

Alterations and Additions to an Existing Destructive Distillation Plant for Used Tyres - SEARs Scoping Report

Green Distillation Technologies Pty Ltd



Prepared for Green Distillation Technologies Pty Ltd

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Acknowledgements

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.

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Version	Authors	Date	Reviewer	Approved for issue	Date
Draft 1	J.Tanana, Dr. M. Jackson	01/04/2025	Dr. M.Jackson	Dr.M.Jackson	02/04/2025
Final draft	J.Tanana, Dr. M. Jackson	07/04/2024	Dr. M.Jackson	Dr.M.Jackson	07/04/2024
Final	J.Tanana, Dr. M. Jackson	12/05/2025	Dr. M.Jackson	Dr.M.Jackson	12/05/2025
Revision 1	C. Rich, Dr. M. Jackson	17/11/2025	Dr. M.Jackson	Dr.M.Jackson	21/11/2025

Executive Summary

Green Distillation Technologies Pty Ltd (GDT) proposes to make alterations and additions to its existing advanced destructive tyre distillation plant at Lot 1 DP 1186656, 8161 Oxley Highway, Warren NSW 2824 (the Site). The site is located within E4 General Industrial zoned land, adjoining the Ewenmar Waste Depot. The surrounding areas are zoned RU1 Primary Production to the north, east, and west, with R5 Large Lot Residential zoned land to the south. The closest residential dwelling is approximately 750m away at 19 Bundemar Rd, Beemunnel NSW 2824.

The existing development consent (DA P16-10.26), granted on 23 September 2010, permits the operation of a destructive distillation plant processing up to 5,000 tonnes of used tyres per year, converting them into oil, carbon and steel for resale. The facility operates under EPA licence 21183, which allows the processing of up to 20 tonnes of tyres per day, with a maximum on-site storage limit of 50 tonnes of tyres at any given time. Additionally, the facility is licensed to store up to 90m³ or 90 Bulka bags of carbon, 60,000L of oil and 56m³ of baled steel at any one time.

The Proposal seeks to increase the processing capacity of the existing operations to 25,000 tonnes per annum by:

- Operation of five (5) additional distillation modules to increase processing capacity;
- Construction of a new site office, associated parking and on-site wastewater treatment system to support operations;
- Installation of additional water storage infrastructure to improve process efficiency and fire safety;
- Expansion of the existing oil settling and storage tanks, including the installation of four (4) new oil tanks, increasing total oil storage capacity to 180,000 litres;
- Construction and installation of a carbon/wire separation shed to crush and screen carbon in a streamlined process;
- Construction of a carbon and wire storage shed to safely store by-products;
- Installation of bunding around hazardous fuel storage areas to enhance environmental protection;
- Installation of an expanded cooler (water) plant to support the increased distillation process;
- Upgraded nitrogen generation and nitrogen storage plant to improve process reliability;
- Deployment of an upgraded electrical control room for enhanced facility management;
- Installation of a new weighbridge to support logistical operations;
- Sealing of road accessway around the site; and
- Additional stormwater management systems to mitigate environmental risks and ensure compliance with water quality regulations.

To accommodate the proposed increase in processing capacity, GDT also seeks to increase the on-site storage capacity at any one time as follows:

- A maximum of 1,000 tonnes of tyres;
- 750 tonnes of carbon; and
- 400 tonnes of steel.

The alteration and additions will improve operational efficiency, enhance environmental compliance, and support the domestic resource recovery market following the Council of Australian Governments (COAG) waste export ban, which came into effect on 1 December 2021. The ban prohibits the export of whole used tyres, except for limited retreadable categories, necessitating an increase in domestic tyre recycling capabilities.

The Site covers approximately 21,500m² and is located 350m from Ewenmar Creek. A closed-loop water treatment system is used in operations, treating water before recirculating it. Four on-site water storage tanks and a water bore provide additional water resources.

An assessment of planning requirements confirms that the Proposal is best characterised as a Resource Recovery Facility under the *Warren Local Environmental Plan* 2012. However, it also meets the criteria of a Liquid Fuel Depot due to bulk oil storage. The Proposal is expected to trigger Designated Development under Clause 12(1)(f) of Schedule 3 of the *Environmental Planning and Assessment Regulation* 2021, relating to petrochemical facilities manufacturing more than 2,000 tonnes of petrochemical products per year. The Proposal will also trigger Regionally Significant Development under Clause 7(c) of Schedule 6 of the *State Environmental Planning Policy (Planning System)* 2021. Therefore, the Western Regional Planning Panel will be the consent authority.

The facility operates under the *Protection of the Environment Operations Act* 1997, with scheduled activities including energy recovery, resource recovery and waste storage. It is noted that the *Protection of the Environment Operations (General) Regulation* 2022 currently prohibits new approvals for energy recovery from the thermal

treatment of waste under Clause 143, except in areas exempted under Clause 144. Warren is not an exempted area under Clause 144 of the POEO Regulation, meaning energy recovery from waste is not permitted.

However, the NSW Government released Chapter 1 of the *NSW Waste and Circular Infrastructure Plan* in October 2025 which states that the NSW EPA will expand the exemptions under Clause 144 of the *Protection of the Environment Operations (General) Regulation 2022* to include the thermal treatment of end-of-life tyres to produce oil, steel, carbon black and syngas where this occurs outside the Greater Sydney Region. Consequently, the Proposal will be permissible under the amended regulation. The amendments to the regulation are expected in early 2026.

Consultation with NSW EPA was undertaken on 6th May 2025. The meeting was attended by the applicant's planning and legal team with representatives from the EPA's planning assessment, regional operations and legal sections. A comprehensive briefing by the applicant was provided to EPA representatives, including a detailed explanation of the planning and licensing pathway as proposed for the alterations and additions. GDT will continue to liaise with EPA representatives on a consultation basis to assist and provide information where requested.

This scoping report will help the Department of Planning, Housing and Infrastructure (DPHI) to prepare the Secretary Environmental Assessment Requirements (SEARs) for the Proposal. The scoping report has considered planning and legislative requirements, as well as site conditions, topography, biodiversity, geology and soils, surface water management, groundwater, air quality, noise, traffic management, bushfire, easements, licences and covenants, adjoining premises, nearest sensitive receptors, traffic, social and cultural environment, visual catchment, stakeholder and community consultation, and a stakeholder consultation strategy.

As part of this assessment, we have also considered the strategic drivers, including State and Local Planning Policies. The scoping report has also considered the sustainability benefits of the project, including the environmental, economic and social benefits.

The scoping report found that consideration will need to be given to air quality, noise, fire safety, bushfire risk, traffic, stormwater management, and heritage to ensure that environmental and community impacts are minimised. This report will assist the Department of Planning, Housing and Infrastructure in preparing the SEARs requirements for the Proposal.

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1. Introduction

This SEARs scoping report has been prepared to request input from the relevant consent authorities for the proposed development at Lot 1 DP 1186656, 8161 Oxley Highway, Warren NSW 2824. The Proponent for the development is Green Distillation Technologies Pty Ltd (GDT).

1.1 Background

GDT proposes to make alterations and additions to its existing advanced destructive tyre distillation plant at Lot 1 DP 1186656, 8161 Oxley Highway, Warren NSW 2824 (the Site). The site is located within E4 General Industrial zoned land, with the Ewenmar Waste Depot adjoining the premises. The surrounding areas to the north, east, and west are zoned RU1 Primary Production, while R5 Large Lot Residential zoned land is located to the south. The closest residential dwelling is approximately 750m away at 19 Bundemar Rd, Beemunnel NSW 2824.

The existing development consent (DA P16-10.26), granted on 23 September 2010, permits the construction and operation of a destructive distillation plant for used tyres. The current approval allows for the receipt and processing of up to 5,000 tonnes of used tyres per year, converting them into oil, carbon and steel for resale. The facility operates under EPA licence EPL 21183, which permits the processing of up to 20 tonnes of tyres per day, with a maximum on-site storage limit of 50 tonnes of tyres at any given time. Additionally, the facility is licensed to store up to 90 m³ or 90 Bulka bags of carbon, 60,000 L of oil and 56 m³ of baled steel at any one time.

GDT proposes to increase its processing capacity of tyres to 25,000 tonnes per annum through the installation of five additional distillation modules, expanded oil storage to 180,000 L, and the construction of a new carbon and wire separation and storage sheds. The proposal also includes stormwater management upgrades, bunding around hazardous fuel storage, and the installation of a new weighbridge to improve site efficiency and safety. These upgrades will allow GDT to process 100% of received materials, ensuring full resource recovery.

The Council of Australian Governments (COAG) waste export ban, which came into effect on 1 December 2021, prohibits the export of whole used tyres, except for limited retreadable categories. As a result, GDT is seeking approval to expand its advanced tyre recycling capabilities to process and recover valuable materials domestically, including oil, carbon and steel.

1.2 Planning Pathway Overview

GDT seeks approval to alter and add to its existing destructive tyre distillation plant to process 25,000 tonnes of used tyres per year at Lot 1 DP 1186656, 8161 Oxley Highway, Tenandra NSW 2824. The Site is located within E4 General Industrial zoned land under the *Warren Local Environmental Plan 2012*. The Proposal involves the increase of the facility's processing capacity from 5,000 tonnes per year to 25,000 tonnes per year, and will include the storage of tyres, oil, carbon and baled steel.

Under the *Warren Local Environmental Plan 2012*, the Proposal is best characterised as a Resource Recovery Facility, which is permissible with consent in the E4 General Industrial Zone. The facility also includes bulk storage of processed oil, which aligns with the definition of a Liquid Fuel Depot, although the primary function remains tyre resource recovery rather than oil storage and distribution.

The Proposal is expected to trigger Designated Development under the *Environmental Planning and Assessment Regulation 2021*, Clause 12(1) – Chemical Industrial Facilities and Works, as outlined below (underlined for emphasis):

12. Chemical industrial facilities and works

- (1) *Development for the purposes of the following chemical industrial facilities or works is designated development—*
- (f) *a petrochemical facility that manufactures petrochemicals or petrochemical products in quantities of more than 2,000 tonnes per year.*

As the Proposal exceeds this threshold, it triggers Designated Development, requiring an Environmental Impact Statement to be prepared to support the planning application.

The Proposal also triggers Regionally Significant Development under Clause 7(c) of Schedule 6 of the *State Environmental Planning Policy (Planning Systems) 2021*, meaning that the Western Regional Planning Panel will be the consent authority.

The Proposal involves the thermal treatment of tyres to recover oil, which involves energy recovery from waste as defined in the *NSW EPA Energy from Waste Policy Statement*. Clause 144 of the *Protection of the Environment Operations (General) Regulation 2022* currently prohibits energy recovery from waste except in designated areas. Warren is not within an exempt area. However, the *Waste and Circular Infrastructure Plan* released by the NSW Government in October 2025 will amend Clause 144 to expand the exemptions from the energy from waste prohibition to include the thermal treatment of end-of-life tyres to produce oil, steel, carbon black and syngas where this occurs outside the Greater Sydney Region. Consequently, the Proposal will be permissible following the amendment of the regulation in early 2026. As a result, GDT will be able to seek a licence variation, pursuant to section 58 of the *Protection of the Environment Operations Act 1997*, to scale up its operations once the development consent is issued.

1.3 Purpose of Report

The purpose of this SEARs Scoping Report is to provide the Department of Planning, Housing and Infrastructure and relevant Consent Authorities with a comprehensive overview of the proposed alterations and additions to the existing GDT Facility. This report identifies key environmental considerations, potential impacts, and regulatory requirements associated with the Proposal. GDT is committed to complying with all laws that affect its operations and understands that development approval is required prior to the Proposal occurring.

1.4 Site Description

The Site, located at Lot 1 DP 1186656, 8161 Oxley Highway, Warren NSW 2824, covers an area of approximately 21,500m² and operates as an advanced destructive distillation plant for used tyres. The facility is situated within E4 General Industrial zoned land under the *Warren Local Environmental Plan 2012* and is adjacent to the Ewenmar Waste Depot. The surrounding areas to the north, east, and west are zoned RU1 Primary Production, while R5 Large Lot Residential zoned land is located to the south. The nearest residential dwelling is approximately 750m away at 19 Bundemar Rd, Beemunnel NSW 2824.

The Site consists primarily of compacted hardstand areas and cleared surfaces, with some vegetation along the perimeter and around the proposed development area. Existing infrastructure includes the destructive distillation plant, tyre storage areas, oil storage tanks, and processing equipment. The facility currently operates under EPA Licence 21183, permitting the processing of up to 5,000 tonnes of used tyres per year. The Proposal seeks to increase processing capacity to 25,000 tonnes per annum through the operation of additional distillation modules, expanded oil storage, and new processing infrastructure, including a carbon/wire separation shed and a carbon/wire storage shed.

The Oxley Highway serves as the primary access route for the Site, with B-double truck access permitted. Vehicle entry and exit are managed through a sealed hardstand roadway. Stormwater management upgrades are proposed, including bunding around hazardous fuel storage areas and additional water storage infrastructure.

The Site is located approximately 350m from Ewenmar Creek. A water bore is approved for on-site water extraction, and four water storage tanks are available for operational use. The facility operates a closed-loop water treatment system, where water used in the process is continuously treated and reused.

The site with an aerial view is shown in Figure 1.1. The land use zoning of the Site and surrounds is shown in Figure 1.2. Figure 1.3 shows the general locality of the site.

1.5 The Proponent

The proponent for this Proposal is GDT, is company focused on addressing the global challenge of waste tyre disposal through innovative and sustainable resource recovery technology. GDT has pioneered an advanced destructive distillation process that converts end-of-life tyres into carbon, oil and steel, while ensuring zero emissions during the recovery process.

The company was founded in 2009, and has been sustained through investment from dedicated shareholders and government grants, demonstrating strong industry confidence in its technology and environmental impact. The company's proprietary technology presents a viable circular economy solution for waste tyre management, reducing reliance on fossil fuel-derived products.

1.6 Site History and Approvals

The GDT facility Lot 1 DP 1186656, 8161 Oxley Highway, Warren NSW 2824 was granted development consent on 23 September 2010 (DA P16-10.26), for the construction and operation of a destructive distillation plant for used tyres. The approval permits the receipt and processing of up to 5,000 tonnes of tyres per annum, converting them into oil, carbon, and steel for resale.

The facility also operates under Environment Protection Licence (EPL 21183) issued by the NSW Environment Protection Authority (EPA), which authorises the following scheduled activities:

- Energy recovery from hazardous or other waste;
- Resource recovery of waste tyres; and
- Waste storage (waste tyres).

Under the licence, the facility is permitted to process up to 20 tonnes of tyres per day, with a maximum storage limit of 50 tonnes of tyres at any given time. Additionally, the site is licensed to store up to 90 m³ or 90 Bulka bags of carbon, 60,000 L of oil and 56 m³ of baled steel at any one time.

A summary of the development approvals currently applying to the property are listed in Table 1.1.

Table 1.1. List of development approvals applying to the property.

DA number	Description	Date approved	DA status
DA P16-10.26	Construction and operation of a destructive distillation plant for used tyres	23 September 2010	Approved

1.7 Previous Development Approval Features

The existing development consent (DA P16-10.26), granted on 23 September 2010 and lawfully commenced, permits the construction and operation of a destructive distillation plant for used tyres. The facility processes up to 5,000 tonnes of tyres per year, converting them into oil, carbon and steel for resale. The site operates under EPA licence 21183, which permits the processing of up to 20 tonnes of tyres per day, with on-site storage limits of 50 tonnes of tyres, 90 m³ or 90 Bulka bags of carbon, 60,000 L of oil and 56 m³ of baled steel at any one time.

The approved development included installation of six (6) modules, of which one has been fully built and operational under the existing consent. Table 1.2 below outlines the approved site features, proposed changes, and whether each feature is retained, removed, or newly introduced.

Refer to the approved site plans per the DA in Figure 1.4 for further context.

Table 1.2. Comparison of approved development (DA P16-10.26) and proposed development site features.

Approved Development (DA P16-10.26)	Proposed Development	Status
Electrical & Control Room	Electrical & Control Room	Existing/Being upgraded
API Pump - South 01	-	Removed
Carbon/Water Separation	-	Removed
Waterbath Slurry Pump	-	Removed
Main Exhaust Line	Main Exhaust Line	Existing
Envitech - Vacuum System Skid	EMITVAC - Vacuum System Skid	Existing
Nitrogen Generation Skid	Nitrogen Generation Skid	Existing/Being upgraded
5500 Ltr Pressure Vessel - Nitrogen	5500 Ltr Pressure Vessel - Nitrogen	Existing/Being upgraded
1900 Ltr Pressure Vessel - Nitrogen	1900 Ltr Pressure Vessel - Nitrogen	Existing/Being upgraded
Serpentine H/E - Secondary Water System	Water Systems Heat Exchanger	Existing
Serpentine H/E - Primary Water System		
Serpentine H/E - Exhaust / Lime Scrubber	Exhaust Stack Foundation	Existing
Exhaust Stack		
Main Pipe Rack	Main Pipe Rack	Existing
Module 06 - Foundation	Module 06 - Foundation	Existing

Approved Development (DA P16-10.26)	Proposed Development	Status
Module 05 - Foundation	Module 05 - Foundation	Existing
Module 04 - Foundation	Module 04 - Foundation	Existing
Module 03 - Foundation	Module 03 - Foundation	Existing
Module 02 - Foundation	Module 02 - Foundation	Existing
Module 01 - Foundation	Module 01 - Foundation	Existing
Tank 01 - 115,000 Ltr Secondary Water	Tank 01 - 115,000 Ltr SW Village	Existing
Tank 02 - 115,000 Ltr Secondary Water	Tank 02 - 115,000 Ltr Fire Fighting Water	Existing
Tank 03 - 77,000 Ltr Secondary Water	Tank 03 - 77,000 Ltr Site Usage	Existing
Tank 04 - 115,000 Ltr Primary Water	Tank 04 - 115,000 Ltr Primary Water	Existing
Oil & Tar Storage & Dispatch (Transtank)	Bulk Oil Storage and Dispatch (Transtank)	New/Replaced
Truck Turn On - Oil & Tar Collection	Truck Turn On - Oil Dispatch	Existing
Water Tank Base - Crushed Rock	Water Tank Base - Crushed Rock	Existing
Infeed Tyre Hopper	-	Removed
Infeed Conveyor	-	Removed
Truck Tyre Feed Conveyor	-	Removed
Small Tyre Feed Conveyor	-	Removed
Reject Tyre Conveyor	-	Removed
Front Office & Administration Building	Front Office & Administration Building	Existing
Operational Block Building	Operational Block Building	Existing
Workshop (Placeholder)	Workshop (Placeholder)	Existing
MCC 1 - Module 1	MCC 1 - Module 1	Existing
MCC 2 - Module 2	MCC 2 - Module 2	Proposed to be operated
MCC 3 - Module 3	MCC 3 - Module 3	Proposed to be operated
MCC 4 - Module 4	MCC 4 - Module 4	Proposed to be operated
MCC 5 - Module 5	MCC 5 - Module 5	Proposed to be operated
MCC 6 - Module 6	MCC 6 - Module 6	Proposed to be operated
MCC 7 - South 01 (Balance of Plant)	MCC 7 - South 1 (Balance of Plant)	Existing
MCC 8 - East (Balance of Plant)	MCC 8 - East 1 (Balance of Plant)	Existing
MCC 9 - West (Balance of Plant)	MCC 9 - West 1 (Balance of Plant)	Existing
Security Camera Mounting Pole	Security Camera Mounting Pole	Existing
Secondary Vacuum System	-	Removed
Primary Water Control Cabinet	Primary Water Control Cabinet	Existing
Diesel Pump	-	Removed
Tar Bell	-	Removed
Lime Filter Sump with Shelter	Lime Filter Sump with Shelter	Existing
Primary Water Concrete Pad	Primary Water Concrete Pad	Existing
Bore	Water Bore - Zone for Drilling	Existing
-	Tyre Storage Lot	New
-	Weigh Bridge	New
-	Carbon/Wire Storage Shed	New
-	Carbon/Wire Separation Shed	New
-	Vortex	New
-	Transformer	New

Figure 1.1. Aerial map of the site location at 8161 Oxley Highway, Warren NSW 2824 (Lot 1 / DP1186656). Approximate Lot boundaries are shown in red.

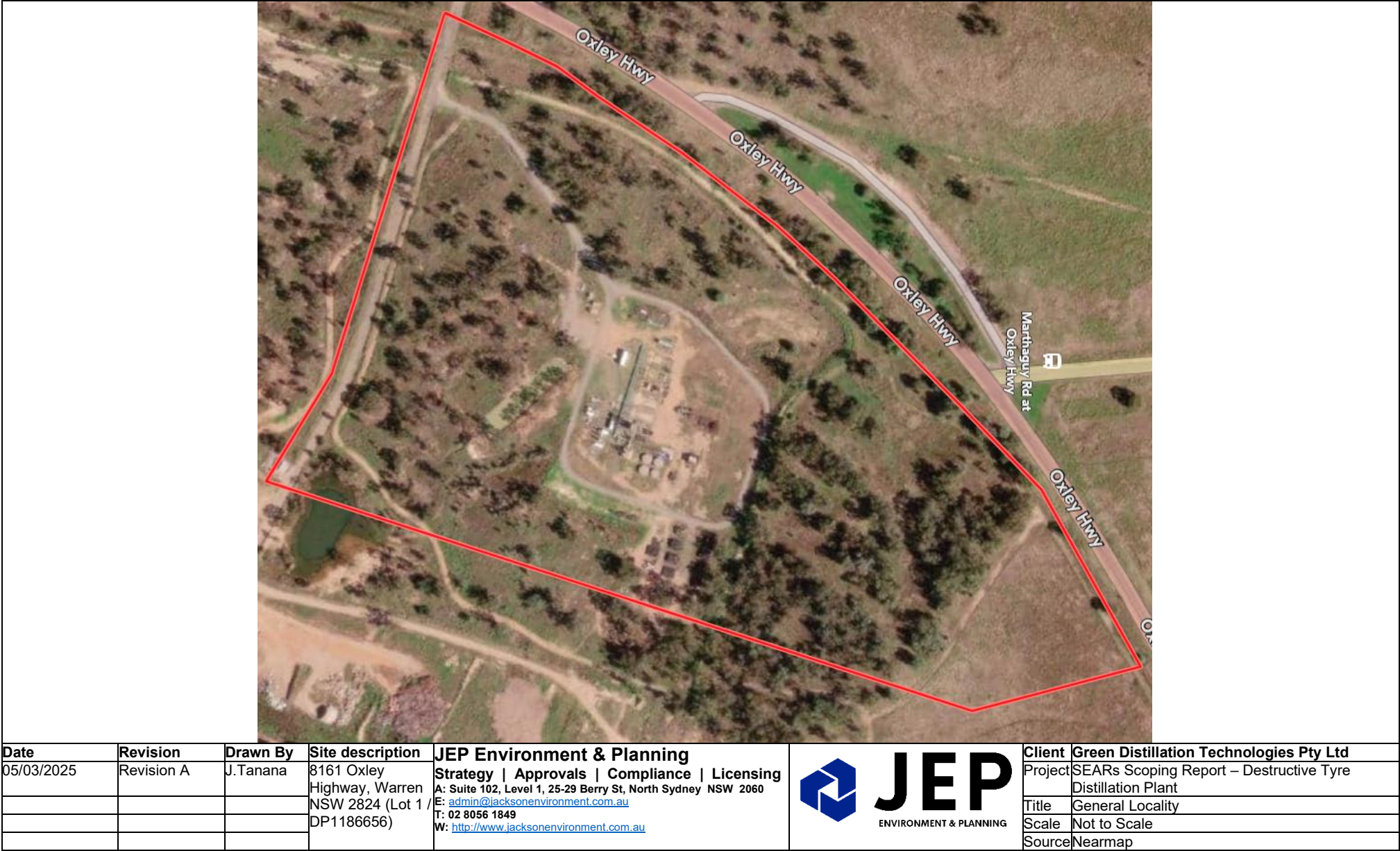


Figure 1.2. Site is located in land use zone General Industrial under *Warren Local Environmental Plan 2012*. Site location is shown in yellow.

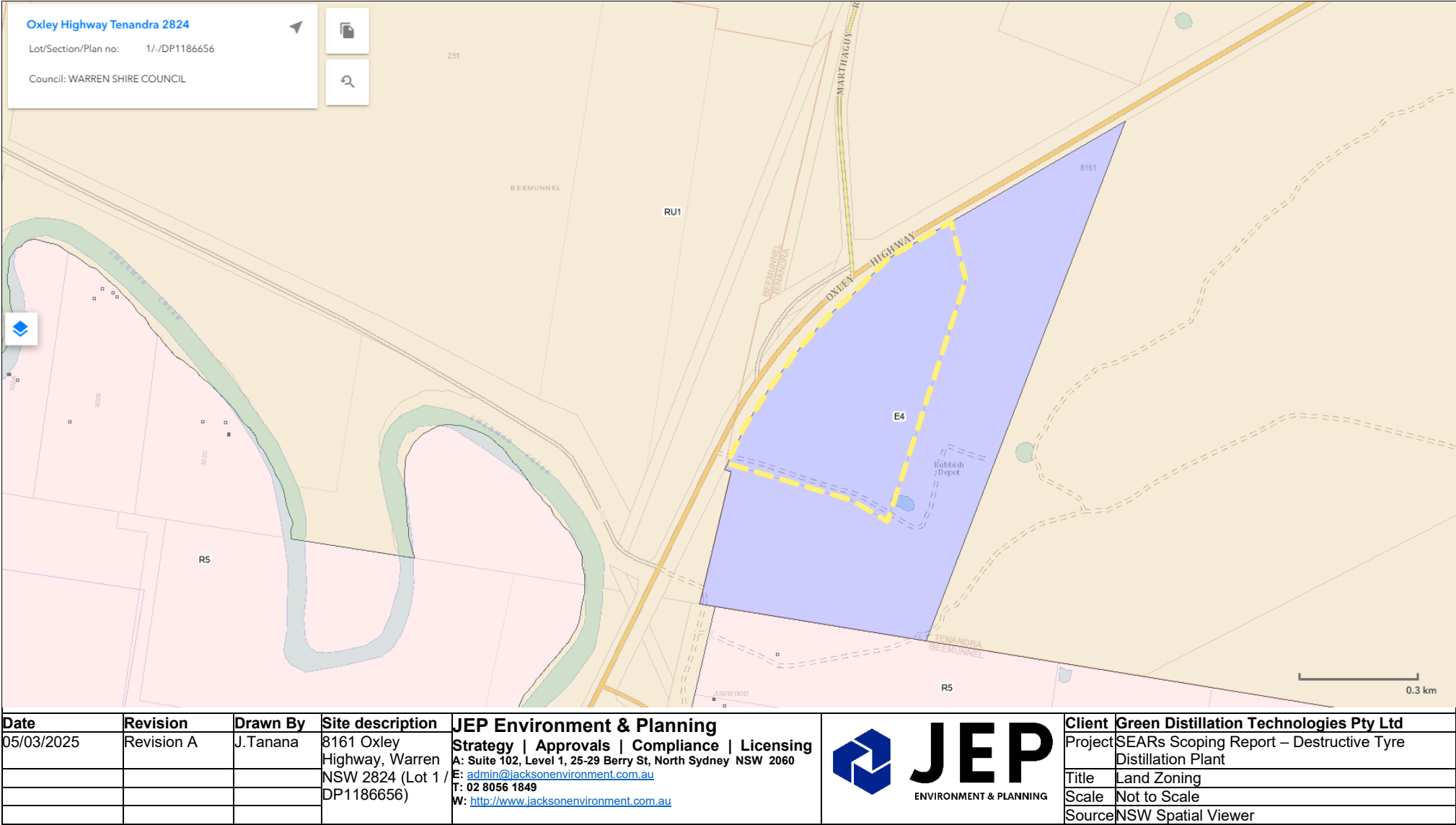
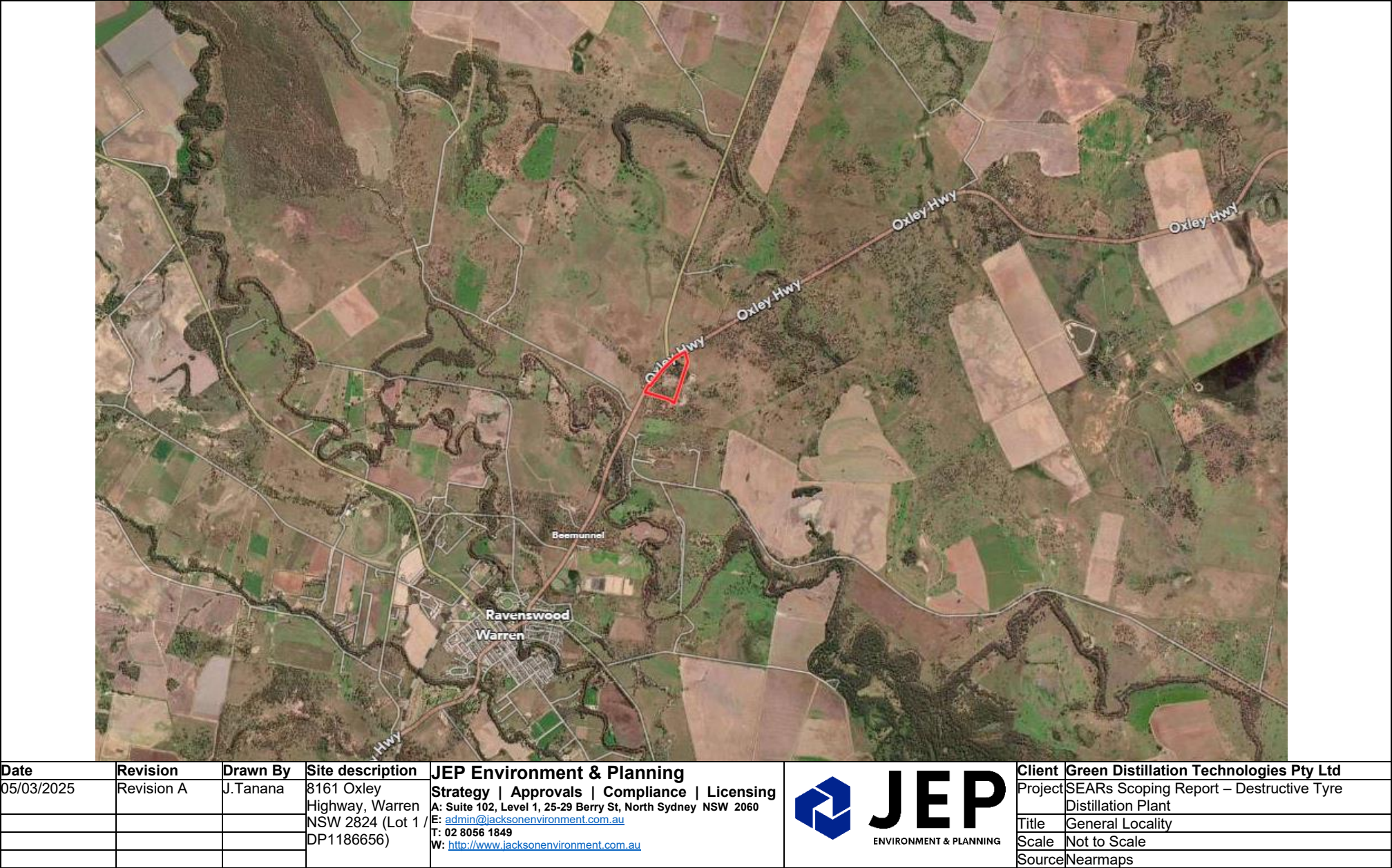


Figure 1.3. General locality of the Site at 8161 Oxley Highway, Warren NSW 2824 (Lot 1 / DP1186656). Approximate Lot boundaries are shown in red.



WARNING
LOCATION OF UNDERGROUND SERVICES TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION
ADDITIONAL UNDERGROUND SERVICES MAY BE PRESENT
POINTS LOCATED TO ± 0.5M PM
DISTANCES ARE IN METRES

The diagram is a detailed site plan for a construction project. It features a large rectangular area defined by a dashed line, labeled "RING ROAD 8 WIDE". Inside this area, there is a "SERVICE ROAD PLACER/BLDER" section. To the right of this section, there are four circular structures labeled "WATER TANK PLANTATION - COMPRESSED OILS". Below these, there is a "TOURIST POWER" area. A "POWER & COMMUNICATIONS TRENCH" is shown running horizontally across the middle. A "SERVICE CLAMNET" is located near the bottom left. A "CAR PARK" is situated at the bottom of the plan. Various numbered points (1-25) are distributed throughout the site, indicating specific locations or features. The plan also shows "DOWN TIME STORAGE" areas and "SERVICE SIDE OF ROAD" boundaries. A "TO SURVEY CONTROL PEG" is marked on the right side. The plan includes a "RING ROAD 8 WIDE" label at the bottom and a "SERVICE CLAMNET" label near the bottom left. A "CAR PARK" is located at the bottom, with a "TOURIST POWER" area nearby. A "POWER & COMMUNICATIONS TRENCH" runs horizontally across the middle. A "WATER TANK PLANTATION - COMPRESSED OILS" area is located to the right of the center. A "SERVICE ROAD PLACER/BLDER" section is shown above the center. The entire site is enclosed by a dashed line labeled "RING ROAD 8 WIDE".

