licence kept at the premises or plant 20
8 Special conditions 21
E1 Environmental Obligations of Licensee 21
E2 Additional Monitoring Programs 21
Dictionary 23
General Dictionary 23

Information about this licence

Dictionary

A definition of terms used in the licence can be found in the dictionary at the end of this licence.

Responsibilities of licensee

Separate to the requirements of this licence, general obligations of licensees are set out in the Protection of the Environment Operations Act 1997 ("the Act") and the Regulations made under the Act. These include obligations to:

- ensure persons associated with you comply with this licence, as set out in section 64 of the Act;
- control the pollution of waters and the pollution of air (see for example sections 120 - 132 of the Act);
- report incidents causing or threatening material environmental harm to the environment, as set out in Part 5.7 of the Act.

Variation of licence conditions

The licence holder can apply to vary the conditions of this licence. An application form for this purpose is available from the EPA.

The EPA may also vary the conditions of the licence at any time by written notice without an application being made.

Where a licence has been granted in relation to development which was assessed under the Environmental Planning and Assessment Act 1979 in accordance with the procedures applying to integrated development, the EPA may not impose conditions which are inconsistent with the development consent conditions until the licence is first reviewed under Part 3.6 of the Act.

Duration of licence

This licence will remain in force until the licence is surrendered by the licence holder or until it is suspended or revoked by the EPA or the Minister. A licence may only be surrendered with the written approval of the EPA.

Licence review

The Act requires that the EPA review your licence at least every 5 years after the issue of the licence, as set out in Part 3.6 and Schedule 5 of the Act. You will receive advance notice of the licence review.

Fees and information to be sent to the EPA

For each licence fee period you must pay:

- an administrative fee; and
- a load-based fee (if applicable).

Usually, the licence fee period is the same as the reporting period.

The EPA publication "A Guide to Licensing" contains information about how to calculate your licence fees.

A licence subject to load-based licensing (LBL) requires an Annual Return to be submitted to the EPA, comprising a Statement of Compliance for Load Based Fee Calculation for each assessable pollutant required by the licence. The Annual Return must be submitted by the "due date", as defined in the dictionary at the end of the licence. Refer to the Annual Return reporting requirements under Section 6 "Reporting Conditions".

Transfer of licence

The licence holder can apply to transfer the licence to another person. An application form for this purpose is available from the EPA.

Public register and access to monitoring data

Part 9.5 of the Act requires the EPA to keep a public register of details and decisions of the EPA in relation to, for example:

- licence applications;
- licence conditions and variations;
- statements of compliance;
- load based licensing information; and
- load reduction agreements.

Under s320 of the Act application can be made to the EPA for access to monitoring data which has been submitted to the EPA by licensees.

This licence is issued to:

Licensee
CLEANERA PTY LTD
PO BOX 382
RUTHERFORD NSW 2320

subject to the conditions which follow.

1 Administrative Conditions

A1 What the licence authorises and regulates

A1.1 This licence authorises the carrying out of the scheduled activities listed below at the premises specified in A2. The activities are listed according to their Scheduled Activity (Act) classification, Licensing Fee Category (Regulation) classification and the scale of the operation.

Unless otherwise further restricted by a condition of this licence, the scale at which the activity is carried out must not exceed the maximum scale specified in this condition.

Scheduled Activity (Act)	Licensing Fee Category (Regulation)	Scale
Waste processing (non-thermal treatment) - Non-thermal treatment of liquid waste	Non-thermal treatment of liquid waste	Any annual processing capacity
Waste storage	Waste storage - hazardous, restricted solid, liquid, clinical and related waste and asbestos waste	Any listed waste type stored

A2 Premises or plant to which this licence applies

A2.1 The licence applies to the following premises:

Premises Details
45 MASKEY ROAD
MOUNT THORLEY NSW 2330
LOT 113//DP262603

A3 Other activities

A3.1 This licence applies to all other activities carried on at the premises, including:

Ancillary activity
Recovery of hazardous and other waste

A4 Information supplied to the EPA

A4.1 Works and activities must be carried out in accordance with the proposal contained in the licence application, except as expressly provided by a condition of this licence.

In this condition the reference to "the licence application" includes a reference to:
a) the applications for any licences (including former pollution control approvals) which this licence replaces under the Protection of the Environment Operations (Savings and Transitional) Regulation 1998; and
b) the licence information form provided by the licensee to the EPA to assist the EPA in connection with the issuing of this licence.

2 Discharges to Air and Water and Applications to Land

P1 Location of monitoring/discharge points and areas

P1.1 The following points referred to in the table below are identified in this licence for the purposes of monitoring and/or the setting of limits for the emission of pollutants to the air from the point.

Air

EPA Identification Number	Point Type	Point Type Description	Location Description
1	Discharge & Monitoring	Discharge to air Air emissions monitoring	Discharge from the processing building air pollution control structure - location to be confirmed and revised upon construction.

3 Limit Conditions

L1 Pollution of waters

L1.1 Except as may be expressly provided in any other condition of this licence, the licensee must comply with section 120 of the Protection of the Environment Operations Act 1997.

L2 Waste

L2.1 The licensee must not cause, permit or allow any waste to be received at the premises, except the wastes expressly referred to in the column titled "Waste" and meeting the definition, if any, in the column titled "Description" in the table below.

Any waste received at the premises must only be used for the activities referred to in relation to that waste in the column titled "Activity" in the table below.
Any waste received at the premises is subject to those limits or conditions, if any, referred to in relation to that waste contained in the column titled "Other Limits" in the table below.
This condition does not limit any other conditions in this licence.

Waste	Description	Activity	Other Limits
T140 - Tyres		Waste storage	Maximum 500 tyres at any time, and only stored in designated tyre location
F100 - Waste ink, dye, pigment, paint, lacquer & varnish		Waste processing (non-thermal treatment),Waste storage	
F110 - Waste resin, latex, plasticiser, glue & adhesive		Waste processing (non-thermal treatment),Waste storage	
J120 - Waste oil/hydrocarbons mixtures/emulsions in water		Waste processing (non-thermal treatment),Waste storage	
J100 - Waste mineral oils unfit for their original intended use	Oil, grease, hydrocarbons, oil filters and rags	Waste processing (non-thermal treatment),Waste storage	
N120 - Soils contaminated with a substance or waste referred to in Parts 1 or 2 of Schedule 1 of the Protection of the Environment Operations (Waste) Regulation 2014		Waste processing (non-thermal treatment),Waste storage,Contaminated Soil Treatment	Treatment involving immobilisation of contaminant(s) can be carried out only under a valid specific immobilisation approval
M250 - Surface active agents (surfactants), containing principally organic constituents and which may contain metals and inorganic materials		Waste processing (non-thermal treatment),Waste storage	

N205 - Residues from industrial waste treatment/disposal operations		Waste processing (non-thermal treatment),Waste storage	
H100 - Waste biocides and phytopharmaceuticals		Waste processing (non-thermal treatment),Waste storage	
E100 - Waste containing peroxides excl hydrogen peroxide		Waste processing (non-thermal treatment),Waste storage	Aqueous wash waters only
B100 - Acidic solutions or acids in solid form		Waste processing (non-thermal treatment),Waste storage	Aqueous wash waters only
C100 - Basic solutions or bases in solid form		Waste processing (non-thermal treatment),Waste storage	Aqueous wash waters only
D190 - Copper compounds		Waste processing (non-thermal treatment),Waste storage	Aqueous wash waters only
D200 - Cobalt compounds		Waste processing (non-thermal treatment),Waste storage	Aqueous wash waters only
D210 - Nickel compounds		Waste processing (non-thermal treatment),Waste storage	Aqueous wash waters only
D220 - Lead; lead compounds		Waste processing (non-thermal treatment),Waste storage	Aqueous wash waters only

D230 - Zinc compounds		Waste processing (non-thermal treatment),Waste storage	Aqueous wash waters only
J160 - Waste tarry residues		Waste processing (non-thermal treatment),Waste storage	
H100 - Waste biocides and phytopharmaceuticals		Waste storage	No storage or processing of halogenated pesticides (including OCPs) is permitted at the premises. No processing of phytopharmaceuticals is permitted at the premises
H110 - Organic phosphorous compounds		Waste storage	
M160 - Organohalogen compounds not elsewhere listed		Waste storage	
N100 - Containers & drums containing controlled waste residues		Waste processing (non-thermal treatment),Waste storage	Limited to containers and drums contaminated with residues of waste referred to in this Table
N205 - Residues from industrial waste treatment/disposal operations		Waste processing (non-thermal treatment),Waste storage	Limited to wash waters
T100 - Waste chemical substances arising from research and development or teaching activities, including those that are not identified and/or are new and whose effects on human health and/or the environment are not known		Waste processing (non-thermal treatment),Waste storage	Limited to laboratory and household waste types listed in this table

G100 - Ethers		Waste storage	
M260 - Highly odorous organic chemicals (including mercaptans and acrylates)		Waste storage	
M220 - Isocyanate compounds		Waste storage	
G110 - Organic solvents, excluding halogenated solvents.		Waste storage	
M150 - Phenols, phenol compounds including chlorophenols		Waste storage	
G160 - Waste from the production, formulation, and use of organic solvents		Waste storage	
A130 - Cyanides (inorganic)		Waste storage	
M210 - Cyanides (organic)		Waste storage	
G150 - Halogenated organic solvents		Waste storage	
M170 - Polychlorinated dibenzo-furan (any congener)		Waste storage	
M180 - Polychlorinated dibenzo-p-dioxin (any congener)		Waste storage	
M230 - Triethylamine catalysts for setting foundry sands		Waste storage	

A110 - Cyanide waste from heat treatment & tempering ops		Waste storage	
H170 - Waste wood-preserving chemicals		Waste storage	
D170 - Antimony; antimony compounds		Waste storage	
D130 - Arsenic; arsenic compounds		Waste storage	
D290 - Barium compounds (excluding barium sulphate)		Waste storage	
D160 - Beryllium; beryllium compounds		Waste storage	
D310 - Boron compounds		Waste storage	
D150 - Cadmium; cadmium compounds		Waste storage	
D140 - Chromium compounds (hexavalent and trivalent)		Waste storage	
D200 - Cobalt compounds		Waste storage	
D190 - Copper compounds		Waste storage	
D110 - Inorganic fluorine compounds excl calcium fluoride		Waste storage	
D330 - Inorganic sulfides		Waste storage	
D340 - Perchlorates		Waste storage	

D360 - Phosphorus compounds excluding mineral phosphates		Waste storage	
D240 - Selenium; selenium compounds		Waste storage	
M250 - Surface active agents (surfactants), containing principally organic constituents and which may contain metals and inorganic materials		Waste storage	
D270 - Vanadium compounds		Waste storage	
A100 - Waste from surface treatment of metals & plastics		Waste storage	
D300 - Non toxic salts		Waste storage	
D350 - Chlorates		Waste storage	
D220 - Lead; lead compounds		Waste storage	
D120 - Mercury; mercury compounds		Waste storage	
D100 - Metal carbonyls		Waste storage	
D210 - Nickel compounds		Waste storage	
D230 - Zinc compounds		Waste storage	
R100 - Clinical and related wastes		Waste storage	
R140 - Waste from the production & preparation		Waste storage	

of pharmaceutical products			
R120 - Waste pharmaceuticals, drugs and medicines		Waste storage	
N230 - Ceramic-based fibres similar to asbestos		Waste storage	
M100 - Waste substances & articles containing or contaminated with polychlorinated biphenyls, polychlorinated napthalenes, polychlorinated terphenyls &/or polybrominated biphenyls		Waste storage	
T120 - Photographic chemicals & processing waste		Waste storage	
D250 - Tellurium; tellurium compounds		Waste storage	
T200 - Waste of an explosive nature not subject to other legislation		Waste storage	
D180 - Thallium; thallium compounds		Waste storage	

L2.2 The quantity of waste classified as dangerous goods, medical, cytotoxic or quarantine waste processed or stored at the premises must not exceed 1,000 tonnes per annum.

