



Building  
something  
great

April 2026

# St Peters Concrete Plant and Rail Terminal Annual Review

November 2024 - October 2025






**Building  
something  
great**

Version	Prepared by	Reviewed by	Date	Distribution
1.0	Peter Scioscia Environmental Advisor St Peters	Kate Jackson/Rod Wallace	February 2019	
2.0	Peter Scioscia Environment Business Partner St Peters	Rod Wallace	February 2020	
3.0	Peter Scioscia Environment Business Partner St Peters	Shoanne Labowitch	March 2021	Department of Planning, Industry and Environment Environmental Protection Agency Inner West Council Online at <a href="https://www.boral.com.au/locations/boral-st-peters-operations">https://www.boral.com.au/locations/boral-st-peters-operations</a>
4.0	Peter Scioscia Environment and Sustainability Reporting Specialist	Rod Johnson	June 2022	Department of Planning, Industry and Environment Environmental Protection Agency Inner West Council Online at <a href="https://www.boral.com.au/locations/boral-st-peters-operations">https://www.boral.com.au/locations/boral-st-peters-operations</a>
5.0	Lauren Sibigroth Environmental Business Partner NSW/ACT	Greg Johnson	June 2023	Department of Planning, Industry and Environment Environmental Protection Agency Inner West Council Online at <a href="https://www.boral.com.au/locations/boral-st-peters-operations">https://www.boral.com.au/locations/boral-st-peters-operations</a>
6.0	Lauren Sibigroth Environmental Business Partner NSW/ACT	Greg Johnson	May 2024	Department of Planning, Industry and Environment Environmental Protection Agency Inner West Council Online at <a href="https://www.boral.com.au/locations/boral-st-peters-operations">https://www.boral.com.au/locations/boral-st-peters-operations</a>
7.0	Lauren Sibigroth Environmental Business Partner NSW/ACT	Greg Johnson	June 2025	Department of Planning, Industry and Environment Environmental Protection Agency Inner West Council Online at <a href="https://www.boral.com.au/locations/boral-st-peters-operations">https://www.boral.com.au/locations/boral-st-peters-operations</a>
8	Lauren Sibigroth Environmental Business Partner NSW/ACT	Greg Johnson	April 2026	Department of Planning, Industry and Environment Environmental Protection Agency Inner West Council Online at <a href="https://www.boral.com.au/locations/boral-st-peters-operations">https://www.boral.com.au/locations/boral-st-peters-operations</a>



**Building  
something  
great**

Name of operation	Boral St Peters Concrete Plant and Rail Terminal
Name of operator	Boral Resources (NSW) Pty Ltd
Development consent	DA 14/96
Name of holder of development consent	Boral Resources (NSW) Pty Ltd
Annual Review start date	1 <sup>st</sup> November 2024
Annual Review end date	31 <sup>st</sup> October 2025
<b>I, Ben Patterson certify that this audit is a true and accurate record of the compliance statuses of the Boral St. Peters Concrete Plant and Rail Terminal Project for the period of the 2024-2025 Reporting Period and that I am authorised to make this statement on behalf of Boral Resources (NSW) Pty Ltd.</b>	
Note The annual review is an 'environmental audit' for the purposes of section 122B(2) of the Environmental Planning and Assessment Act 1979. Section 122E provides that a person must not include false or misleading information (or provide information for inclusion in) an audit report produced to the Minister in connection with an environmental audit if the person knows that the information is false or misleading in a material respect. The maximum penalty is, in the case of a corporation, \$1 million and for an individual \$250,000.	
Name of authorised reporting officer	Ben Patterson
Title of authorised reporting officer	Area Manager - Concrete
Signature	
Date	13/04/2026