ITEM	DESCRIPTION	DIMENSIONS	REFERENCE
01	ELECTRICAL & CONTROL ROOM	16.1m x 3.7m	
02	API SLUMP - SOUTH 01	4.2 m x 4.2 m (PLACEHOLDER)	
03	CARBON/WATER SEPARATION	6.0 m x 6.0 m (PLACEHOLDER)	
04	WATERBATH SLURRY SLUMP	3.0 m x 4.0 m (PLACEHOLDER)	
05	MAIN EXHAUST LINE		
06	ERTIVAC - VACUUM SYSTEM SKID	3.4 m x 1.95m	
07	NITROGEN GENERATION SKID	7.5 m x 1.8 m	
08	5500 LTR PRESSURE VESSEL - NITROGEN	3.0 m x 10.0 m (PLACEHOLDER)	
09	19000 LTR PRESSURE VESSEL - NITROGEN	3.0 m x 10.0 m (PLACEHOLDER)	
10	SERPENTINE H/E - SECONDARY WATER SYSTEM	12 m x 13.5 m (PLACEHOLDER)	
11	SERPENTINE H/E - PRIMARY WATER SYSTEM	12 m x 13.5 m (PLACEHOLDER)	
12	SERPENTINE H/E - EXHAUST / LINE SCRUBBER	8.0 m x 8.0 m (PLACEHOLDER)	
13	EXHAUST STACK	8.0 m x 8.0 m (PLACEHOLDER)	
14	MAIN PIPE RACK	0.5m x 4.0m x 45 OFF	
15	MODULE 06 - FOUNDATION	CONCRETE AREA = 127.5 m ²	
16	MODULE 05 - FOUNDATION	CONCRETE AREA = 127.5 m ²	
17	MODULE 04 - FOUNDATION	CONCRETE AREA = 127.5 m ²	
18	MODULE 03 - FOUNDATION	CONCRETE AREA = 127.5 m ²	
19	MODULE 02 - FOUNDATION	CONCRETE AREA = 127.5 m ²	
20	MODULE 01 - FOUNDATION	CONCRETE AREA = 127.5 m ²	
21	TANK 01 - 115,000 LTR SECONDARY WATER	DIAM = 8.2 m	
22	TANK 02 - 115,000 LTR SECONDARY WATER	DIAM = 8.2 m	
23	TANK 03 - 77,000 LTR SECONDARY WATER	DIAM = 5.2 m	
24	TANK 04 - 115,000 LTR PRIMARY WATER	DIAM = 8.2 m	
25	OIL & TAR STORAGE & DISPATCH (TRANSIT TANK)	AREA = 469.0 m ²	
26	TRUCK TURN IN - OIL & TAR COLLECTION	AREA = 275.0 m ²	
27	WATER TANK BASE - CRUSHED ROCK	AREA = 416.2 m ²	
28	INFEO TYRE HOPPER	5.0 m x 15.0 m (PLACEHOLDER)	
29	INFEO CONVEYOR	15 m x 17.0 m (PLACEHOLDER)	
30	TRUCK TYRE FEED CONVEYOR	15 m x 15.0 m (PLACEHOLDER)	
31	SMALL TYRE FEED CONVEYOR	15 m x 15.0 m (PLACEHOLDER)	
32	RECT TYRE CONVEYOR	15 m x 15.0 m (PLACEHOLDER)	
33	FRONT OFFICE & ADMINISTRATION BUILDING	6.0 m x 19.0 m (PLACEHOLDER)	
34	OPERATIONAL BLOCK BUILDING	6.0 m x 10.0 m (PLACEHOLDER)	
35	WORKSHOP (PLACEHOLDER)	10.0 m x 12.0 m (PLACEHOLDER)	
36	MCC 1 - MODULE 1	15 m x 25 m (PLACEHOLDER)	
37	MCC 2 - MODULE 2	15 m x 25 m (PLACEHOLDER)	
38	MCC 3 - MODULE 3	15 m x 25 m (PLACEHOLDER)	
39	MCC 4 - MODULE 4	15 m x 25 m (PLACEHOLDER)	
40	MCC 5 - MODULE 5	15 m x 25 m (PLACEHOLDER)	
41	MCC 6 - MODULE 6	15 m x 25 m (PLACEHOLDER)	
42	MCC 7 - SOUTH 1 (BALANCE OF PLANT)	15 m x 25 m (PLACEHOLDER)	
43	MCC 8 - EAST 1 (BALANCE OF PLANT)	15 m x 25 m (PLACEHOLDER)	
44	MCC 9 - WEST 1 (BALANCE OF PLANT)	15 m x 25 m (PLACEHOLDER)	
45	SECURITY CAMERA MOUNTING POLE		
46	SECURITY CAMERA MOUNTING POLE		
47	SECONDARY VACUUM SYSTEM	1.95m x 3.3 m (PLACEHOLDER)	
48	PRIMARY WATER CONTROL CABINET	3.0 m x 5.36 m (PLACEHOLDER)	
49	DIESEL PUMP	0.85 m x 4.0 m (PLACEHOLDER)	
50	TAR BELL	2.0 m x 2.0 m (PLACEHOLDER)	
51	LIME FILL SLUMP WITH SHELTER	4.0 m x 8.0 m (PLACEHOLDER)	
52	PRIMARY WATER CONCRETE PAD	9.0 m x 12.0 m (PLACEHOLDER)	
53	BORE		

Date	Revision	Drawn By	Site description	JEP Environment & Planning
05/03/2025	Revision A	J.Tanana	8161 Oxley Highway, Warren NSW 2824 (Lot 1 / DP1186656)	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



Client	Green Distillation Technologies Pty Ltd
Project	SEARs Scoping Report – Destructive Tyre Distillation Plant
Title	Approved Site Plans (DA P16-10.26)
Scale	Not to Scale
Source	GD

2. Project Description

Green Distillation Technologies Pty Ltd operates an EPA-licensed facility for the destructive distillation of used tyres at Lot 1 / DP1186656, Oxley Highway, Warren, NSW (EPL 21183). The facility received development consent on 23rd September 2010 for the construction and operation of a destructive distillation plant that processes up to 5,000 tonnes of used tyres per year into fuel oil, carbon black, and steel. These outputs are sold to a range of off-takers as sustainable fuel replacements and raw materials for processing and manufacturing applications.

The site currently operates under an existing development consent (P16-10.26) with one fully functional distillation module and is licensed under Condition L4.1 of EPL 21183 to process up to 20 tonnes of tyres per day, with a maximum annual processing limit of 5,000 tonnes. Under Condition L4.3, the site is also licensed to store at any one time:

- 50 tonnes of tyres;
- 90 m³ (or 90 bulka bags) of carbon;
- 60,000 litres of oil; and
- 56 m³ of baled steel.

The proposed alterations and additions aim to scale up operations to 25,000 tonnes per annum, requiring planning consent for the following key components:

- Operation of five (5) additional distillation modules to increase processing capacity;
- Construction of a new site office, associated parking and on-site wastewater treatment system to support operations;
- Installation of additional water storage infrastructure to improve process efficiency and fire safety;
- Expansion of the existing oil settling and storage tanks, including the installation of four (4) new oil tanks, increasing total oil storage capacity to 180,000 litres;
- Construction and installation of a carbon/wire separation shed to crush and screen carbon in a streamlined process;
- Construction of a carbon and wire storage shed to safely store by-products;
- Installation of bunding around hazardous fuel storage areas to enhance environmental protection;
- Installation of an expanded cooler (water) plant to support the increased distillation process;
- Upgraded nitrogen generation and nitrogen storage plant to improve process reliability;
- Deployment of an upgraded electrical control room for enhanced facility management;
- Installation of a new weighbridge to support logistical operations;
- Sealing of road accessway around the site; and
- Additional stormwater management systems to mitigate environmental risks and ensure compliance with water quality regulations.

To accommodate the proposed increase in processing capacity, GDT also seeks to increase the on-site storage capacity at any one time as follows:

- A maximum of 1,000 tonnes of tyres;
- 750 tonnes of carbon; and
- 400 tonnes of steel.

These alterations and additions will enhance the efficiency and sustainability of the facility. A variation to the site's EPA licence (EPL 21183) will also be required to permit the increased receipt and processing of used tyres, as well as the storage limits for tyres to be stored at any one time. The proposal aligns with NSW waste and circular economy policies, addressing regional infrastructure needs and supporting sustainable resource recovery. A site plan showing the layout of operations with the alterations and additions is shown in Figure 2.1.

2.1 Proposed Operation Hours

The proposed operating hours for GDT are not specifically restricted under the existing development consent (DA P16-10.26). While Condition 9 of the consent sets delivery and dispatch hours between 6:30am and 4:30pm, there are no explicit limitations on overall operating hours. In practice, the facility operates as follows:

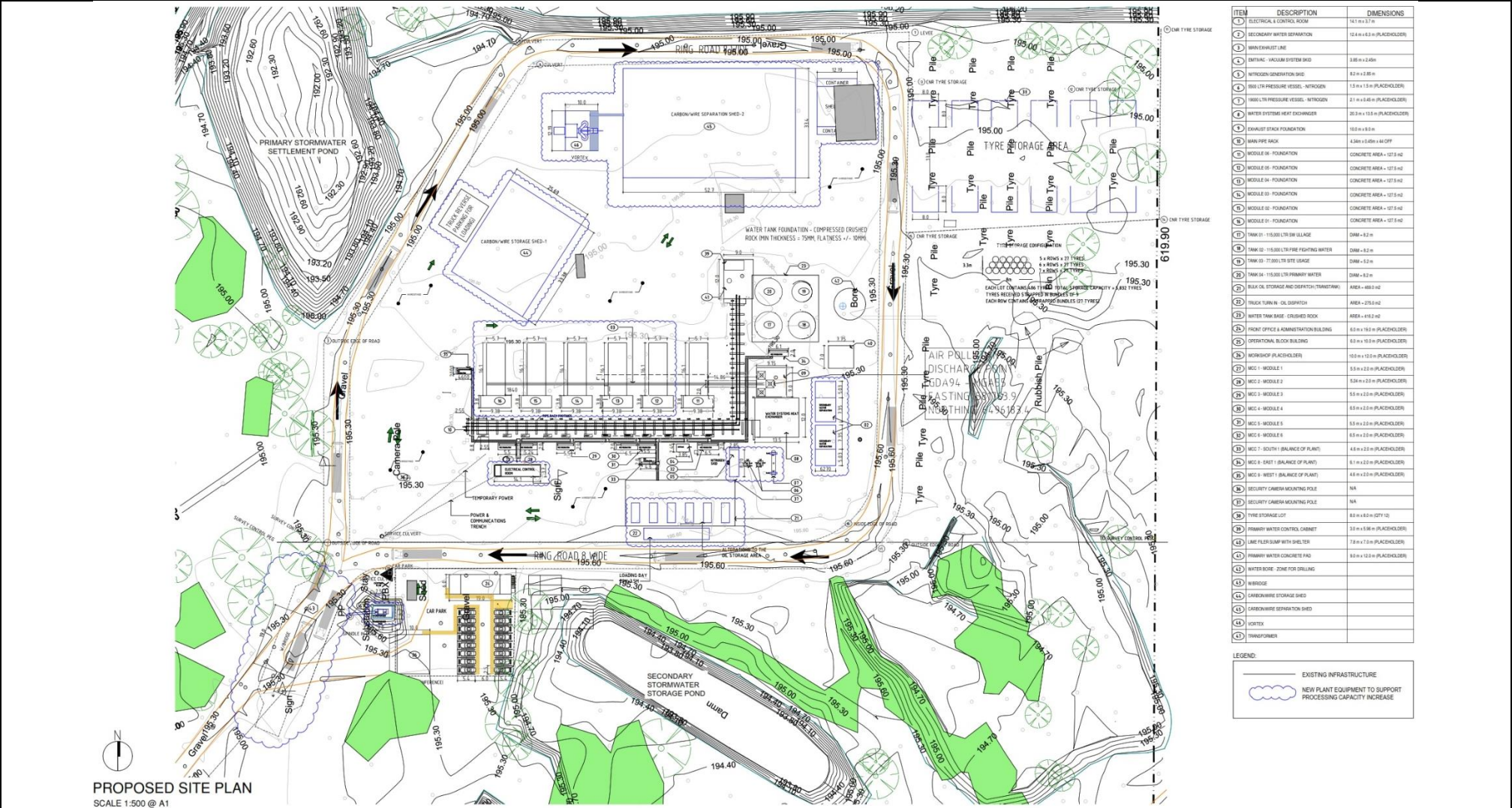
- Monday to Saturday: 6:00am – 5:00pm; and

- Sunday and public holidays: Closed.

Breakdown of proposed hours and works (same as current):

- Main Office Hours: 7:00am – 5:00pm (Monday to Friday);
- Processing and Distillation Operations: 6:00am – 5:00pm (Monday to Saturday); and
- Delivery and Dispatch: 6:00am – 5:00pm (Monday to Friday), 6:00am – 5:00pm (Saturday).

Figure 2.1. Proposed site layout. Note alterations and additions are shown with blue 'clouding'.



Date	Revision	Drawn By	Site description	JEP Environment & Planning	Client	Green Distillation Technologies Pty Ltd
01/04/2025	Revision A	J.Tanana	8161 Oxley Highway, Warren NSW 2824 (Lot 1 / DP1186656)	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	SEARs Scoping Report – Destructive Tyre Distillation Plant
					Title	Site Plan
					Scale	As shown
					Source	JEP

Figure 2.2. Proposed office floor plans.

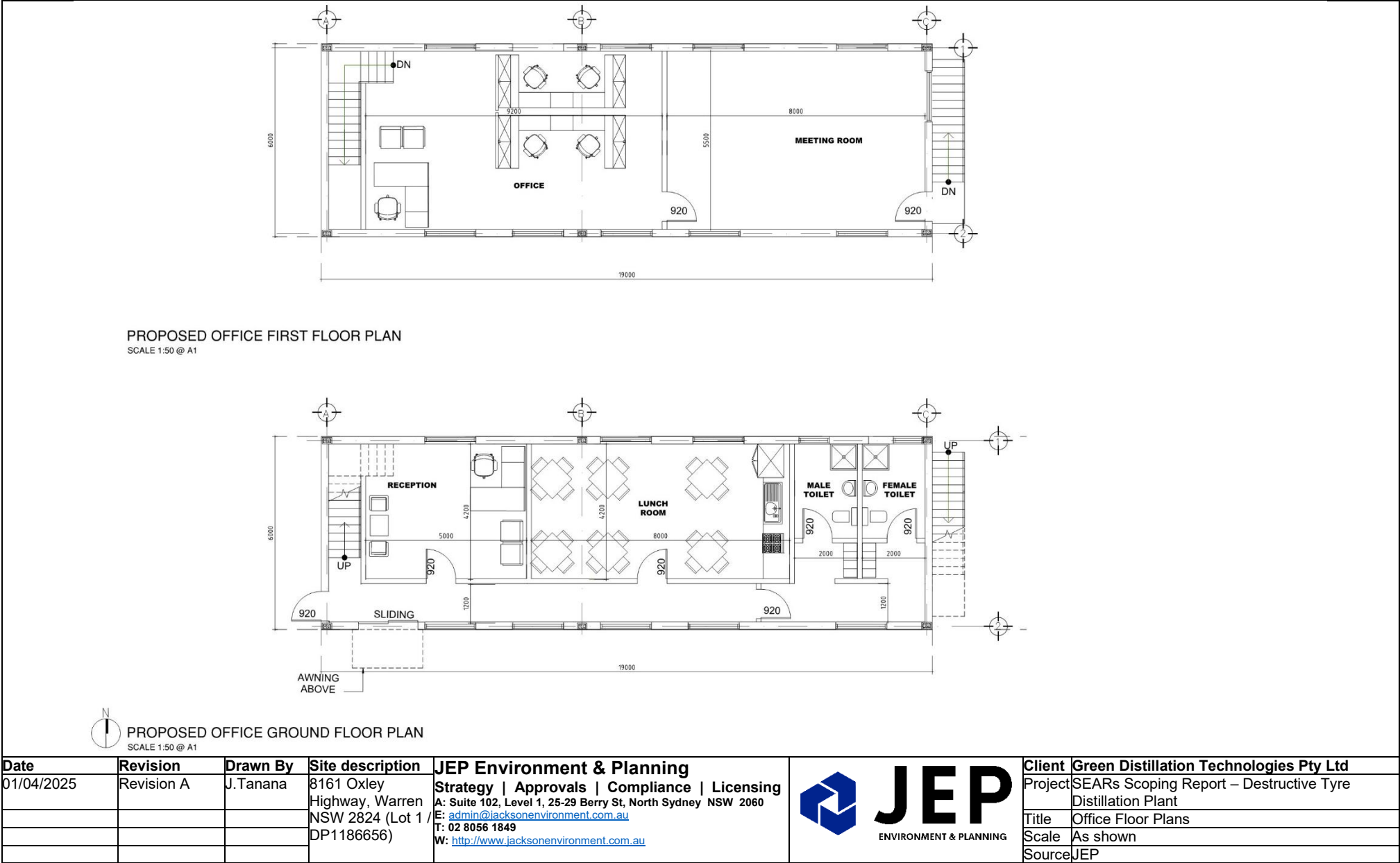


Figure 2.3. Proposed office elevation plans.



Figure 2.4. Proposed workshop floor and elevation plans.

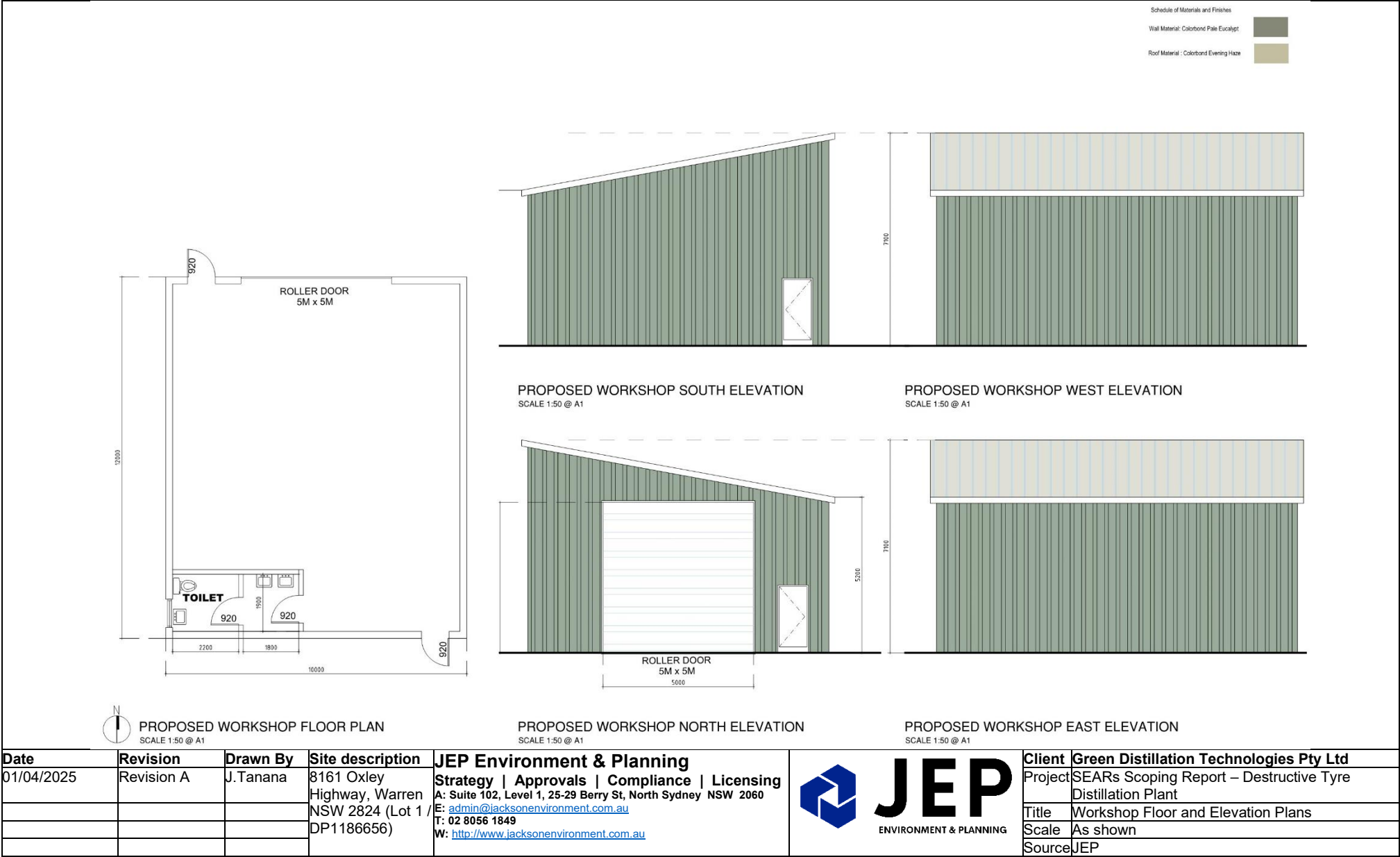


Figure 2.5. Proposed carbon/wire storage shed floor and elevation plans.

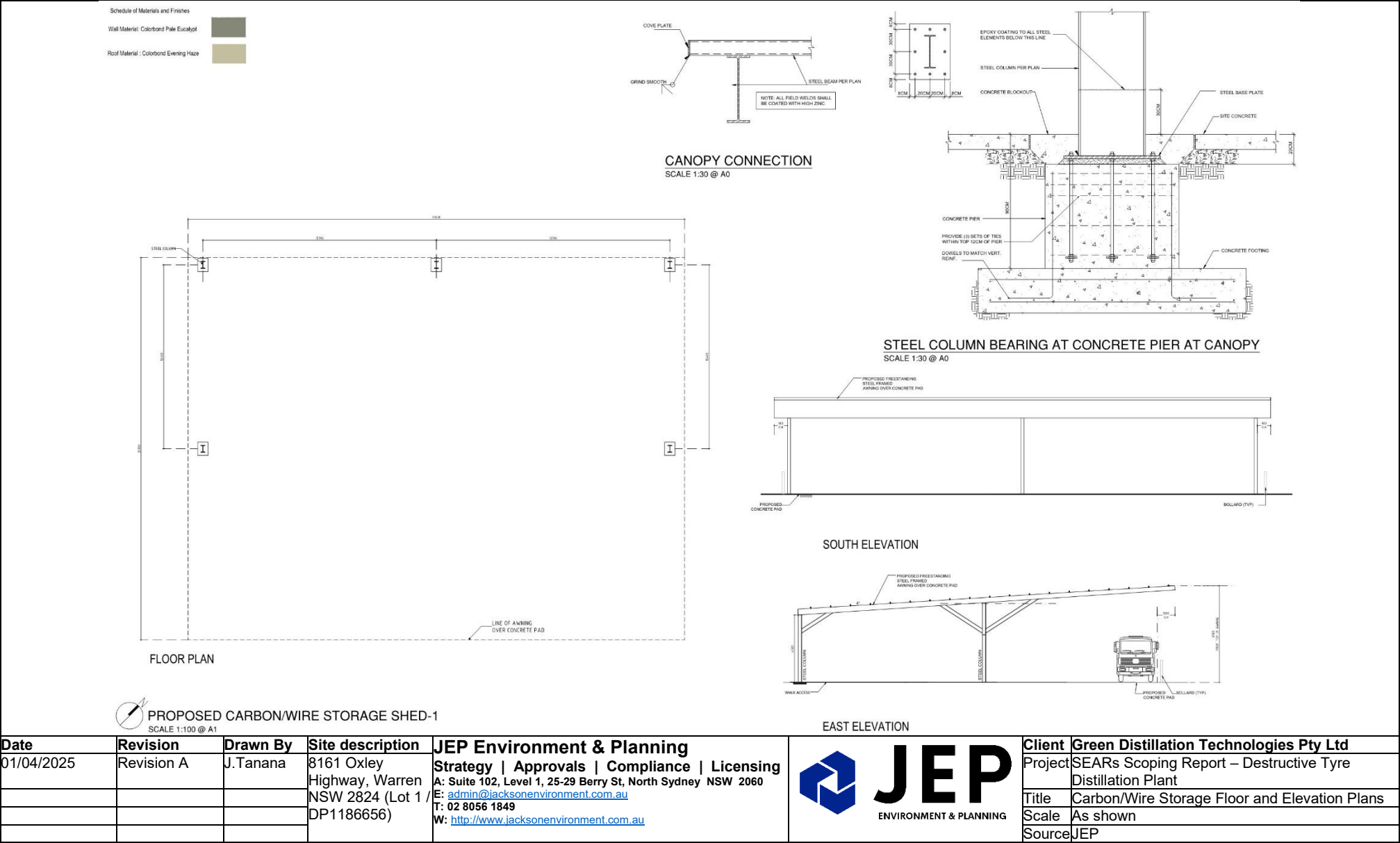
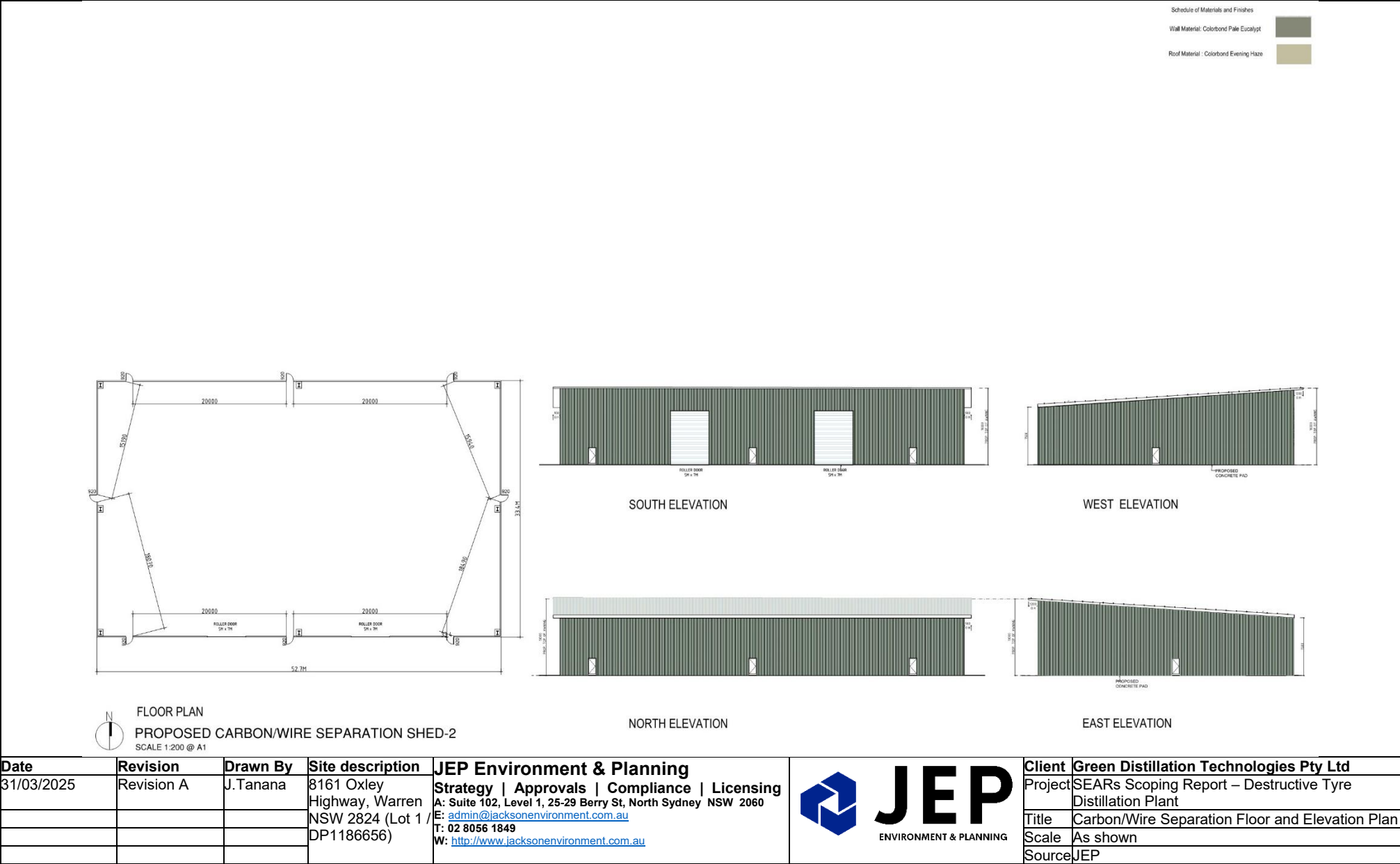


Figure 2.6. Proposed carbon/wire separation shed floor and elevation plans.



2.2 Description of Operations

2.2.1 Weighbridge Operations

All trucks transporting tyres to the facility will enter the site and have their gross weight recorded over the 19m weighbridge in accordance with EPA requirements under clause 26 of the *Protection of the Environment Operations (Waste) Regulation* 2014. Trucks will then proceed along the ring road around the site, and tyres will be unloaded into a designated tyre stacking and storage area. Once tyres are unloaded, trucks will continue on the ring road, exit over the weighbridge for net weight recording, then will exit the site in a forward direction. The same weighbridge operations will occur for any waste or products transported off site or to market.

2.2.2 Tyre Destructive Distillation Process

An overview of the tyre destructive distillation process is summarised as follows.

Tyre Transport and Loading

Whole end of life car and truck tyres (excluding off-the-road tyres) are transported from the tyre storage area to the distillation modules using a telehandler (tyres usually last 2-4 weeks in the tyre storage area). Tyres are then manually loaded onto a hoist, which lifts them to the loading chamber for pre-treatment.

Each chamber works in batch mode, with each chamber for each distillation unit holding up to seven (7) truck tyres or ten (10) car tyres, with a total batch weight of 250-350 kg. Once loaded, the chamber door opens, allowing tyres to drop into the vacuum sealed heating chamber for treatment.

Destructive Distillation Process

Before heating begins using recovered oil from the process, the nitrogen plant produces N₂ (nitrogen gas) which is delivered to the distillation chamber to fully remove oxygen from the system. During the heating process, destructive distillation typically occurs between an operating temperature of 300°C and 500°C, which is optimal for the breakdown of the vulcanised tyre material into oil, steel and carbon. Once the distillation chamber reaches the correct operating temperature, no further oil is required for heating as the reaction is self-sustaining. The process takes approximately two (2) hours for full distillation.

The tyres are held in situ throughout the process, with the already processed parts of the tyre falling to the bottom of the chamber, thus ensuring that the tyres are evenly exposed to heat, promoting uniform decomposition. Proper heat distribution is crucial to prevent incomplete breakdown.

During the destructive distillation phase, the tyres are subjected to sufficient temperatures that encourage the compounds in the vulcanised rubber to separate. The heat initiates the breakdown of the complex chemical bonds within the tyre material, resulting in the emission of volatile compounds, which are then directed to a condenser via the vacuum system, where they are condensed into a high-quality fuel oil.

Approximately 5% of total oil production from the tyre destructive distillation process is used in the initial heating phase to sustain the destructive distillation reaction. The process yields ~95% recovered oil which can be sold to market.

Cooling and Collection

The final phase of tyre destructive distillation is cooling and collection. After the separation of volatile products, they are directed to a cooling system where they are condensed and collected. The condensed liquids are further refined, if necessary, to produce marketable products such as fuel oil, solvents, and raw materials for the chemical industry.

During this phase, the movement of the residual products, the steel and recovered carbon black, transitions from vertical to horizontal as they are channelled through a cooling system and into storage tanks. The design of the cooling system is critical to maximize the recovery of valuable products. Efficient heat exchangers and cooling towers are employed to rapidly bring down the temperature of the distillates, ensuring they condense fully and are not lost as vapor. The residual solid material, primarily carbon black and steel, is collected from the bottom of the chamber. This solid residue is typically moved out of the chamber using mechanical systems that are designed to handle high temperatures and abrasive materials. The carbon black can be further processed and used as a reinforcing filler in rubber products, or a multitude of other purposes, while the steel can be recycled.

Water Treatment and Reuse

Cooling water from all distillation modules is continuously reused through a secondary water system. The system transports water from each module to a lime filter sump with shelter, where it is treated before being reintroduced into the process.

Secondary Processing: Carbon and Steel Separation

Once storage bins holding the carbon and steel fractions reach full capacity, they are transported via forklift to the carbon and wire separation shed for further processing. Here, the carbon and steel are separated, and the carbon is crushed and screened, powered by a vortex system. Carbon is then stored in bulka bags, while steel is baled and stored in the carbon/steel wire storage shed for transportation and sale.

Recovered Product Breakdown

An overview of the outcomes from the destructive distillation process is summarised as follows:

- Oil (35%):
 - Stored in six 30,000L oil storage tanks; and
 - 5% of the oil is reused within the plant for production, while the remaining 95% is transported off-site.
- Steel (20%):
 - Undergoes secondary separation and is transported off-site for recycling.
- Carbon (45%):
 - Undergoes secondary separation, crushed, screened, and transported off-site for reuse in industries like battery and graphite production.

2.2.3 Quantities of waste materials to be received and stored

The facility currently operates under an approved development consent and an EPA licence (EPL 21183), permitting the receipt and processing of up to 5,000 tonnes of used tyres annually. The proposed expansion will increase the annual processing capacity to 25,000 tonnes per annum, with an increased storage capacity of up to 1000 tonnes of tyres at any one time. The facility exclusively processes end of use car and truck tyres (excluding off-the-road (OTR) tyres) and recovers valuable resources such as oil, steel and carbon. The entire process is designed for 100% resource recovery, ensuring that no residual waste is left behind.

Table 2.1. Locations for storage of whole tyres and processed tyre products, including estimates of the maximum quantity to be stored at any one point in time.

Flow of material	Materials	Type of material	Waste or Product Classification	Estimated tonnes per annum	Maximum storage at any one point in time	Storage Area	Type of storage
Input	Whole Tyres	Input material	Special Waste	25,000	1,000 tonnes (maximum 3.7m high and 60m ² of area for each pile)	Whole Tyre Storage Area to the east of the site	Stored in gated areas to the east of the site
Output	Oil	Output material	C3 Combustible Liquid	8,750	180,000 Litres (180 tonnes)	At the front of the site	6 x 30,000L Fuel Tanks
Output	Baled Steel (Wire)	Output Material	Recovered Metal	5,000	400 m ³ (400 tonnes)	In the carbon/wire storage shed	Baled
Output	Carbon	Output Material	Recovered Material	11,250	750 m ³ (750 tonnes)	In the carbon/wire storage shed	Bulka bags

The proposed increase in processing and storage capacity will ensure the GDT facility can efficiently meet industry demands, ensuring only waste tyres are accepted and processed on site.