L2.3 The licensee must not store waste material on the premises for more than 6 months.

L2.4 The licensee must not receive more than 5,000 tonnes of solid, liquid or gaseous wastes at the premises per annum.

L3 Potentially offensive odour

Note: Section 129 of the Protection of the Environment Operations Act 1997, provides that the licensee must not cause or permit the emission of any offensive odour from the premises but provides a defence if the emission is identified in the relevant environment protection licence as a potentially

offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.

L3.1 No condition of this licence identifies a potentially offensive odour for the purposes of section 129 of the Protection of the Environment Operations Act 1997.

4 Operating Conditions

O1 Activities must be carried out in a competent manner

O1.1 Licensed activities must be carried out in a competent manner.
This includes:
a) the processing, handling, movement and storage of materials and substances used to carry out the activity; and
b) the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity.

O2 Maintenance of plant and equipment

O2.1 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.

O3 Dust

O3.1 Activities occurring at the premises must be carried out in a manner that will minimise emissions of dust from the premises.

O3.2 All areas must be maintained, at all times, in a condition which effectively prevents the emission of wind-blown or traffic generated dust.

O3.3 Trucks entering and leaving the premises that are carrying loads must be covered at all times, except during loading and unloading.

O3.4 The licensee must ensure that no material, including sediment or oil, is tracked from the premises.

O4 Emergency response

Note: The licensee must maintain, and implement as necessary, a current Pollution Incident Response Management Plan (PIRMP) for the premises in accordance with the requirements in Part 5.7A and Chapter 4 of the Protection of the Environment Operations (General) Regulation 2022.

O5 Processes and management

Handling and storage

O5.1 The licensee must ensure that all liquid materials including chemicals, fuels, oils and waste materials are stored in a designed impervious bund that contains 110% of the largest container contained within the bund.

O5.2 The bunded area (floor and walls) must be impervious to the liquid(s) in the tanks. The bunded area(s) must also comply with the following requirements:
a) The bund floor must be graded to a blind sump located within the bunded area to facilitate removal of liquids;
b) The bund must not contain drain valves;
c) All pipe-work must go over bund walls, not through them;
d) Hose couplings for filling/emptying tanks must be located within the bunded area;
e) Stormwater must be diverted away from bunded area; and
f) The sump is to be inspected and maintained on a regular basis.

O5.3 Chemicals must be stored in accordance with the relevant Australian Standards and with dangerous goods handling regulations and restrictions.

O5.4 Waste stored at the premises must be appropriately segregated, so that different waste types and incompatible materials do not come into contact with each other.

O5.5 The licensee must ensure that suitable measures (e.g. high/low alarms, control valves with interlock control, one way valves) are installed on all tanks, ponds or clarifiers and associated pipes and hoses to prevent the spillage of waste.

Air emissions

O5.6 All operations and activities at the premises must be carried out in a manner that will minimise the generation of air pollutants at the premises.

O5.7 All waste processing must occur with emission control systems at the premises.

O5.8 The building must be maintained under negative pressure.

O5.9 All building emissions must be captured and vented through an activated carbon scrubber.

O6 Waste management

O6.1 All container cleaning and ancillary processes must be carried out wholly within buildings and within bunded areas.

O6.2 Where non-liquid waste is treated it must achieve one of the following:
a) Reduce the concentration of contaminant(s) in the waste by means other than dilution; and/or
b) Immobilise contaminant(s) in the waste in accordance with approval(s) of immobilisation issued by the EPA; and/or
c) Satisfy specific standard/criteria approved by the EPA;
to enable the treated material to be reused, recycled or to be lawfully disposed of.

O6.3 The licensee must ensure that immobilisation of contaminant(s) in waste is carried out only under a valid immobilisation approval issued by the EPA or for the purpose of conducting pilot trials to seek an immobilised contaminants approval.

O6.4 When undertaking immobilisation of contaminant(s) in waste, the licensee must mix the untreated waste and the reagents using mechanical mixture as stipulated by the immobilisation approval to achieve homogenous mix efficiency.

O6.5 The licensee must ensure that any waste, treated or otherwise, destined for off-site transport must be assessed and classified in accordance with the EPA's Waste Classification Guidelines as in force from time to time before transporting it from the premises.

O6.6 The licensee must ensure that waste transported from the premises is transported:
a) by a waste transporter authorised to transport such a waste, and
b) to a place that can lawfully be used as a waste facility for that waste.

O7 Other operating conditions

O7.1 An Erosion and Sediment Control Plan (ESCP) must be prepared and implemented for the premises. The ESCP must describe the measures that will be employed to minimise soil erosion and the discharge of sediment and other pollutants to land 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* (Landcom, 2004), as amended.

O7.2 A Stormwater Management Scheme (Scheme) must be prepared for the development and must be implemented. Implementation of the Scheme must mitigate the impacts of stormwater runoff 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* (Landcom, 2004), as amended.

O7.3 Stormwater on the premises that has the potential to mobilise sediment and other material must be controlled and diverted through appropriate sediment and erosion control measures to prevent pollution of waters.

5 Monitoring and Recording Conditions

M1 Monitoring records

M1.1 The results of any monitoring required to be conducted by this licence or a load calculation protocol must be recorded and retained as set out in this condition.

M1.2 All records required to be kept by this licence must be:
a) in a legible form, or in a form that can readily be reduced to a legible form;
b) kept for at least 4 years after the monitoring or event to which they relate took place; and
c) produced in a legible form to any authorised officer of the EPA who asks to see them.

M1.3 The following records must be kept in respect of any samples required to be collected for the purposes of this licence:
a) the date(s) on which the sample was taken;
b) the time(s) at which the sample was collected;

c) the EPA point identification number for the point at which the sample was taken; and
d) the name of the person who collected the sample

M2 Recording of pollution complaints

M2.1 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.

M2.2 The record must include details of the following:
a) the date and time of the complaint;
b) the method by which the complaint was made;
c) any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect;
d) the nature of the complaint;
e) the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant; and
f) if no action was taken by the licensee, the reasons why no action was taken.

M2.3 The record of a complaint must be kept for at least 4 years after the complaint was made.

M2.4 The record must be produced to any authorised officer of the EPA who asks to see them.

M3 Telephone complaints line

M3.1 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.

M3.2 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.

M3.3 The preceding two conditions do not apply until 1 month the date of the issue of this licence.

6 Reporting Conditions

R1 Compliance, and annual reporting requirements

Compliance with licence conditions

R1.1 The licensee must supply the EPA, via the EPA's online digital portal, the following details of any non-compliance with the conditions of the licence within 21 days after the licensee becomes aware of the non-compliance:

a. the date the licensee became aware of the non-compliance;
b. the date(s) the non-compliance occurred, including if the non-compliance is continuing;
c. whether the non-compliance relates to air, water/land, noise or waste matters (if applicable);
d. whether the non-compliance relates to a pollution incident;
e. the licence condition(s) not complied with;
f. a summary of particulars of the non-compliance, including (if known):

i. the location where the non-compliance occurred;
ii. the duration of the non-compliance;
iii. if the non-compliance is continuing, the suspected end date of the non-compliance;

g. the cause or suspected cause of the non-compliance;
h. any action taken, or proposed to be taken, to mitigate the effects of the non-compliance; and
i. any action taken, or proposed to be taken, to prevent a recurrence of the non-compliance.

R1.2 The EPA may make a written request for further details in relation to each non-compliance reported in accordance with Condition R1.1. The licensee must provide such further details to the EPA, via the EPA's online digital portal, within the time specified in the request.

R1.3 Condition R1.1 does not apply where a non-compliance with a licence condition has been identified by the EPA as part of an EPA environmental compliance audit.

Reporting transition arrangements

R1.4 By 05 August 2026, the licensee must supply to the EPA, via the EPA's online digital portal the details required in Condition R1.1 for any non-compliance with the conditions of the licence that occurred:

i. after the date the licensee supplied their last Statement of Compliance - Licence Conditions to the EPA, and
ii. before the date of the notice of variation of licence that added this condition to this Licence.

Pollution monitoring data summary

R1.5 If the licensee undertakes monitoring as a result of a licence condition, the licensee must supply to the EPA a summary of the results of the pollution monitoring data in respect of each reporting period. The summary must be provided as a Microsoft Excel file, formatted with the following column headings:

a. EPA point identification number;
b. pollutant;
c. unit of measure;
d. number of samples required;
e. number of samples collected and analysed;
f. lowest sample value;
g. mean of sample values; and
h. highest sample value.

The pollution monitoring data summary for the reporting period must be supplied to the EPA via the EPA's online digital portal by the "due date", as defined in the dictionary at the end of this licence.

R2 Notification of environmental harm

R2.1 Notifications must be made by telephoning the Environment Line service on 131 555.

Note: The licensee or its employees must notify all relevant authorities 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.

R2.2 The licensee must provide written details of the notification to the EPA within 7 days of the date on which they became aware of the incident.

R3 Written report

R3.1 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.