**Building  
something  
great**

## Table of Contents

<b>1</b>	<b>Introduction .....</b>	<b>1</b>
1.1	Background .....	1
1.2	Purpose/Scope .....	2
<b>2</b>	<b>Development Overview .....</b>	<b>3</b>
2.1	Development in 2024-2025 .....	3
2.2	Proposed developments for 2025 - 2026 .....	3
<b>3</b>	<b>Environmental monitoring results and complaints records .....</b>	<b>4</b>
3.1	Relevant statutory requirements and performance criteria .....	4
3.1.1	<i>Noise</i> .....	4
3.1.2	<i>Dust</i> .....	4
3.2	Requirements of plans / programs under this consent.....	10
3.2.1	<i>Dust Management</i> .....	10
3.2.2	<i>Water management</i> .....	12
3.2.3	<i>Complaints register</i> .....	12
3.2.4	<i>Review</i> .....	13
<b>4</b>	<b>Compliance with conditions of consent.....</b>	<b>14</b>
<b>5</b>	<b>Comparison of impacts and performance against environmental assessment predictions</b>	<b>35</b>
<b>6</b>	<b>Non-compliance and corrective actions .....</b>	<b>36</b>
<b>7</b>	<b>Monitoring data trends .....</b>	<b>36</b>
7.1	Air Quality .....	36
<b>8</b>	<b>Environmental management targets and strategies for the following 12 months</b>	<b>42</b>
8.1	Dust minimisation .....	42
8.2	Water management.....	42
8.3	Future development applications.....	42
	<b>Appendix 1: St Peters concrete plant and terminal EPPs .....</b>	<b>43</b>
	<b>Appendix 2: Boral HSEQ environment inspection checklist.....</b>	<b>44</b>



# 1 Introduction

## 1.1 Background

Boral Resources (NSW) Pty Ltd (Boral) operates a concrete batching plant and a materials handling facility at 23 - 25 Burrows Road South, St Peters, NSW ("the Site"). The concrete plant produces ready mix concrete, while the materials handling facility receives via rail, raw materials such as sand, aggregates and cement for use in the on-site concrete batching plant, as well as for distribution to Boral's network of asphalt and concrete plants in the Sydney metropolitan region.

On 6th September 1996, the then NSW Minister for Urban Affairs and Planning granted development consent to Boral for the construction and operation of a concrete plant and materials handling facility. The development consent also included approval for an asphalt plant which was subsequently constructed but decommissioned in 2002.

The site's development consent has been modified twelve times to increase the production limits of the facility, upgrade and decommission plant and site infrastructure, and amend operating hours.

On the 31st of January 2019, modification 11 of DA14/96 was approved by the formerly known NSW Department of Planning, Industry and Environment (DPIE), now known as the Department of Planning, Housing and Infrastructure (DPHI). This approval updated the development consent through administrative modifications and set production limits for the concrete plant (750,000m<sup>3</sup>) and throughput limits for the handling facility (1,000,000 tonnes per annum (tpa)). Modification 11 of DA14/96 has since been replaced by Modification 12 on the 28<sup>th</sup> of August 2020 which changed consent conditions A5 and A6. For condition A5, this change increased the throughput at the construction materials handling facility to be increased to 1.75 million tonnes per annum subject to:

*a) the maximum annual production of the concrete batching plant not exceeding 400,000 cubic metres, or*

*b) the maximum annual production of the concrete batching plant not exceeding the limit of 650,000 cubic metres subject to the Applicant providing evidence to the satisfaction of the Planning Secretary that the upgrade works and all air quality management and mitigation measures approved under MOD 11 and MOD 12 for the site have been constructed and are operational.*

For condition A6, the hourly two-way movements were increased from 88 between 7am - 9am and 4pm - 6pm to 124 for the same periods. During the previous reporting period condition A6 was deemed satisfied by the DPHI.

This Annual Review assesses general performance against the sites Conditions of Consent.



## 1.2 Purpose/Scope

This report has been prepared to address Annual Review requirements as per Schedule 2, condition C9 of Development Consent DA-14/96. Condition C9 is quoted below, with bold text showing where an Annual Review requirement has been addressed in this document. This Annual Review covers the 12-month period between November 1st, 2024 and October 31st 2025 (the 'reporting period').