2.2.4 Storage and Transport of Recovered Materials

The GDT facility stores all waste tyres awaiting processing in designated areas within the site, ensuring efficient use of space and proper segregation of materials. The facility is currently licensed to store up to 50 tonnes of tyres at any one time, and under the Proposal, this will increase to 1000 tonnes. The following measures and designated areas are used for waste storage and transport:

- Dedicated Unloading Area: Tyres are unloaded in a designated area before being transported to the distillation modules using a telehandler;
- Tyre Storage: Whole tyres are stored in a controlled storage area before processing to maintain operational efficiency and safety, as per the Fire & Rescue NSW – Guideline for Bulk Storage of Rubber Tyres¹;
- Oil Storage: Recovered oil from the distillation process is stored in six (6) 30,000L oil storage tanks, allowing a total storage capacity of 180,000L;
- Carbon and Steel Storage: After the distillation process, carbon and steel are cooled and separated in the Carbon/Wire Separation Shed;
- Carbon Storage: Once separated, carbon is processed and stored in Bulka bags within the Carbon/Wire Storage Shed before transportation off-site; and
- Steel Storage: Baled steel wire is stored in the Carbon/Wire Storage Shed before being transported for recycling.

All recovered materials are efficiently stored and transported off-site, ensuring compliance with safety and environmental standards. No residual waste is produced, and 100% of materials are recycled or reused.

2.2.5 Vehicle Access

All vehicles will enter and exit the site in a forward direction via the Oxley Highway, using a designated weighbridge for initial and final weighing. The facility has a designated internal ring road to facilitate the movement of transport trucks, ensuring streamlined operations while maintaining safety and compliance with regulatory requirements. Other vehicles entering the Site include skip bin collection trucks, fuel tankers for refuelling of diesel plant and equipment and staff vehicles. The largest vehicle accessing the site will be a 19-metre semi-trailer, which the layout is designed to accommodate safely and efficiently.

2.2.6 Waste Tyre Receipt

Trucks carrying waste tyres will enter the site via Oxley Highway and proceed directly to the weighbridge for an initial weighing. Once weighed, they will travel along the sealed internal road to the tyre storage area on the eastern side of the site, where tyres will be unloaded into a designated area. After unloading, trucks will return to the weighbridge for a final weighing before exiting the site in a forward direction. This systematic process ensures efficient tyre handling while minimising on-site congestion and unnecessary vehicle movements.

2.2.7 Offsite Transport of Processed Products (Oil, Carbon and Steel)

Processed products will be transported offsite using dedicated heavy vehicles, ensuring secure and compliant handling.

Trucks transporting oil will enter the site via the weighbridge for initial weighing before proceeding to the oil storage tanks, where a designated loading bay is located. Trucks will reverse into the loading bay, where a hose connector from the tanks will load the oil into the truck. Once loading is complete, the truck will return to the weighbridge for a final weighing before exiting the site in a forward direction.

For carbon transport, trucks will enter the site in a forward direction and proceed to the Carbon/Wire Storage Shed, where recovered carbon will be loaded. After securing the load, trucks will exit the site in a forward direction, following the designated route around the facility.

Similarly, baled steel transport will follow the same process. Trucks will enter in a forward direction, proceed to the Carbon/Wire Storage Shed, and load the baled steel. Once loaded, they will exit the site efficiently in a forward direction.

¹ Fire & Rescue NSW (2014). *Guidelines for Bulk Storage of Rubber Tyres*. Internet Publication: https://www.fire.nsw.gov.au/gallery/files/pdf/guidelines/rubber_tyres.pdf

2.2.8 Other Vehicles Accessing the Site

In addition to transport trucks, various other vehicles will access the facility as part of regular operations. Staff and personnel vehicles will use the designated parking area, separate from the processing zones, ensuring minimal interference with operational activities. Waste collection trucks will access the site once per month to remove waste and recycling. Additionally, maintenance and service vehicles will access the site as required, ensuring equipment and infrastructure are properly maintained.

2.2.9 On-Site Wastewater Management

An on-site Aerated Wastewater Treatment System (AWTS) will be installed to manage wastewater generated from the site's office kitchen and bathroom facilities. To ensure the system is appropriately designed and located, an On-site Sewage Management Assessment will be undertaken. This assessment will inform the most suitable placement of both the AWTS unit and the associated wastewater disposal area, taking into account site conditions, operational needs and environmental protection requirements.

2.2.10 Stormwater management

To support the expanded operations, an assessment of the existing stormwater system and its connection to the proposed development will be undertaken. Currently, the site drains to the north into a formed basin, which serves as the primary collection point for stormwater. This basin is connected via an overflow pipe to a secondary basin, which provides further detention and treatment of stormwater prior to controlled overland discharge to the south.

3. Planning and Legislative Requirements

The Green Distillation Technologies Pty Ltd (GDT) facility is zoned E4 General Industrial under the *Warren Local Environmental Plan 2012*. The distillation facility is considered a “Waste or Resource Management Facility”, and although not defined in the LEP are permitted with consent within its zoning. The *Warren Local Environmental Plan 2012* 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 the development will involve resource recovery, and place that is a combination of any of the things referred to in paragraphs (a)-(c).

According to the *Warren Local Environmental Plan 2012*, a ‘Resource Recovery Facility’ is defined as (underlined for emphasis):

Resource recovery facility means a building or place used for the recovery of resources from waste, including works or activities such as separating and sorting, processing or treating the waste, composting, temporary storage, transfer or sale of recovered resources, energy generation from gases and water treatment, but not including re-manufacture or disposal of the material by landfill or incineration.

Note-

Resource recovery facilities are a type of waste or resource management facility—see the definition of that term in this Dictionary

As the GDT facility involves the processing and conversion of waste tyres into oil, carbon and steel, it falls under the Resource Recovery Facility definition. This classification establishes its permissibility within the E4 General Industrial zone, subject to development consent.

Given the scale of the alterations and additions, the project triggers Designated Development under Schedule 3 of the *Environmental Planning and Assessment Regulation 2021*, requiring an Environmental Impact Statement. Additionally, the proposal qualifies as Regionally Significant Development, with the Western Regional Planning Panel as the determining authority.

3.1 Commonwealth Legislation

3.1.1 Commonwealth Environment Protection and Biodiversity Conservation Act 1999

The *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) came into force from 16 July 2000. The EPBC Act requires actions which are likely to have a significant impact on matters of National Environmental Significance, or which have a significant impact on Commonwealth land, to be referred to the Commonwealth Minister for the Environment for approval.

The nine matters of National Environmental Significance protected under the EPBC Act are:

- World heritage properties;
- National heritage places;
- Wetlands of international importance (listed under the Ramsar convention);
- Listed threatened species and ecological communities;
- Migratory species protected under international agreements;
- Commonwealth marine areas;
- The Great Barrier Reef marine park;
- Nuclear actions (including uranium mines); and
- A water resource, in relation to coal seam gas development and large coal mining development.

No Matters of National Environmental Significance would be impacted by the Proposal.

3.2 NSW Legislation

3.2.1 *Environmental Planning and Assessment Act 1979*

Section 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the accompanying Regulation provide the framework for environmental planning in NSW. It includes provisions to ensure that proposals which have the potential to impact the environment are subject to detailed assessment and to provide opportunity for public involvement.

The Proposal is consistent with the overall objectives of the *Environmental Planning and Assessment Act 1979* and is considered capable of fulfilling the statutory requirements. The preliminary environmental assessment of the site has determined that the Proposal will not result in any significant negative impacts that cannot be adequately mitigated or managed.

3.2.2 *Environmental Planning and Assessment Regulation 2021*

While the EP&A Act provides the overarching framework for the planning system in NSW, the *Environmental Planning and Assessment Regulation 2021* (the EP&A Regulation) came into effect from 18 February 2021 and supports the day-to-day requirements of this system. It supplements the broader provisions of the Act and covers matters such as local environmental plans and development control plans, which are used by councils to manage growth and development through the use of land use zoning, development standards and other planning mechanisms. It also contains key operational provisions relating to the development assessment and consent process, requirements associated with development contributions, and fees for planning services.

The Proposal is expected to trigger Designated Development under Clause 12(1) – Chemical Industrial Facilities and Works, as outlined below (underlined for emphasis):

12 Chemical industrial facilities and works

(1) Development for the purposes of the following chemical industrial facilities or works is designated development—

(f) a petrochemical facility that manufactures petrochemicals or petrochemical products in quantities of more than 2,000 tonnes per year.

Although the *Warren Local Environmental Plan 2012* does not provide explicit definitions for "Chemical Industrial Facilities and Works" or "Petrochemical Facility", the Proposal involves the industrial processing of tyres to extract oil, a petrochemical product. Given this, it is reasonable to assume that the Proposal falls within this definition, thereby triggering Designated Development status. The facility processes more than 5,000 tonnes of waste tyres per year and manufacture more than 2,000 tonnes of petrochemical products per year.

3.2.3 *Protection of the Environment Operations Act 1997*

The *Protection of the Environment Operation Act 1997* (POEO Act) prohibits any person from causing pollution of waters, or air and provides penalties for air, water and noise pollution offences. Section 48 of the Act requires a person to obtain an Environment Protection Licence from the NSW Environment Protection Authority before carrying out any of the premise-based activities described in Schedule 1 of the Act.

The Green Distillation Technologies facility currently operates under EPL 21183, which authorises the following scheduled activities:

- Energy recovery from hazardous or other waste;
- Resource recovery of waste tyres; and
- Waste storage (waste tyres).

The Proposal does not seek to introduce new scheduled activities but proposes an increase in processing capacity and alterations to the site layout, including the storage of tyres. Given the alterations and additions of operations, an assessment of Schedule 1, Part 1 of the POEO Act has been undertaken to confirm the applicability of scheduled activities.

Under Clause 18(1) of Schedule 1, energy recovery is defined as:

Energy recovery from hazardous and other waste, meaning the receiving from on site or off site of, and the recovery of energy from, hazardous waste, restricted solid waste, liquid waste or special waste.

It is a scheduled activity when it involves:

Energy recovery from hazardous and other waste involves having on site at any time more than 200 kilograms of hazardous waste, restricted solid waste, liquid waste, or special waste.

The facility processes waste tyres through destructive distillation to recover oil, which involves energy recovery from a special waste, and as the facility will have more than 200kg of oil, it is considered a scheduled activity.

Under Clause 34(1) of Schedule 1, resource recovery is defined as:

Recovery of waste tyres, meaning the receiving of waste tyres from off site and their processing, otherwise than for the recovery of energy.

It is a scheduled activity when it involves:

Resource recovery of waste tyres involves processing more than 5,000 tonnes of waste tyres per year or having on site at any time more than 5 tonnes of waste tyres or 500 waste tyres

The Proposal will process up to 25,000 tonnes of tyres per year, which exceeds the 5,000 tonne per annum threshold, it continues to require an EPL for resource recovery activities.

Under Clause 42(3) of Schedule 1, waste storage is defined as:

This clause applies to waste storage, meaning the receiving from off site and storing (including storage for transfer) of waste.

It is a scheduled activity when it involves:

More than 5 tonnes of waste tyres or 500 waste tyres is stored on the premises at any time (other than in or on a vehicle used to transport the tyres to or from the premises), or

The Proposal includes storing up to 1000 tonnes of waste tyres on-site at any given time, which exceeds the threshold of 5 tonnes of waste tyres or 500 waste tyres. Therefore, the facility will continue to require an EPL for waste storage activities.

The alterations and additions will be subject to an EPA licence variation (under section 58 of the POEO Act) process to reflect the increased processing capacity and storage requirements.

3.2.4 Protection of the Environment Operations (General) Regulation 2022

The *Protection of the Environment Operations (General) Regulation 2022* (General Regulation) provides the legislative framework for environmental protection in New South Wales, with specific provisions addressing waste management, pollution control, and licensing requirements. The regulation aims to limit environmental harm from industrial activities and establish strict controls on waste processing and disposal.

Part 4, clause 143 of the regulation prohibits energy recovery from the thermal treatment of waste. This restriction applies to facilities that involve the thermal processing of waste materials to extract energy and operate under scheduled activities requiring an Environment Protection Licence (EPL). As a result, the destructive distillation of tyres for oil recovery falls within this prohibition, effectively making new approvals for such processes unlawful under the current regulation. Furthermore, any construction or modifications intended to enable energy recovery from thermal waste treatment are also prohibited.

On 23rd October 2025, the NSW Government released Chapter 1 of the *NSW Waste and Circular Infrastructure Plan* (WCI Plan). The WCI Plan supersedes the *NSW Energy from Waste Infrastructure Plan* and identifies a whole-of-government plan to reduce the barriers to investment in, and planning of, critical waste infrastructure in order to:

- Streamline the planning processes to increase the capacity of existing landfills;
- Update the energy from waste regulatory framework to better enable energy from waste infrastructure developments where appropriate; and
- Strategically plan for the delivery of essential waste services in Greater Sydney to meet the increasing demand.

The updates to the energy from waste regulatory framework will include amendments to the General Regulation and the NSW Energy from Waste Policy Statement. As part of the updates to the energy from waste policy framework, the EPA will expand exceptions from the energy from waste prohibition under the General Regulation to include the

thermal treatment of end-of-life tyres to produce oil, steel, carbon black and syngas where this occurs outside the Greater Sydney Region. The updates will provide for the development of infrastructure to treat end-of-life tyres in areas where these wastes are generated to avoid the prohibitive costs that would otherwise arise from transporting tyres to designated energy from waste precincts, thus increasing the diversion of waste tyres from landfill. The Proposal will be permissible under the amended regulation.

The WCI Plan indicates that the amendments to the General Regulation would be sought in 2025. However, it is now anticipated that these amendments will be made in early 2026.

3.2.5 *Protection of the Environment Operations (Waste) Regulation 2014*

During 2013-14, the EPA conducted an extensive review and consultation process on NSW's waste regulatory framework, resulting in the *Protection of the Environment Operations (Waste) Regulation 2014* (the Waste Regulation). This regulation enhances the EPA's ability to protect human health and the environment while ensuring a modern and equitable waste industry in NSW. The EPA implemented the new rules under the Waste Regulation in stages over 2014-2017.

Key changes included amended thresholds for environment protection licences and reforms to the waste levy system. The Waste Regulation is supported by the Waste Levy Guidelines, which outline how to measure waste to calculate waste levy liability, the deductions waste operators can claim, and the EPA's requirements for records, surveys, and reports. All licensed processing, disposal, recycling, and storage facilities within the metropolitan levy area or regional levy area are subject to the levy system. Additionally, a scheduled waste facility in a levy-payable area must ensure that a weighbridge is installed at the facility.

As part of the GDTs Proposal, a weighbridge is proposed to improve waste tracking and compliance with regulatory requirements. The facility currently operates under Environment Protection Licence (EPL 21183), with scheduled activities including energy recovery, resource recovery and waste storage. Given that the Proposal involves an increase in processing capacity from 5,000 tonnes to 25,000 tonnes per annum, it is expected to exceed the licensing thresholds for waste processing and storage. Under Clause 36 of the Waste Regulation, weighbridges are required for licensed waste facilities that exceed specific waste processing and storage thresholds. Given that the facility will process more than 5,000 tonnes of waste tyres per year and store up to 1000 tonnes of tyres on-site at any time, it is expected to meet the weighbridge installation requirement. The proposed weighbridge will ensure compliance with EPA record-keeping and waste levy obligations, enabling accurate tracking of incoming and outgoing waste materials.

3.3 NSW Environmental Planning Instruments and Policies

3.3.1 *State Environmental Planning Policy (Transport and Infrastructure) 2021*

The aim of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (Infrastructure SEPP) is to facilitate the effective delivery of infrastructure across NSW by improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services. It also provides greater flexibility in the location of infrastructure and service facilities.

A key objective of Infrastructure SEPP is to allow for the efficient development, redevelopment, and management of infrastructure by establishing a consistent planning framework. It also categorises various types of infrastructure development to determine their assessment and approval pathways, ensuring that certain types of development with minimal environmental impact are classified as exempt or complying development.

Under Division 28, Clause 2.171 of the Infrastructure SEPP, development involving the thermal treatment of waste for energy recovery is prohibited:

- (1) *Development is prohibited if it—*
 - (a) *involves, or is carried out to enable, the thermal treatment of waste involving or resulting in energy recovery from the waste, and*
 - (b) *is on land identified on the Thermal Energy from Waste Prohibition Map—Greater Sydney, and*
 - (c) *is prohibited by the Protection of the Environment Operations (General) Regulation 2022, Chapter 9, Part 4.*
- (2) *This section prevails to the extent of an inconsistency over—*

- (a) another provision of this Policy, and
- (b) the provisions of another environmental planning instrument.
- (3) A word or expression used in this section has the same meaning as in the *Protection of the Environment Operations (General) Regulation 2022, Chapter 9, Part 4*.
- (4) In this section—

Thermal Energy From Waste Prohibition Map—Greater Sydney means the *State Environmental Planning Policy (Transport and Infrastructure) 2021 Thermal Energy from Waste Prohibition Map—Greater Sydney*.

This prohibition prevails over any other provision within Infrastructure SEPP or any other environmental planning instrument.

Whilst it is noted that under Clause 2.171 (1)(b) that the Proposal is currently prohibited under the General Regulation, the proposed amendments to the General Regulation to occur in early 2026 will otherwise deem the Proposal permissible with consent. It is noted that the Proposal is located in Warren, which is outside the Thermal Energy from Waste Prohibition Map.

3.3.2 *Statement Environmental Planning Policy (Planning Systems) 2021*

The *State Environmental Planning Policy (Planning Systems) 2021*, effective from 01 March 2022 incorporates and repeals the provisions of the *State Environmental Planning Policy (State and Regional Development) 2011*, *State Environmental Planning Policy (Aboriginal Land) 2019* and the *State Environmental Planning Policy (Concurrences and Consents) 2018*.

The aim of this consolidated *State Environmental Planning Policy (Planning Systems) 2021* is to ensure that the development Proposal meets with the current legislative and regulatory requirements of the Proposal, in a simplified and effective manner.

The proposed resource recovery facility is a 'Particular Designated Development' and is therefore Regionally Significant Development under Clause 7(c) of Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021*. The consent authority for the Proposal is therefore the Western Regional Planning Panel.

3.3.3 *State Environmental Planning Policy (Biodiversity Conservation) 2021*

The aim of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021* is to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The proposal is not located in an area of biodiversity value.

3.3.4 *State Environmental Planning Policy (Resilience and Hazards) 2021*

Hazardous and Offensive Development

State Environmental Planning Policy (Resilience and Hazards) 2021 outlines the requirements for a Preliminary Hazard Analysis screening test, required to be undertaken for hazardous and potentially hazardous industries.

A potentially hazardous industry is defined within the SEPP as a development for the purpose of any industry which, if the development were to operate without employing any measures to reduce or minimise its impact, would pose a significant risk to human health, life or property, or to the biophysical environment.

Part 3 of the *State Environmental Planning Policy (Resilience and Hazards) 2021* applies to:

- (a) Development for the purposes of a potentially hazardous industry, and
- (b) Development for the purposes of a potentially offensive industry, and
- (c) Development notified, for the purposes of this Part, by the Director in the Gazette as being a potentially hazardous or potentially offensive development.

A Preliminary Hazard Analysis will be carried out to identify and assess potential risks associated with the Proposal and ensure appropriate mitigation measures are in place to minimise any significant risks to human health, life,

property, and the environment. By adhering to the requirements of the Resilience and Hazards SEPP, the proposed development ensures regulatory compliance and promotes the safe and sustainable operation.

Remediation of Land

Under the *State Environmental Planning Policy (Resilience and Hazards) 2021*, Chapter 4 - Remediation of Land, Clause 4.6, applicants for consent must carry out a preliminary Site investigation for any development consent sought on land previously used for activities that may cause contamination.

Specifically, Clause 4.6 of the Resilience and Hazards SEPP requires the approval authority to have regard to certain matters before granting approval. These matters include:

- Whether the land is contaminated;
- Whether the land is, or would be, suitable for the purpose for which development is to be carried out;
- If remediation is required for the land to be suitable for the proposed purpose, whether the land will be remediated before the land is used for that purpose.

The Resilience and Hazards SEPP also imposes obligations to carry out any remediation work in accordance with relevant guidelines, developed under the Contaminated Lands Management Act 1997 (discussed further below) and to notify the relevant council of certain matters in relation to any remediation work.

The contaminated land record of notices is maintained by the NSW Office of Environment and Heritage in accordance with Part 5 of the *Contaminated Land Management Act 1997* (CLM Act). A Site will be on the register where Site contamination is significant enough to warrant regulation and the NSW EPA has issued a notice under the CLM Act.

The search results indicated that, with regard to the site, there are:

- No orders made under Part 3 of the *Contaminated Land Management Act 1997* (CLM Act);
- No approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the Environment Protection Authority has not been revoked;
- No Site audit statements provided under Section 53B of the CLM Act that relate to significantly contaminated land;
- No copies of anything formerly required to be part of the public record (where practicable); and
- No actions taken by the EPA under Section 35 or 36 of the Environmentally Hazardous Chemicals Act 1985.

A search of the NSW EPA public register of contaminated sites notified to NSW EPA under Section 60 of the CLM Act did not identify any records for the Site or any land adjacent to the site.

3.3.5 State Environmental Planning Policy (Industry and Employment) 2021

The aim of *State Environmental Planning Policy (Industry and Employment) 2021* (Industry and Employment SEPP) is to facilitate the effective delivery of industrial and employment-related development across NSW by providing a consistent planning framework that supports economic growth and employment opportunities. This policy also aims to ensure that development is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations, and is of a high-quality finish and design.

Part 3 of the Industry and Employment SEPP details the requirements that a consent authority must be satisfied with prior to granting development consent:

A consent authority must not grant development consent to an application for industrial and employment development unless the consent authority is satisfied:

- (a) *that the development is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and*
- (b) *that the development the subject of the application satisfies the assessment criteria specified in Schedule 1.*

Part 3 clause 3.7 of the SEPP details the types of industrial and employment development to which this Part applies and states:

This Part applies to all industrial and employment development to which this Policy applies, other than the following:

- (a) *business identification signs;*
- (b) *building identification signs;*

- (c) *signage that, or the display of which, is exempt development under an environmental planning instrument that applies to it; and*
- (d) *signage on vehicles.*

The Industry and Employment SEPP does not apply to the Proposal, as the only signage installed will be a business identification sign.

3.3.6 State Environmental Planning Policy (Sustainable Buildings) 2022

The Sustainable Buildings SEPP encourages the design and construction of more sustainable buildings across NSW, with requirements outlined for non-industrial developments. These standards came into effect on 1 October 2023 and include the following provisions:

- General sustainability considerations for all development, including water and energy efficiency and waste minimisation;
- Embodied emission measurement and reporting for all developments;
- Minimum energy standards for large commercial development, with energy performance to be verified after the building is occupied and offsets purchased for residual emissions;
- Minimum water standards for large commercial development; and
- Certain developments to be 'all electric' or capable of converting to operate without fossil fuels by 2035.

The provisions do not apply to this Proposal because the estimated cost of development is below \$10 million.

3.3.7 Warren Local Environmental Plan 2012

The *Warren Local Environmental Plan 2012* (Warren LEP 2012) provides local environmental planning provisions for land in Warren, aligning with the standard environmental planning instrument under Section 3.20 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Proposal is located on land zoned as E4 General Industrial under the Warren LEP 2012. The objectives of this zone are:

- *To provide a range of industrial, warehouse, logistics, and related 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;*
- *To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers; and*
- *To enable the development of land for certain non-industrial purposes where the present or future industrial development of land will not be compromised.*

The Proposal is consistent with the definition of a "Waste or Resource Management Facility" as outlined in the Warren LEP 2012, which is defined as:

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 Resource Recovery Facility is further defined in the Warren LEP 2012 as:

A building or place used for the recovery of resources from waste, including works or activities such as separating and sorting, processing or treating the waste, composting, temporary storage, transfer or sale of recovered resources, energy generation from gases and water treatment, but not including re-manufacture or disposal of the material by landfill or incineration.

Note—Resource recovery facilities are a type of waste or resource management facility—see the definition of that term in this Dictionary.

Additionally, the Proposal may also be considered a "Liquid Fuel Depot" under the Warren LEP 2012, which is defined as:

Liquid fuel depot means premises used for the bulk storage of petrol, oil, petroleum or other inflammable liquid for wholesale distribution and at which no retail trade is conducted.

Note—Liquid fuel depots are a type of heavy industrial storage establishment—see the definition of that term in this Dictionary.

However, the storage of oil at the facility is considered ancillary to the primary purpose of the development. The dominant purpose of the Proposal is the receipt, processing, and conversion of tyres into oil and related products, rather than the bulk storage or wholesale distribution of petroleum products.

Based on these definitions, the Proposal is best characterised as a Resource Recovery Facility under the Warren LEP 2012. Resource Recovery Facilities are not specifically prohibited in E4 General Industrial zones and are therefore permissible with consent. The Proposal aligns with the land-use intent of the E4 General Industrial zone by supporting sustainable waste processing, resource recovery, and industrial land use efficiency.

3.3.8 Warren Development Control Plan 2013

The Warren Development Control Plan (DCP) applies subject to the provisions of the *Warren Local Environmental Plan 2012* and provides additional local planning provisions specific to the Warren Local Government Area (LGA). The DCP aims to support sustainable development, natural resource conservation, and infrastructure planning, ensuring that development is appropriately managed in accordance with local environmental and land use objectives.

The objectives of the Warren DCP include:

- Providing additional planning provisions for the Warren Local Government Area;
- Encouraging the proper management, development, and conservation of natural and man-made resources, including:
 - Agricultural land;
 - Timber, minerals, soil, water, and other natural resources;
 - The Ramsar-listed Macquarie Marshes Nature Reserve;
 - Areas of significance for nature conservation;
 - Areas of high scenic or recreational value;
 - Places and buildings of archaeological or heritage significance, including Aboriginal relics and places; and
- Facilitating development that is appropriately located, having regard to environmental constraints, accessibility, and existing land use patterns.

The development controls relevant to the proposal are:

- Stormwater Drainage; and
- Public Utility Infrastructure.

These planning controls will be considered in detail at the development application stage.

3.4 Other Applicable Legislation or Strategies

3.4.1 NSW Energy from Waste Policy Statement

The NSW Energy from Waste Policy Statement sets out the regulatory framework for facilities that thermally treat waste for energy recovery. The policy is designed to ensure that energy recovery aligns with best environmental practices, contributes to sustainable waste management, and protects human health and air quality. The policy is guided by key objectives under NSW waste legislation, including the *Protection of the Environment Operations Act 1997* and the *Waste Avoidance and Resource Recovery Act 2001*. These objectives prioritise waste avoidance, resource recovery, and responsible disposal, ensuring that energy from waste solutions are only used when further material recovery is not technically or financially viable.

The policy establishes a two-tiered framework for energy recovery:

1. Eligible Waste Fuels – Wastes classified as low-risk and permitted for thermal treatment under strict guidelines; and

2. Energy Recovery Facilities – Facilities that process waste streams outside of eligible fuels and must demonstrate compliance with best international practices in process design, emissions control, and air quality standards.

Under this framework, any facility thermally treating waste outside of the eligible waste fuel list is classified as an energy recovery facility and must meet strict environmental and operational standards.

As noted in section 3.2.4, the *NSW Waste and Circular Infrastructure Plan* will amend the NSW Energy from Waste Policy and the General Regulation. Under the amendments, thermal treatment of end-of-life tyres to produce oil, steel, carbon black and syngas where this occurs outside the Greater Sydney Region will be permissible with consent. The proposed alterations and additions will continue to support NSW's resource recovery goals by converting used tyres into valuable by-products (oil, carbon, and steel) while operating within the legal and environmental compliance framework.

3.4.2 Fire and Rescue NSW – Fire Safety in Waste Facilities Guidelines

Fire and Rescue NSW *Fire Safety in Waste Facilities* guideline, provides recommendations for fire safety in waste facilities that handle combustible waste materials. The guideline outlines key fire safety measures, including stockpile management, fire suppression systems, emergency planning, and fire brigade access requirements, to ensure safe operations. These provisions aim to mitigate fire risks associated with storing and processing combustible waste materials, requiring facilities to maintain adequate separation distances, fire suppression measures, and containment strategies for fire water run-off.

The GDT proposal involves the storage and processing of waste tyres, which are classified as combustible materials. This includes ensuring safe stockpile management with adequate spacing between storage areas, installing fire safety systems and providing fire brigade access routes in accordance with emergency response standards. A fire safety study will be required to support the development application.

3.4.3 Fire and Rescue NSW – Access for Fire Brigade Vehicles and Firefighters guidelines

Fire and Rescue NSW (FRNSW) Access for Fire Brigade Vehicles and Firefighters Guidelines establish minimum requirements for fire appliance access, roadway design, load-bearing capacities, and emergency access provisions at development sites. These guidelines ensure that firefighting operations can be conducted safely and effectively by providing suitable entry points, turnaround spaces, and unobstructed access routes. Key requirements include:

- Minimum road carriageway widths of 4.5 m for general fire appliances and 6 m for specialist appliances;
- Turnaround areas for dead-end roads exceeding 120 m, with no restricted access narrower than 3.2 m or longer than 50 m;
- Overhead clearance heights of 4 m for general appliances and 4.5 m for specialist appliances;
- Maximum grade of 1:6 (16.6%) for road ramps and inclines;
- Load-bearing capacity of 15 tonnes for general fire appliances and 28 tonnes for specialist appliances;
- Hardstand areas within 20 m of feed fire hydrants and 8 m of fire hydrant booster assemblies, ensuring fire brigade vehicle positioning for effective fire suppression efforts; and
- Compliance with Performance Requirement CP9 of the National Construction Code (NCC), which mandates continuous forward-direction vehicular access with a minimum width of 6 m for emergency vehicles.

The GDT facilities alterations and additions which will increase the processing capacity and tyre storage quantity will require additional fire safety measures to manage potential risks associated with rubber stockpiles and hazardous materials storage.

3.4.4 Fire and Rescue NSW – Guideline for Bulk Storage of Rubber Tyres

Fire & Rescue NSW (FRNSW) has developed guidelines for the bulk storage of rubber tyres to minimise fire risks associated with tyre stockpiles. While rubber tyres are not easily ignitable, their physical properties make tyre fires difficult to control and extinguish once ignited. The FRNSW guidelines set out best-practice measures, including maximum tyre stack sizes, separation distances, and fire containment strategies, to assist fire services in effectively managing tyre fires.

The Green Distillation Technologies is currently licensed under EPL 21183 and approved to store up to 50 tonnes of rubber tyres on-site at any given time. As part of the Proposal, the facility seeks to increase its on-site storage capacity to up to 1000 tonnes. This increase will require compliance with FRNSW bulk storage guidelines, ensuring:

- Adequate separation distances between tyre stockpiles and buildings;
- Compliance with height and spacing requirements; and
- Implementation of fire risk mitigation measures, including designated firebreaks and emergency access routes.

3.4.5 Planning for Bushfire Protection 2019

Planning for Bush Fire Protection 2019 (PBP) provides development standards for designing and building on bush fire prone land in New South Wales. The PBP aims to protect human life and minimise the impacts of bush fires on property. The principles of the PBP focus on controlling the types of development permitted in bush fire prone areas, ensuring development is appropriately designed and sited based on the bush fire risk of a property, ensuring the provision and maintenance of suitable access, egress and provision of firefighting supplies, and facilitating the maintenance of Asset Protection Zones.

The PBP requires that all development proposed on bush fire prone land in NSW meets the Aims and Objectives of the PBP. Proposed developments may apply the acceptable solutions identified within the PBP or may prepare a performance-based solution. Where performance-based solutions are proposed, they must demonstrate that bush fire protection is afforded to a proposed development commensurate with the assessed level of bush fire risk and the characteristics of the occupants.

The majority of the subject property is mapped as Bush Fire Prone Land Vegetation Category 3. As such, a bush fire assessment will be prepared for the Proposal at the development application stage.

4. Project Justification

4.1 Strategic Drivers

4.1.1 NSW EPA Strategic Plan 2024-2029

The NSW Environment Protection Authority (EPA) Strategic Plan 2024–29 provides a framework for environmental stewardship, sustainability, and regulatory compliance in NSW. The plan highlights key priorities, including driving climate action, enabling a safe circular economy, and safeguarding land, water, and air from pollution. It emphasises waste management, pollution control, and resource recovery as essential components of the state's transition to a circular economy, supporting industries that promote sustainable material use and reduce reliance on landfill and fossil fuels.

It highlights three core strategic choices to address environmental and human health challenges:

- Driving climate action by reducing greenhouse gas emissions, increasing resilience to climate change, and supporting industries in transitioning to lower-carbon operations;
- Enabling a safe circular economy by promoting resource recovery, reducing landfill waste, and ensuring sustainable materials management; and
- Strengthening environmental protection by improving land, water, and air quality through regulation, pollution prevention, and collaboration with Aboriginal communities.

The Proposal's alterations and additions support the NSW EPA's strategic goals by increasing waste tyre processing from 5,000 to 25,000 tonnes per year, reducing landfill waste, and advancing the circular economy. By recovering oil, carbon, and steel, the facility contributes to climate action and sustainable resource use, aligning with NSW's waste management and emissions reduction targets.