R3.2 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.

R3.3 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;
d) the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, unless the licensee has been unable to obtain that information after making reasonable effort;
e) action taken by the licensee in relation to the event, including any follow-up contact with any complainants;
f) details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event; and
g) any other relevant matters.

R3.4 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.

7 General Conditions

G1 Copy of licence kept at the premises or plant

G1.1 A copy of this licence must be kept at the premises to which the licence applies.

G1.2 The licence must be produced to any authorised officer of the EPA who asks to see it.

G1.3 The licence must be available for inspection by any employee or agent of the licensee working at the premises.

8 Special conditions

E1 Environmental Obligations of Licensee

E1.1 While the licensee's premises are being used for the purpose to which the licence relates, the licensee must:
a) Clean up any spill, leak or other discharge of any waste(s) or other material(s) as soon as practicable after it becomes known to the licensee or to one of the licensee's employees or agents.
b) In the event(s) that any liquid and non-liquid waste(s) is unlawfully deposited on the premises, such waste(s) must be removed and lawfully disposed of as soon as practicable or in accordance with any direction given by the EPA.
c) Provide all monitoring data as required by the conditions of this licence or as directed by the EPA.

E1.2 In the event of an earthquake, storm, fire, flood or any other event where it is reasonable to suspect that a pollution incident has occurred, is occurring or is likely to occur, the licensee (whether or not the premises continue to be used for the purposes to which the licence relates) must:
a) make all efforts to contain all firewater on the licensee's premises,
b) make all efforts to control air pollution from the licensee's premises,
c) make all efforts to contain any discharge, spill or run-off from the licensee's premises,
d) make all efforts to prevent flood water entering the licensee's premises,
e) remediate and rehabilitate any exposed areas of soil and/or waste,
f) lawfully dispose of all liquid and solid waste(s) stored on the premises that is not already securely disposed of,
g) at the request of the EPA monitor groundwater beneath the licensee's premises and its potential to migrate from the licensee's premises,
h) at the request of the EPA monitor surface water leaving the licensee's premises; and
i) ensure the licensee's premises is secure.

E1.3 After the licensee's premises cease to be used for the purpose to which the licence relates or in the event that the licensee ceases to carry out the activity that is the subject of this licence, that licensee must:
a) remove and lawfully dispose of all liquid and non-liquid waste stored on the licensee's premises; and
b) rehabilitate the site, including conducting an assessment of and if required remediation of any site contamination.

E2 Additional Monitoring Programs

Ozone emissions

E2.1 Following the commissioning of the air pollution controls for the processing building and by 18 December 2026, the licensee must:
a) monitor the concentration of ozone emissions from Point 1;
b) provide a report to the EPA that details the monitoring method used and the results of the ozone

monitoring undertaken at Point 1 (Ozone Monitoring Report). The Ozone Monitoring Report must be provided by email to info@epa.nsw.gov.au.

Management plans and programs

E2.2 Prior to commissioning the air pollution controls for the processing building, the licensee must develop and implement an Air Quality Management Plan (AQMP) for the premises. The AQMP must include, but is not limited to, the following.

a) Risk assessment of the air emissions from the activities at the premises
b) Proactive and reactive mitigation measures of all significant, and potentially significant emission sources;
c) Key Performance Indicator(s), particularly for the performance of the carbon scrubber;
d) Monitoring method(s), including for ozone at Point 1;
e) Location, frequency and duration of monitoring;
f) Record keeping;
g) Response mechanisms and contingency measures;
h) Roles and responsibilities;
i) System and performance review mechanisms for continuous improvement; and
j) Compliance reporting.

The licensee must provide the AQMP to the EPA by email to info@epa.nsw.gov.au prior to the commissioning of the air pollution controls for the processing building.

Note: The EPA will consider the AQMP to inform the need and ongoing monitoring requirements.

E2.3 By 31 March 2027, the licensee must develop and undertake a Water Quality Monitoring Program (WQMP) to characterise the water discharges from the stormwater detention basin at the premises. As a minimum, the WQMP must include:

a) sampling of discharged water from the detention basin via a grab sample, daily during discharges, for a 12 month period;
b) water quality analysis for pH, conductivity, total suspended solids, total dissolved solids, oil & grease, total and dissolved metals (or analytes required by the EPA in writing).

By 31 March 2027, the licensee must provide the EPA with a report detailing the WQMP and its monitoring results, including a summary of the results and copies of all analysis reports. The WQMP Report must be provided to the EPA by email to info@epa.nsw.gov.au.

Note: The EPA will consider the WQMP Report to inform the need and ongoing monitoring requirements.

Dictionary

General Dictionary

3DGM [in relation to a concentration limit]	Means the three day geometric mean, which is calculated by multiplying the results of the analysis of three samples collected on consecutive days and then taking the cubed root of that amount. Where one or more of the samples is zero or below the detection limit for the analysis, then 1 or the detection limit respectively should be used in place of those samples
Act	Means the Protection of the Environment Operations Act 1997
activity	Means a scheduled or non-scheduled activity within the meaning of the Protection of the Environment Operations Act 1997
actual load	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2022
AM	Together with a number, means an ambient air monitoring method of that number prescribed by the Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales.
AMG	Australian Map Grid
anniversary date	The anniversary date is the anniversary each year of the date of issue of the licence. In the case of a licence continued in force by the Protection of the Environment Operations Act 1997, the date of issue of the licence is the first anniversary of the date of issue or last renewal of the licence following the commencement of the Act.
Approved Methods Publication	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2022
assessable pollutants	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2022
BOD	Means biochemical oxygen demand
CEM	Together with a number, means a continuous emission monitoring method of that number prescribed by the *Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales*.

COD	Means chemical oxygen demand
composite sample	Unless otherwise specifically approved in writing by the EPA, a sample consisting of 24 individual samples collected at hourly intervals and each having an equivalent volume.
cond.	Means conductivity
due date	Means: i) not later than 60 days after the end of each reporting period; or ii) in the case of a transferring licence - not later than 60 days after the date the transfer was granted.
environment	Has the same meaning as in the Protection of the Environment Operations Act 1997
environment protection legislation	Has the same meaning as in the Protection of the Environment Administration Act 1991
EPA	Means the Environment Protection Authority of New South Wales.
EPA Online digital portal	Means eConnect EPA
general solid waste (non-putrescible)	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
flow weighted composite sample	Means a sample whose composites are sized in proportion to the flow at each composites time of collection.
general solid waste (putrescible)	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
grab sample	Means a single sample taken at a point at a single time
hazardous waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
licensee	Means the licence holder described at the front of this licence
Licensing Fee Category (Regulation)	Means the numbered short descriptions in Schedule 1 of the Protection of the Environment Operations (General) Regulation 2022.
load calculation protocol	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2022

local authority	Has the same meaning as in the Protection of the Environment Operations Act 1997
material harm	Has the same meaning as in section 147 of the Protection of the Environment Operations Act 1997
MBAS	Means methylene blue active substances
Minister	Means the Minister administering the Protection of the Environment Operations Act 1997
mobile plant	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
motor vehicle	Has the same meaning as in the Protection of the Environment Operations Act 1997
O&G	Means oil and grease
Percentile [in relation to a concentration limit of a sample]	Means that percentage [eg.50%] of the number of samples taken that must meet the concentration limit specified in the licence for that pollutant over a specified period of time. In this licence, the specified period of time is the Reporting Period unless otherwise stated in this licence.
plant	Includes all plant within the meaning of the Protection of the Environment Operations Act 1997 as well as motor vehicles.
pollution incident	Has the same meaning as in the Protection of the Environment Operations Act 1997
Pollution of waters [or water pollution]	Has the same meaning as in the Protection of the Environment Operations Act 1997
premises	Means the premises described in condition A2.1
public authority	Has the same meaning as in the Protection of the Environment Operations Act 1997
regional office	Means the relevant EPA office referred to in the Contacting the EPA document accompanying this licence
reporting period	For the purposes of this licence, the reporting period means the period of 12 months after the issue of the licence, and each subsequent period of 12 months. In the case of a licence continued in force by the Protection of the Environment Operations Act 1997, the date of issue of the licence is the first anniversary of the date of issue or last renewal of the licence following the commencement of the Act.

restricted solid waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
scheduled activity	Means an activity listed in Schedule 1 of the Protection of the Environment Operations Act 1997
special waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
TM	Together with a number, means a test method of that number prescribed by the Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales.
TSP	Means total suspended particles
TSS	Means total suspended solids
Type 1 substance	Means the elements antimony, arsenic, cadmium, lead or mercury or any compound containing one or more of those elements
Type 2 substance	Means the elements beryllium, chromium, cobalt, manganese, nickel, selenium, tin or vanadium or any compound containing one or more of those elements
utilisation area	Means any area shown as a utilisation area on a map submitted with the application for this licence
waste	Has the same meaning as in the Protection of the Environment Operations Act 1997
waste type	Means liquid, restricted solid waste, general solid waste (putrescible), general solid waste (non - putrescible), special waste or hazardous waste
wellhead	Has the same meaning as in Schedule 1 of the Protection of the Environment Operations (General) Regulation 2022

Stephen Beaman

Executive Director Regulatory Operations

NSW Environment Protection Authority

End Notes

Licence varied by notice POEO-1532, issued on 05-06-2026

Licence varied by notice 1654207 issued on 05-Mar-2026

Appendix C Fact Sheet

CleanEra

HAZARDOUS WASTE TREATMENT

Proposed Upgrades to CleanEra's Advanced Waste Treatment and Recycling Facility

Fact Sheet

About the Development

CleanEra Pty Ltd (CleanEra) are proposing to upgrade their existing advanced waste treatment and recycling facility at 45 Maskey Rd, Mount Thorley (Lot 113 DP262603) (the Site).

The facility currently receives and processes up to 5,000 tonnes per year of a wide range of packaged and bulk wastes classified as hazardous, restricted, general solid (non-putrescible), special and liquid. The facility also stores up to 500 tyres for transport to recyclers. It also stores and processes an additional 1,000 tonnes per year of substances classified in the Australian Dangerous Goods Code or medical, cytotoxic or quarantine waste.

The current facility provides a critical service for the Hunter in helping households, businesses and government to sustainably manage solid and liquid wastes at the end of their life.

To help meet the growing demand for treatment and recycling of these problem solid and liquid wastes in the Hunter and wider NSW, CleanEra is seeking to increase the throughput of their existing advanced treatment facility to receive, process and recycle up to 200,000 tonnes per annum.