*C9. Within 12 months of the approval of MOD 10, and each subsequent year, the Applicant shall review the environmental performance of the development to the satisfaction of the Planning Secretary. This review must:*

- a) describe the development that was carried out in the previous calendar year, and the development that is proposed to be carried out over the next year; (Section 2)*
- b) include a comprehensive review of the monitoring results and complaints records of the development over the previous calendar year, which includes a comparison of these results against the:
  - (i) the relevant statutory requirements, limits or performance measures/criteria (Section 3);*
  - (ii) requirements of any plan or program required under this consent (Section 3.2);*
  - (iii) the monitoring results of previous years (Section 3.1); and*
  - (iv) the relevant predictions in the EIS and/or subsequent modifications (Section 5);**
- c) identify any non-compliance over the last year, and describe what actions were (or are being) taken to ensure compliance (Section 6);*
- d) identify any trends in the monitoring data over the life of the development (Section 7);*
- e) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies (Section 3.1.1 and 3.1.2); and*
- f) describe what measures will be implemented over the next year to improve the environmental performance of the development (Section 8).*



## 2 Development Overview

### 2.1 Development in 2024-2025

Below is a list of developments made throughout the last 12 months:

- Cleanout of retention tanks on site
- Increased scope of road sweeper on site
- Upgrade of spill response equipment on site
- Increased frequency in the use of the plant water cart to improve dust suppression
- Improvement of sensors at batch plant silos
- Review of onsite TARP
- Increased communication with industrial neighbours and community.
- Review of water management area in the "dirty water zone" to reduce clean water capture
- Further training of all staff (both Quarry and Concrete) in the use of the water cart
- Installed rail wagon depressurisation and dust catchment filter on cement discharge system
- HME cabin seal integrity check
- Installation of upgraded scraper to CV01 and CV02
- Review of wind control on CV01 avoiding material blown off the conveyor during the loading process
- Upgrade dust suppression system on CV01 Hopper (Rail Discharge Bin)
- Install dust suppression system on outbound haul road
- Automate all sprinkler systems on site

The site has also continued monitoring environmental compliance through the use of the Environmental Permit Planner (EPP) (See Appendix 1) for both the concrete and rail terminal sites, as well as completing the monthly Boral HSEQ Environmental Inspection Checklist (See appendix 2).

Additionally, the sites have adopted Trigger Action Response Plans for the management of dust at the site. See Appendix 3.

### 2.2 Proposed developments for 2025 - 2026

The proposed developments for the next reporting period include:

- Further review of site Surface Water Management Plan
- Review dust management processes during tipping operation
- HME cabin seal integrity check
- Commencement of MOD11 works including upgrade to concrete batch plant, regrading of site and stormwater system
- Update and submission of Construction Environmental Management Plan
- Review of water suppression system



## 3 Environmental monitoring results and complaints records

### 3.1 Relevant statutory requirements and performance criteria

#### 3.1.1 Noise

Best practice techniques are used to minimise unnecessary noise on site including:

- Limiting on site vehicle speeds to between 10-20 km/hr.
- Regular plant and equipment maintenance to ensure that operational noise is minimised.
- Conduct the majority of operational works between the hours of 5:00 a.m. and 6:00 p.m. Monday to Sunday to minimise noise disturbance to sensitive receptors; and
- Where practicable, low tone broadband reversing alarms are used on mobile plant.

No noise complaints related to the site operations have been received during the reporting period.

Site and equipment noise monitoring was conducted by EMM Consulting (EMM) in July 2018 as part of an environmental assessment for modification 11. Based on the modelling results, the noise impacts resulting from modification 11 were found to satisfy the project specific noise levels (PSNLs) at all assessment locations and would increase site noise levels by no greater than 1 decibel (dB) compared to existing operations. Changes in noise levels by 1-2 dB are imperceptible to humans, therefore, the discrepancy between the predicted and actual impacts of the development is negligible. Noise monitoring has been conducted annually and has not shown any significant impacts on sensitive receptors, from the site.