4.1.2 NSW Waste and Sustainable Material Strategy 2041

The *NSW Waste and Sustainable Materials Strategy 2041: Stage 1 – 2021-2027* outlines the long-term vision for waste management, infrastructure planning, emissions reduction, and the transition to a circular economy in NSW. The strategy aligns with the National Waste Policy Action Plan and sets key targets, including:

- Reducing total waste generation by 10% per person by 2030;
- Achieving an 80% resource recovery rate across all waste streams by 2030;
- Increasing the use of recycled content in manufacturing and government procurement;
- Phasing out problematic and unnecessary plastics by 2025; and
- Halving organic waste sent to landfill by 2030.

The Proposal directly supports these objectives by increasing waste tyre processing capacity from 5,000 to 25,000 tonnes per year, significantly enhancing resource recovery and circular economy initiatives. The facility extracts valuable materials from waste tyres, including oil, carbon, and steel, reducing landfill dependency and promoting sustainable material reuse.

4.1.3 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 the emerging needs in NSW's waste and circular economy infrastructure network. The needs 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 exist in our system for the reprocessing of some of these materials that have historically been exported for processing.

The guide sets out how the NSW Government will 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 guide specifically addresses the current market, processing capacity, throughput and future needs, and the opportunities and challenges associated with processing of plastics, organics, glass, paper and cardboard, and tyres. The guide identifies a deficit of approximately 85,000 to 100,000 tonnes per annum (tpa) in the State's current tyre processing capacity, with a lack of local markets for tyre-derived products being a major challenge for the industry.

A key focus of this strategy is ensuring the right infrastructure is available to process the material expected to enter the waste stream over the next two decades, and plan for NSW's waste and circular economy infrastructure, including leveraging private sector and government investment. There are three key areas of focus in the strategy that include residual waste, organics, and plastics. The Proposal will enhance operational efficiency, expand storage, and improve resource recovery, reducing reliance on landfill and overseas processing. By supporting NSW's circular economy transition, the facility aligns with the state's infrastructure priorities for sustainable waste management.

4.1.4 2018 National Waste Policy: Less Waste, More Resources

The 2018 *National Waste Policy* was developed to provide a framework for a national approach to waste management, recycling and resource recovery, helping the country move towards a circular economy. The five overarching principles for waste management set out in the policy are:

- Avoid waste;
- Improve resource recovery;
- Increase use of recycled material and build demand and markets for recycled products;
- Better manage material flows to benefit human health, the environment and the economy; and
- Improve information to support innovation, guide investment and enable informed consumer decisions.

Supporting the policy is the *National Waste Policy Action Plan* 2019 (the Plan). The Plan recognises the need to build a local market for the processing and reuse of problem wastes, ensuring Australia takes responsibility for its' waste production and moving toward a circular economy. Transforming problem wastes into high value materials will support job creation, build a more sophisticated industry, and provide positive environmental and community wellbeing outcomes. The Plan presents the targets and actions to implement the policy and aims to address impediments to a circular economy in Australia. The targets are:

1. Ban the export of waste plastic, paper, glass and tyres commencing in the second half of 2020;
2. Reduce total waste generated in Australia by 10% per person by 2030;
3. 80% average resource recovery rate from all waste streams following the waste hierarchy by 2030;
4. Significantly increase the use of recycled content by governments and industry;
5. Phase out problematic and unnecessary plastics by 2025;
6. Halve the amount of organic waste sent to landfill by 2030; and
7. Make comprehensive, economy-wide and timely data publicly available to support better consumer, investment and policy decision.

To meet growing demand for recovered materials and support the circular economy the proposal will expand its processing capacity, which will allow for greater resource recovery of valuable materials while ensuring compliance with Australia's waste reduction targets.

4.1.5 Council of Australian Government (COAG) Waste Export ban

In 2019, the Council of Australian Governments (COAG) committed to banning the export of waste materials such as plastic, paper, glass, and tyres, while simultaneously boosting Australia's recycling and waste processing industries. The phased implementation of the ban began on 1 January 2021, with the prohibition of unprocessed glass exports. By 1 December 2021, the export of whole used tyres, including baled tyres, was also banned. This shift underscores the urgent need to enhance Australia's capacity for processing waste tyres domestically, driving investment in local recycling infrastructure and creating sustainable solutions for tyre waste management.

The proposal aligns with the COAG ban ensuring that waste tyres are processed domestically into valuable resources such as oil, carbon and steel.

4.1.6 NSW Circular Economy Policy Statement

The *NSW Circular Economy Policy Statement: Too Good to Waste* (NSW EPA 2019) aims to transform how products are produced, used, and disposed of to minimise waste and environmental impact. The circular economy framework promotes the continuous use of materials through reuse, remanufacturing, and recycling, reducing dependence on raw material extraction. This transition delivers economic, social, and environmental benefits,

including job creation, increased resource efficiency, and waste reduction. The policy is guided by seven key principles:

1. Sustainable management of all resources;
2. Valuing resource productivity;
3. Designing out waste and pollution;
4. Maintaining the value of products and materials;
5. Innovating new solutions for resource efficiency;
6. Creating new circular economy jobs; and
7. Fostering behaviour change through education and engagement.

The NSW Government is embedding circular economy principles into decision-making, policies, and infrastructure projects, with a focus on sustainable procurement, high-quality recycling, and reuse initiatives. The aim is to build a resilient, resource-efficient economy while supporting market changes and innovation in waste management.

The Proposal's alterations and additions support the circular economy vision. By converting waste tyres into reusable resources, the Proposal reduces landfill dependency, supports local manufacturing industries, and minimises waste generation. Furthermore, the Proposal will create local jobs and support sustainable economic growth, reinforcing NSW's transition to a circular and resource-efficient economy.

As discussed in Section 3.2.4 above, the recently released WCI Plan specifically identifies the need to amend the energy from waste policy framework to permit the thermal treatment of end-of-life tyres outside the Greater Sydney Region. The amendments are necessary to ensure waste tyres form part of the circular economy rather than occupying a significant volume of the severely limited landfill capacity.

4.1.7 NetWaste Regional Waste and Sustainable Materials Strategy 2023-2027

The *NetWaste Regional Waste and Sustainable Materials Strategy 2023–2027* provides a coordinated framework for improving waste management and resource recovery outcomes across Western NSW. Warren Shire Council is a member of NetWaste, a voluntary regional waste group comprising 25 councils and covering nearly 40% of the state. The group is funded by the NSW Environment Protection Authority (EPA) and plays a critical role in delivering regional programs that improve recycling rates, reduce landfill dependency, and support the transition to a circular economy.

The Strategy outlines a five-year action plan, with a 20-year strategic delivery horizon, aligned with the *NSW Waste and Sustainable Materials Strategy 2041*, focusing on improving infrastructure, encouraging sustainable procurement, diverting organics, and enhancing education and engagement. The strategy promotes local innovation and regional solutions to address specific challenges faced by councils in remote and rural settings.

NetWaste's goal is to set the benchmark for regional waste management through a range of strategic objectives, including:

- Reducing the amount of waste generated;
- Increasing resource recovery;
- Reducing greenhouse gas emissions;
- Delivering environmentally responsible waste management systems;
- Improving awareness of waste minimisation and resource recovery principles, and influencing behavioural change;
- Improving recycling and composting;
- Reducing litter and illegal dumping;
- Managing problem wastes;
- Facilitating information exchange and skills development; and
- Optimising procurement of grant funding.

The Proposal Supports the objectives of the NetWaste Strategy by expanding regional infrastructure for tyre recycling and resource recovery, and by converting end-of-life tyres into valuable by-products, such as oil, steel and carbon. This reduces the volume of waste being sent to landfill and enhances regional circular economy outcomes. In doing so, the Proposal also contributes to lowering greenhouse gas emissions through avoided landfill. Additionally, the development will support local employment and reduce reliance on metropolitan centres waste services by offering a sustainable, regionally based solution for managing problematic waste streams.

4.1.8 Central West and Orana Regional Plan 2041

The *Central West and Orana Regional Plan 2041* provides a strategic vision for land use, economic growth, infrastructure development, and environmental sustainability in the region over the next 20 years. The plan focuses on enhancing regional industries, leveraging infrastructure investments, promoting environmental resilience, and ensuring sustainable growth in the face of challenges like climate change and resource management.

The plan identifies key objectives such as supporting renewable energy expansion, strengthening regional economies, improving transport and logistics networks, and ensuring sustainable resource management. Notably, it emphasises investment in infrastructure to support industries like mining, agriculture, and manufacturing while promoting circular economy principles and resource recovery.

The NSW Government's push for a circular economy highlights opportunities to recover energy from waste to support manufacturing industries and reduce reliance on fossil fuels, reinforcing the role of waste facilities in regional economic development and sustainability.

The plan also acknowledges the projected increase in NSW waste volumes from 21 million tonnes to 37 million tonnes over the next 20 years, underscoring the need for innovative waste recovery technologies, infrastructure investment, and regional waste processing capacity. With strong road and rail freight connections, available land, and a growing demand for waste recovery solutions, the region is well-positioned to become a circular economy hub.

The proposal directly supports the *Central West and Orana Regional Plan 2041* by enhancing regional waste processing infrastructure, supporting circular economy objectives, and contributing to energy recovery from waste.

4.2 Sustainability and Environmental

The Proposal alterations and additions align with key NSW sustainability initiatives, reinforcing the circular economy, waste reduction, and environmental protection objectives outlined in the *NSW Waste and Sustainable Materials Strategy 2041*, the *National Waste Policy Action Plan 2019*, *Netwaste Regional Waste and Sustainable Materials Strategy 2023-2027* and the *Central West and Orana Regional Plan 2041*. These policies prioritise resource recovery, emissions reduction, and sustainable infrastructure development to support environmental and economic resilience in NSW.

The proposal supports the *NSW Waste and Sustainable Materials Strategy 2041*, which aims to:

- Reduce total waste generation by 10% per person by 2030.
- Achieve an 80% average recovery rate from all waste streams by 2030.
- Increase the use of recycled content in government and industry.
- Phase out problematic and unnecessary plastics by 2025.
- Halve the amount of organic waste sent to landfill by 2030.

In line with the *NSW Circular Economy Policy Statement*, the facility promotes resource recovery and waste minimisation by ensuring that used tyres are repurposed into high-value products. The *Central West and Orana Regional Plan 2041* highlights the region's potential to become a circular economy hub, leveraging waste infrastructure investment and regional freight connectivity to divert waste from landfills and support local manufacturing.

The environmental benefits of the proposal are:

- The facility will enhance the circular economy by converting waste tyres into fuel oil, carbon black, and steel, reducing reliance on virgin materials and supporting sustainable manufacturing;
- Greenhouse gas emissions will be reduced through the production of a low-carbon alternative to fossil fuels;
- The proposal will strengthen regional waste infrastructure by expanding tyre processing capacity, supporting efficient waste management and creating jobs in regional areas;
- The facility will meet waste export regulations by complying with the COAG Waste Export Ban, ensuring a domestic processing solution for used tyres; and
- Energy recovery will be supported through alignment with the *NSW Energy from Waste Policy Statement*, ensuring waste-derived fuels are used safely and efficiently under strict environmental controls.

4.3 Social and Economic

Increased investment in tyre recycling and resource recovery infrastructure supports economic growth, job creation, and environmental sustainability. The alterations and additions to the facility will contribute to regional employment, innovation in waste processing, and strengthening local industries.

The proposal will create new job opportunities, with additional staff required for expanded operations, equipment maintenance, and site management. The alteration and addition of tyre recycling capacity will also help support regional economies, ensuring that waste is processed locally rather than being transported long distances.

The proposal is estimated to employ 5 existing staff, create 10 new construction jobs over the construction period, and provide 10 additional operational jobs to support the expanded facility.

5. Baseline Information

5.1 Site Conditions

The site currently consists of an operational tyre distillation facility with one fully operational distillation module, storage infrastructure, and supporting utilities. The facility is located on industrial-zoned land and has been lawfully operating for over ten (10) years under EPA Licence 21183.

The site includes a tyre storage area, processing area and gravel road for truck movement. The existing infrastructure includes a nitrogen generation plant, 2 x 30,000L oil storage tanks, a temporary carbon/wire separation shed area. The site also includes two dams with separate culverts for water discharge for each one.

The lot has a total area of approximately 21,500m² and is bordered by the Ewenmar Waste Depot.

5.2 Waste Management

The preparation of a Waste Management Plan (WMP) will be completed to outline measures that will minimise and manage waste generation during, demolition, construction and ongoing use of the Site. Waste generated during the removal of certain plant and construction of sheds and new plant, including ongoing operational waste and recycling will be calculated in the WMP. This will be completed as part of the Development Application.

5.3 Site Topography and Drainage

The site is relatively flat, with two existing basins and culverts that collect and treat stormwater runoff from the facility. The site is designed for industrial use, with hardstand areas for storage, processing, and vehicle access. The site is graded towards a northern basin where stormwater is detained and treated. This basin is connected via an overflow pipe to a secondary basin that further detains and treats the stormwater prior to discharge via overland flow to the south.

A stormwater management plan will be prepared to address and improve the existing drainage and stormwater runoff. Some improvements will include bunding around the fuel storage areas, which will ensure that stormwater is appropriately directed and treated before discharge. Sealing of internal roads will also be performed to reduce sediment in runoff.

The proposed works will not significantly alter the topography of the site, as all developments will occur within the existing industrial footprint. Drainage upgrades will be designed to meet regulatory standards, ensuring effective water management and environmental protection.

5.4 Soils and Geology

The development area primarily consists of compacted hardstand surfaces and cleared land, with vegetation located at the site's perimeter. The existing site conditions provide a stable foundation for industrial operations. The underlying soils in the area comprise of neutral dark brown light clays in the upper 15cm, with yellow brown calcareous soils to 60cm deep, typically with a high pH or approximately 9.5.

As the Proposal does not require significant earthworks, any excavation will be limited to minor works such as stormwater management improvements and bunding installation. These activities will be carefully managed to minimise soil disturbance and prevent erosion.

Given the long-standing industrial use of the site and the handling of oil and other recovered materials, a site contamination assessment is proposed to assess potential contamination risks and ensure the facility's ongoing compliance with environmental safety standards.

5.5 Acid Sulfate Soils

The Site is not located in an area identified as having Acid Sulphate Soils.

5.6 Waterways

The nearest waterway to the site is Ewenmar Creek, located approximately 350m south-west from the premises. While there are no direct connections between the site and the creek, the existing stormwater management system allows treated runoff to discharge within the property boundaries. The site is enclosed by an earth embankment constructed 450mm above the 1-in-200-year flood level, ensuring it remains hydraulically disconnected from surrounding waterways.

The site itself contains two on-site basins, which assist in stormwater collection and management. The water used during operations follows a closed-loop process, ensuring continuous reuse and treatment. This system is supported by a lime filler sump, which treats and recycles water used throughout the distillation process. Additionally, the site has a water bore with an existing approval and four dedicated water storage tanks, ensuring adequate water supply for operational needs while minimising reliance on external sources.

Furthermore, the site is within the Warren Township Levee Bank System, which serves as a protective barrier against external flooding or stormwater intrusion, meaning it is not deemed flood liable land. This system helps prevent potential water access from surrounding areas.

5.7 Flooding

The Site is not located in or near any flood zone.

5.8 Riparian Land and Watercourses

The proposed site is not located to, or near, riparian Land and watercourses, and so will not have any impact on these, including soil disturbance, riparian vegetation and vegetation connectivity.

5.9 Stormwater

Currently, site drainage flows north into a formed basin, which serves as the primary collection point for stormwater. This basin is connected via an overflow pipe to a secondary basin, which provides further detention and treatment of stormwater prior to controlled overland discharge to the south. A Stormwater management plan will be undertaken during the development application stage to implement robust stormwater management measures.

5.10 Groundwater

The site is not located within a groundwater vulnerability zone. However, a licensed water bore (Licence No. 80WA723629) is present on-site and is used for operational purposes. The bore has been in operation for over 10 years without issue, providing a reliable water source for the facility. The proposal does not involve any excavation or construction works that would interfere with groundwater systems, and all water used in the process follows a closed-loop treatment system. Given these factors, the potential impact on the groundwater table is considered to be low.

5.11 Biodiversity Values

The site itself does not contain any mapped biodiversity values. The closest identified biodiversity value area is approximately 350m south-west of the site. This area is separated from the site by cleared land, and no impact on biodiversity is anticipated due to the distance and lack of connectivity between the site and the mapped area.

5.12 Bushfire Prone Land

The site is located within Category 3 bushfire-prone land, with Category 1 bushfire-prone land present in surrounding areas to the north-east, and west of the property. While the development area itself is cleared, the surrounding areas within the site contain trees and vegetation, which may pose some bushfire risks. A Bushfire Impact Assessment will be undertaken during the assessment stage to determine any necessary mitigation measures.

5.13 Mine Subsidence

The site is not located within or near any mine subsidence zoned land.

5.14 Heritage

An AHIMS search has identified one recorded Aboriginal site within 200m of the proposed development location. Given this proximity, further assessment will be required to determine any potential impact on Aboriginal cultural heritage. An Aboriginal Cultural Heritage Assessment (ACHA) will be undertaken during the development application stage to assess the site and ensure compliance with heritage protection requirements.

5.15 Easement, licenses or Covenant Sites

The Section 10.7 (2&5) planning certificate (Appendix 3) notes there are no easements, licenses or covenants on this Site.

5.16 Adjoining Premises and Sensitive Receptors

The proposed development is located on Lot 1 DP 1186656 at 8161 Oxley Highway, Warren, NSW 2824. The adjoining premises to the east is the Ewenmar Waste Depot, which is situated on Lot 2 DP 1186656 and is also zoned E4 General Industrial.

To the south of the site, the land is zoned R5 Large Lot Residential, while to the north, east, and west, the land is RU1 Primary Production. The closest residential dwelling is located at 19 Bundemar Rd, Beemunnel, NSW 2824, approximately 750m from the site.

Additionally, the Ewenmar Creek Rest Area and Beemunnel Rest Area are located adjacent to the west of the site, while the Warren town centre is approximately 4.3km away.

Although the site is at a distance from sensitive receptors, potential impacts from noise, air quality, and traffic will be assessed in detail during the Development Application stage.

5.17 Traffic

Access to the site is via Oxley Highway, which serves as the main road connection for the development. Oxley Highway is classified as a state road and forms part of the approved road network for heavy vehicle movements, including 25/26m B-double access.

The proposal will generate additional truck movements associated with the receipt of waste tyres and the transportation of processed materials, including oil, carbon, and baled steel. Given that Oxley Highway is already used for heavy vehicle transport, the site is well-positioned to accommodate the required vehicle movements.

A detailed traffic impact assessment will be undertaken during the Development Application stage to assess any potential impacts on road capacity, traffic safety, and intersection performance. This assessment will ensure that the proposed development aligns with Transport for NSW requirements and that any necessary traffic management or mitigation measures are implemented to minimise impacts on the surrounding road network.

5.18 Parking

There are no specific parking requirements outlined in the *Warren Development Control Plan 2013* for industrial developments. However, parking will be designed to meet the operational demands of the site, ensuring adequate spaces for employees, visitors, and operational vehicles.

The facility will accommodate parking spaces for staff and visitors, as well as designated areas for truck loading and unloading.

Car park requirements will be determined at the DA stage.

5.19 Visual Catchment

The site is located within an industrial setting and is surrounded by areas of vegetation and cleared industrial land. The development footprint is already cleared, with existing infrastructure and operational areas in place. The site currently contains a fully operational distillation module, with plans to deploy five additional modules to expand processing capacity. Existing tyre storage areas accommodate whole tyres before processing, and oil storage tanks are in place to store recovered oil, with an expansion planned to support increased production. Additionally, a temporary carbon and wire separation shed is used to process and store recovered materials. The site is also surrounded by vegetation and trees, which further screens the development, minimising its visual impact on the surrounding environment.

As the proposal primarily involves the alteration and expansion of existing operations rather than constructing entirely new structures, the visual impact of the development is expected to remain consistent with the site's industrial character. All processing activities, including tyre distillation, carbon separation, and oil storage, will take place within the designated facility areas, ensuring minimal external visual impact.

5.20 Air Quality

The distillation plant will be operated outdoors and is equipped with a wet scrubber system designed to filter and remove toxins or particulates before air is released from the system. This ensures that emissions from the process are managed effectively and minimised. The facility's operations focus on the destructive distillation of tyres, which involves controlled heating and the recovery of valuable materials such as oil, carbon, and steel. Given the nature of the process, air emissions will primarily consist of gases released during thermal treatment, which will be treated through the wet scrubber system to comply with EPA licence requirements.

Currently, air quality monitoring and emissions are regulated at the site under Conditions M2.2 and M2.3 of EPA License 21183. These conditions set out specific requirements for stack testing at Monitoring Point 1, including post-commissioning and ongoing quarterly or annual sampling frequencies depending on the pollutant. Parameters measured can be seen in Table 5.1.

Table 5.1. Air emissions monitoring parameters and sampling requirements as per EPL 21183.

Pollutant	Units of Measure	Frequency	Sampling Method
Cadmium (total)	milligrams per cubic metre	Special Frequency 1	TM-12, TM-13 & TM-14
Chlorine	milligrams per cubic metre	Special Frequency 1	TM-7
Dioxins & Furans	nanograms per cubic metre	Special Frequency 3	TM-18
Dry gas density	kilograms per cubic metre	Special Frequency 2	TM-23
Hydrogen chloride	milligrams per cubic metre	Special Frequency 2	TM-8
Hydrogen Sulfide	milligrams per cubic metre	Special Frequency 1	TM-5
Mercury	milligrams per cubic metre	Special Frequency 1	TM-12, TM-13 & TM-14
Moisture	percent	Special Frequency 2	TM-22
Molecular weight of exhaust gases	grams per gram mole	Special Frequency 2	TM-23
Nitrogen Oxides	milligrams per cubic metre	Special Frequency 2	TM-11

Pollutant	Units of Measure	Frequency	Sampling Method
Oxygen (O ₂)	percent	Special Frequency 2	TM-22
Polycyclic aromatic hydrocarbons	nanograms per cubic metre	Special Frequency 3	OM-6
Pressure of stack gases	kilopascals	Special Frequency 2	TM-2
Sulfuric acid mist and sulfur trioxide (as SO ₃)	milligrams per cubic metre	Special Frequency 1	TM-3
Sulphur dioxide	milligrams per cubic metre	Special Frequency 2	TM-4
Temperature	degrees Celsius	Special Frequency 1	TM-2
Total of all fluorine compounds (HF equivalent)	milligrams per cubic metre	Special Frequency 1	TM-9
Total Solid Particles	milligrams per cubic metre	Special Frequency 2	TM-15
Type 1 and Type 2 substances in aggregate	milligrams per cubic metre	Special Frequency 1	TM-12, TM-13 & TM-14
Volatile organic compounds as n-propane equivalent	milligrams per cubic metre	Special Frequency 2	TM-34
Volumetric flowrate	cubic metres per second	Special Frequency 2	TM-2

The adequacy of the treatment systems for process air will be assessed in a detailed Air Quality Impact Assessment.

5.21 Noise

The proposed facility is located in an industrial area with no close surrounding residential properties. Operations, including the distillation process and associated activities, will be carried out in accordance with general site practices, as there are no specific conditions in the existing development consent (DA P16-10.26) that define operating hours.

The only condition that prescribes a specific operating time is Condition 9, which limits delivery and dispatch activities to between 6:30am and 4:30pm. No other conditions in the consent define operating hours for the overall facility. In practice, the facility generally operates from Monday to Saturday between 6:00 AM and 5:00 PM and remains closed on Sundays and public holidays. Given the nature of the process, noise emissions will primarily arise from vehicle movements, material handling and plant operations.

A noise impact assessment will be conducted during the Development Application stage to ensure compliance with relevant noise criteria and assess any potential impacts.

5.22 Fire Safety

Fire safety is a critical consideration for the proposed facility, particularly given the nature of the materials processed and stored on-site. The facility will comply with Fire and Rescue NSW (FRNSW) guidelines, including:

- *FRNSW – Guideline for Bulk Storage of Rubber Tyres;*
- *FRNSW – Access for Fire Brigade Vehicles and Firefighters Guidelines; and*
- *FRNSW – Fire Safety in Waste Facilities Guidelines.*

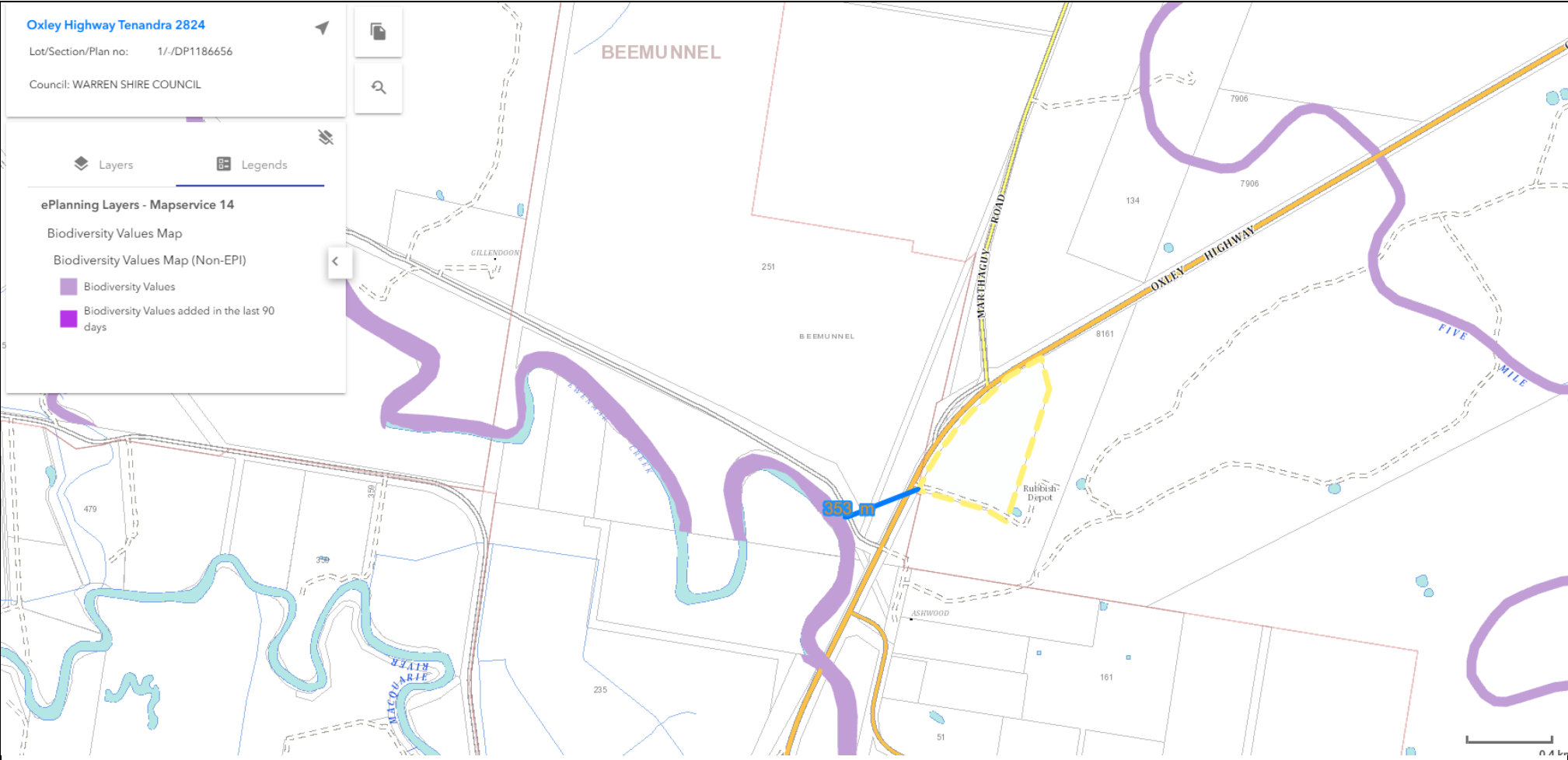
Fire safety measures will include bunding around hazardous fuel storage areas, fire hose reels, extinguishers, and other essential firefighting infrastructure to mitigate risks. Additionally, the distillation plant is equipped with an air filtration unit to control emissions, and nitrogen is used in the process to remove oxygen, reducing the risk of combustion.

Fire brigade access will be facilitated through appropriate road widths, turning areas, and unobstructed entry points. A Fire Safety Study will be conducted as part of the Development Application process to ensure compliance with FRNSW guidelines and that all necessary fire safety provisions are effectively implemented.

5.23 Social/Cultural Environment

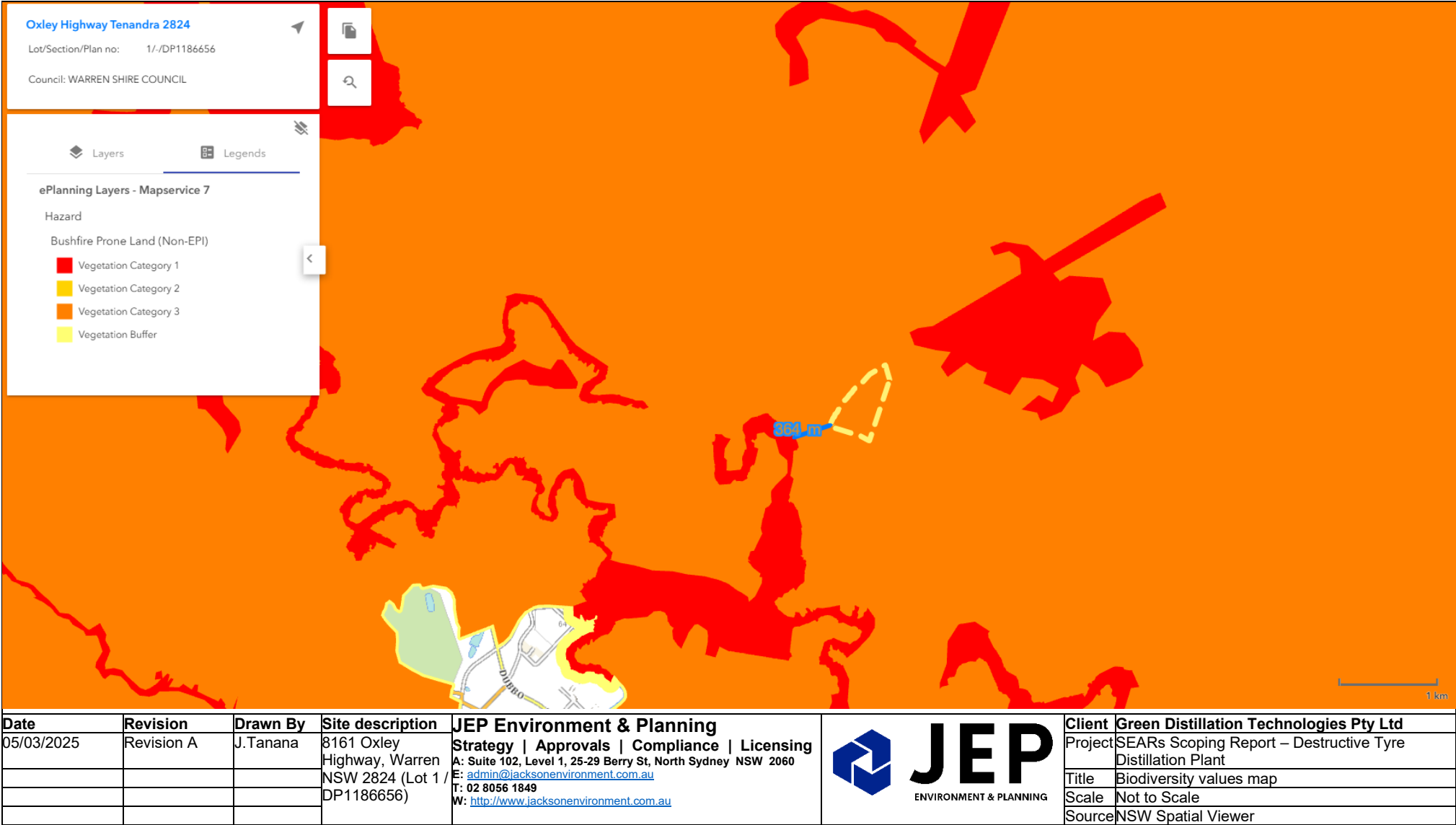
There are no expected changes to the impact of the development on the social and cultural environment. The development application will address this in more detail.

Figure 5.1. The site is surrounded by area marked as having biodiversity value, with the closest located approximately 350m south-west of the site. Site location is shown in yellow.



Date	Revision	Drawn By	Site description	JEP Environment & Planning	Client	Green Distillation Technologies Pty Ltd
05/03/2025	Revision A	J.Tanana	8161 Oxley Highway, Warren NSW 2824 (Lot 1 / DP1186656)	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	SEARs Scoping Report – Destructive Tyre Distillation Plant
					Title	Biodiversity values map
					Scale	Not to Scale
					Source	NSW Spatial Viewer

Figure 5.2. The site is within are within bushfire prone land Category 3 and is located approximately 360m from Category 1 bushfire vegetation. Site location is shown in yellow.



6.Environmental Matters and Impacts

The following table outlines the matters and impacts relevant to the Proposal, along with the type of assessment that would be undertaken as part of the development application.