As part of the annual throughput increase, 175,000 tonnes will be solid and liquid waste non-dangerous goods and up to 25,000 tonnes will be liquid waste dangerous goods (the Proposal).

Advanced waste processing operations currently approved and undertaken on the Site include resource recovery, manual and mechanical decanting operations, waste storage, physical and chemical treatment including advanced oxidation, sludge dewatering / solidification and product destruction.

The existing approved plant and equipment has sufficient processing capacity to accommodate the proposed increase in annual processing volumes.

The existing site is equipped with an office, amenities, bunded warehouse with roller door and external awning (and an approved extension to the warehouse), covered concrete bunded area, paved internal access for circulation, rainwater tanks, stormwater capture and treatment systems and storage.

The layout of existing plant and equipment will be reconfigured inside the approved original warehouse and approved extension to enable the receipt, storage and processing of the proposed increase in waste volumes.

Current Site operations are licensed under NSW Environment Protection Authority licence 21958 for waste processing (non-thermal treatment), waste storage and recovery of hazardous and other waste.

In summary, the Proposal will also involve the following elements:

- Locate the receival, decanting and consolidation of Dangerous Goods in the original approved warehouse;
- The original warehouse will be fitted as necessary based on specialist assessments with updated best practice environmental management controls including:
  - Spill containment systems and bunding for all loading / unloading areas in accordance with EPA best practice;
  - Advanced thermal detection and fire safety systems;
  - Negative pressure with the exhaust air directed through a filtration system to remove any volatile organic carbon or odourous compounds prior to discharge to the external environment;
- Bulk loads of non-dangerous goods will continue to be received and processed primarily within the approved extension on the west side of the original warehouse;
- The Proposal will also increase PFAS contaminated water receival and treatment capacity, of which there are limited treatment facilities in NSW;
- Water treatment facilities (including the reverse osmosis (RO) plant and granular activated carbon (GAC) water treatment plant is to be relocated in the extension building to support the processing of non-DGs;
- The facility will continue to operate on a 24/7 basis, with most operations occurring between 6am and 6pm; and
- A solar panel array will be provided on all buildings to supply the operation with green power.

admin@jacksonenvironment.com.au

02 8056 1849

CleanEra
HAZARDOUS WASTE TREATMENT

Currently the Site employs six (6) people for daily operations at the facility, however as capacity is ramped up, it is expected to employ an additional four (4) people over the next two years in a variety of positions including drivers and back-office staff for a total of ten (10) staff. This will help to support local employment and economic growth within the region.

The efficient use of the current Site will avoid the need to establish a new facility to cater to the growing need for recovering resources from liquid wastes.

Current status of the project

CleanEra is seeking feedback from the community on the Proposal prior to lodgement of a Scoping Report with the NSW Department of Planning, Housing and Infrastructure to request the Secretary's Environmental Assessment Requirements (SEARs).

The feedback received from the community will be included in a Scoping Report and inform a future development application.

Why is the project being proposed?

The Site is located within the Mount Thorley industrial area, zoned E5 Heavy Industrial, which is compatible with the Proposal.

The development will further provide the Hunter and surrounding regions with a central location to dispose of solid and liquid waste streams including those wastes unable to be accepted by conventional facilities that do not accept substances classified in the ADG Code or medical, cytotoxic or quarantine waste.

The facility will mitigate vehicle movements associated in transporting the waste to alternative facilities located well outside of the region.

The development will also assist in creating jobs and boost the economic growth within the Singleton area and surrounds.

Will neighbours or residents be affected?

The Site is located an industrial area that includes a range of businesses generally orientated towards servicing the regional coal mining industry, and other heavy industries.

To the northeast of the Site is the Hunter Valley Rail Corridor and beyond is rural zoned agricultural land (RU1 Primary Production).

Less than 1km to the northwest is the Mount Thorley Warkworth Coal Handling and Preparation Plant and to the southwest approximately 1.3km is the Bulga Mine.

The nearest residential receptors to the Site are located to the north of the Site across the Putty Road and the rail line about 225m and 350m away.

Given the distance, there are no impacts expected to local residents as a result of this Proposal.

A detailed Environmental Impact Statement (EIS) will be prepared to evaluate how the Proposal will impact traffic and access, hazards and risks, noise, air quality, soils and water, waste, biodiversity, heritage and visual amenity issues.

These assessments will be made public and provide recommended mitigation measures to protect the environment and community amenities.

A traffic impact assessment will assess projected traffic generation as well as access and parking implications onsite and on surrounding businesses and the local road network.

The largest vehicles expected on-site are 26m B-Doubles.

Access to the Site will be from the Putty Road/Golden Highway to Mt Thorley Road and Piercefield and Maskey Roads in the Industrial Estate.

This route avoids all residential areas and is expected to result in negligible impacts on surrounding residential areas.

No impacts on residential dwellings are expected due to the distance from the Site and measures for control of dust, odour and noise.

Artist's representation of waste chemicals being tested.

admin@jacksonenvironment.com.au
02 8056 1849

CleanEra
HAZARDOUS WASTE TREATMENT

How will the local environment be protected?

The facility has been designed for safety and protection of the local environment.

All waste storage, processing and recovery activities occur within enclosed negative pressure buildings equipped with exhaust air filtration systems to remove volatile organic carbon and odourous compounds.

Firefighting equipment and safety systems are installed to comply with the NSW Fire and Rescue guidelines including advanced thermal detection.

Existing on-site stormwater and erosion control measures will be reviewed and upgraded where required to ensure that all stormwater is captured, treated and (where possible) reused on-site.

Hardstand concrete unloading and loading areas incorporate awning covers and bunding to mitigate the risk of liquid waste spills during operational activities and protection from the elements.

Concrete and bunded loading and unloading areas are provided to protect groundwater and provide for internal ingress and egress of vehicles.

What will the operation look like?

Landscaping will be included along the boundaries of the Site in compliance with the Singleton Council Development Control Plan.

The facility sits between the rail corridor and other industrial sites; therefore, visual impacts are expected to be insignificant.

Most operational activities will occur within the existing warehouse and extension currently in construction.

The operational impact of the Proposal is expected to be negligible.

How will the project benefit the local community?

There will be employment opportunities for additional staff needed over the next two years in a variety of positions to increase operational capacity.

The proposed development will increase the Hunter's and wider NSW's capacity for proper recycling and disposal of challenging solid and liquid waste streams.

The proposal will also provide resources recovered from waste back into the economy. This will help to avoid their inappropriate disposal into the environment.

Who is assessing the application?

The proposal is a State Significant Development. The consent authority for the development will be the NSW Minister of Planning.

Want More Information?

A detailed Scoping Report can be found at the JEP Environment & Planning website, www.jacksonenvironment.com.au

How to Provide Feedback

You are invited to provide your feedback about our Proposal by contacting JEP Environment & Planning via:

E: admin@jacksonenvironment.com.au
T: 02 8056 1849

We greatly appreciate your feedback on this project which will benefit both the environment and the local economy.

JEP
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Appendix D Community Presentation

JEP
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PROJECT BRIEFING

CleanEra Pty Ltd – Proposed Upgrades to an Advanced Waste Treatment and Recycling Facility – 45 Maskey Rd, Mount Thorley

Dr Mark Jackson, Director, JEP Environment & Planning

https://www.jacksonenvironment.com.au/

About the location

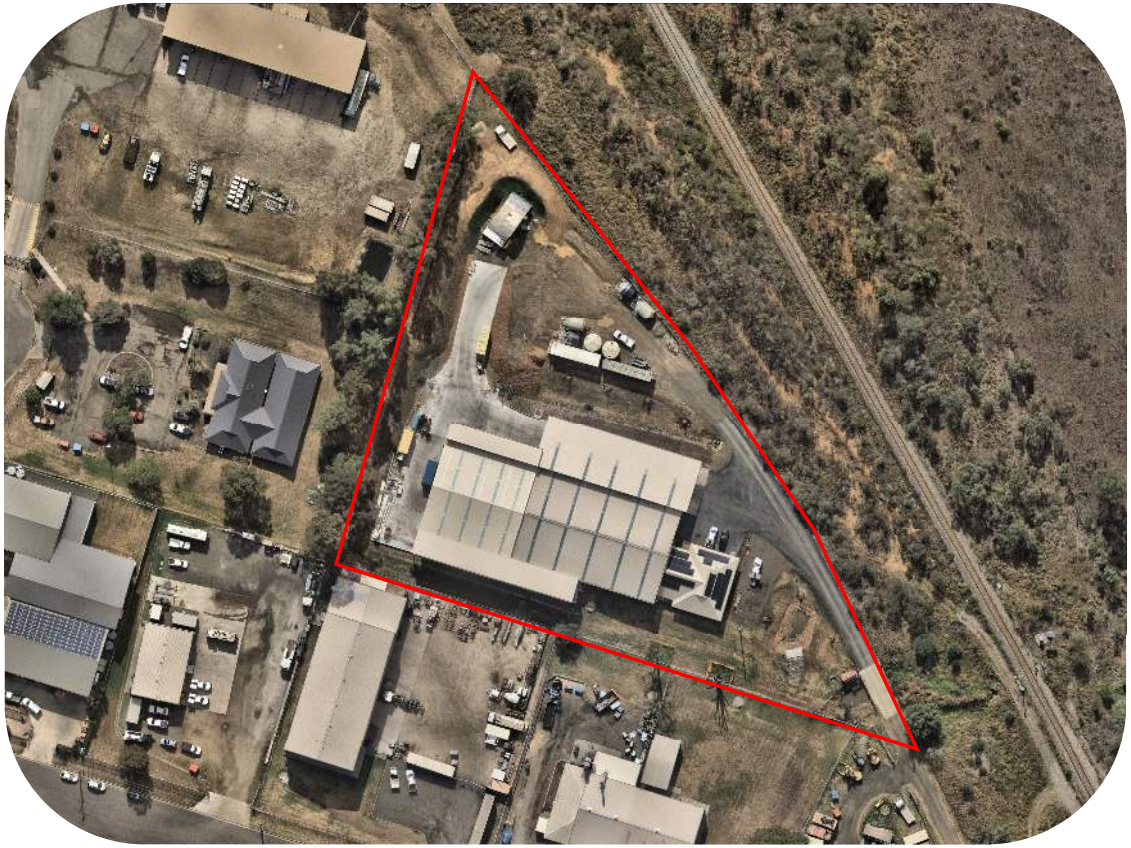
- 45 Maskey Rd, Mount Thorley (Lot 113 DP262603) within the Mount Thorley industrial area.
- Land is zoned as E5 Heavy Industrial under the Singleton Local Environmental Plan 2013.
- Less than 1km to the northwest is the Mount Thorley Warkworth Coal Handling and Preparation Plant and to the southwest approximately 1.3km is the Bulga Mine.
- The nearest residential receptors to the Site are located to the north of the Site, across the Putty Road and the rail line about 225m and 350m away.
- The town of Singleton is located about 7km to the northeast of the Site.
- The Hunter River sits about 700m to the north of the Site.