A new round of noise monitoring was conducted in 2024, to assess ongoing performance to the noise criteria contained in the Conditions of Consent. Noise measurements were undertaken by Muller Acoustic Consulting, on Monday 26 November 2024 and Tuesday 27 November 2024 at two monitoring locations to determine site noise contribution. The assessment identified that noise emissions by the site satisfied the relevant noise criteria at all assessed receivers.

#### 3.1.2 Dust

The site undertakes monthly monitoring of dust emissions through three dust deposition gauges and two directional dust gauges, which have been placed in the following locations.

- **Site 1:** Dust gauge (1): At the eastern corner of the site adjacent to the adjoining bus depot.
- **Site 1A:** A directional dust gauge at the same location as dust gauge (1).
- **Site 5 (formerly site 3):** Dust gauge (5): At the southern corner of the site adjacent to the Alexandra Canal.
- **Site 5A (formerly site 3A):** A directional dust gauge at the same location as dust gauge (5); and
- **Site 4:** Dust gauge (4): At the northern corner of the site, adjacent to a vacant SACL owned lot.



It should be noted that the directional and gravimetric dust gauge located at Site 3 and Site 3A was relocated in the previous reporting period due to obstruction from the Sydney Gateway Project. The project impacted the dust gauge required exposure of a 180-degree sky view with the completion of the Airport motorway. This deemed the dust gauge non-compliant, and it was thus relocated to Site 5 and Site 5A. The Department of Planning, Housing and Infrastructure was notified of this event, and the updated placement was amended within the sites Environmental Management and Monitoring Plan (EMMP). The EMMP was approved by the DPHI on 29 April 2024.

For continuity, Site 3 data will be included until the final sampling month which occurred in October 2023. See figure 1 below for the previous dust monitor layout on the site. From November 2023, the gravimetric and directional dust gauge previously located under the Sydney Gateway motorway (Site 3) was moved to the southern corner of the concrete batch plant. The new location was renamed Site 5 and 5A as mentioned. Initial sampling from site 5 started in line with the annual review reporting period for November 2023. See figure 2 below depicting updated monitor locations as of November 2023.

Dust monitoring is undertaken in accordance with the requirements of section 36a) and 36b) of the development consent, which refers to the site's Environmental Management and Monitoring Plan (EMMP).

Dust deposition monitoring is conducted on a monthly basis in accordance with NSW EPA *Approved Method 19 – AS 3580.10.1 Methods of sampling and analysis of ambient air: Determination of particulate Deposited Matter – Gravimetric Method*.

Dust samples are collected every  $30 \pm 2$  days and sent to Boral Materials Technical Services, which is a NATA Accredited Laboratory (No: 9968). The samples are analysed for the following parameters:

- Insoluble solids – relating to the filterable material in the sample;
- Ash content – relating to the residue remaining following sample combustion by the laboratory; and
- Combustible material – sample content that is lost in sample combustion.