Table 6.1. 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 involve tyre destructive distillation, which includes machinery and transport movements. Noise impacts are expected to be moderate but mitigated by the industrial setting and distance from residences. Although this is the case a noise assessment is needed to confirm the operations of the facility comply with the <i>Noise Policy for Industry 2017</i> .	Yes	Noise assessment
	Visual	Low	The facility is an existing industrial operation with no significant additional structures proposed.	No	None
	Odour	Moderate	The tyre destructive distillation generates air emissions, but these are treated through an wet scrubber system. An assessment is needed to ensure the system effectively removes harmful emissions before air release.	Yes	Air quality impact assessment
	Microclimate	None	No microclimate impacts expected	No	None
Access	Access to property	Low	Site access is from Oxley Highway, a state road approved for 25/26m B-double access.	No	None
	Access to services	Low	The site is connected to power, water and telecommunications services, but Warren town has limited infrastructure, with no access to sewer for the site.	Yes	Wastewater assessment
	Road network	Low	The increase in traffic from additional truck movements for tyre delivery and product transport is not anticipated to have impact on local or regional roads.	Yes	Traffic impacts assessment

Matters		Level of impact expected	Description of impact	Requires assessment in development application?	Type of assessment
	Offsite parking	None	Parking will be provided based on employee and visitor demand, with no specific requirements outlined in <i>Warren DCP</i> 2013.	Yes	Parking assessment
Built environment	Public domain	None	The proposal is in an industrial area and aligns with surrounding land use	No	None
	Public infrastructure	None	No significant impact on public utilities or road infrastructure.	No	None
Heritage	Natural	None	No known impacts on natural heritage.	No	None
	Cultural	None	No cultural heritage sites in proximity to the development.	No	None
	Aboriginal cultural	Moderate	One known Aboriginal site is located in or within 200m of the site.	Yes	Aboriginal Cultural Heritage Assessment
	Built	None	No impact on heritage-listed structures.	No	None
Social	Health	Low	Air emissions from the process could pose health risks if not properly managed. Assessment of emissions and wet scrubber efficiency is required.	Yes	Air quality Impact Assessment
	Safety	Moderate	Fire and emergency procedures and systems to be implemented, due to the risks with the combustible materials such as tyres and oil which are stored and processed on site.	Yes	SEPP 33 Risk Screening Assessment and Fire safety study assessment
	Community services and facilities	None	No anticipated impact on local community services.	Yes	Community Consultation
	Social cohesion	None	No expected impact on local communities.	Yes	Community Consultation
Economic	Natural resource use	Low	Tyre-derived products contribute to sustainable resource recovery, reducing dependence on virgin materials.	No	None

Matters		Level of impact expected	Description of impact	Requires assessment in development application?	Type of assessment
	Livelihood	None	Economic benefits to the communities - opportunity to generate local employment and follow-on economic boost.	No	None
	Opportunity cost	Low	Limited impacts on markets or customer access to other businesses expected.	Yes	None
Air	Particulate matter	Moderate	Tyre heating and oil extraction generate particulate emissions. Assessment required to ensure compliance with air quality standards.	Yes	Air quality impact assessment
	Gases	Moderate	Potentially harmful gases such as motor vehicle and operating equipment emissions are minimal.	Yes	Air quality impact assessment
	Atmospheric emissions	Low	Some greenhouse gas emissions from motor vehicles and operating equipment.	Yes	Air Quality Impact Assessment
Biodiversity	Native vegetation	Low	The site is cleared, and no significant impact on native vegetation is expected.	No	None
	Native fauna	None	No identified fauna habitats on-site.	No	None
Land	Stability / structure	None	No erosion impacts expected.	No	None
	Soil chemistry	Moderate	Historical industrial use and oil storage could pose contamination risks. A site contamination assessment will be conducted.	Yes	Contamination assessment
	Land capability	None	Negligible impact expected on capacity of land.	No	None
	Topography	None	No changes to site topography.	No	None
Water	Water quality	Low	Operations use a closed-loop water treatment system. No expected contamination of surface water.	Yes	Stormwater management plan

Matters		Level of impact expected	Description of impact	Requires assessment in development application?	Type of assessment
	Hydrological flows	Low	No changes to site hydrology expected. Water bore and additional water storage tanks support operations.	No	None
Risks	Coastal hazards	None	No coastal hazards associated with project.	No	None
	Flood waters	Low	No flood risk identified, though Ewenmar Creek is approximately 350m to the south-west of the site.	No	None
	Stormwater	Low	Stormwater management will be upgraded, including bunding around hazardous storage areas.	Yes	Stormwater management plan and soil and water management plan
	Bushfire	High	The site is in Bushfire Prone Category 3, with Category 1 land surrounding it. Bushfire risk assessment required.	Yes	Bushfire impact assessment
	Below ground mining	None	No below ground mining is associated with project.	No	None
	Steep slopes	None	No steep slopes associated with project.	No	None

7. Stakeholder and Community Consultation

As part of the development application, stakeholder and community consultation will be performed to ensure the Proposal is executed in a manner that protects both the environment and human health and provides value in the shape of an important recycling facility for the community.

Key stakeholders identified include:

- Fire and Rescue NSW;
- Adjoining residents and landowners;
- NSW EPA; and
- Warren Shire Council.

7.1 EPA Consultation

During the preparation of the scoping report, consultation was performed with NSW EPA on the proposed alterations and additions to the GDT destructive distillation plant in Warren. A draft of the scoping report was provided to EPA, and a presentation was delivered during the meeting on the Proposal. A particular focus of the early consultation was to seek EPA feedback on the application of the Energy from Waste Policy Statement to the Proposal. Secondly, advice was sought on the application of Clause 143 of the *Protection of the Environment Operations (General) Regulation 2022*, which otherwise prohibits the issue of new licenses for thermal waste treatment unless the Proposal is exempt.

Consultation with NSW EPA was undertaken on 6th May 2025. The meeting was attended by the applicant's planning and legal team with representatives from the EPA's planning assessment, regional operations and legal sections. EPA confirmed they agree with the planning and licensing pathway as proposed for the alterations and additions to the GDT plant in Warren, and expect that the Proposal will undergo normal integrated development assessment. EPA expect that the Proposal, once development consent is issued, can have its licence varied to accommodate the increase in throughput capacity.

7.2 Stakeholders and Consultation Strategy

Consultation will be based on the strategy shown below in Table 7.1 in accordance with Council Policy and statutory requirements. The primary focus of the stakeholder consultation strategy is to consult with all relevant stakeholders to ensure that the proposed development is conducted to meet all community and regulatory concerns.

Table 7.1. Stakeholder consultation strategy.

Organisation/Group	Reason for involvement	Description of interest	Type of engagement	Existing relationship?	Tools
Warren Shire Council	Consultation, compliance with LEP and DCP	Statutory	Involve, consult	Yes	Pre-lodgement meeting, development application and additional studies
NSW Environment Protection Authority (EPA)	Environmental regulation and licensing	Statutory	Consult	Yes	Meetings, email communication
Fire and Rescue NSW	Consultation	Statutory	Consult	Yes	Development application
Adjoining businesses	Local business interest	Potential to be impacted	Consult	No	Direct mail, phone calls
Nearby residents	Local community interest	Potential to be impacted	Consult	No	Direct mail, phone calls
Aboriginal community	Cultural heritage protection	Potential to be impacted	Consult	Yes	Email, meetings, phone calls

8. Estimated Development Cost

Capital works, including plant and equipment, is expected to be approximately \$5 million.

9. Conclusion

This SEARs scoping report has been prepared for the proposed alterations and additions to the GDT facility at Lot 1 DP 1186656, 8161 Oxley Highway, Warren NSW 2824. The facility operates as a destructive tyre distillation plant, processing used tyres to recover oil, carbon and steel. The Proposal seeks to increase processing capacity from 5,000 tonnes to 25,000 tonnes per annum through the installation of five additional distillation modules, expansion of oil storage capacity to 180,000 litres, construction of a carbon and wire separation shed and a carbon and wire storage shed, implementation of upgraded fire safety systems, stormwater and environmental management systems.

The Site is located within E4 General Industrial zoned land, adjoining the Ewenmar Waste Depot, with surrounding RU1 Primary Production land to the north, east, and west, and R5 Large Lot Residential land to the south. The nearest residential dwelling is approximately 750m away at 19 Bundemar Rd, Beemunnel NSW 2824. The facility operates under Development Consent DA P16-10.26 and EPA Licence 21183, which authorises energy recovery, resource recovery and waste storage.

An assessment of planning requirements confirms that the Proposal is best characterised as a Resource Recovery Facility under the *Warren Local Environmental Plan* 2012. However, it also meets the criteria of a Liquid Fuel Depot due to bulk oil storage. The Proposal is expected to trigger Designated Development under Clause 12(1)(f) of Schedule 3 of the *Environmental Planning and Assessment Regulation* 2021, relating to petrochemical facilities manufacturing more than 2,000 tonnes of petrochemical products per year. The Proposal will also trigger Regionally Significant Development under Clause 7(c) of Schedule 6 of the *State Environmental Planning Policy (Planning System)* 2021. Therefore, the Western Regional Planning Panel will be the consent authority.

The *Protection of the Environment Operations (General) Regulation* 2022 currently prohibits new approvals for energy recovery from the thermal treatment of waste under Clause 143, except in areas exempted under Clause 144. Warren is not in an exempt area. However, amendments to the *Protection of the Environment Operations (General) Regulation* 2022 following the release of the *NSW Waste and Circular Infrastructure Plan*, expected in early 2026, will expand the exemptions under Clause 144 to include the thermal treatment of end-of-life tyres to produce oil, steel, carbon black and syngas where this occurs outside the Greater Sydney Region. Consequently, the Proposal will be permissible under the amended regulation. The Proponent requests that the Scoping Report be considered prior to the amendments taking effect, and the SEARs issued accordingly, to avoid any further delays to the Proposal.

This scoping report will help the Department of Planning, Housing and Infrastructure (DPHI) to prepare the Secretary Environmental Assessment Requirements (SEARs) for the Proposal. The scoping report has considered planning and legislative requirements, as well as site conditions, topography, biodiversity, geology and soils, surface water management, groundwater, air quality, noise, traffic management, bushfire, easements, licences and covenants, adjoining premises, nearest sensitive receptors, traffic, social and cultural environment, visual catchment, stakeholder and community consultation, and a stakeholder consultation strategy.

Prior to the finalisation of the scoping report, consultation with NSW EPA was performed to discuss the planning and licensing pathway. At the time, the EPA expected that the Proposal could undergo normal integrated development assessment. However, this consultation was undertaken prior to the release of details of the *NSW Waste and Circular Infrastructure Plan* and the subsequent regulatory amendments. The Proponent is available for further consultation with the EPA to discuss the regulatory amendments and their impacts on the Proposal.

As part of this assessment, we have also considered the strategic drivers, including State and Local Planning Policies. The scoping report has also considered the sustainability benefits of the project, including the environmental, economic and social benefits.

The scoping report found that consideration will need to be given to air quality, noise, fire safety, bushfire risk, traffic, stormwater management and heritage to ensure that environmental and community impacts are minimised. This report will assist the Department of Planning, Housing and Infrastructure in preparing the SEARs requirements for the Proposal.

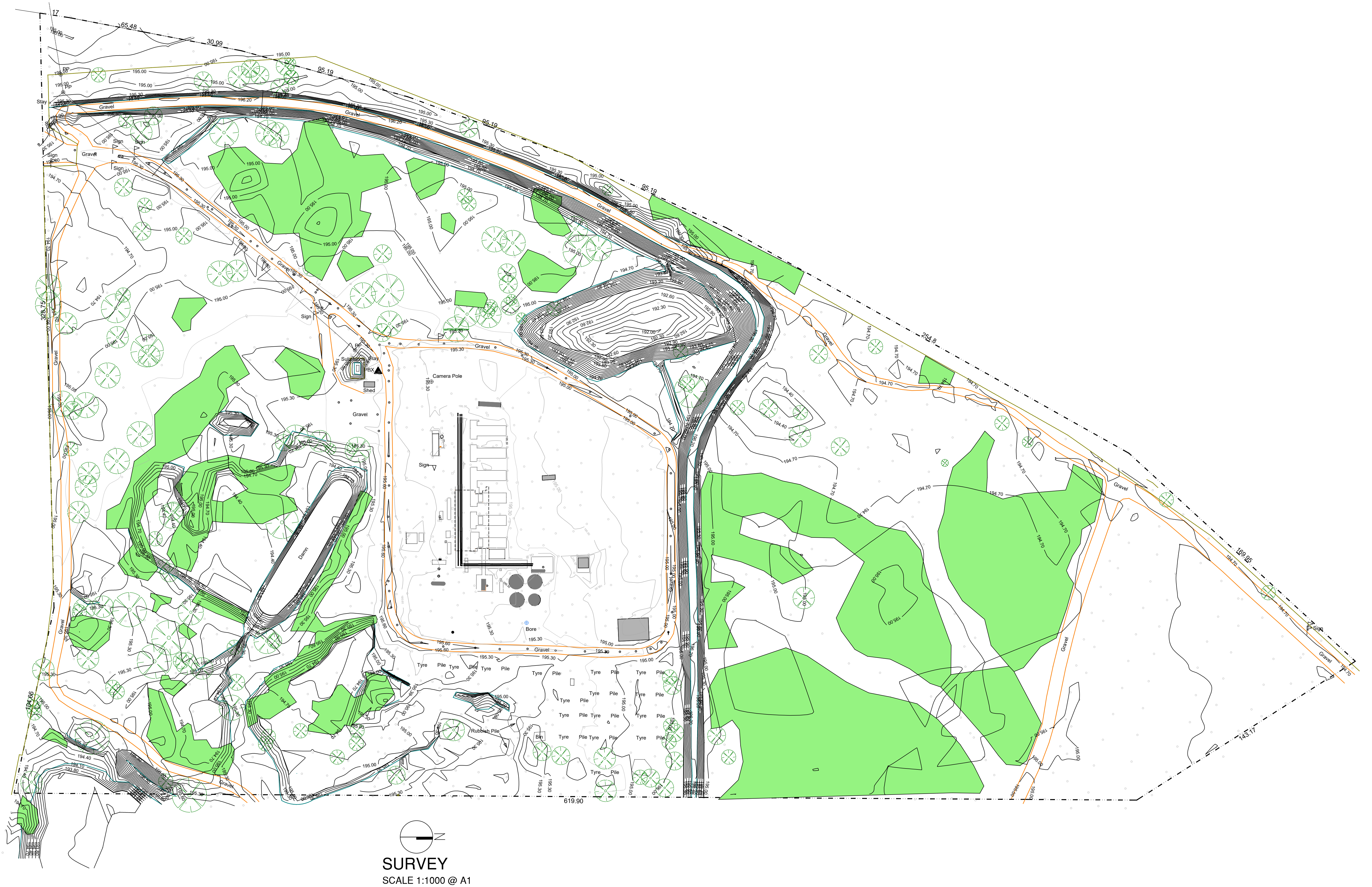
Appendix 1 – Architectural plans

Alterations and Additions to an Existing Destructive Distillation Plant for Used Tyres

8146 Oxley Highway, Warren, NSW
(Lot 1 DP 1186656)

PROPERTY INFORMATION	
NATIONAL CONSTRUCTION CODE: FACTORY BUILDING (CLASS 8) AND OFFICE BUILDING (CLASS 5) ZONING: E4 GENERAL INDUSTRY	
GOVERNING CODES	
- STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021 - STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021 - WARREN LOCAL ENVIRONMENTAL PLAN 2012 - WARREN DEVELOPMENT CONTROL PLAN 2013	
SCOPE OF WORK	
Alterations and Additions to an Existing Destructive Distillation Plant for Used Tyres	
SHEET INDEX	
DA101	COVER PAGE
DA102	SURVEY
DA102.1	EXISTING SITE PLAN AND SITE ANALYSIS PLAN
DA103	DEMOLITION PLAN
DA104	PROPOSED SITE PLAN
DA105	PROPOSED OFFICE FLOOR PLANS
DA106	PROPOSED OFFICE ELEVATIONS
DA107	PROPOSED WORKSHOP FLOOR PLAN, ELEVATIONS
DA108	PROPOSED CARBON WIRE STORAGE SHED-1
DA109	PROPOSED CARBON WIRE SEPARATION SHED-2

Date	Plan Number	Cover Page	JEP Environment & Planning 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 	Client	Green Distillation Technologies Pty Ltd	101
22-04-2025	101	8146 Oxley Highway, Warren NSW 2824 (Lot 1 DP1186656)		Project	Alteration and Addition Tyre Recycling Facility	
				Title	Cover Page	
				Scale	N/A	
				Source	JEP Environment & Planning	
DA						

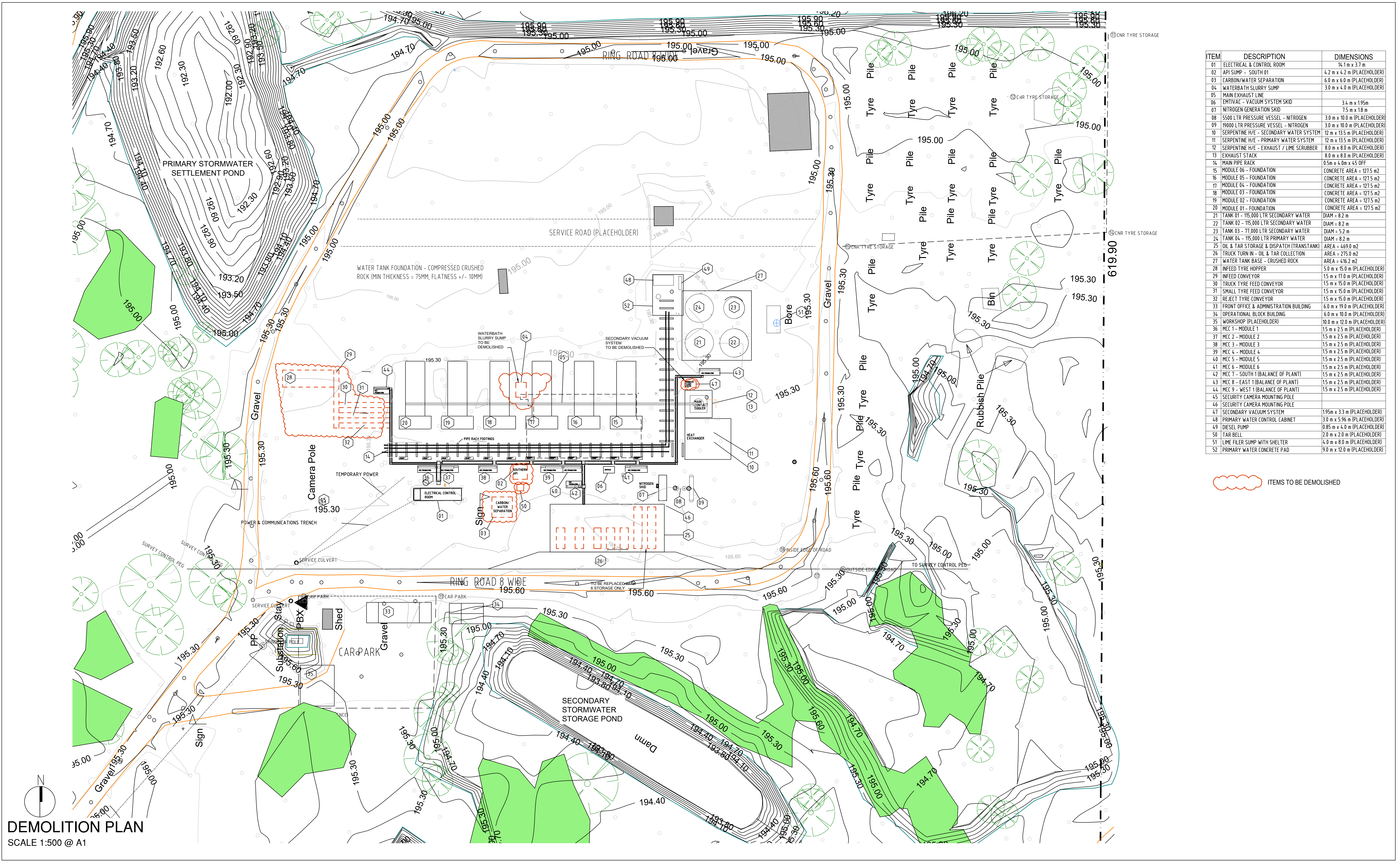


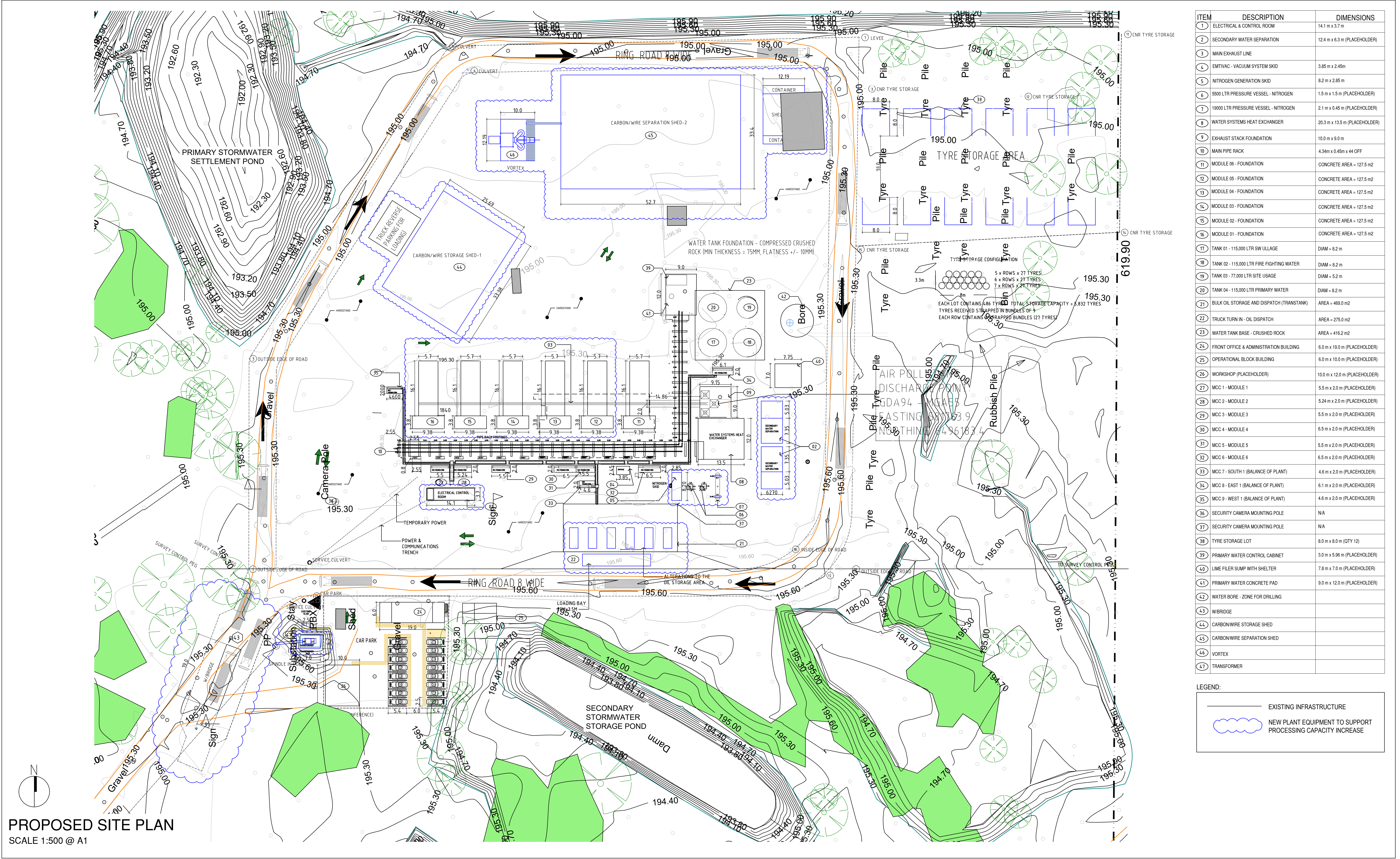
Date	Plan Number	Survey	JEP Environment & Planning Strategy Approvals Compliance Licensing A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060 E: admin@jacksonenvironment.com.au T: 02 8056 1849 W: http://www.jacksonenvironment.com.au JEP ENVIRONMENT & PLANNING	Client	Green Distillation Technologies Pty Ltd	102
22-04-2025	102	8146 Oxley Highway, Warren NSW 2824 (Lot 1 DP1186656)		Project	Alteration and Addition Tyre Recycling Facility	
				Title	Survey	
				Scale	1:1000	
				Source	JEP Environment & Planning	



EXISTING SITE PLAN AND SITE ANALYSIS PLAN
SCALE 1:600 @ A1

Date	Plan Number	Existing Site Plan and Site Analysis Plan	JEP Environment & Planning 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			Client	Green Distillation Technologies Pty Ltd	102.1 DA
22-04-2025	102.1	8146 Oxley Highway, Warren NSW 2824 (Lot 1 DP1186656)	JEP Environment & Planning 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	Alteration and Addition Tyre Recycling Facility	
			JEP Environment & Planning 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			Title	Existing Site Plan and Site Analysis Plan	
			JEP Environment & Planning 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			Scale	1:600	
			JEP Environment & Planning 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			Source	JEP Environment & Planning	



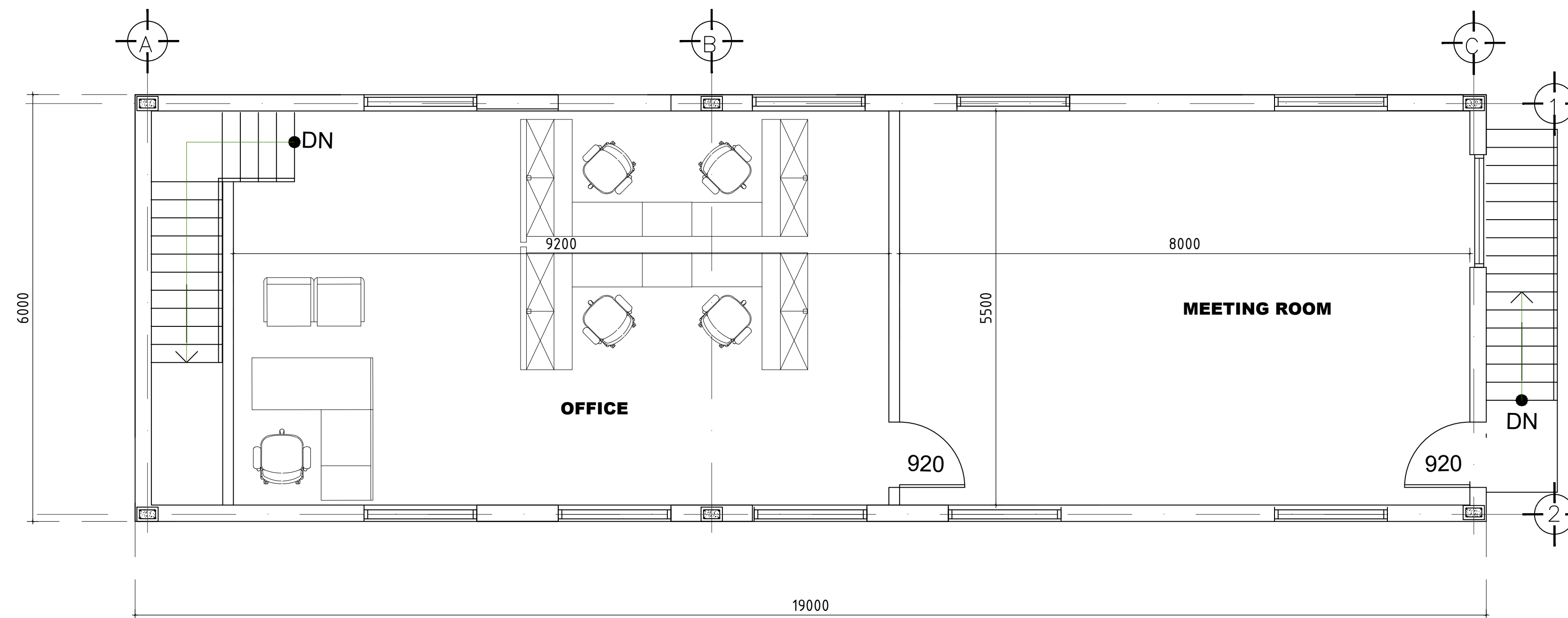


ITEM	DESCRIPTION	DIMENSIONS
1	ELECTRICAL & CONTROL ROOM	14.1 m x 3.7 m
2	SECONDARY WATER SEPARATION	12.4 m x 6.3 m (PLACEHOLDER)
3	MAIN EXHAUST LINE	
4	EMTIVAC - VACUUM SYSTEM SKID	3.85 m x 2.45m
5	NITROGEN GENERATION SKID	8.2 m x 2.85 m
6	5500 LTR PRESSURE VESSEL - NITROGEN	1.5 m x 1.5 m (PLACEHOLDER)
7	19000 LTR PRESSURE VESSEL - NITROGEN	2.1 m x 0.45 m (PLACEHOLDER)
8	WATER SYSTEMS HEAT EXCHANGER	20.3 m x 13.5 m (PLACEHOLDER)
9	EXHAUST STACK FOUNDATION	10.0 m x 9.0 m
10	MAIN PIPE RACK	4.34m x 0.45m x 44 OFF
11	MODULE 06 - FOUNDATION	CONCRETE AREA = 127.5 m2
12	MODULE 05 - FOUNDATION	CONCRETE AREA = 127.5 m2
13	MODULE 04 - FOUNDATION	CONCRETE AREA = 127.5 m2
14	MODULE 03 - FOUNDATION	CONCRETE AREA = 127.5 m2
15	MODULE 02 - FOUNDATION	CONCRETE AREA = 127.5 m2
16	MODULE 01 - FOUNDATION	CONCRETE AREA = 127.5 m2
17	TANK 01 - 115,000 LTR SW ULLAGE	DIAM = 8.2 m
18	TANK 02 - 115,000 LTR FIRE FIGHTING WATER	DIAM = 8.2 m
19	TANK 03 - 77,000 LTR SITE USAGE	DIAM = 5.2 m
20	TANK 04 - 115,000 LTR PRIMARY WATER	DIAM = 8.2 m
21	BULK OIL STORAGE AND DISPATCH (TRANSTANK)	AREA = 469.0 m2
22	TRUCK TURN IN - OIL DISPATCH	AREA = 275.0 m2
23	WATER TANK BASE - CRUSHED ROCK	AREA = 416.2 m2
24	FRONT OFFICE & ADMINISTRATION BUILDING	6.0 m x 19.0 m (PLACEHOLDER)
25	OPERATIONAL BLOCK BUILDING	6.0 m x 10.0 m (PLACEHOLDER)
26	WORKSHOP (PLACEHOLDER)	10.0 m x 12.0 m (PLACEHOLDER)
27	MCC 1 - MODULE 1	5.5 m x 2.0 m (PLACEHOLDER)
28	MCC 2 - MODULE 2	5.24 m x 2.0 m (PLACEHOLDER)
29	MCC 3 - MODULE 3	5.5 m x 2.0 m (PLACEHOLDER)
30	MCC 4 - MODULE 4	6.5 m x 2.0 m (PLACEHOLDER)
31	MCC 5 - MODULE 5	5.5 m x 2.0 m (PLACEHOLDER)
32	MCC 6 - MODULE 6	6.5 m x 2.0 m (PLACEHOLDER)
33	MCC 7 - SOUTH 1 (BALANCE OF PLANT)	4.6 m x 2.0 m (PLACEHOLDER)
34	MCC 8 - EAST 1 (BALANCE OF PLANT)	6.1 m x 2.0 m (PLACEHOLDER)
35	MCC 9 - WEST 1 (BALANCE OF PLANT)	4.6 m x 2.0 m (PLACEHOLDER)
36	SECURITY CAMERA MOUNTING POLE	N/A
37	SECURITY CAMERA MOUNTING POLE	N/A
38	TYRE STORAGE LOT	8.0 m x 8.0 m (QTY 12)
39	PRIMARY WATER CONTROL CABINET	3.0 m x 5.96 m (PLACEHOLDER)
40	LIME FILER SUMP WITH SHELTER	7.8 m x 7.0 m (PLACEHOLDER)
41	PRIMARY WATER CONCRETE PAD	9.0 m x 12.0 m (PLACEHOLDER)
42	WATER BORE - ZONE FOR DRILLING	
43	WBRIDGE	
44	CARBON/WIRE STORAGE SHED	
45	CARBON/WIRE SEPARATION SHED	
46	VORTEX	
47	TRANSFORMER	

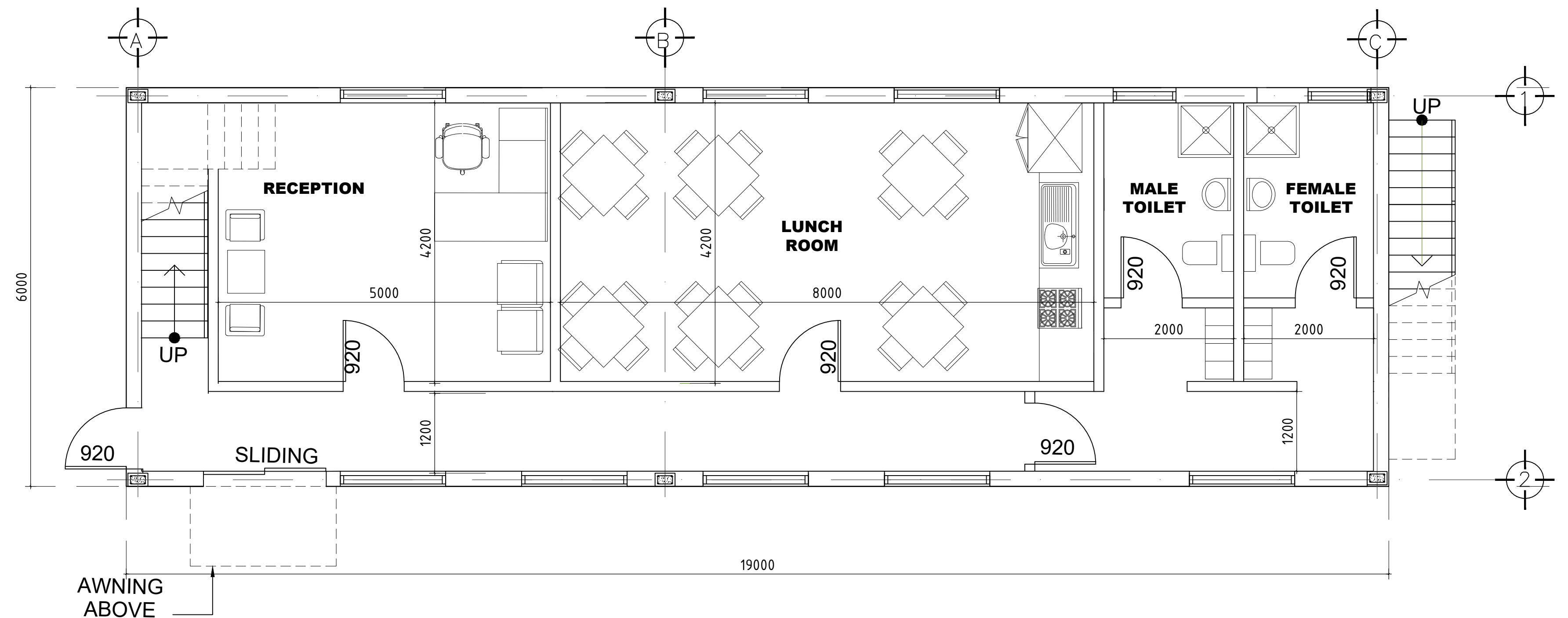
LEGEND:

EXISTING INFRASTRUCTURE

NEW PLANT EQUIPMENT TO SUPPORT PROCESSING CAPACITY INCREASE

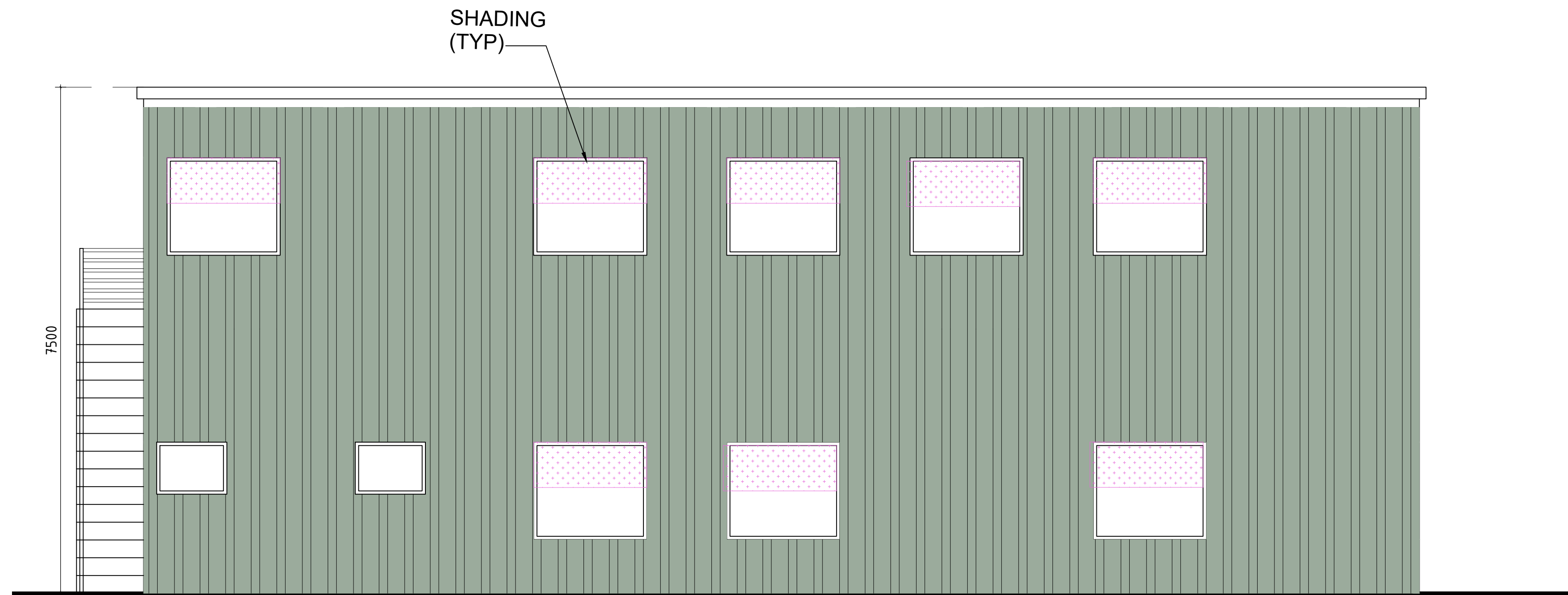


PROPOSED OFFICE FIRST FLOOR PLAN
SCALE 1:50 @ A1

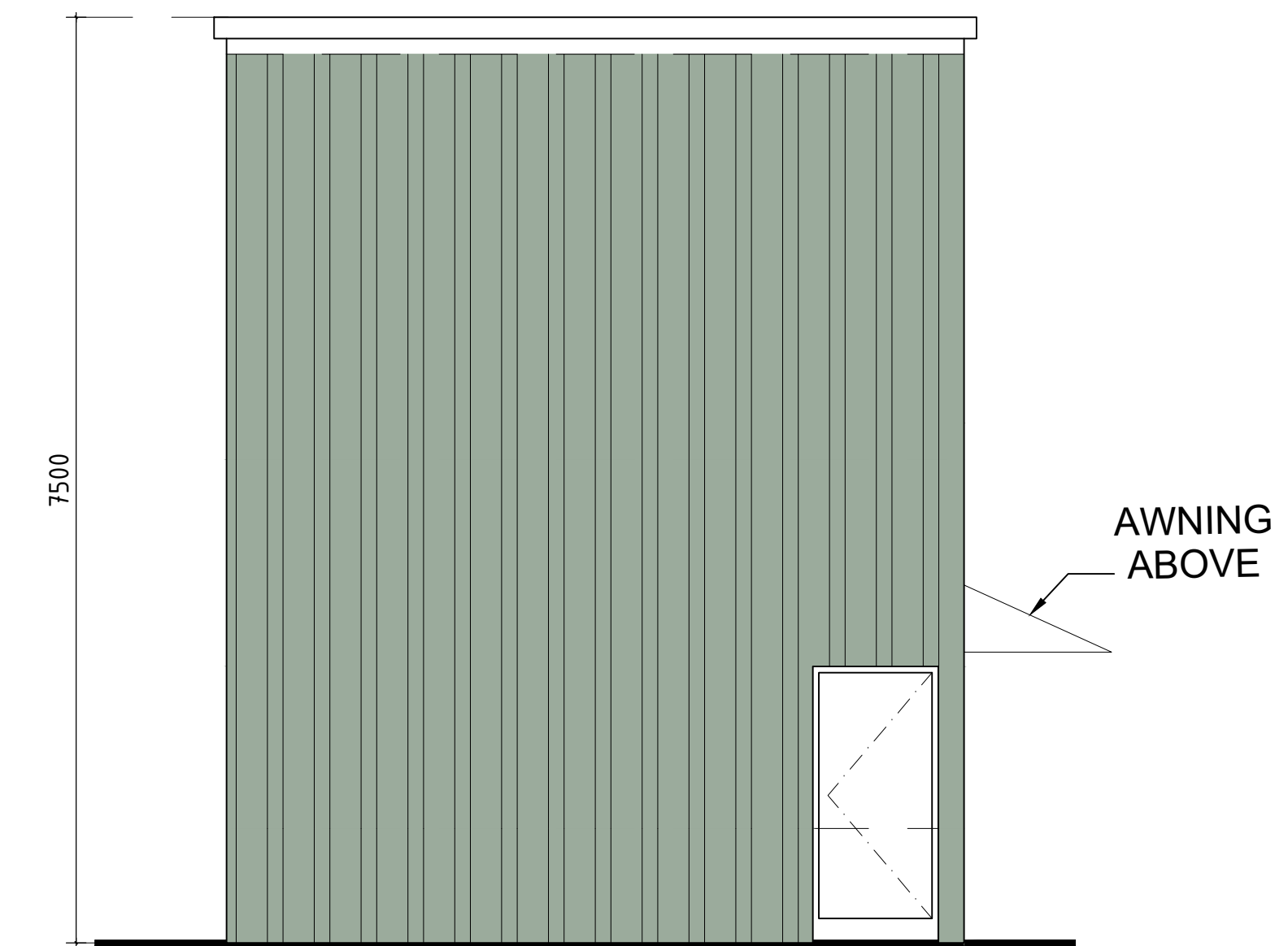


PROPOSED OFFICE GROUND FLOOR PLAN
SCALE 1:50 @ A1

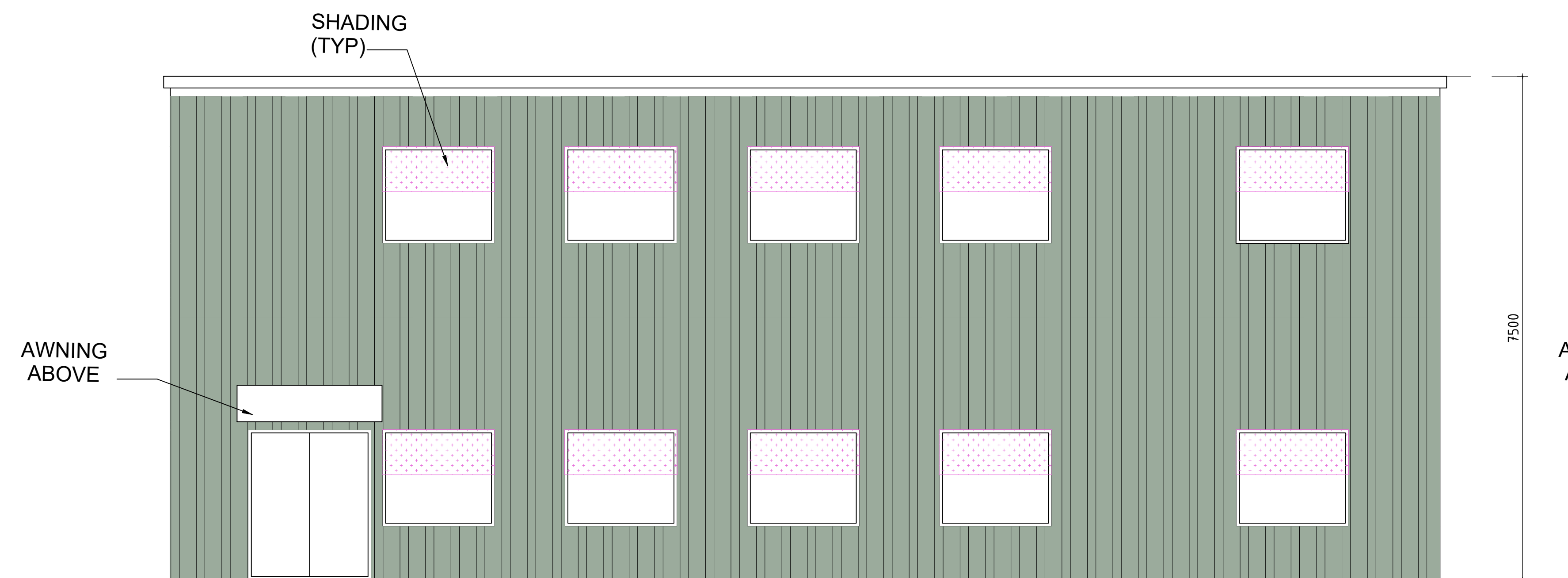
Date	Plan Number	Proposed Office Floor Plan	JEP Environment & Planning Strategy Approvals Compliance Licensing A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060 E: admin@jacksonenvironment.com.au T: 02 8056 1849 W: http://www.jacksonenvironment.com.au 	Client	Green Distillation Technologies Pty Ltd	105
22-04-2025	105	8146 Oxley Highway, Warren NSW 2824 (Lot 1 DP1186656)		Project	Alteration and Addition Tyre Recycling Facility	
				Title	Proposed Office Floor Plan	
				Scale	1:50	
				Source	JEP Environment & Planning	
			DA			



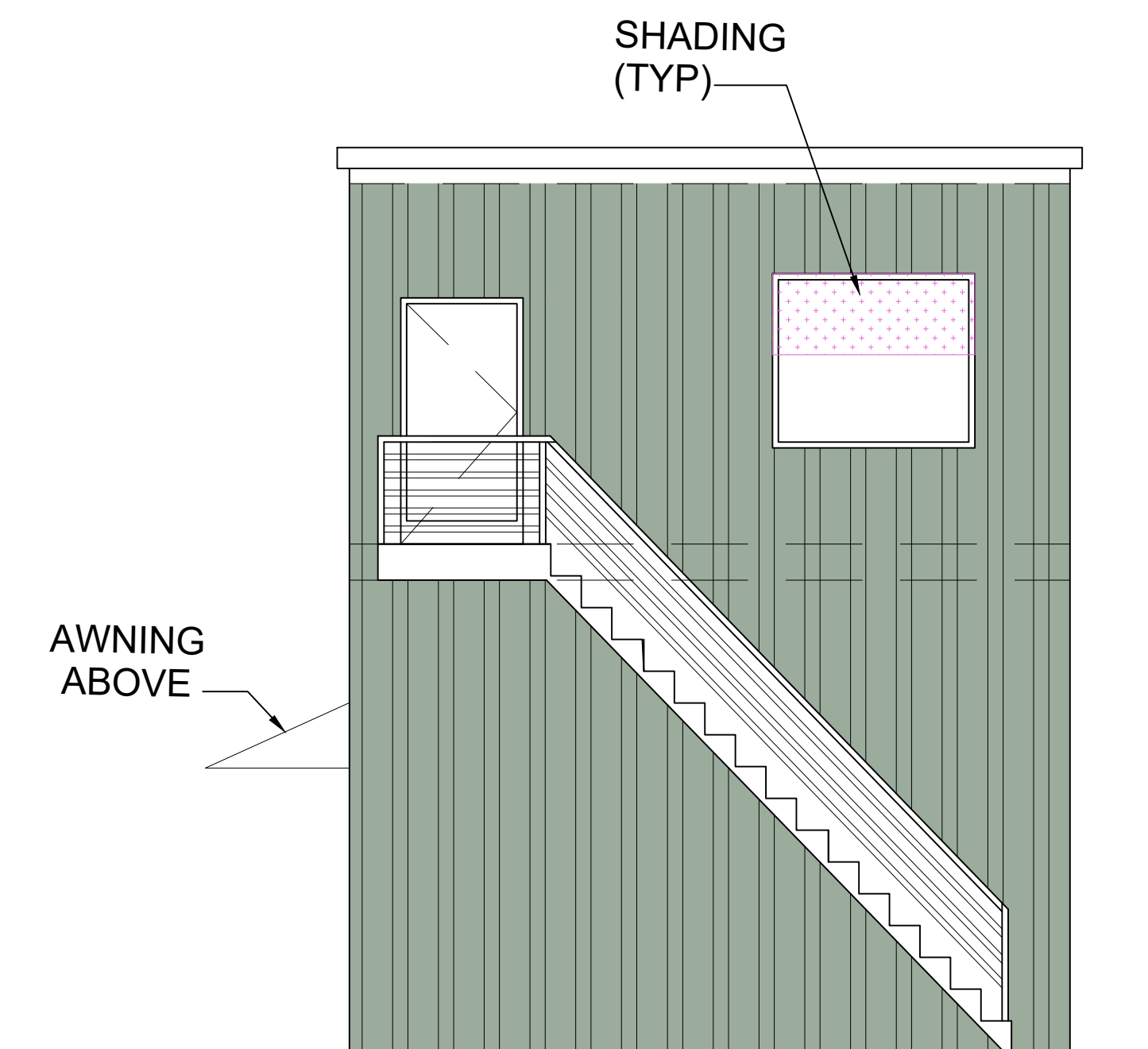
SCALE 1:50 @ A1



SCALE 1:50 @ A1



SCALE 1:50 @ A1



SCALE 1:50 @ A1

Date	Plan Number	Proposed Office Elevations	JEP Environment & Planning 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  Client Green Distillation Technologies Pty Ltd Project Alteration and Addition Tyre Recycling Facility Title Proposed Office Elevations Scale 1:50 Source JEP Environment & Planning	106
22-04-2025	106	8146 Oxley Highway, Warren NSW 2824 (Lot 1 DP1186656)		
				DA

Schedule of Materials and Finishes

Wall Material: Colorbond Pale Eucalypt

Roof Material : Colorbond Evening Haze



PROPOSED WORKSHOP SOUTH ELEVATION

SCALE 1:50 @ A1

PROPOSED WORKSHOP WEST ELEVATION

SCALE 1:50 @ A1

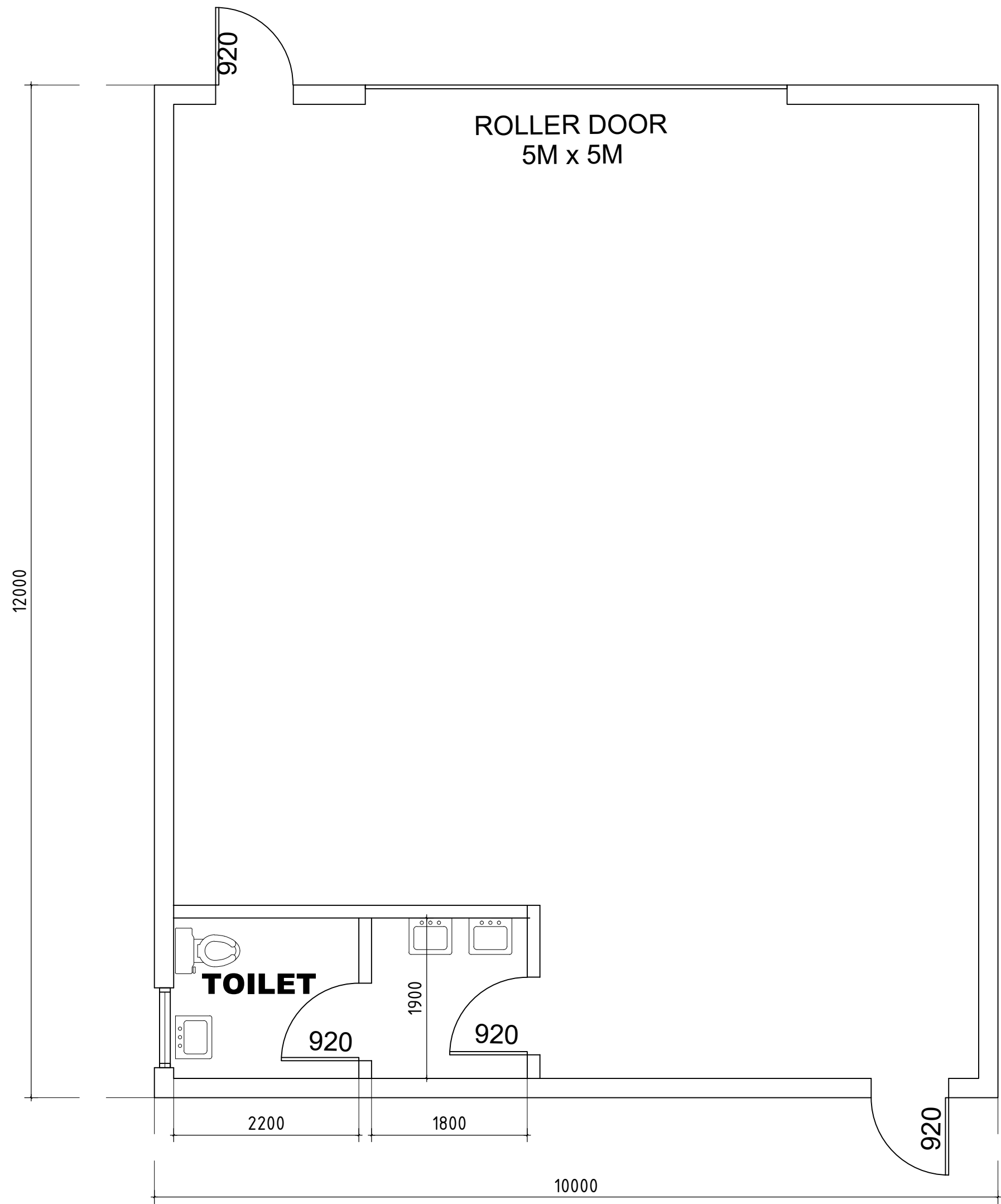


PROPOSED WORKSHOP NORTH ELEVATION

SCALE 1:50 @ A1

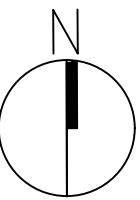
PROPOSED WORKSHOP EAST ELEVATION

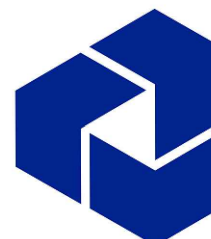
SCALE 1:50 @ A1



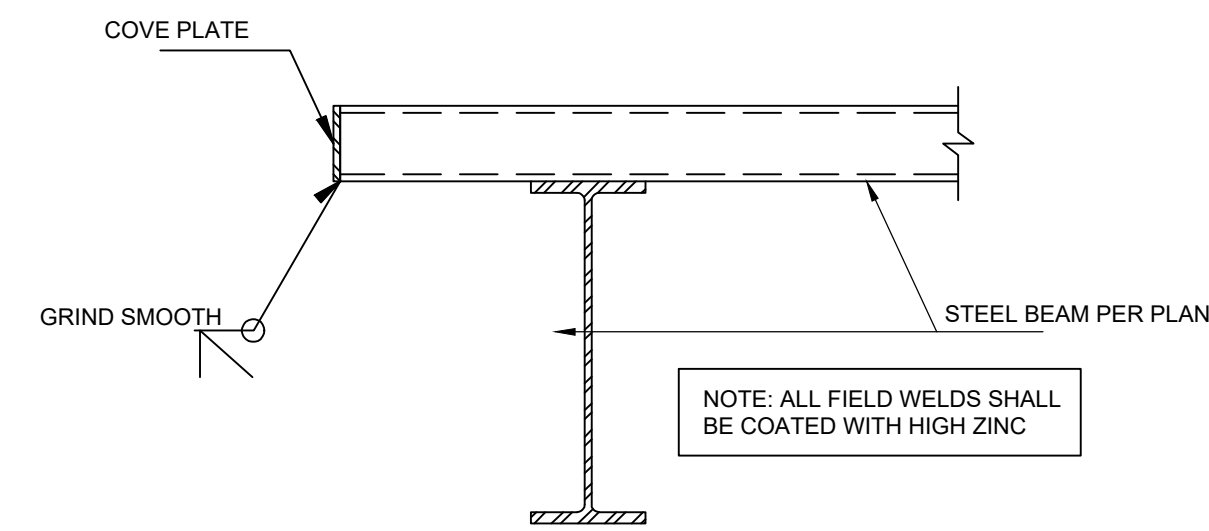
PROPOSED WORKSHOP FLOOR PLAN

SCALE 1:50 @ A1

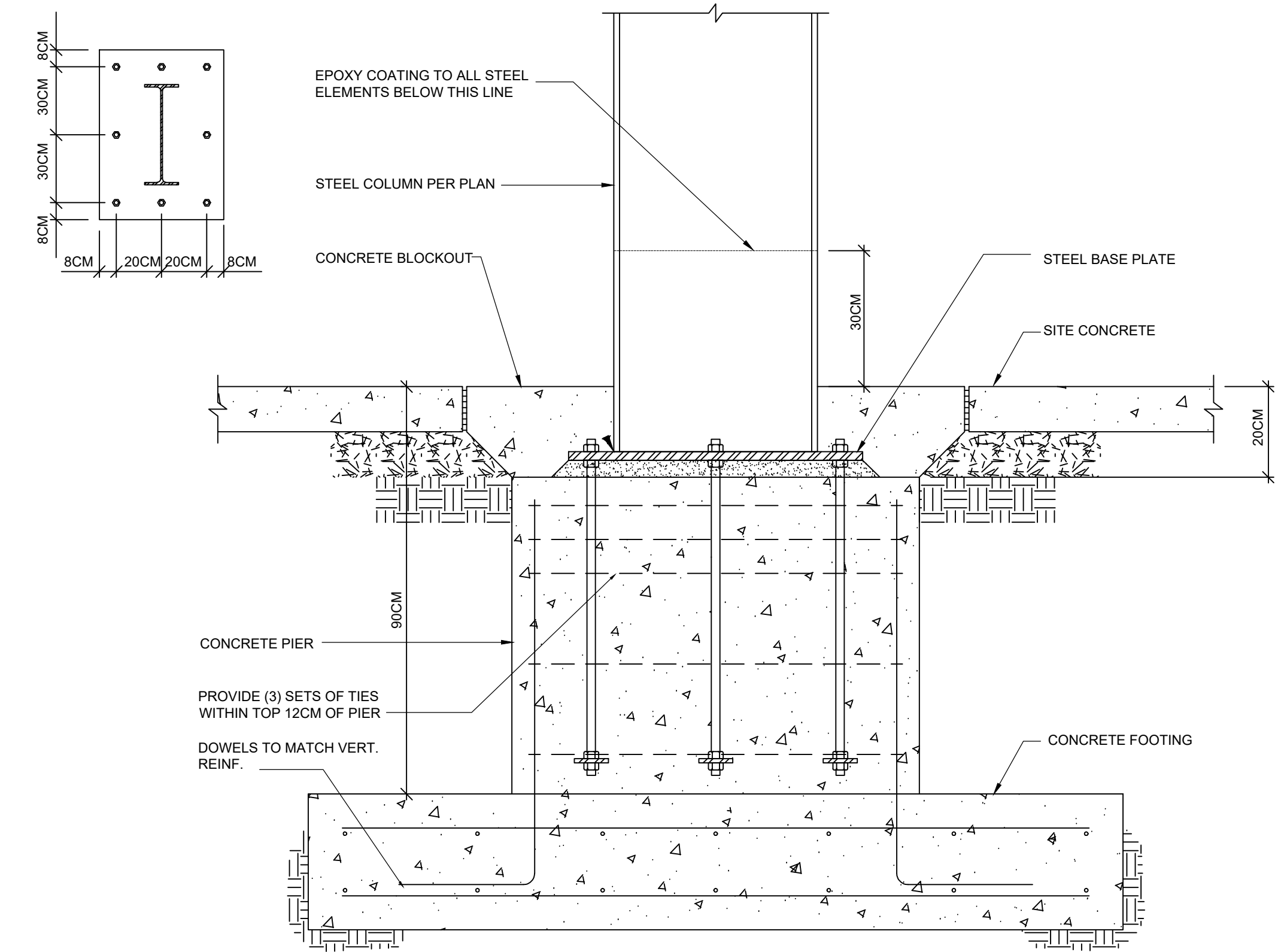


Date	Plan Number	Proposed Workshop	JEP Environment & Planning Strategy Approvals Compliance Licensing A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060 E: admin@jacksonenvironment.com.au T: 02 8056 1849 W: http://www.jacksonenvironment.com.au  JEP ENVIRONMENT & PLANNING	Client	Green Distillation Technologies Pty Ltd	107
22-04-2025	107	8146 Oxley Highway, Warren NSW 2824 (Lot 1 DP1186656)		Project	Alteration and Addition Tyre Recycling Facility	
				Title	Proposed Workshop	
				Scale	1:50	
				Source	JEP Environment & Planning	
				DA		

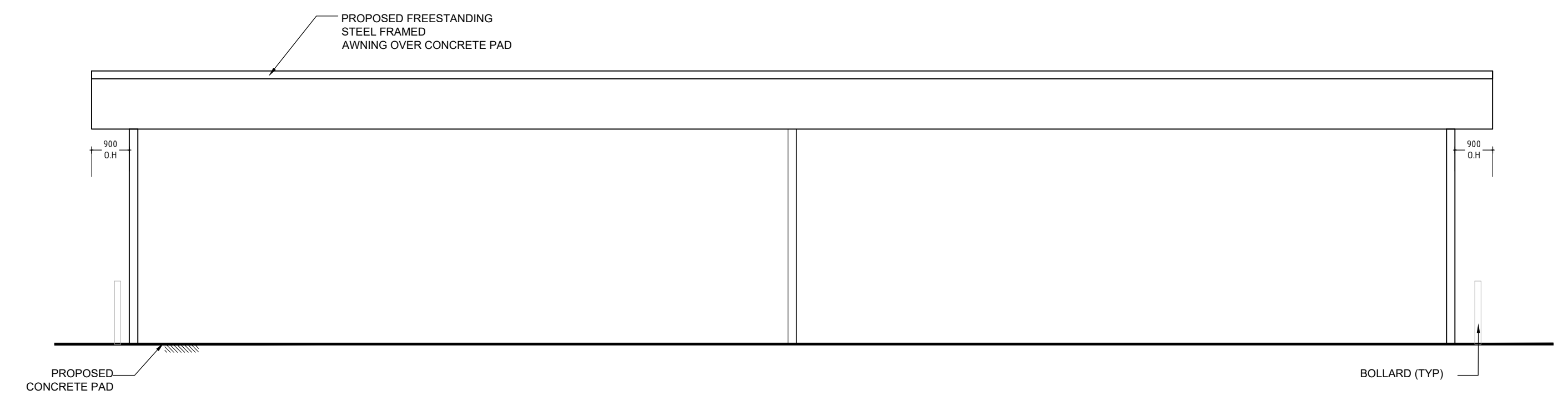
Roof Material : Colorbond Evening Haze



SCALE 1:30 @ A0



SCALE 1:30 @ A0



4°

PROPOSED FREESTANDING STEEL FRAMED AWNING OVER CONCRETE PAD

STEEL COLUMN

WALK ACCESS

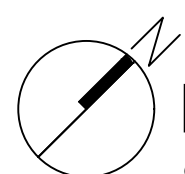
1200 O.H.