About the site

- The Site maintains a single direct access from Maskey Road via an easement over 43 Maskey Rd.
- The adjoining properties to the south and west of the Site hold various industrial uses focused on mining support.
- ENAEX Australia chemical plant adjacent to the west - a Major Hazard Facility (MHF) for ammonium nitrate.
- Hunter Valley Rail Line – directly to the east adjacent to the Site.
- Putty Road / Golden Highway to the north.

About the site

- Facility currently operates under two separate approvals:
- DA8.2023.618.1 (and modifications) allows the Site to receive and process up to 5,000 tonnes of a wide range of packaged and bulk waste classified as hazardous, restricted, general solid (non-putrescible), special and liquid that is also classified as non-dangerous for transport, and storage of up to 500 tyres.
- DA8.2025.158.1 allows the Site to store and process an additional 1,000 tonnes per year of substances classified in the Australian Dangerous Goods Code or medical, cytotoxic or quarantine waste.
- Current site operations are licensed under NSW Environment Protection Authority EPL 21958 for waste processing (non-thermal treatment), waste storage and recovery of hazardous and other waste.



Proposal description

- Increase the limit of processing liquid wastes up to 200,000 tonnes of solid and liquid wastes on an annual basis.
- Of this annual throughput limit 175,000 tonnes per annum will be solid and liquid waste non-Dangerous Goods
- Up to 25,000 tonnes will be liquid waste classified as Dangerous Goods.
- The already approved plant and equipment used at the facility has sufficient processing capacity to accommodate the increase in annual processing volumes.
- Enables additional receival and treatment of PFAS contaminated water, of which there are limited treatment facilities in NSW.
- The Proposal is defined as a 'Waste or resource management facility' under the *Singleton Local Environmental Plan* 2013.

200,000

Tonnes of solid and liquid waste per year that will be safely consolidated and bulk treated for recovery or safe disposal

4+

New permanent positions to be created for operations (for a total of 10 staff once operations ramp up)

Plant and equipment for operations

- Use of reverse osmosis (RO) plant and Granular Activated Carbon (GAC) water treatment plant to support the continued processing of Non-Dangerous Goods.
- Spill containment systems and bunding for all loading / unloading areas in accordance with EPA best practice.
- Advanced thermal detection and fire safety systems.
- Negative pressure with the exhaust air directed through a filtration system to remove any volatile organic carbon or odourous compounds prior to discharge to the external environment.
- The warehouse will be fitted with additional best practice environmental management controls where needed to enable the receival, decanting and consolidation of the increased amounts of Dangerous and Non-Dangerous Goods in a safe and responsible manner.
- The Development Application will include specialist studies to inform where upgrades to operational systems or plant/equipment may be required to the facility – these will be included in a future detailed Environmental Impact Statement.

70%

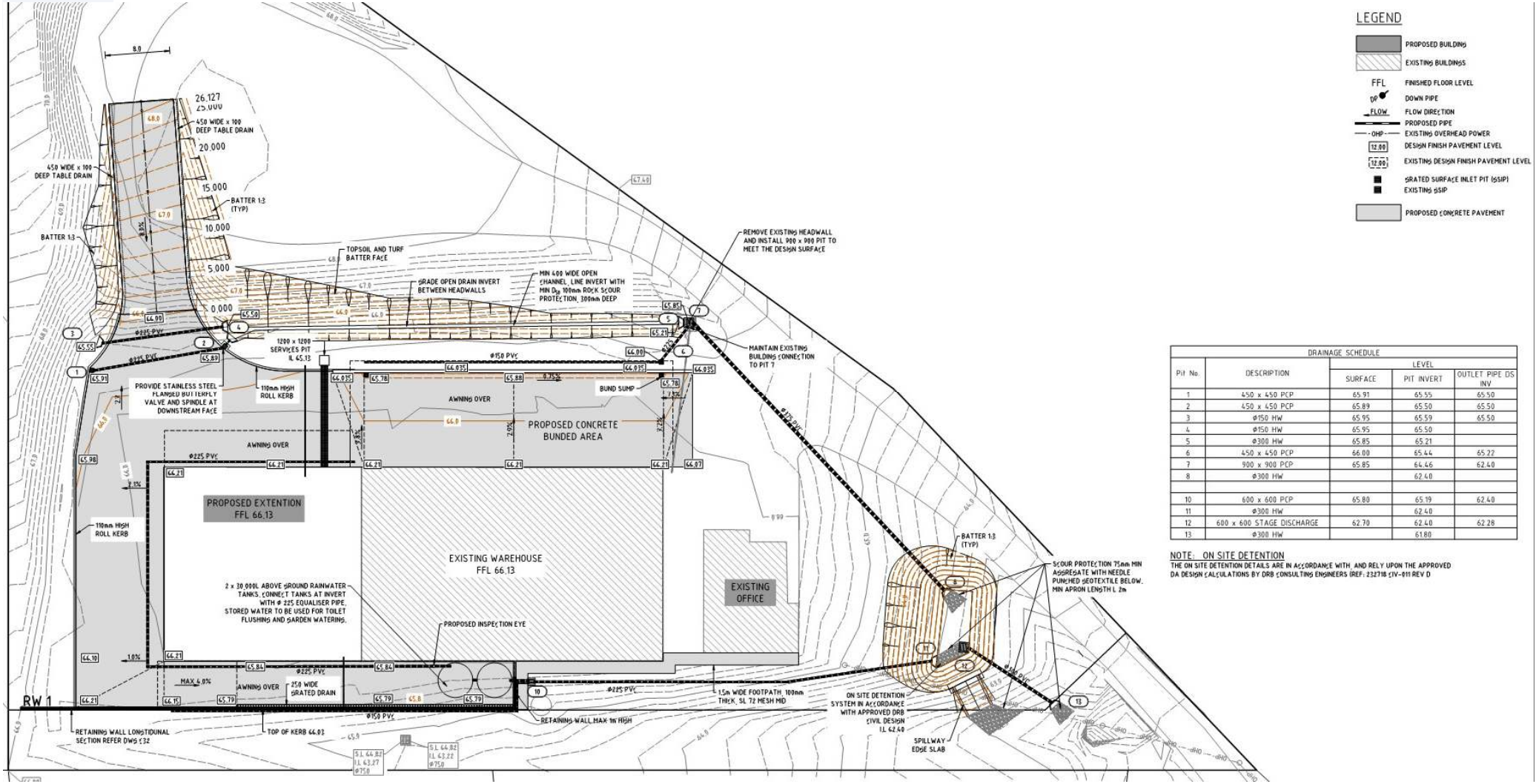
CleanEra is targeting 70% beneficial reuse of treated wastewater under a Specific Resource Recovery Order and Exemption (currently under application with the NSW EPA)

Beneficial reuse of treated wastewater include various agricultural and industrial uses

Sustainability Features

- All operations including tipping, storage, processing, loading and truck waiting take place in fully enclosed warehouse.
- A solar panel array with potential for back up battery storage of electricity will be provided on all buildings to supply the operation with green power.
- Covered receival area including the warehouse with spill containment and bunding to prevent discharge of pollutants.
- Fully bunded warehouse to prevent leachate or contaminated water from leaving the site.
- Stormwater runoff to be intercepted and managed in accordance with Council standards.
- Advanced water treatment facilities including reverse osmosis, granular activated carbon (GAC) and biological treatment.