6000 PROP. L. OF AWNING

PROPOSED CONCRETE PAD

BOLLARD (TYP)

JEP
ENVIRONMENT & PLANNING



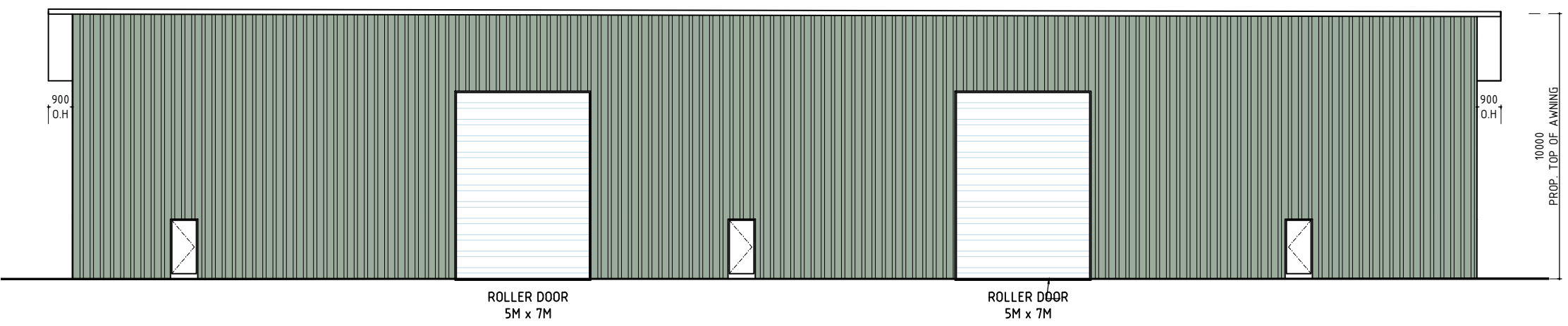
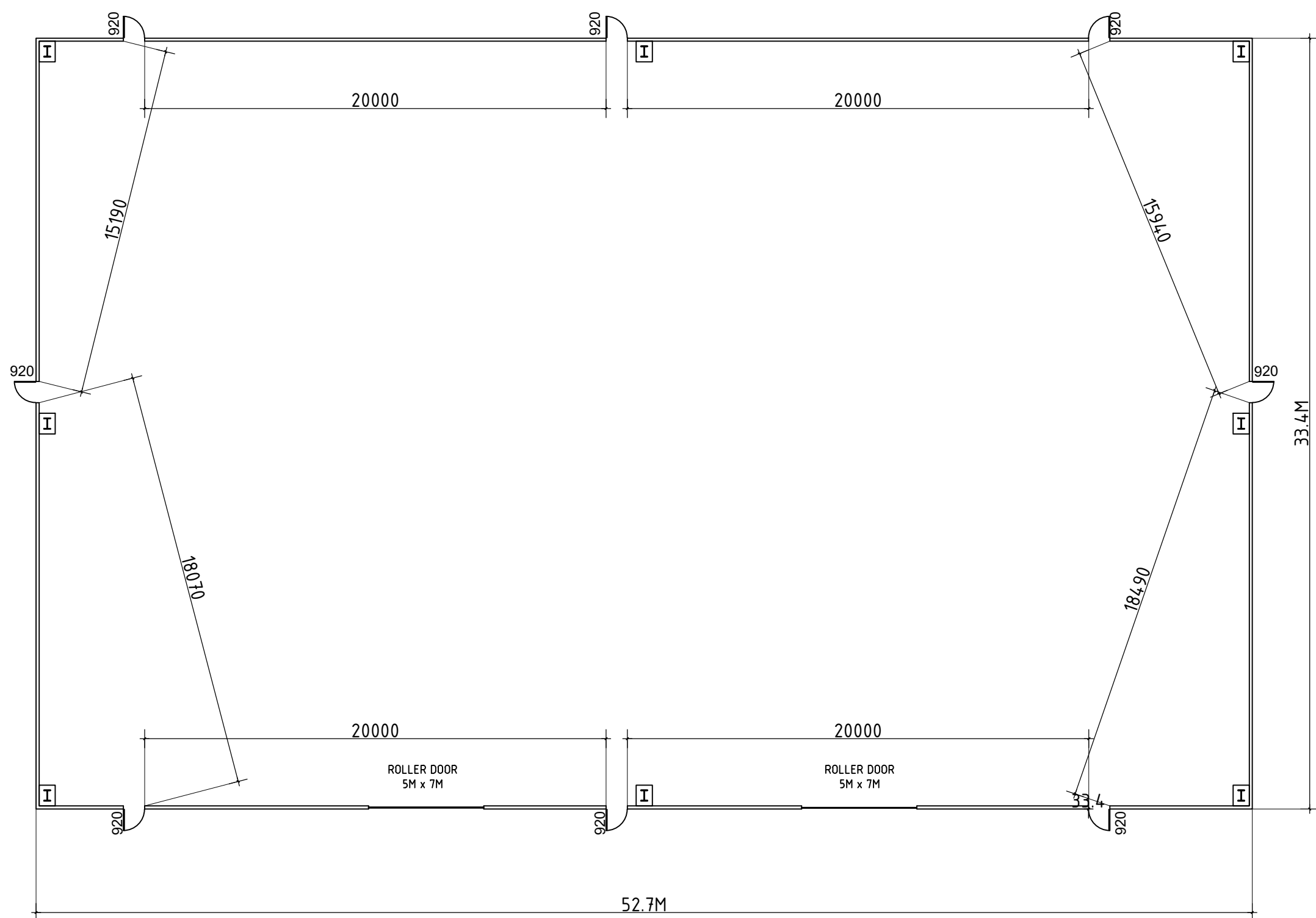
SCALE 1:100 @ A1

Date	Plan Number	Proposed Carbon/Wire Storage Shed-1	JEP Environment & Planning 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	Client	Green Distillation Technologies Pty Ltd	108
22-04-2025	108	8146 Oxley Highway, Warren NSW 2824 (Lot 1 DP1186656)		Project	Alteration and Addition Tyre Recycling Facility	
				Title	Proposed Carbon/Wire Storage Shed-1	
				Scale	1:100	
				Source	JEP Environment & Planning	
					DA	

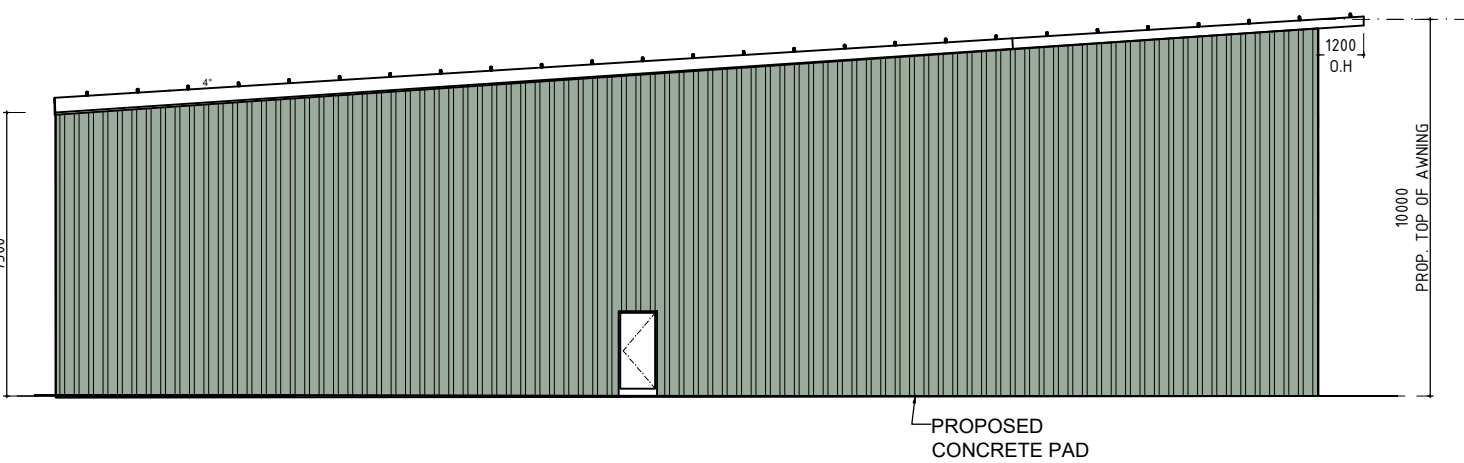
Schedule of Materials and Finishes

Wall Material: Colorbond Pale Eucalypt

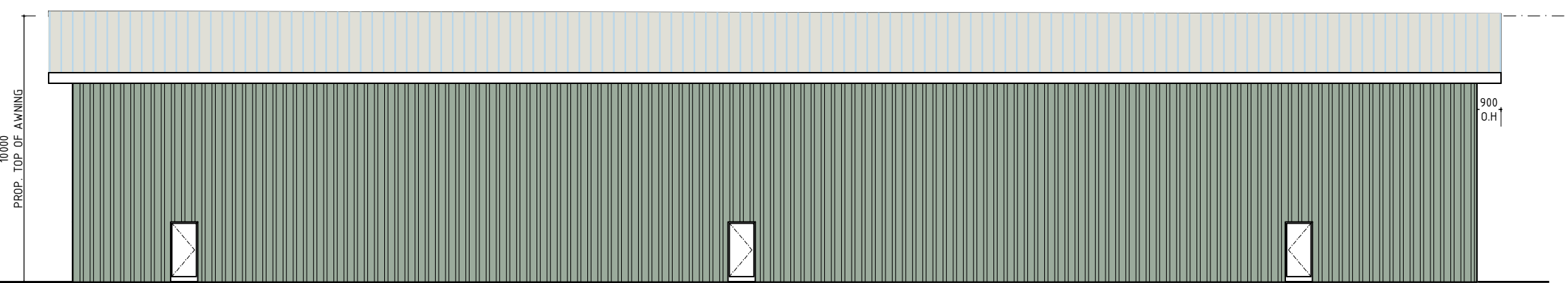
Roof Material : Colorbond Evening Haze



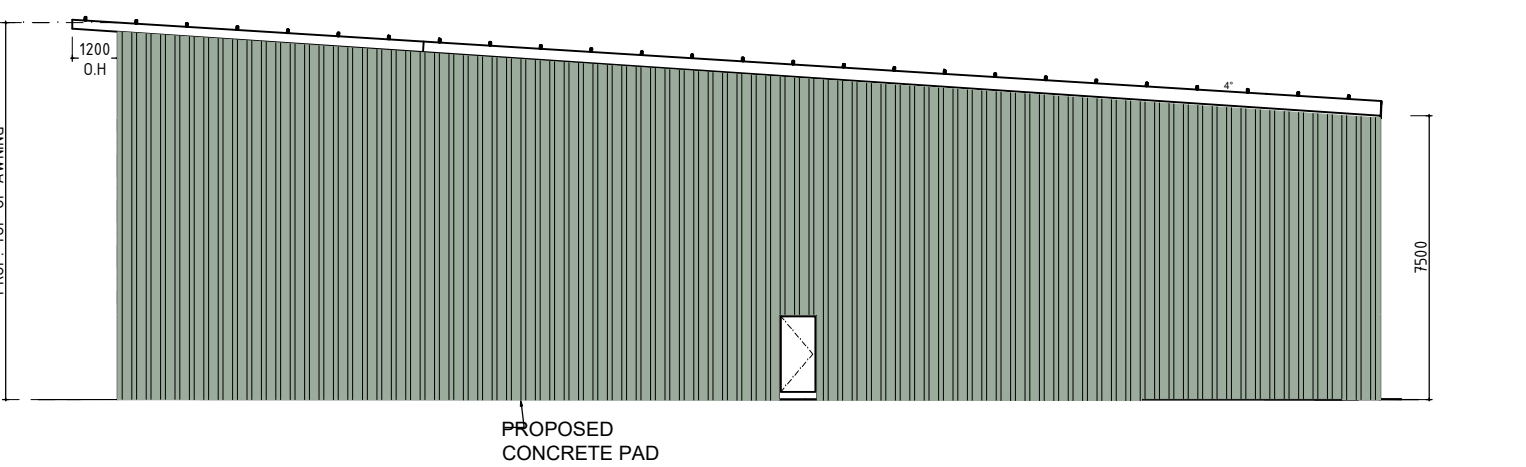
SOUTH ELEVATION



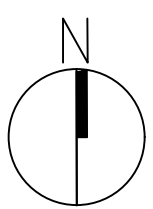
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



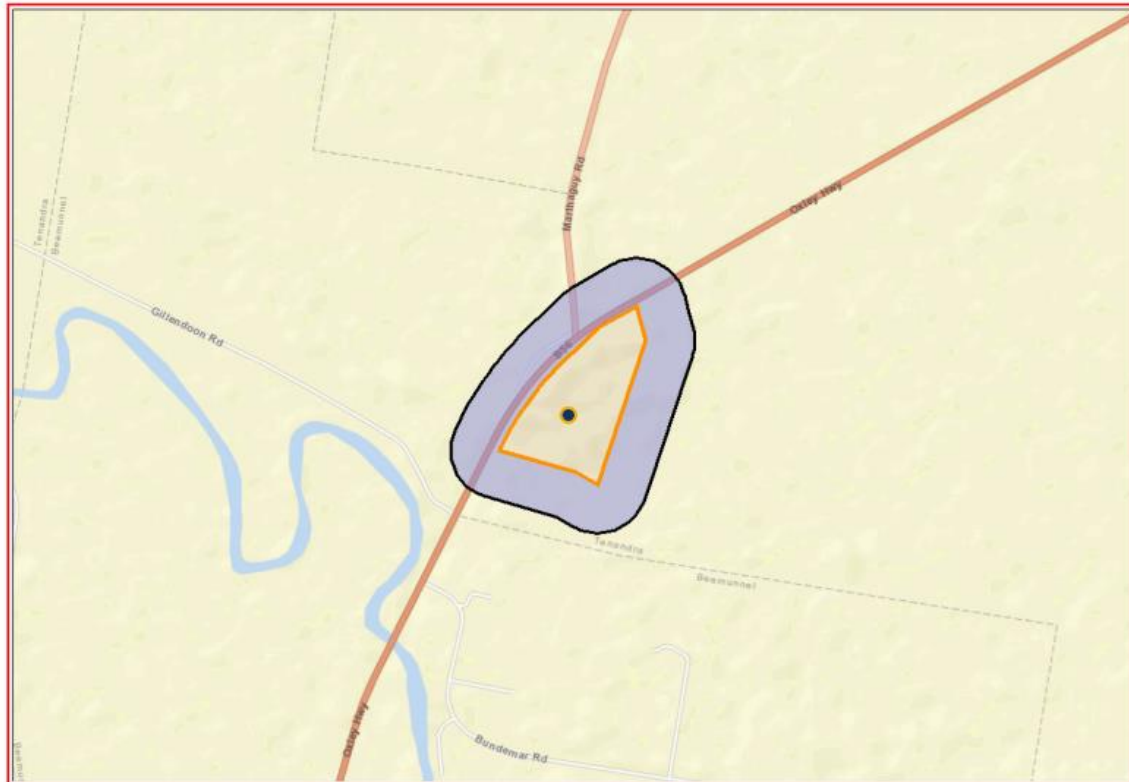
FLOOR PLAN

PROPOSED CARBON/WIRE SEPARATION SHED-2

SCALE 1:200 @ A1

Date	Plan Number	Proposed Carbon/Wire Separation Shed-2	JEP Environment & Planning 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  ENVIRONMENT & PLANNING	Client	Green Distillation Technologies Pty Ltd	109
22-04-2025	109	8146 Oxley Highway, Warren NSW 2824 (Lot 1 DP1186656)	Project	Alteration and Addition Tyre Recycling Facility		
			Title	Proposed Carbon/Wire Separation Shed-2		
			Scale	1:200		
			Source	JEP Environment & Planning		
			DA			

Appendix 2 – AHIMS Report



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

1	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

Appendix 3 – Section 10.7 Planning Certificate (2 and 5)

JEP Environment and Planning
Suite 102, Level 1 25-29 Berry St
North Sydney NSW 2060

27th March 2025

Dear Sir/Madam,

Re: Section 10.7 Planning Certificate
Lot 1, DP1186656
Oxley Highway WARREN NSW 2824

Further to your application for a 10.7 Planning Certificate for the above land, unfortunately Council does not have a copy of the sewer diagram for the above property please find attached:

- Planning Certificate
- Official receipt

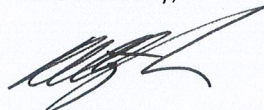
Please note that if there is a dwelling or dwellings on this lot, that the Onsite Sewage Management System (septic) is required to be registered with Council and the operation of the system is to comply with Australian Standard AS 1547-2000 and the "NSW Environment and Health Protection Guidelines – Onsite sewage management for single households".

Please note that if a swimming pool is located on the allotment/allotments, it is required to be inspected under Warren Shire Council's Swimming Pool Safety Barrier Inspection Program for compliance with Australian Standard AS1926.1-2012, if not already issued with a valid compliance certificate within the last three years.

Please be advised that the Warren Local Environmental Plan 2012 is available to view on the Warren Website at www.warren.nsw.gov.au

Please do not hesitate to contact me if you require any further information.

Yours faithfully,



Maryanne Stephens
Manager of Health and Development

Planning Certificate

Section 10.7, Environmental Planning & Assessment Act 1979

APPLICANT: JEP Environment and Planning
Suite 102, Level 1 25-29 Berry St
North Sydney NSW 2060

Certificate No: 3145/2025
Certificate Date: 26 March 2025
Fee Paid: \$208.00
Receipt No: 95851
No. of Pages: 16

PROPERTY: Lot 1 DP1186656
8161 Oxley Highway WARREN NSW 2824

PROPERTY No: 354-320

File No.: C18-2.45

IMPORTANT: Please read this certificate carefully.

This certificate contains important information about the land described above.

Please check for any item, which could be inconsistent with the proposed use or development of the land. If there is anything you do not understand, please contact the Council by phone on (02) 6847 6600 or personally at Council's offices at 115 Dubbo Street, Warren.

The information provided in this certificate relates only to the land described above. If you require information about adjoining or nearby land, or about the Council's development policies or codes for the general area, contact Warren Shire Council's Health & Development Department.

All information provided is correct as at the date issued on this certificate. However, it is possible for changes to occur at any time after issue of this certificate. We recommend that you only rely upon a very recent certificate.

The following responses are based on the Council's records and/or information from sources outside the Council. The responses are provided with all due care and in good faith, however the Council cannot accept responsibility for any omission or inaccuracy arising from information outside the control of the Council.

Furthermore, while this certificate indicates the general effect of the zoning of the abovementioned land, it is suggested that the applicable planning instruments be further investigated to determine any additional requirements.

Copies of Warren Shire Council Local Environmental Plan 2012 and Policies are available for purchase from Council's offices.

PART 1: MATTERS PROVIDED PURSUANT TO SECTION 10.7(2)**1. Local Environmental Plans (LEP) or deemed Local Environmental Plans and DCP's**

Warren Local Environmental Plan 2012 gazetted on 21st December 2012.

The following Development Control Plan(s) prepared by the Council under section 72 of the Act apply to the land:

Warren Shire Council Development Control Plan

2. Zoning and Land Use under relevant LEP's

Warren Local Environmental Plan 2012 gazetted on 21st December 2012 identifies the zone applying to the land as -

E4 General Industrial**Development which may be carried out without the consent of the Council;**

Environmental protection works; Roads; Water reticulation systems

Development which may be carried out only with the consent of the Council;

Building identification signs; Business identification signs; Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

Development prohibited: Agriculture; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Commercial premises; Community facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Home occupations (sex services); Information and education facilities; Marinas; Mooring pens; Moorings; Public administration buildings; Registered clubs; Residential accommodation; Respite day care centres; Tourist and visitor accommodation; Wharf or boating facilities

Land dimensions to permit subdivision of Land

Warren Local Environmental Plan 2012 contains development standards specifying the land dimensions required to permit the erection of a dwelling house on the land. The following is an extract from the Warren Local Environmental Plan 2012:

Minimum subdivision lot size

- (1) The objectives of this clause are as follows:
 - (a) to ensure that new subdivision reflects characteristic lot sizes and patterns in the surrounding locality,
 - (b) to ensure that lot sizes for dwelling houses are consistent with lot sizes on adjoining land,
 - (c) to ensure that lot sizes have a practical and efficient layout to meet intended use of each lot,

- (d) to prevent the fragmentation of rural land.
- (2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- (3A) Despite subclause (3) the size of any lot resulting from a subdivision of land identified as "Area A" on the Lot Size Map is not to be less than 500 square metres if the lot will be connected to a water reticulation system and a sewer reticulation system.
- (4) This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.

Critical Habitat

No Local Environmental Plan or draft Local Environmental Plan identifies the land as including or comprising critical habitat.

Conservation Area/Item of Environmental Heritage

The land is not in a Heritage Conservation Area under Warren Local Environmental Plan 2009. Warren Local Environmental Plan 2012 does not identify any environmental heritage items as situated on the land.

3. Complying Development

This land is not land on which Complying Development may occur under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It has failed to meet the set standards under one, or more, of the following requirements;

- i) it has a lot size smaller than 450m², or
- ii) is not on land zoned, or an equivalent to;
 - R1 - General Residential, or
 - R2 - Low Density Residential, or
 - R3 - Medium Density Residential, or
 - R4 - High Density Residential, for new single or two storey detached housing, or R1, R2, R3, R4, or
 - R5 - Large Lot Residential In a Rural Setting, or
 - RU1 - Primary Production, or
 - RU2 - Rural Landscape, or
 - RU3 - Forestry, or
 - RU4 - Rural Small Holdings, or
 - RU5 - Village, for Alterations and Additions, or New Ancillary Development, or
- iii) is on a lot that is wholly or partially classified as flood liable, or
- iv) is a scenic, or heritage, or other protected site as classified within the SEPP.

4. Coastal Protection

The Council has not received any notification from the Department of Public Works that the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979.

5. Mine Subsidence Compensation Act 1961

The land is not within a Mine Subsidence District under the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

6. Road Widening or realignment

The land is not affected by any road widening or re-alignment under:

- a) Division 2 of Part 3 of the Roads Act 1993; or
- a) any environmental planning instrument; or
- b) any resolution of the council.

7. Council and other Public Authority Policies on Hazard Risk Restrictions

Except as stated below, the land is not affected by a policy:

- a) adopted by the Council, or
- a) adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council that restricts the development of the land because of the likelihood of land slip, tidal inundation, subsidence, acid sulphate soils or any other risk.

Council's advice should not however, be interpreted that the land is not liable to any risks whatsoever. The reply given merely indicated that the land is not subject to any restriction on development arising from a Council Policy.

7a. Flood Related Development Controls Information

This land is within the Warren Townships Levee Bank System and is not deemed flood liable land.

8. Land Reserved for Acquisition

No environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument applying to the land provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9. Bushfire Prone Land

The land is 'bushfire prone land' and as such restrictions may apply to new development on this land.

10. Orders under Trees (Disputes Between Neighbours) Act 2006

The Council has not been notified of any order made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

Matters Arising under the Contaminated Land Management Amendment Act 1997

The land is not affected by any of the additional matters prescribed under section 59(2) of the Contaminated Land Management Amendment Act 1997.

- a. that the land to which certificate relates is significantly contaminated land – if the land (or part of the land) is declared to be significantly contaminated land at the date when the certificate is issued.
- b. that the land to which the certificate relates is subject to a management order – if it is subject to such an order at the date when the certificate is issued.
- c. that the land to which the certificate relates is the subject of an approved voluntary management proposal – if it is the subject of such an approved proposal at the date when the certificate is issued.

- d. that the land to which the certificate relates is subject to an ongoing maintenance order – if it is subject to such an order at the date when the certificate is issued.
- e. that the land to which the certificate relates is the subject of a site audit statement – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Note: The Council has not inspected the premises immediately prior to the issue of this certificate. It is possible that the premises are affected by matters of which the Council is unaware.

Matters Described by the National Building and Jobs Plan (State Infrastructure Delivery) Act 2009

Section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

Note: The Council has not provided with a copy of any exemption or authorization under this Act.

Information regarding loose-fill asbestos insulation

Note: A residential dwelling erected on this land may have been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation. Contact NSW Fair Trading for further information.

11. Biodiversity Stewardship Sites

The land is NOT a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

11A. Native Vegetation Clearing Set Asides

The land does NOT contain a set aside area under Section 60ZC of the Local Land Services Act 2013

12. Site Compatibility Certificates and Conditions for Seniors Housing

(a) There is NO current site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land.

(b) No terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 have been imposed as a condition of consent to any development application granted after 11 October 2007 in respect to the land.

13. Site Compatibility Certificates for Infrastructure, School or TAFE Establishments

There is NO valid site compatibility certificate (infrastructure), or site compatibility certificate (school or TAFE establishment), of which Council is aware, in respect of proposed development on the land.

14. Site Compatibility Certificates and Conditions for Affordable Rental Housing

(1) There is NO current site compatibility certificate (affordable rental housing), of which the Council is aware. (2) No terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 have been imposed as a condition of consent to any development application in respect to tile land.

15. Paper Subdivision Information

- (1) There is NO development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
- (2) There is NO subdivision order that applies to the land.
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of the Environmental Planning & Assessment Regulation 2000.

16. Site Verification Certificates

There is NO current site verification certificate, of which Council is aware, in respect of the land.

17. Loose-Fill Asbestos Insulation

The land does NOT contain any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division.

18. Affected building notices and building product rectification orders

- (1) There is NO affected building notice, of which the council is aware, that is in force in respect of the land.
- (2) (a) There is NO building product rectification order, of which council is aware, that is in force in respect of the land and has not been fully complied with, and
- (b) There is NO notice of intention given or is outstanding, in respect of the land, to make a building product rectification order, of which the council is aware.

PART 2: ADDITIONAL MATTERS PROVIDED PURSUANT TO SECTION 10.7(5)

The following information is provided in accordance with section 10.7(5) of the Environmental Planning and Assessment Act 1979. Section 10.7(6) of the Act states that a Council shall not incur any liability in respect of advice provided in good faith pursuant to sub-section 10.7(5). If this information is to be relied upon, it should be independently checked.

Warren Local Environmental Plan 2009 makes the following special provisions in relation to the land.

1. Contribution Plans

The following contribution plan(s) apply to the land:

Nil.

2. Property Vegetation Plans

The Council has not been notified of the existence of a property vegetation plan under the *Native Vegetation Act 2003* applying to the land.

3. Biobanking Agreements

This is not land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates.

4. Biodiversity Certified Land

This is not biodiversity certified land.

5. Tree Preservation

The land is not affected by any tree preservation orders.

6. Directions under Part 3A of the Environmental Planning & Assessment Act 1979

There are no directions by the Minister in force under section 75P(2)(c1) of the Environmental Planning & Assessment Act 1979 that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Environmental Planning & Assessment Act 1979 does not have effect.

7. Site Compatibility Certificates and Conditions for Seniors Housing

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department of Planning, and
- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

8. Site Compatibility Certificates for Infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

9. Site Compatibility Certificates and Conditions for Affordable Rental Housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
- (a) the period for which the certificate is current, and
 - (b) that a copy may be obtained from the head office of the Department of Planning.
- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

10. Development Consent

Council's records indicate that the land has not had any development consent granted within the five (5) years preceding the date of this certificate.

11. Unexhibited Draft Local Environmental Plans

The land is not affected by a resolution of Council to prepare a draft local environmental plan that has yet to be placed on exhibition pursuant to section 66(1)(b) of the Act.

12. Draft Development Control Plans

The following draft plans have been exhibited pursuant to Part 3 of the Environmental Planning and Assessment Regulation 2000:

Nil.

13. Heritage Act 1977

The land is not affected by a listing on the State Heritage Register or an Interim Heritage Order that is in force under the Heritage Act 1977.

Note: The above advice is provided to the extent that Council has been notified by the Heritage Council of NSW. For up to date details, contact the NSW Heritage Office, 3 Marist Place, Parramatta NSW 2150 Ph: (02) 9873 8500.

14. Listings by the National Trust of Australia

The land is not affected by a listing of the National Trust of Australia (NSW).

Note: The above advice is provided to the extent that Council has been notified by the National Trust of Australia (NSW). For up to date details, contact the National Trust, National Trust Centre, Observatory Hill, Sydney NSW 2000 Ph (02) 9258 0123.

15. Register of the National Estate

The land is not affected by a listing on the Register of the National Estate.

Note: The above advice is provided to the extent that Council has been notified by the Australian Heritage Council. For up to date details, contact the Australian Heritage Council, John Gorton Building, King Edward Terrace, Parkes ACT 2600 Ph: (02) 6274 1111.

Macquarie Marshes Nature Reserve – the land is within/adjacent to the Macquarie Marshes Nature Reserve a place registered on the Register of the National Estate.

16. Environmental Protection & Biodiversity Conservation Act 1999 (Commonwealth)

Under the (Commonwealth) Environmental Protection and Biodiversity Conservation Act 1999, actions which have, may have or are likely to have, a significant impact on a matter of national environmental significance may be taken only with the approval of the Commonwealth Minister for the Environment.

Approval is also required for actions that have a significant effect on the environment of Commonwealth land. These actions may be on Commonwealth land or other land.

The approval is in addition to any approvals under the (NSW) Environmental Planning and Assessment Act 1979 or other NSW legislation.

Matters of National Environmental Significance are:

- declared World Heritage areas
- declared Ramsar wetlands
- listed threatened species and ecological communities
- listed migratory species
- nuclear actions
- the environmental of Commonwealth marine areas
- national heritage places

Locations within the Shire of Warren that are a declared Ramsar wetland include the Macquarie Marshes. Listed threatened species and listed migratory species are known to occur within the Shire of Warren.

17. Outstanding Written Request Issued by Council

The land is not affected by an outstanding written request issued by Council.

Note: The Council has not inspected the premises immediately prior to the issue of this certificate. It is possible that the premises are affected by matters of which the Council is unaware.

NOTE: This Certificate does not include any advice regarding outstanding notices or orders issued under the Environmental Planning and Assessment Act 1979, the Local Government Act 1993 or the Swimming Pool Act 1992. To obtain advice regarding these matters, you should lodge an application for a Certificate as to Outstanding Notices and Orders (accompanied by the appropriate fee). For further information, please contact the Council on (02) 6847 6600.



Maryanne Stephens
Manager Health & Development Services

End of Certificate

ATTACHMENT "A"**(a) State Environmental Planning Policies (SEPP's) applicable within the Shire of Warren**

The Minister for Planning has notified that the following State Environmental Planning Policies shall be specified on certificates under Section 149 of the Environmental Planning and Assessment Act, 1979.

The land is affected by the following State Environmental Planning Policies:

State Environmental Planning Policy No. 4 – Development Without Consent and Miscellaneous Exempt and Complying Development (except clause 6 and Parts 3 and 4)

- (1) This Policy is designed to permit development for a purpose which is of minor environmental significance, development for certain purposes by public utility undertakings and development on certain land reserved or dedicated under the National Parks and Wildlife Act 1974 without the necessity for development consent being obtained therefore, where:
 - (a) the carrying out of that development is not prohibited under the Act, except by reason only of a requirement for the obtaining of development consent before that development may be carried out, and
 - (b) the development is carried out in accordance with any development standard applying in respect of the development, but without affecting any requirement to obtain consent or approval under any other Act in respect of the carrying out of development.
- (2) This Policy is also designed to regulate, as complying development throughout the State:
 - (a) the conversion of fire alarm systems from connection with the alarm monitoring system of New South Wales Fire Brigades to connection with the alarm monitoring system of a private service provider, and
 - (b) the conversion of fire alarm systems from connection with the alarm monitoring system of a private service provider to connection with the alarm monitoring system of another private service provider, and
 - (c) the conversion of fire alarm systems from connection with the alarm monitoring system of a private service provider to connection with a different alarm monitoring system of the same private service provider.
- (3) This Policy is also designed to allow, as exempt development throughout the State:
 - (a) filming that complies with the requirements of clauses 14 and 15, and
 - (b) (Repealed)
 - (c) satellite TV dishes that comply with the requirements of clauses 14 and 17.
 - (d) (Repealed)

State Environmental Planning Policy No. 6 – Number of Storeys in a Building

Specifies the manner in which provisions within Environmental Planning Instruments relating to how the number of storeys within buildings are to be interpreted and calculated.

State Environmental Planning Policy No. 21 – Caravan Parks

Establishes a policy in relation to caravan parks that require development consent of Council. Development includes the establishment of caravan parks and subdivision for lease purposes.

State Environmental Planning Policy No. 22 – Shops and Commercial Premises

The policy allows, with the consent of Council, a change of use from a shop to another kind of shop or commercial premises, or alternatively a commercial premises to a shop or another kind of commercial premises, where the new use is prohibited under an environmental planning instrument. In this circumstance Council must be satisfied that the change of use will not have more than a minor environmental impact and is in keeping with the objectives (if any) of the zone.

State Environmental Planning Policy No. 30 – Intensive Agriculture

The policy aims to provide for greater consistency in the assessment of applications for cattle feedlots and piggeries. The policy requires that cattle feedlots of 50 or more head and piggeries having a capacity of 200 or more pigs or 20 or more breeding sows, need development consent. The policy also provides for public participation in such applications and requires the consent authority to take into consideration various environmental matters when assessing such applications. This policy also aims to extend the definition of the term **rural industry** where used in environmental planning instruments so as to include within the meaning of that term compositing facilities and works, including facilities and works for the production of mushroom substrate.

State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)

(1) This Policy aims:

- (a) to promote the orderly and economic use and development of land by enabling urban land which is no longer required for the purpose for which it is currently zoned or used to be redeveloped for multi-unit housing and related development, and
- (b) to implement a policy of urban consolidation which will promote the social and economic welfare of the State and a better environment by enabling:
 - (i) the location of housing in areas where there are existing public infrastructure, transport and community facilities, and
 - (ii) increased opportunities for people to live in a locality which is close to employment, leisure and other opportunities, and
 - (iii) the reduction in the rate at which land is released for development on the fringe of existing urban areas.

(2) The objectives of this Policy are:

- (a) to ensure that urban land suitable for multi-unit housing and related development is made available for that development in a timely manner, and
- (b) to ensure that any redevelopment of urban land for multi-unit housing and related development will result in:
 - (i) an increase in the availability of housing within a particular locality, or
 - (ii) a greater diversity of housing types within a particular locality to meet the demand generated by changing demographic and household needs, and
- (c) to specify:
 - (i) the criteria which will be applied by the Minister to determine whether the redevelopment of particular urban land sites is of significance for environmental planning for a particular region, and
 - (ii) the special considerations to be applied to the determination of development applications for multi-unit housing and related development on sites of such significance.

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

Provides definitions for hazardous and offensive developments as well as potentially hazardous and offensive developments and specifies the way in which applications for such developments are to be considered.

State Environmental Planning Policy No. 36 – Manufactured Home Estates

Policy facilitates the establishment of manufactured home estates as a contemporary form of medium density residential development by allowing such estates, with development consent, on certain land where caravan parks are permitted, subject to the land meeting locational criteria specified in the SEPP.

State Environmental Planning Policy No. 44 – Koala Habitat Protection

Policy aims to encourage the proper conservation and management of areas of koala habitat.

State Environmental Planning Policy No. 50 – Canal Estate Development

Prohibits canal estate development.

State Environmental Planning Policy No. 55 – Remediation of Land

Provides a statewide planning approach to the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

State Environmental Planning Policy No. 64 – Advertising and Signage

This policy aims to ensure that signage (including advertising) is compatible with the desired amenity and visual character of an area, and provides effective communication that is of high quality design and finish. This policy includes the regulating of signage through time limited consents but does not regulate the content of signage.

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

This policy aims to improve the design quality of residential flat development in New South Wales.

This policy recognizes that the design quality of residential flat development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high quality design.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

(1) This Policy aims to encourage the provision of housing (including residential care facilities) that will:

- (a) increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and
- (b) make efficient use of existing infrastructure and services, and
- (c) be of good design.

(2) These aims will be achieved by:

- (a) setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and

- (b) setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and
- (c) ensuring that applicants provide support services for seniors or people with a disability for developments on land adjoining land zoned primarily for urban purposes.

State Environmental Planning Policy – Building Sustainability Index; BASIX 2004

- 1) Regulations under the Act have established a scheme to encourage sustainable residential development (the BASIX scheme) under which:
 - a) an application for a development consent, complying development certificate or construction certificate in relation to certain kinds of residential development must be accompanied by a list of commitments by the applicant as to the manner in which the development will be carried out, and
 - b) the carrying out of residential development pursuant to the resulting development consent, complying development certificate or construction certificate will be subject to a condition requiring the commitments referred to in paragraph (a) to be fulfilled.
- 1) The aim of this Policy is to ensure consistency in the implementation of the BASIX scheme throughout the State.
- 2) This Policy achieves its aim by overriding provisions of other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligations arising under the BASIX scheme.

State Environmental Planning Policy (Major Development) 2005

The aims of this Policy are as follows:

- (a) to identify development to which the development assessment and approval process under Part 3A of the Act applies,
- (b) to identify any such development that is a critical infrastructure project for the purposes of Part 3A of the Act,
- (c) to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant sites for the benefit of the State,
- (d) to facilitate service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes,
- (e) to rationalise and clarify the provisions making the Minister the approval authority for development and sites of State significance, and to keep those provisions under review so that the approval process is devolved to councils when State planning objectives have been achieved,
- (f) to identify development for which regional panels are to exercise specified consent authority functions.

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

The aims of this Policy are, in recognition of the importance to New South Wales of mining, petroleum production and extractive industries:

- (a) to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and

- (b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and
- (c) to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources.