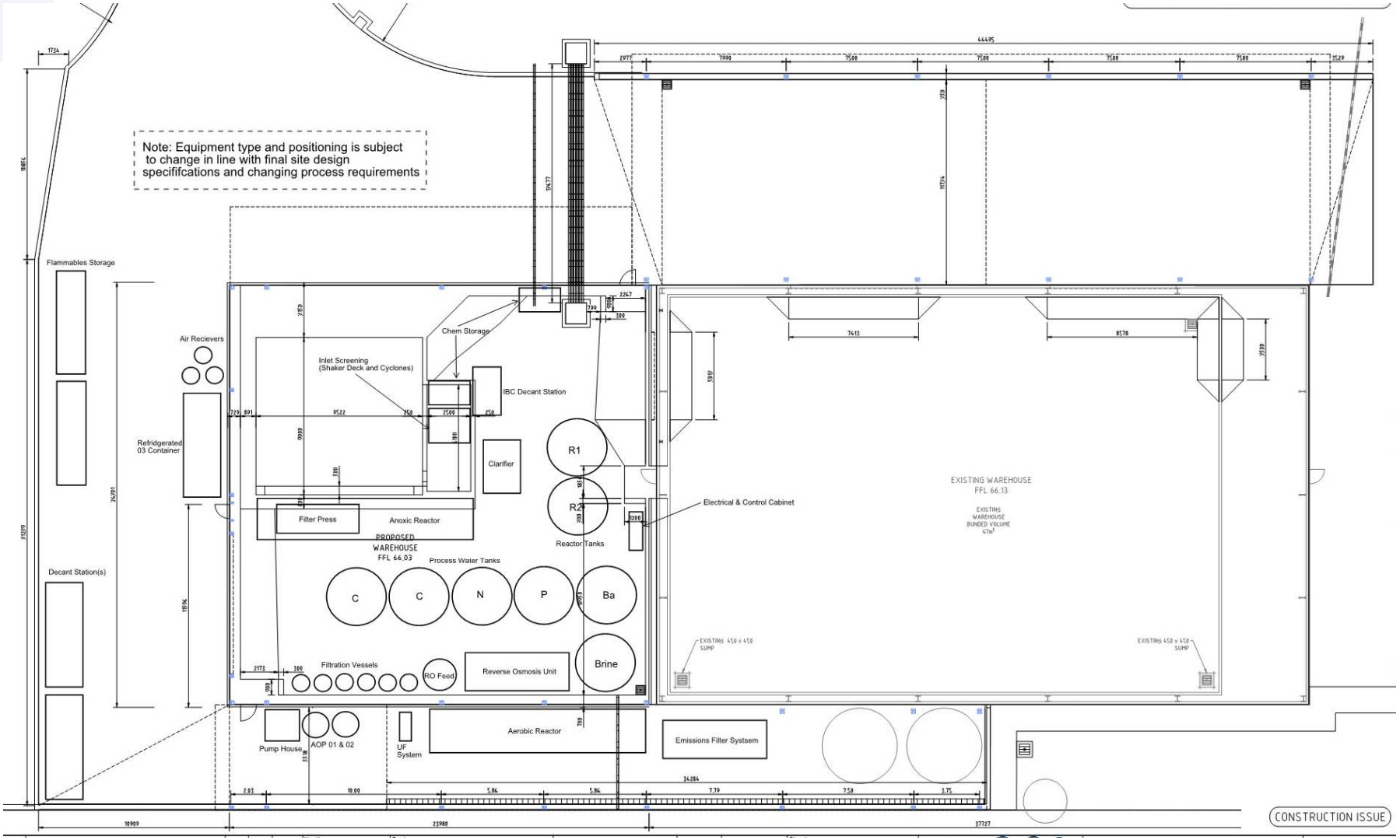
Current Approved Site Plan



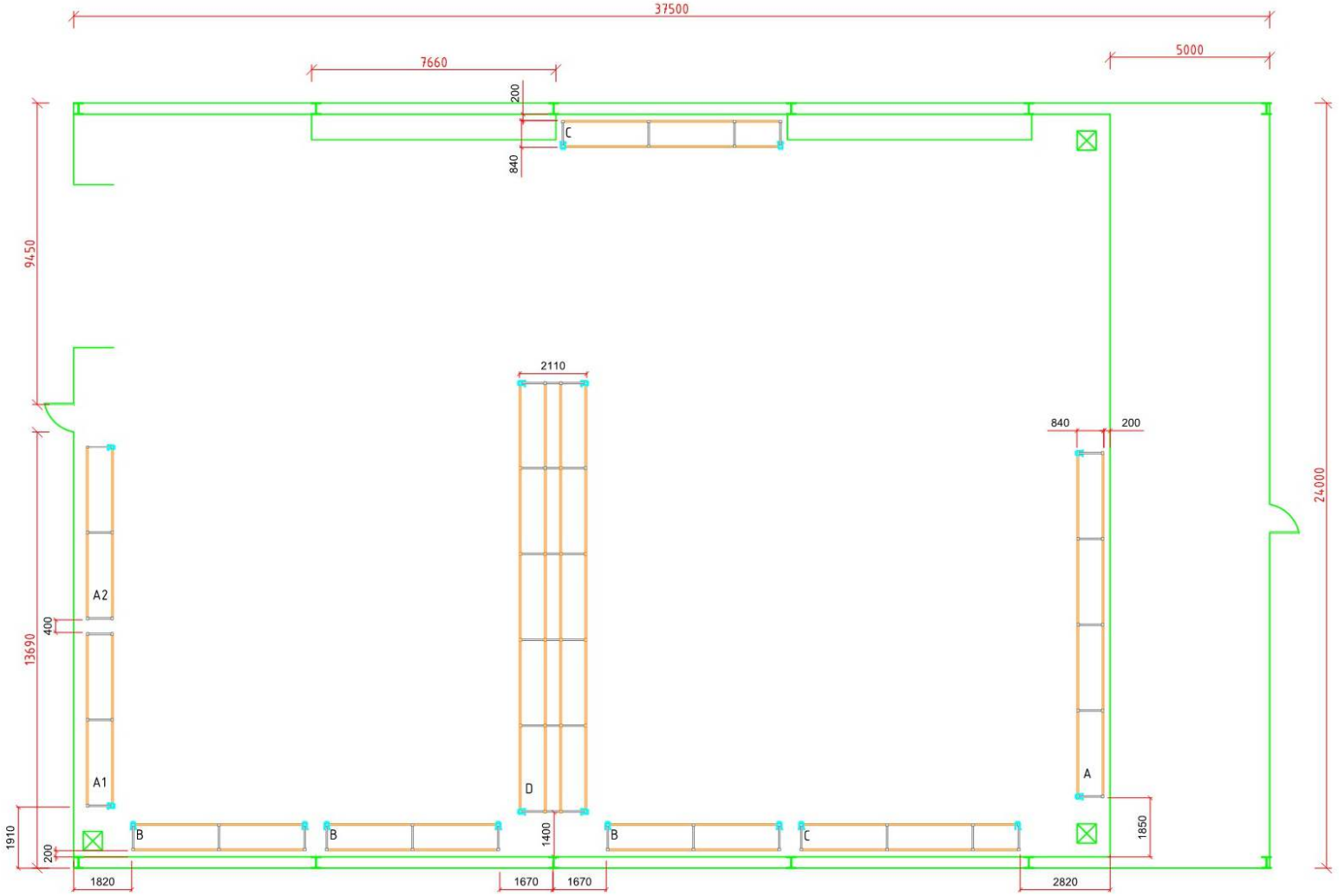
DRAINAGE SCHEDULE				
Pit No.	DESCRIPTION	LEVEL		
		SURFACE	PIT INVERT	OUTLET PIPE DS INV
1	450 x 450 PCP	65.91	65.55	65.50
2	450 x 450 PCP	65.89	65.50	65.50
3	Ø150 HW	65.95	65.59	65.50
4	Ø150 HW	65.95	65.50	
5	Ø300 HW	65.85	65.21	
6	450 x 450 PCP	66.00	65.44	65.22
7	900 x 900 PCP	65.85	64.46	62.40
8	Ø300 HW		62.40	
10	600 x 600 PCP	65.80	65.19	62.40
11	Ø300 HW		62.40	
12	600 x 600 STAGE DISCHARGE	62.70	62.40	62.28
13	Ø300 HW		61.80	

NOTE: ON SITE DETENTION
THE ON SITE DETENTION DETAILS ARE IN ACCORDANCE WITH, AND RELY UPON THE APPROVED DA DESIGN CALCULATIONS BY DRB CONSULTING ENGINEERS (REF: 232718 CIV-011 REV D

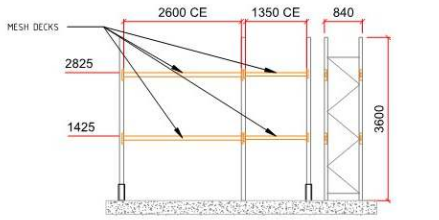
Site Floor Plan (Constructed Extension)



Proposed Racking Floor Plan (Original Warehouse)

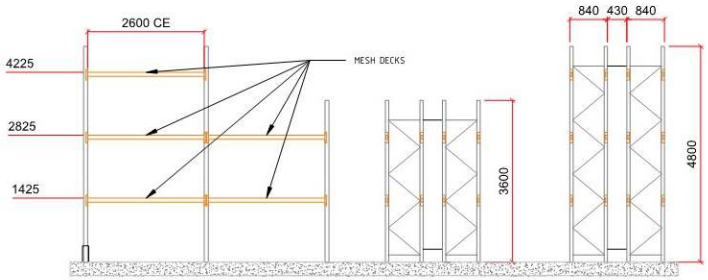


Proposed Racking Plan (Sections)



ELEVATION
SPEEDLOCK
1:100

END
A1, B & C



ELEVATION
SPEEDLOCK
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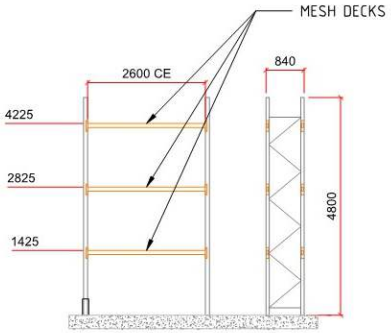
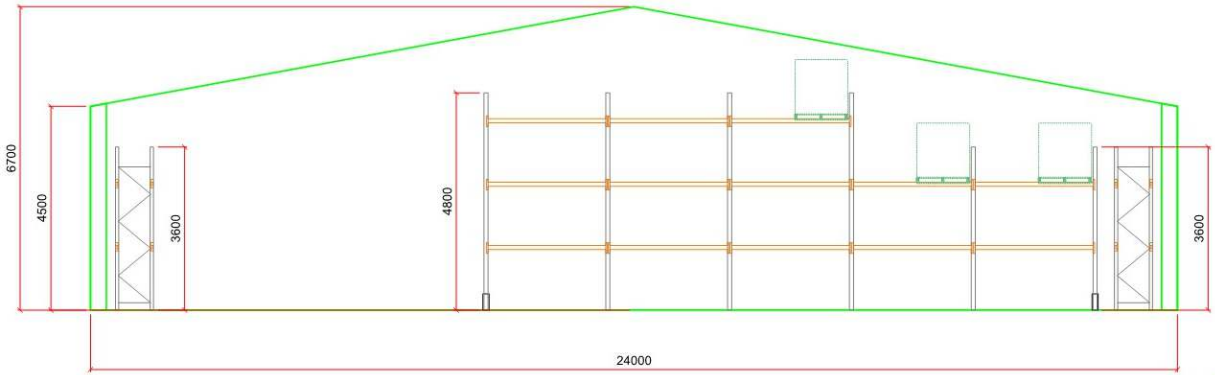
END
A, A2 & D



ELEVATION
SPEEDLOCK
1:100

END
A2



STORAGE CAPACITY

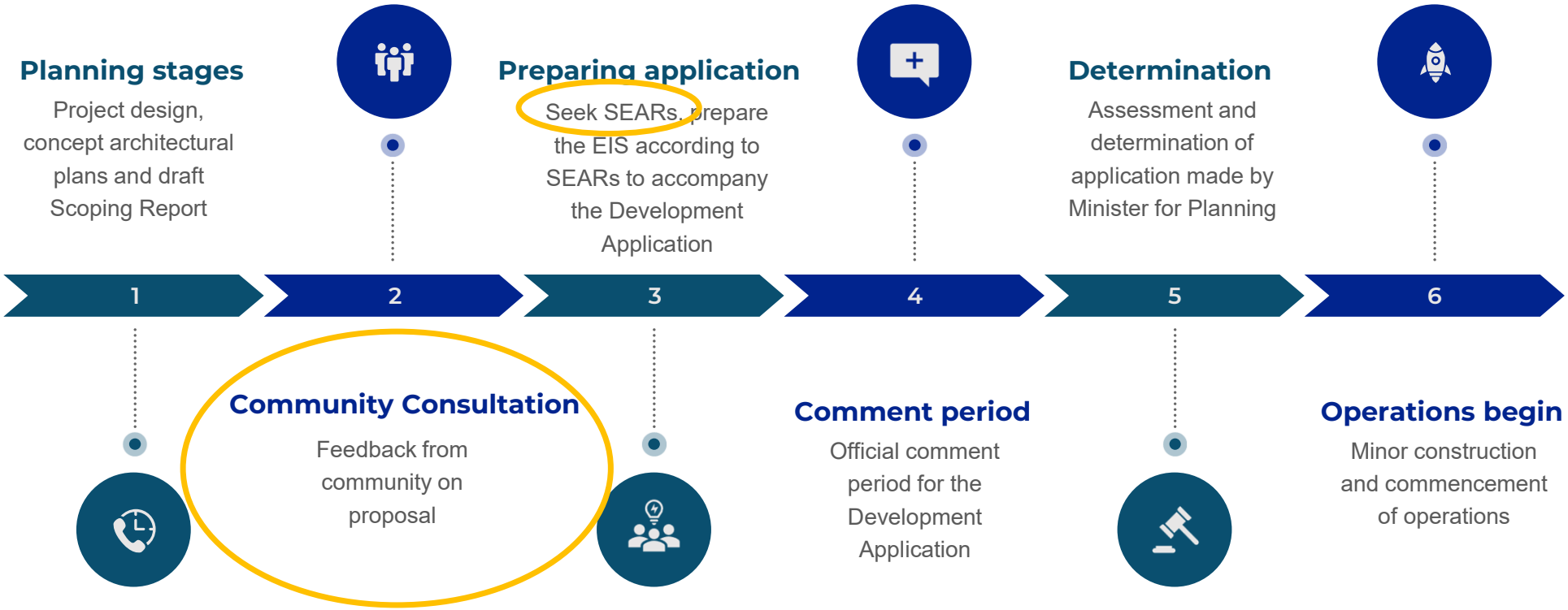
RACK A	=	28 PALLETS
RACK A1	=	12 PALLETS
RACK A2	=	16 PALLETS
RACK B	=	36^{12} PALLETS
RACK C	=	30^{15} PALLETS
RACK D	=	72 PALLETS

TOTAL = 194 PALLETS

Planning and assessment process

- The project is classified as State Significant Development under *State Environmental Planning Policy* (Planning Systems) 2021 as it will receive for ‘transfer or storage’ of more than 1,000 tonnes per year of hazardous waste.
- Hazardous waste includes wastes containing dangerous goods as defined by the Australian Code for the Transport of Dangerous Goods by Road & Rail (Edition 7.9, 2024).
- The project therefore requires an Environmental Impact Statement (EIS) with the assessment requirements provided by the Secretary of the Department of Planning, Housing and Infrastructure (DPHI).
- The Minister for Planning will assess and determine the development application.
- The facility will require a variation to CleanEra’s existing EPA Environment Protection Licence (EPL 21958) under the *Protection of the Environment Operations Act* 1997 for waste processing (non-thermal treatment), waste storage and recovery of hazardous and other waste. This will be assessed and determined by NSW EPA.

Planning and assessment process – where are we at?



Project Benefits

- Assists in the transition to a circular economy - strengthens the economy and maximises the value of resources and reduces waste – four (4) additional jobs created.
- Increases capacity of the region and NSW to process solid and liquid wastes, including hazardous waste and dangerous goods.
- Provides the Hunter and surrounding regions a central location to recycle wastes unable to be accepted by conventional facilities that do not accept substances classified in the ADG Code or medical, cytotoxic or quarantine waste.
- The facility Proposal also mitigate vehicle movements associated in transporting the waste to alternative facilities located well outside of the region.
- Provides resources recovered from that waste back into the economy whilst safely managing material that cannot be recovered which will help avoid their inappropriate disposal into the environment.

Feedback and more information

Feedback

You can provide feedback on the proposed development by contacting JEP Environment & Planning via:

- admin@jacksonenvironment.com.au
- Or phone us on 02 8056 1849

We greatly appreciate your feedback on this proposal which will benefit both the environment and the local economy.

Appendix E Social Impact Scoping Worksheet

Social Impact Assessment (SIA) Scoping Worksheet	Project name:												Date: 19/06/2026				
SCOPE SOCIAL IMPACTS															**PLAN YOUR SIA**		
PROJECT ACTIVITIES	**CATEGORY OF SOCIAL IMPACT**	**LIKELY IMPACTS ON PEOPLE**			**COMBINED AND CUMULATIVE IMPACTS**	**DIMENSIONS OF IMPACT**					**MANAGEMENT BY OTHER TECHNICAL DISCIPLINES**	**ASSESSMENT LEVEL FOR EACH IMPACT***		**Data collection plan**	**Opportunities for, or refinements to date?**	**Initial mitigation or enhancement plans?**
Which **project activity / activities** could produce social impacts?	Which **social impact categories** could be affected by the project activities	How is this impact likely to be experienced by people? Use additional rows if different people are likely to experience the impact differently	Who is likely to be impacted?	Is the impact **positive or negative**	Will this impact combine with others from this project, and/or have cumulative impacts with other projects?	Is this dimension significant for the social impact? **extent**	**duration**	**intensity**	**sensitivity**	**level of concern/interest**	Is there another technical discipline (i.e. not the SIA) that will likely manage some of this social impact?	Level of assessment for each social impact	Indicative data requirements	What data and methods will you use to investigate this impact?	Have you identified or adopted any refinements to reduce social impacts?	What **mitigation / enhancement measures** are being considered?
None	Community	The proposal is not likely to affect the composition of the community, the character of the area, social cohesion or sense of place. The development is contained within the existing industrial precinct.	None	Positive	No	No	No	No	No	No	No	Not relevant				
The increase in the Site's resource recovery capacity will increase traffic, and the Site is considered a 24/7 operations.	Way of Life	The Proposal is not likely to affect how people live, travel, interact or spend time as it is located within an existing heavy industrial precinct. Construction works are minor, contained within the site and unlikely to cause disruptions to way of life. Traffic will, however increase in the industrial precinct.	Other industrial developments in the industrial precinct.	Negative	Unknown	Yes	Yes	?	Yes	Yes	Yes - fully	Minor	Secondary data + limited engagement (if required)	Traffic numbers pre and post development.	To be considered in EIS.	Requirements of the Site versus time of day.
Enhancements of soil and water controls and other pollution control systems may be needed.	Surroundings	The Site is already developed. Some minor changes may be required only. Any upgrades to the Site will be a benefit to pollutant control treatment systems and stormwater treatement.	Waterways	Positive	Unknown	Yes	Yes	Yes	Yes	Yes	Yes - fully	Minor	Secondary data + limited engagement (if required)	PHA, stormwater/civil.	To be considered in EIS.	Potential for additional pollutant control systems.
Increasing the capacity for businesses to access resource recovery services for liquid waste.	Accessibility	Other industrial and commercial businesses will have additional access to liquid waste recovery / recycling services.	Other industrial and commercial businesses	Positive	No	Yes	Yes	Yes	No	Yes	Yes - partly	Standard	Secondary data + targeted engagement + potentially targeted research	Market research	To be considered in EIS.	None
Increased industrial activity intensity within an industrial area.	Culture	The Site is already developed and located in an existing industrial area. The Proposal is unlikely to affect customs, practices or connections to community and country.	None		No	No	No	No	No	No	No	Not Relevant				
Increased industrial activity and capacity of the Site.	Health and Wellbeing	Potential for air, human health and noise impacts, mostly to nearby industrial properties within the industrial precinct and site staff.	Nearby industrial sites/staff.	Negative	Unknown	Yes	Yes	Yes	Yes	Yes	Yes - fully	Minor	Secondary data + limited engagement (if required)	Air quality, human health and noise impact assessments.	To be considered in EIS.	Onsite pollutant controls and management of operations.
Additional employment - direct and indirect.	Livelihoods	Local workers from Singleton and surrounds.	Local and regional residents / businesses	Positive	No	Yes	Yes	Yes	Yes	Yes	Yes - fully	Minor	Secondary data + limited engagement (if required)	Economic impact assessment	To be considered in EIS.	To be considered in EIS.
Community consultation	Decision Making Systems	The surrounding community and other stakeholders have opportunity under the development application process to provide feedback regarding concerns, opportunities and constraints.	Local and regional residents / businesses	Positive	No	Yes	Yes	Yes	Yes	Yes	Yes - partly	Standard	Secondary data + targeted engagement + potentially targeted research	Feedback from outreach and community meeting.	To be considered in EIS and project design.	To be considered in EIS.

Appendix F Section 10.7 (2&5) Planning Certificates

PLANNING CERTIFICATE

ISSUED UNDER SECTION 10.7(2 & 5)
ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
and
ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021

Erik Larson
14 Angela Close
CAREY BAY NSW 2283

Applicants Reference
45 Maskey Road MOUNT THORLEY

CERTIFICATE DETAILS

CERTIFICATE NUMBER: 9947

DATE OF CERTIFICATE: 01/04/2026

PROPERTY DETAILS

ADDRESS: 45 Maskey Road MOUNT THORLEY NSW 2330

TITLE: Lot: 113 DP: 262603

PARCEL NO.: 5042

BACKGROUND INFORMATION

This certificate provides information on how the relevant parcel of land may be developed, including the planning restrictions that apply to development of the land, as at the date the certificate is issued. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government. The details contained in this certificate are limited to that required by Section 10.7 of the *Environmental Planning and Assessment Act, 1979*.

1. Names of relevant planning instruments and development control plans

(1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land:

Local Environmental Plan

Singleton Local Environmental Plan 2013

State Environmental Planning Policies

State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Resources and Energy) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Industry and Employment) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Sustainable Buildings) 2022

NOTE: Some SEPPs only apply to particular development and some may or may not apply due to site specific or development specific considerations.

Development Control Plans

Singleton Development Control Plan 2014
Huntlee Development Control Plan 2013

(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been the subject to community consultation or public exhibition under the Act that will apply to the carrying out of development on the land.