State Environmental Planning Policy (Infrastructure) 2007

The aim of this Policy is to facilitate the effective delivery of infrastructure across the State by:

- (a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and
- (b) providing greater flexibility in the location of infrastructure and service facilities, and
- (c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and
- (d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and
- (e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and
- (f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.

State Environmental Planning Policy (Rural Lands) 2008

The aims of this Policy are:

- (a) to facilitate the orderly and economic use and development of rural lands for rural and related purposes; and
- (b) to identify the Rural Planning Principles and the Rural Subdivision Principles so as to assist in the proper management, development and protection of rural lands for the purpose of promoting the social, economic and environmental welfare of the State; and
- (c) to implement measures designed to reduce land use conflicts; and
- (d) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations; and
- (e) to amend provisions of other environmental planning instruments relating to concessional lots in rural subdivisions.

State Environmental Planning Policy (Temporary Structures) 2007

- a) The aims of this Policy are as follows:
- b) (a) to ensure that suitable provision is made for ensuring the safety of persons using temporary structures,
- c) (b) to encourage the protection of the environment at the location, and in the vicinity, of temporary structures by (among other things) managing noise, parking and traffic impacts and ensuring heritage protection,
- d) (c) to specify the circumstances in which the erection and use of temporary structures are complying development or exempt development,
- e) (d)–(f) (Repealed)

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

This Policy aims to provide streamlined assessment processes for development that complies with specified development standards by:

- a) providing exempt and complying development codes that have State-wide applications; and
- b) identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and
- c) identifying, in the complying development codes, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Act; and
- d) enabling the progressive extension of the types of development in this Policy; and
- e) providing transitional arrangements for the introduction of the State-wide codes, including the amendment of other environmental planning instruments.

(b)

Draft State Environmental Planning Policies (SEPP's) applicable within the Shire of Warren

The following draft State Environmental Planning Policy(s) applying to the land has been publicised as referred to in section 39(2) of the Act.

Nil.



NSW RURAL
FIRE SERVICE

Check if you're in bush fire prone land

This tool is best viewed on a desktop web browser.

Your Property



Your search result

You have conducted a search of the online bush fire prone land tool for the land in the map above. This search result is valid for the date the search was conducted. If you have any questions about the Bush Fire Prone Land Tool please contact bushfireprone.mapping@rfs.nsw.gov.au



The parcel of land you have selected is within a designated bush fire prone area.

Make sure you have completed the four simple steps to prepare for bush fires

In a bush or grass fire, minutes can matter. You need to take action now. Getting ready for a bush fire is easier than you think. By taking 20 minutes with your family to discuss what you'll do during a fire, you could save their lives, as well as your home.

There are four simple steps to get ready for a bush fire:

STEP 1: DISCUSS

Discuss what to do if a bush fire threatens your home.

STEP 2: PREPARE

Prepare your home and get it ready for bush fire season.

STEP 3: KNOW

Know the bush fire alert levels.

STEP 4: KEEP

Keep all the bush fire information numbers, websites and the smartphone app.

Appendix 4 – Existing Development Consent

WARREN SHIRE COUNCIL

A.B.N. 87 198 932 652

File: P16-10.26
MS:JMF:7634
Contact: Maryanne Stephens
Date: 1st November 2010

Green Distillation Technologies Pty Ltd
PO Box 197
TOORAK VIC 3142

Dear Sir,

**Re: Development Application, Operation of a Destructive Distillation Plant
Lot 81 DP728724 - Oxley Highway WARREN NSW 2824**

The Development Application submitted on 11 August 2010 has been assessed and determined. The application has been approved subject to conditions including those yet to be received from the Roads and Traffic Authority. The Development Consent documentation is attached.

It is essential that you read and understand the conditions of the Development Consent and ensure they are complied with. If any of the conditions require any further explanation, please contact the Shire immediately.

You are reminded that an application for a construction certificate must be submitted to Council and approved prior to commencing any building works, additionally Long Service Levy fee is payable on lodgement. The break up is as follows:-

Long Service Levy - \$8,750.00
Plus 70% of DA fee - \$2,222.50

Totalling \$10,972.50

Please do not hesitate to contact me if you require any further information.

Yours faithfully,



Maryanne Stephens
Manager Health & Development
for and on behalf of
Ashley Wielinga
General Manager

Enc.



115 Dubbo Street
P.O. Box 6
Warren NSW 2824

Telephone:
(02) 6847 6600

Fax:
(02) 6847 6633

Email:
council@warren.nsw.gov.au

Website:
www.warren.nsw.gov.au

AUSTRALIA'S
WOOL &
COTTON CAPITAL



Bouncing Ahead



115 Dubbo Street
P.O. Box 6
Warren NSW 2824

Telephone:
(02) 6847 6600

Fax:
(02) 6847 6633

Email:
council@warren.nsw.gov.au

Website:
www.warren.nsw.gov.au

Notice of Determination Development Application

Environmental Planning and Assessment Act, 1979

APPLICANT:

Green Distillation Technologies Pty Ltd
PO Box 197
TOORAK VIC 3142

Pursuant to Section 81(1)(a) of the Environmental Planning and Assessment Act 1979, notice is hereby given of the determination by the Council of the Shire of Warren of Development Application No. **P16-10.26** relating to the land and development described as follows:

LAND:

Lot 81 DP728724
Oxley Highway WARREN NSW 2824

DEVELOPMENT:

Operation of a Destructive Distillation Plant

DETERMINATION:

Approved subject to the conditions attached to this determination

CONSENT TO OPERATE FROM:

23 September 2010

Pursuant to Section 95 of the Environmental Planning and Assessment Act 1979, this development consent lapses 5 years after the date from which it operates, except if the building, engineering or construction work relating to this consent is physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse.

Maryanne Stephens
Manager Health & Development Services
for and on behalf of
Ashley Wielinga
General Manager

Right of Appeal:

If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act, 1979, gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

AUSTRALIA'S
WOOL &
COTTON CAPITAL



Bounding Ahead

Conditions prescribed by the *Environmental Planning and Assessment Regulation 2000*

1. Prior to commencing works an application for construction certificate must be submitted and the work must be carried out in accordance with the requirements of the Building Code of Australia.

Reason: Statutory requirement.

2. A sign must be erected in a prominent position on the site:
 - showing the name, address and telephone number of the principal certifying authority for the work, and
 - showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work is being carried out, but must be removed when the work has been completed.

Reason: Statutory requirement.

Conditions imposed by Council

3. Maximum volumes of the following materials are to be adhered to at all times;

General Waste: on site at any time more than 2,500 tonnes or 2,500 cubic metres, whichever is the lesser, of waste involves processing more than 120 tonnes of waste per day or 30,000 tonnes of waste per year

Tyres: involves having on site at any time more than 50 tonnes of tyres (where 100 tyres are taken to weigh 1 tonne) involves processing more than 20 tonnes of tyres per day or 5,000 tonnes of tyres per year

Reason: To ensure that the development operates within the legislative criteria under the Protection of the Environment Operations Act 1997.

NOTE: Any expansion of the development will require additional approval from Council.

4. A stormwater retention basin must be constructed that is capable of retaining a 1 in 20 year stormwater event.

Reason: To ensure that stormwater produced by the development, is retained onsite and no contaminants pollute waterways.

5. All works associated with access must be to Councils specification and at the full cost to the applicant.

Reason: Because it is works associated with the development and is the responsibility of the developer/applicant.

6. Sound proofing of all equipment that emits noise is required to be installed to ensure that the level of noise emitted does not exceed 85 decibels measured at the site boundary.

Development Consent Conditions

Documentary evidence of the noise levels emitted is to be provided prior to the Occupation Certificate being issued.

Reason: To ensure noise does not impact on the amenity of the area.

7. The earth embankment surrounding the development site is to be built a minimum of 450mm above the 1 in 200 year flood ARI (the level of the 1955 flood). Evidenced by a Registered Surveyor's Level Certificate using known flood marks and the 1955 flood slope to calculate flood height at the development site. This information is to be provided prior to the commencement of building works.

Reason: To ensure no contaminants pollute waterways.

8. The storage of tyres onsite is to be in compliance with the NSW Fire Brigade "Guidelines for Bulk storage of rubber tyres, Policy No. 2" Version 02, at all times.

Reason: To ensure that the storage of tyres does not create a fire hazard and/or unsightly conditions.

9. The hours of deliveries on/off site are only to occur between the hours of 6.30am and 4.00pm.

Reason: To ensure that the amenity of the area due to vehicle noise will not be diminished.

10. The storing and handling of liquids onsite are to comply with the Department of Environment and Climate Change "Storing and Handling of Liquids: Environmental Protection, Participant's Manual" (ISBN 978 1 74122 435 1 DEC 2007/210, Published May 2007).

Reason: To ensure that liquids are managed in an acceptable manner and do not pollute the environment.

NOTE: A copy can be downloaded from the Department of Environment and Climate Change website.

11. The liquid dispatch area is to be fully bunded with a raised, impermeable barrier forming the perimeter of a secondary containment area. The bund is to be to a capacity of 110% of the volume of liquid/s to be stored onsite.

Reason: To ensure that liquids do not pollute the environment in the event of a spill.

12. All liquids onsite are to be stored in air tight sealed containers to minimise the presence of any odour.

Reason: To ensure that odours emitted from liquids do not impact on the surrounding residents of the area.

13. The development is to be undertaken in accordance with the plans submitted with the application and as modified by these conditions of consent.

Reason: To confirm and clarify the terms of this consent.

Development Consent Conditions

14. The applicant must undertake monitoring to satisfy that no emissions are released to the environment. This monitoring must be ongoing and a report is to be provided to Council within 15 days of commencement of operation.

Reason: To demonstrate that the operation of the plant does not emit any pollutants.

15. The intersection of the access road to the Ewenmar Waste Facility and the access road into the development site is to be at 90 degrees.

Reason: To ensure that the access road is constructed in a manner that will not cause limited visibility of drivers.

16. All fencing/gate works are to be at full cost to the developer.

Reason: Because it is works associated with the development and is the responsibility of the developer/applicant.

17. The relocation of Council's gates and any other infrastructure relocations associated with the development, are to be at the full cost to the developer and in consultation with Council.

Reason: Because it is works associated with the development and is the responsibility of the developer/applicant.

18. The access road into the development site is to be signposted as a give way intersection, to the specification of Council, and at the full cost to the developer.

Reason: To ensure that the intersection is suitably sign posted and to ensure vehicular traffic flow is not impeded.

19. A culvert pipe is to be installed under the access road into the development site, to specification of Council.

Reason: To ensure that a suitable access is provided to the site.

20. The access road into the development site is to be an all weather road.

Reason: To ensure that a suitable access is provided to the site.

21. The access road into the development site is to be a minimum of 22 metres from the existing gate post of the front entrance.

Reason: To ensure that vehicular traffic flow is not impeded upon.

22. Construction, demolition and associated work shall be carried out only between the times stated as follows:-

Mondays to Fridays	7.00am to 6.00pm
Saturdays	8.00am to 5.00pm
Sundays & public holidays	no construction work to take place.

Reason: To ensure the amenity of the area is not compromised.

23. The applicant shall ensure that all builders refuse and trade waste, whilst on site, is stored in a manner that does not cause any nuisance. All waste is to be removed from the site at the completion of the construction works.

Reason: To ensure the applicant removes all waste from the site, which could reduce the amenity of the area.

24. All building materials, plant and equipment are to be placed on the building site. Building materials, plant and equipment (including water closets), are not to be placed on footpaths, roadways, public reserves etc.

Reason: To ensure pedestrian and vehicular access is not restricted in public places.

25. Filling shall not be placed in such a manner that natural drainage from adjoining land will be obstructed.

Reason: To ensure that filling placed on land does not affect natural drainage.

26. Fill shall not be placed on land in such a manner that surface water will be diverted to adjoining land.

Reason: To ensure that the works do not result in water being diverted onto adjoining land.

27. Any excavation/fill is to be suitably retained.

Reason: To ensure the stability of the site and adjoining properties.

28. Suitable measures are to be put into place on site to prevent the tracking of any mud, soil, gravel or other such materials onto the road by vehicles travelling onto and off the site.

Reason: To ensure traffic safety is not compromised.

29. A temporary toilet shall be provided on site from the commencement of building work.

The temporary toilet shall be either:-

- A water closet connected to the sewerage system or approved septic tank; or
- A chemical closet supplied by a licensed contractor approved by Council

Reason: To ensure that adequate sanitary provisions are provided and maintained on the building site for use by persons engaged in building activity.

Conditions imposed by the Rural Fire Service

30. At the commencement of building works the property around the building to a distance of 20 metres, shall be maintained as an inner protection area (IPA) as outlined within Section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Reason: to ensure the site provides a safe level of fire protection. The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building.

31. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'

Reason: to ensure the site provides a safe level of fire protection. The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to located gas and electricity so as not to contribute to the risk of fire to a building.

32. Property access roads shall comply with Section 4.1.3(2) of "Planning for Bush Fire Protection 2006"

Reason: to ensure a safe level of fire protection. The intent of measures for property access is to provide safe access to/from the public road system for fire fighters providing property protection during a bush fire and for occupants faced with evacuation.

Conditions imposed by the Roads and Traffic Authority

- 33.

Appendix 5 – Current EPA Licence

Environment Protection Licence

Licence - 21183

Licence Details

Number:	21183
Anniversary Date:	23-May

Licensee

GREEN DISTILLATION TECHNOLOGIES PTY. LTD.

PO BOX 197

TOORAK VIC 3142

Premises

EWENMAR TIP SITE

8146 OXLEY HIGHWAY

WARREN NSW 2824

Scheduled Activity

Energy recovery

Resource recovery

Waste storage

Fee Based Activity

Scale

Energy recovery from hazardous and other waste	0 capacity
Recovery of waste tyres	Any waste tyres recovered
Waste storage - waste tyres	> Any tyres stored

Region

Central West

L102, 346 PANORAMA AVENUE

BATHURST NSW 2795

Phone: (02) 6333 3800

Fax: (02) 6333 3809

PO Box 1388

BATHURST NSW 2795

Environment Protection Licence

Licence - 21183

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Licence - 21183



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 annual return to be sent to the EPA

For each licence fee period you must pay:

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

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The EPA publication “A Guide to Licensing” contains information about how to calculate your licence fees. The licence requires that an Annual Return, comprising a Statement of Compliance and a summary of any monitoring required by the licence (including the recording of complaints), be submitted to the EPA. The Annual Return must be submitted within 60 days after the end of each reporting period. See condition R1 regarding the Annual Return reporting requirements.

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

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:

GREEN DISTILLATION TECHNOLOGIES PTY. LTD.
PO BOX 197
TOORAK VIC 3142

subject to the conditions which follow.

Environment Protection Licence

Licence - 21183

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 classification, fee-based activity 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	Fee Based Activity	Scale
Energy recovery	Energy recovery from hazardous and other waste	0 capacity
Resource recovery	Recovery of waste tyres	Any waste tyres recovered
Waste storage	Waste storage - waste tyres	> tyres stored

A2 Premises or plant to which this licence applies

- A2.1 The licence applies to the following premises:

Premises Details
EWENMAR TIP SITE
8146 OXLEY HIGHWAY
WARREN
NSW 2824
LOT 1 DP 1186656

A3 Information supplied to the EPA

- A3.1 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:

- 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
- the licence information form provided by the licensee to the EPA to assist the EPA in connection with the issuing of this licence.

Environment Protection Licence

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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.

<i>Air</i>			
EPA identification no.	Type of Monitoring Point	Type of Discharge Point	Location Description
1	Air emission discharge & monitoring	Air emission discharge & monitoring	Air pollutant discharge point labelled "Air Pollutant Discharge Point" in drawing Overall Plant Arrangement dated 23/6/2016

- P1.2 The following utilisation areas referred to in the table below are identified in this licence for the purposes of the monitoring and/or the setting of limits for any application of solids or liquids to the utilisation area.

- P1.3 The following points referred to in the table below are identified in this licence for the purposes of weather and/or noise monitoring and/or setting limits for the emission of noise from the premises.

<i>Noise/Weather</i>		
EPA identification no.	Type of monitoring point	Location description
2	Noise monitoring	Any sensitive receiver
3	Meteorological Station	Location to be confirmed

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 Load limits

- L2.1 The actual load of an assessable pollutant discharged from the premises during the reporting period must not exceed the load limit specified for the assessable pollutant in the table below.

Note: An assessable pollutant is a pollutant which affects the licence fee payable for the licence.

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- L2.2 The actual load of an assessable pollutant must be calculated in accordance with the relevant load calculation protocol.

Assessable Pollutant	Load limit (kg)
Arsenic (Air)	
Benzene (Air)	
Benzo(a)pyrene (equivalent) (Air)	
Fine Particulates (Air)	
Lead (Air)	
Mercury (Air)	
Nitrogen Oxides (Air)	
Sulfur Oxides (Air)	

L3 Concentration limits

- L3.1 For each monitoring/discharge point or utilisation area specified in the table\ below (by a point number), the concentration of a pollutant discharged at that point, or applied to that area, must not exceed the concentration limits specified for that pollutant in the table.

L3.2 Air Concentration Limits

POINT 1

Pollutant	Units of measure	100 percentile concentration limit	Reference conditions	Oxygen correction	Averaging period
Total Solid Particles	milligrams per cubic metre	10	Dry, 273 K, 101.3 kPa	3%	1 hour, or see note below
Nitrogen Oxides	milligrams per cubic metre	350	Dry, 273 K, 101.3 kPa	3%	1 hour block
Hydrogen chloride	milligrams per cubic metre	20	Dry, 273 K, 101.3 kPa	3%	1 hour, or see note below
Type 1 and Type 2 substances in aggregate	milligrams per cubic metre	0.5	Dry, 273 K, 101.3 kPa	3%	1 hour, or see note below
Dioxins & Furans	nanograms per cubic metre	0.1	Dry, 273 K, 101.3 kPa	11%	As per test method

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volatile organic compounds as n-propane equivalent	milligrams per cubic metre	10	Dry, 273 K, 101.3 kPa	3%	1 hour
Sulphur dioxide	milligrams per cubic metre	20	Dry, 273 K, 101.3 kPa	3%	1 hour block
Polycyclic aromatic hydrocarbons	micrograms per cubic metre	20	Dry, 273 K, 101.3 kPa	3%	1 hour

Note: * or the minimum sampling period specified in the relevant test method, whichever is the greater.

L4 Waste

L4.1 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.

Code	Waste	Description	Activity	Other Limits
NA	Waste tyres	Processing of waste tyres via thermal treatment	Resource recovery Energy recovery	The total quantity of waste tyres processed must not exceed 20 tonnes per day and 5,000 tonnes in a licence reporting year
NA	Waste tyres	The receiving from offsite and storage of waste tyres	Waste storage	The total quantity of waste tyres stockpiled at the premises must not exceed 50 tonnes at any one time

L4.2 Whole tyres must only be used as a feedstock at the premises.

L4.3 The maximum quantity of each of the recovered products that can be stored at the premises, at any one time, is limited to the following:

1. Carbon - 90m³ or 90 bulk bags, whichever is least

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2. Oil - 60,000 L
3. Steel - baled volume of 56m³

L5 Noise limits

- L5.1 Noise generated at the premises that is measured at each noise monitoring point established under this licence must not exceed the noise levels specified in Column 4 of the table below for that point during the corresponding time periods specified in Column 1 when measured using the corresponding measurement parameters listed in Column 2.

POINT 2

Time period	Measurement parameter	Measurement frequency	Noise level dB(A)
Day, Evening, Night	L _{Aeq} (15 minute)	-	35
Night	Night-L _{A1} (1 minute) (10pm-7am Mon.-Sat. & 10pm-8am Sun.)	-	45

- L5.2 For the purpose of Condition L5.1:

- a) Day is defined as the period from 7am to 6pm Monday to Saturday and 8am to 6pm Sundays and Public Holidays;
- b) Evening is defined as the period from 6pm to 10pm; and
- c) Night is defined as the period from 10pm to 7am Monday to Saturday and 10pm to 8am Sundays and Public Holidays

- L5.3 The noise limits set out in condition L5.1 apply under all meteorological conditions except for the following:

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

- L5.4 For the purpose of condition L5.3:

- a) Data recorded by the meteorological station identified as EPA Licence Point 3 must be used to determine meteorological conditions; and
- b) Temperature inversion conditions (stability category) are to be determined by the sigma-theta method referred to in Part E4 of Appendix E to the NSW Industrial Noise Policy.

- L5.5 To determine compliance:

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a) with the Leq(15 minute) noise limits in condition L5.1, the noise measurement equipment must be located:

- i) approximately on the property boundary, where any dwelling is situated 30 metres or less from the property boundary closest to the premises; or
- ii) within 30 metres of a dwelling façade, but not closer than 3 metres where any dwelling on the property is situated more than 30 metres from the property boundary closest to the premises; or, where applicable
- iii) within approximately 50 metres of the boundary of a National Park or Nature Reserve.

b) with the LA1(1 minute) noise limits in condition L5.1, the noise measurement equipment must be located within 1 metre of a dwelling façade.

c) with the noise limits in condition L5.1, the noise measurement equipment must be located:

- i) at the most affected point at a location where there is no dwelling at the location; or
- ii) at the most affected point within an area at a location prescribed by conditions L5.5(a) or L5.5(b).

L5.6 A non-compliance of L5.1 will still occur where noise generated from the premises in excess of the appropriate limit is measured:

- (a) at a location other than an area prescribed by condition L5.5(a) and L5.5(b); and/or
- (b) at a point other than the most affected point at a location.

L5.7 For the purposes of determining the noise generated at the premises the modification factors in Section 4 of the NSW Industrial Noise Policy must be applied, as appropriate, to the noise levels measured by the noise monitoring equipment.

L6 Potentially offensive odour

L6.1 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.

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.

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

Environment Protection Licence

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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 All areas in or on the premises must be maintained in a condition that prevents or minimises the emission into the air of air pollutants.
- O3.2 Any activity in or on the premises must be carried out by such practicable means as to prevent or minimise the emission into the air of air pollutants.
- O3.3 Any plant in or on the premises must be operated by such practicable means as to prevent or minimise the emission into the air or air pollutants.

O4 Emergency response

- O4.1 The licensee must have adequate fire prevention measures in place, and ensure that premises personnel are able to access fire fighting equipment and are able to manage fire outbreaks in any part of the premises.
- O4.2 Every 6 months, the licensee is required to provide written correspondence to the EPA from Fire and Rescue NSW confirming that an inspection of the premises has been undertaken to determine whether all tyres are being stored in accordance with the requirements of the Fire & Rescue NSW - Fire Safety Guideline - *Guideline for bulk storage of rubber tyres*

O5 Processes and management

- O5.1 All chemicals, fuels, explosives and recovered products must be handled and stored in a bunded area which complies with the specifications of the relevant Australian Standard and legislative requirements.
- O5.2 Contingency and emergency management plans must be developed and implemented for the spill of any chemical, fuel or recovered product.
- O5.3 All above ground tanks containing material that is likely to cause environmental harm must be bunded or have an alternative spill containment system in place.

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O6 Waste management

- O6.1 The licensee must ensure that stockpiles of waste tyres are located in a clearly defined area.
- O6.2 The licensee must ensure that stockpiles of waste tyres are managed so as not to cause or to be likely to cause the spread of disease by vermin.
- O6.3 The licensee must ensure that measures are taken to prevent stored recovered products from catching on fire.
- O6.4 The licensee must ensure that measures are taken to prevent stockpiles of waste tyres from catching on fire.
- O6.5 The licensee must store waste tyres at the premises in accordance with the Fire & Rescue NSW (Fire Safety Guideline) Guideline for Bulk Storage of Rubber Tyres.

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 point at which the sample was taken; and
 - d) the name of the person who collected the sample.

M2 Requirement to monitor concentration of pollutants discharged

- M2.1 For each monitoring/discharge point or utilisation area specified below (by a point number), the licensee must monitor (by sampling and obtaining results by analysis) the concentration of each pollutant specified in Column 1. The licensee must use the sampling method, units of measure, and sample at the frequency, specified opposite in the other columns:
- M2.2 Air Monitoring Requirements

POINT 1

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Pollutant	Units of measure	Frequency	Sampling Method
Cadmium (total)	milligrams per cubic metre	Special Frequency 1	TM-12, TM-13 & TM-14
Chlorine	milligrams per cubic metre	Special Frequency 1	TM-7
Dioxins & Furans	nanograms per cubic metre	Special Frequency 3	TM-18
Dry gas density	kilograms per cubic metre	Special Frequency 2	TM-23
Hydrogen chloride	milligrams per cubic metre	Special Frequency 2	TM-8
Hydrogen Sulfide	milligrams per cubic metre	Special Frequency 1	TM-5
Mercury	milligrams per cubic metre	Special Frequency 1	TM-12, TM-13 & TM-14
Moisture	percent	Special Frequency 2	TM-22
Molecular weight of exhaust gases	grams per gram mole	Special Frequency 2	TM-23
Nitrogen Oxides	milligrams per cubic metre	Special Frequency 2	TM-11
Oxygen (O ₂)	percent	Special Frequency 2	TM-22
Polycyclic aromatic hydrocarbons	nanograms per cubic metre	Special Frequency 3	OM-6
Pressure of stack gases	kilopascals	Special Frequency 2	TM-2
Sulfuric acid mist and sulfur trioxide (as SO ₃)	milligrams per cubic metre	Special Frequency 1	TM-3
Sulphur dioxide	milligrams per cubic metre	Special Frequency 2	TM-4
Temperature	degrees Celsius	Special Frequency 1	TM-2
Total of all fluorine compounds (HF equivalent)	milligrams per cubic metre	Special Frequency 1	TM-9
Total Solid Particles	milligrams per cubic metre	Special Frequency 2	TM-15
Type 1 and Type 2 substances in aggregate	milligrams per cubic metre	Special Frequency 1	TM-12, TM-13 & TM-14
volatile organic compounds as n-propane equivalent	milligrams per cubic metre	Special Frequency 2	TM-34
Volumetric flowrate	cubic metres per second	Special Frequency 2	TM-2

M2.3 For the purposes of the table(s) above:

Special Frequency 1 means post commissioning: 3 rounds of sampling during the first 3 months the premises is operating

Special Frequency 2 means post commissioning (as per Special Frequency 1) and then quarterly thereafter

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Special Frequency 3 means post commissioning (as per Special Frequency 1) and then annually thereafter

M3 Testing methods - concentration limits

- M3.1 Monitoring for the concentration of a pollutant emitted to the air required to be conducted by this licence must be done in accordance with:
- a) any methodology which is required by or under the Act to be used for the testing of the concentration of the pollutant; or
 - b) if no such requirement is imposed by or under the Act, any methodology which a condition of this licence requires to be used for that testing; or
 - c) if no such requirement is imposed by or under the Act or by a condition of this licence, any methodology approved in writing by the EPA for the purposes of that testing prior to the testing taking place.

Note: The *Protection of the Environment Operations (Clean Air) Regulation 2010* requires testing for certain purposes to be conducted in accordance with test methods contained in the publication "Approved Methods for the Sampling and Analysis of Air Pollutants in NSW".

M4 Testing methods - load limits

Note: Division 3 of the *Protection of the Environment Operations (General) Regulation 2009* requires that monitoring of actual loads of assessable pollutants listed in L2.2 must be carried out in accordance with the relevant load calculation protocol set out for the fee-based activity classification listed in the Administrative Conditions of this licence.

M5 Weather monitoring

- M5.1 At the point(s) identified below, the licensee must monitor (by sampling and obtaining results by analysis) the parameters specified in Column 1 of the table below, using the corresponding sampling method, units of measure, averaging period and sampling frequency, specified opposite in the Columns 2, 3, 4 and 5 respectively.

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POINT 3

Parameter	Sampling method	Units of measure	Averaging period	Frequency
Wind Direction at 10 metres	AM-2 & AM-4	Degrees	15 minutes	Continuous
Wind Speed at 10 metres	AM-2 & AM-4	metres per second	15 minutes	Continuous
Sigma Theta	AM-2 & AM-4	Degrees	15 minutes	Continuous
Rainfall	AM-4	millimetres	15 minutes	Continuous
Temperature at 10 metres	AM-4	Degrees	15 minutes	Continuous
Relative humidity	AM-4	percent	15 minutes	Continuous

M6 Recording of pollution complaints

- M6.1 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.
- M6.2 The record must include details of the following:
- the date and time of the complaint;
 - the method by which the complaint was made;
 - any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect;
 - the nature of the complaint;
 - the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant; and
 - if no action was taken by the licensee, the reasons why no action was taken.
- M6.3 The record of a complaint must be kept for at least 4 years after the complaint was made.
- M6.4 The record must be produced to any authorised officer of the EPA who asks to see them.

M7 Telephone complaints line

- M7.1 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.
- M7.2 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.
- M7.3 The preceding two conditions do not apply until 23 May 2019 the date of the issue of this licence.

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6 Reporting Conditions

R1 Annual return documents

R1.1 The licensee must complete and supply to the EPA an Annual Return in the approved form comprising:

1. a Statement of Compliance,
2. a Monitoring and Complaints Summary,
3. a Statement of Compliance - Licence Conditions,
4. a Statement of Compliance - Load based Fee,
5. a Statement of Compliance - Requirement to Prepare Pollution Incident Response Management Plan,
6. a Statement of Compliance - Requirement to Publish Pollution Monitoring Data; and
7. a Statement of Compliance - Environmental Management Systems and Practices.

At the end of each reporting period, the EPA will provide to the licensee a copy of the form that must be completed and returned to the EPA.

R1.2 An Annual Return must be prepared in respect of each reporting period, except as provided below.

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

R1.3 Where this licence is transferred from the licensee to a new licensee:

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

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

R1.4 Where this licence is surrendered by the licensee or revoked by the EPA or Minister, the licensee must prepare an Annual Return in respect of the period commencing on the first day of the reporting period and ending on:

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

R1.5 The Annual Return for the reporting period must be supplied to the EPA via eConnect *EPA* or by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the 'due date').

R1.6 Where the licensee is unable to complete a part of the Annual Return by the due date because the licensee was unable to calculate the actual load of a pollutant due to circumstances beyond the licensee's control, the licensee must notify the EPA in writing as soon as practicable, and in any event not later than the due date. The notification must specify:

- a) the assessable pollutants for which the actual load could not be calculated; and
- b) the relevant circumstances that were beyond the control of the licensee.

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R1.7 The licensee must retain a copy of the Annual Return supplied to the EPA for a period of at least 4 years after the Annual Return was due to be supplied to the EPA.

R1.8 Within the Annual Return, the Statements of Compliance must be certified and the Monitoring and Complaints Summary must be signed by:

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

R1.9 Monitoring report

The licensee must supply with the Annual Return a report, which provides the total volume of each recovered product produced in the reporting year and the total volume of recovered product sold during the reporting year.

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 the incident occurred.

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;

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- 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 Post Commissioning Air Emission Verification Report

- E1.1 The licensee must prepare and submit to the EPA a Air Emission Verification Report (the Report).
- E1.2 The Report required by condition E1.1 above must be submitted the EPA (Central West) Bathurst office within 28 calender days of the completion of post commissioning air emission monitoring required by the licence.
- E1.3 The report must include, but is not limited to:
 - a) The analytical results and test reports for the monitoring required under condition M2.2;
 - b) The process conditions at the time monitoring was undertaken, including but not limited to processing rate, processing temperature(s), processing input stream, batch time(s) and operating conditions
 - c) An analysis of any emission variation between:
 - i. Different process batches
 - ii. Different stages of single process batchesThe analysis should consider differences in process conditions outlined in (b) and any variation in emission monitoring results
 - d) A comparison of monitoring results with emission limits contained in L2.2 of the EPL and the POEO

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(Clean Air) Regulation 2010;

e) A comparison of the emission concentrations and emission rates from the monitoring results with the emission concentrations and emission rates adopted within the *Air Quality Impact Assessment* dated 8 July 2016, prepared by Todoroski Air Sciences Pty Ltd (the Air Quality Impact Assessment);

f) Where a comparison required under (d) shows monitoring results higher than the emission limits contained in L2.2 of the EPL, or the POEO (Clean Air) Regulation 2010, then the licensee must identify mitigation measures to reduce emissions to ensure compliance with L2.2 of the EPL. A timeline for implementing the identified mitigation measures must also be included within the report.

g) Where a comparison required under (e) shows concentrations or emission rates from monitoring results higher than those adopted within the Air Quality Impact Assessment, then a revised Air Quality Impact Assessment must be included within the report

h) Where a revised Air Quality Impact Assessment required under (g) shows exceedances of the impact assessment criteria contained in the Approved Methods for Modelling and Assessment of Air Pollutants in NSW, then the licensee must identify mitigation measures to mitigate those impacts. A timeline for implementing the identified mitigation measures must also be included within the report.

Note: The EPA may revise the conditions (including discharge limits or monitoring requirements) on the EPL dependant on the outcomes of the Air Emission Verification Report/s.

E2 Licence Dictionary

E2.1 For the purposes of the licence, the following definition applies:

- Recovered products are those which are an output of the pyrolysis process at the premises.

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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 2009
AM	Together with a number, means an ambient air monitoring method of that number prescribed by the <i>Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales</i> .
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.
annual return	Is defined in R1.1
Approved Methods Publication	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
assessable pollutants	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
BOD	Means biochemical oxygen demand
CEM	Together with a number, means a continuous emission monitoring method of that number prescribed by the <i>Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales</i> .
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
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 Environment Protection Authority of New South Wales.
fee-based activity classification	Means the numbered short descriptions in Schedule 1 of the Protection of the Environment Operations (General) Regulation 2009.
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

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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
load calculation protocol	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
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 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 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 <i>Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales</i> .



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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

Ms Sheridan Ledger

Environment Protection Authority

(By Delegation)

Date of this edition: 23-May-2019

End Notes