Proposed Local Environmental Plans

Nil

Proposed State Environmental Planning Policies

Nil

2. Zoning and land use under relevant planning instruments

Singleton Local Environmental Plan 2013

a) **The identity of the zone:**

The land is zoned E5 Heavy Industrial under the provisions of Part 2 in the Singleton Local Environmental Plan 2013.

b) **The purposes for which development in the zone:**

i. **may be carried out within the zone without the need for development consent:**

Nil

ii. **may not be carried out in the zone except with development consent:**

Building identification signs; Business identification signs; Data centres; Depots; Freight transport facilities; General industries; Hazardous storage establishments; Heavy industries; Industrial training facilities; Kiosks; Offensive storage establishments; Oyster aquaculture; Roads; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in b) (i) or (iii)

iii. **is prohibited:**

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Centre-based Child Care Facility; Commercial premises; Community facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Light industries; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Sex services premises; Storage premises; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Wharf or boating facilities; Wholesale supplies

c) **Whether additional uses apply to the land**

Schedule 1 Additional permitted uses in the Singleton Local Environmental Plan 2013 lists those properties where additional uses apply.

d) **Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed**

No development standard applies to the land.

e) **Whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016.**

There is no land in the Singleton Local Government area which has any area of outstanding biodiversity value.

f) **Whether the land is in a Conservation area, however described**

The land is not identified in Schedule 5 of the Singleton Local Environmental Plan 2013 and on the Heritage Map as being within the Singleton/Jerrys Plains Heritage Conservation Area.

g) **Whether an item of Environmental Heritage, however described, is situated on the land**

The land is not identified in the Singleton Local Environmental Plan 2013 as containing an item of environmental heritage.

3. Contributions plans

The following development contributions plans apply to the land:

Singleton Development Contributions Plan 2025

4. Complying Development

Complying development may or may not be carried out on the land under each of the following codes for complying development, to the extent and for the reasons stated under the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*

Housing Code

Under the provisions of the Housing Code, complying development MAY NOT be carried out on the land.

Rural Housing Code

Under the provisions of the Rural Housing Code, complying development MAY NOT be carried out on the land.

Low Rise Housing Diversity Code

Complying Development under the Low Rise Housing Diversity Code MAY NOT be carried out on the land.

Pattern Book Development Code

Complying Development under the Pattern Book Development Code MAY be carried out on the land.

Greenfield Housing Code

Complying Development under the Greenfield Housing Code MAY NOT be carried out on the land.

Inland Code

Complying Development under the Inland Housing Code MAY be carried out on the land.

Housing Alterations Code

Under the provisions of the Housing Alterations Code, complying development MAY be carried out on the land.

General Development Code

Under the provisions of the General Development Code, complying development MAY be carried out on the land.

Industrial and Business Alterations Code

Under the provisions of the Industrial and Business Alterations Code, complying development MAY be carried out on the land.

Industrial and Business Buildings Code

Under the provisions of the Industrial and Business Buildings Code, complying development MAY be carried out on the land.

Container Recycling Facilities Code

Complying Development under the Container Recycling Facilities Code MAY be carried out on any part of the land.

Subdivisions Code

Under the provisions of the Subdivisions Code, complying development MAY be carried out on the land.

Demolition Code

Under the provisions of the Demolition Code, complying development MAY be carried out on the land.

Fire Safety Code

Under the provisions of the Fire Safety Code, complying development MAY be carried out on the land.

Agritourism and Farm Stay Accommodation Code

Complying Development under the Agritourism and Farm Stay Accommodation Code MAY NOT be carried out on the land.

Note: If the land is a lot to which the Housing Code, Rural Housing Code, Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code or Commercial and Industrial (New Buildings and Additions) Code (within the meaning of the *State Environmental Planning Policy (Exempt and Complying Development Codes)* 2008) applies, complying development may be carried out on any part of the lot that is not affected by the provisions of clause 1.19 of that Policy.

5. Exempt Development

Exempt development may or may not be carried out on the land under each of the following codes for exempt development, to the extent and for the reasons stated under the provisions of clauses 1.16 (1) (a) to (d), (1A), (1B), (1C), (2) and (3) (a) and (b) of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*

General Exempt Development Code

Under the provisions of the General Exempt Development Code, exempt development MAY be carried out on the land if it meets the requirements for that exempt development.

Advertising and Signage Exempt Development Code

Under the provisions of the Advertising and Signage Exempt Development Code, exempt development MAY be carried out if it meets the requirements for that exempt development.

Temporary Uses and Structures Exempt Development Code

Under the provisions of the Temporary Uses and Structures Exempt Development Code, exempt development MAY be carried out if it meets the requirements for that exempt development.

6. Affected building notices and building product rectification orders

(1) Whether Council is aware that:

(a) An affected building notice is in force in relation to the land

No

(b) A building produce rectification order given is in force in relation to the land that has not been fully complied with

No

(c) a notice of intention to make a building product rectification order given in relation to the land is outstanding

No

(2) In this section:

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

building product rectification order has the same meaning as in the *Building Products (Safety) Act, 2017*.

7. Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

None of the land is identified on the Singleton Local Environmental Plan 2013 Land Reservation Acquisition Map.

8. Road widening and road alignment

Whether the land is affected by road widening or road realignment under:

(a) the *Roads Act 1993*, Part 3 Division 2, or

(b) an environmental planning instrument, or

(c) a resolution of the council.

Note: This item relates to Council's road proposals only. Other authorities, including the NSW Roads and Maritime Services may have road widening proposals

No

9. Flood related development controls

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

No

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

Unknown

(3) In this section:
flood planning area has the same meaning as in the Floodplain Development Manual.
Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.
probable maximum flood has the same meaning as in the Floodplain Development Manual.

The information provided in Item 9 is based on the data and information presently available to the Council and on development controls in force as at the date of this certificate. The identification of land as not being subject to flood related development controls does not mean that the land is not or may not be subject to flooding or that the land will not in the future be subject to flood related development controls, as additional data and information regarding the land become available.

10. Council and other public authority policies on hazard risk restrictions

(1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

(2) In this section:

adopted policy means a policy adopted

(a) by the council, or

(b) by another other public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council

Landslip

No

Bushfire

Yes

Tidal inundation

No

Subsidence

No

Acid Sulfate Soils

No

Any other risk (other than flooding)

No

11. Bush fire prone land

Is any of the land bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 103

Some/all of the land is identified as being bushfire prone land as defined by the Environmental Planning and Assessment Act 1979 on a bushfire prone land map for the area. The bushfire prone land map for the area is available for inspection during Councils normal office hours.

12. Loose fill asbestos insulation

Does the land include any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the Register kept under that Division?

No.

13. Mine subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

No

14. Paper subdivision Information

1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

   Nil

2) The date of any subdivision order that applies to the land.

   Nil

3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

15. Property vegetation plans

If the land is land in relation to which a property vegetation plan is approved and in force under the *Native Vegetation Act 2003*, Part 4*,* a statement to that effect but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

No

16. Biodiversity stewardship sites

Is the land a biodiversity stewardship site under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016*, Part 5, a statement to that effect but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

No

Note. Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995, Part 7A* that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016,* Part 5.

17. Biodiversity certified land

Is the land biodiversity certified land under the *Biodiversity Conservation Act 2016*, Part 8?

No

Note. Biodiversity certified land includes land certified under the *Threatened Species Conservation Act 1995, Part 7AA* that is taken to be certified under the *Biodiversity Conservation Act 2016,* Part 8.

18. Orders under *Trees (Disputes Between Neighbours) Act 2006*

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land, but only if the council has been notified of the order.

No

19. Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works

This clause is not applicable to the Singleton Local Government Area because Singleton Council is not a 'coastal council'.

20. Western Sydney Aerotropolis

This clause is not applicable to the Singleton Local Government Area because Singleton Council is not in Western Sydney.

21. Development consent conditions for senior housing

If *State Environmental Planning Policy (Housing) 2021,* Chapter 3, Part 5 applied to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

No

22. Site compatibility certificates and development consent conditions for affordable rental housing

(1) Whether there a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the Council is aware, in relation to proposed development on the land?

Council has not been made aware of any valid site compatibility certificate (affordable rental housing), in respect of proposed development on the land.

(2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).

Nil

(3) Any conditions of a development consent in relation to land that are of a kind referred to in *Statement Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

Nil

(4) In this section –
former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009.*

Matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act-if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act-if it is subject to such on order at the date when the certificate is issued,

No

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act-if it is the subject of such an approved proposal at the date when the certificate is issued,

No

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act-if it is subject to such an order at the date when the certificate is issued,

No

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act-if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No

Additional information pursuant to Section 10.7(5) of the *Environmental Planning & Assessment Act 1979*

(5) A council may, in a planning certificate, include advice on such other relevant matters affecting the land of which it may be aware.

ARMY ACTIVITIES
The Singleton Army Firing Range is located within the Singleton Area. Some activities, such as artillery firing and aircraft operations impact on the environment beyond the Firing Range boundaries. These activities may result in noise and vibration impacts being experienced on lands throughout the Singleton Local Government Area.

EARTHWORKS - Singleton Local Environmental Plan 2013
Clause 7.1: Earthworks in the Singleton Local Environmental Plan 2013 applies to the land. This clause requires development consent for earthworks, unless the earthworks are exempt development, or the earthworks are ancillary to other development for which development consent has been given.

This clause applies to all land to which the Singleton Local Environmental Plan 2013 applies.

The above information has been taken from Council's records in good faith. Council cannot accept responsibility for any omission or inaccuracy. Where information has been received from a third party, it is recommended that applicants approach that party (or parties) directly for further information and to confirm its authenticity.

DEVELOPMENT APPLICATIONS DETERMINED IN THE LAST FIVE YEARS

During the preparation of this certificate, some development applications may have been determined within the last five years.

If this is the case they will be listed below.

Note: This list relates to the allotment and deposited plan reference for which the certificate has been prepared and does not include applications submitted for historical parcels. Undetermined development applications for development on the land may still be valid. If confirmation is required please contact Council's Planning & Development Services.

16/12/2025 - Development Applications APPROVAL 2023/618 S4.55(1A) alterations and additions to existing warehouse
30/09/2025 - Development Applications APPROVAL 2025/158 Waste or Resource Management Facility - Change of Use
17/03/2025 - Development Applications APPROVAL 2023/618 S4.55(1A) - Modification
20/08/2024 - Development Applications APPROVAL 2023/618 Alterations and additons - change of use to waste or resource facility

State Significant Development
Singleton Local Government Area has many State Significant Developments, one or more of which may apply to this property. Council suggests a search of the Department of Planning State Significant Development site https://www.planningportal.nsw.gov.au/major-projects/assessment/state-significant-development to determine if any of the developments may have an impact on this property.

For further information, please contact Council's Development Assessment unit, within the Planning & Infrastructure directorate on 02 6578 7290.

Issued by Amanda Schaffer
Coordinator Planning and Development
Under delegation by the General Manager
Singleton Council