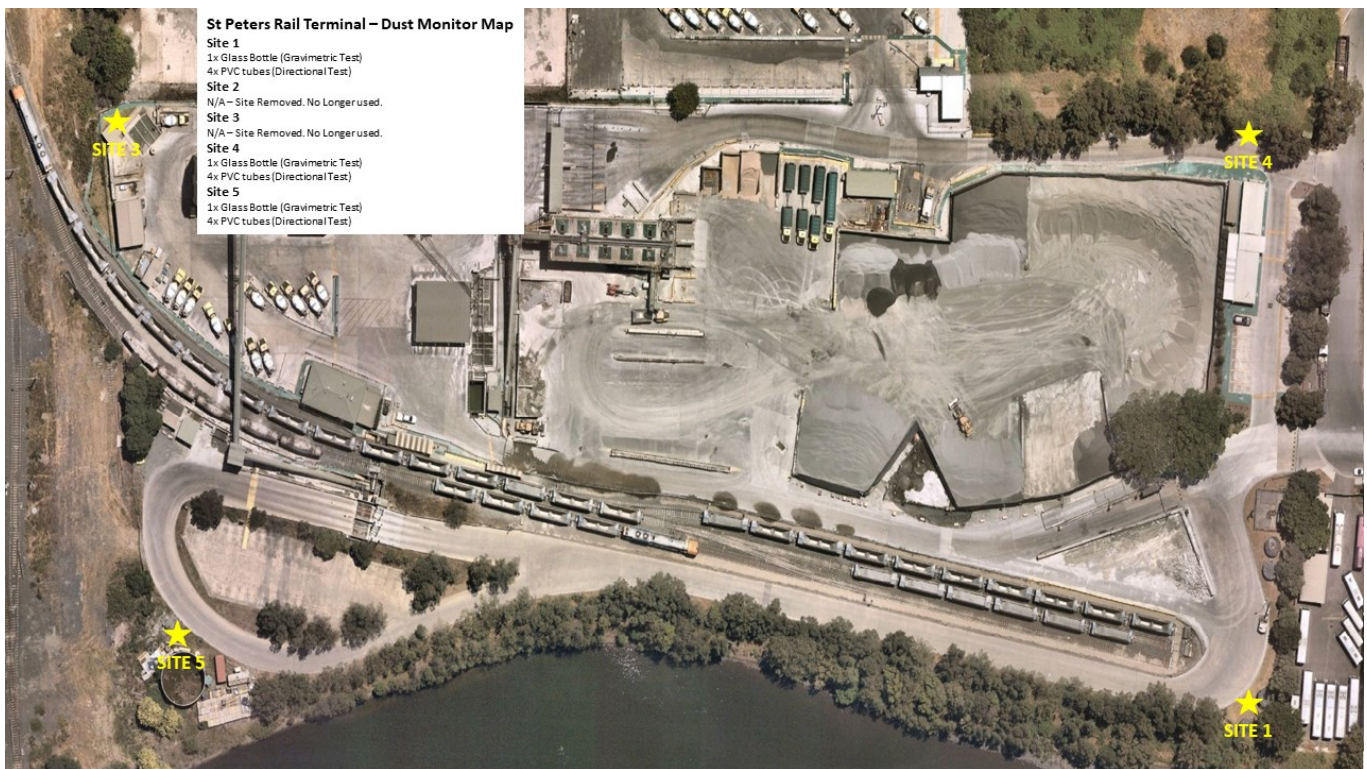
During the current reporting period the site received one dust complaint. The complaint was received on 26 November 2024 via email from the Inner West Council. The council advised they had received a complaint from an unknown neighbour on Burrows Rd S.

The complainant explained they were experiencing excessive dust coming from the road which was impacting them. Due to the location and contact details of the neighbour being unknown, direct consultation was not available. The site investigated the complaint and increased the hours of operations for the site sweeper, which also manages Burrows Rd S. A response from Boral was provided to council with no follow-up from Council. The EPA was provided with details of the complaint and subsequently requested additional information from Boral relating to dust management. Boral responded to the EPA on 10 December 2024 with information detailing dust management on site.

**Figure 1: Boral Terminal/CBP St Peters – Dust Deposition Monitoring Locations November 2022– October 2023.**



**Figure 2: Boral Terminal/CBP St Peters – Updated Dust Deposition Monitoring Locations November 2023– October 2024.**



The annual average concentrations for ash and insoluble solids at the current monitoring sites (1, 4 and 5) and associated historical data for monitoring sites 1, 3 and 4, are listed in Table 1 below.



**Table 1: Boral St Peters Dust Deposition Results**

<b>Monitoring Points Test Method AM 19 Insoluble Solids</b>	<b>Nov 2018 - Oct 2019 Av (g/m<sup>2</sup>/mth)</b>	<b>Nov 2019 - Oct 2020 Av (g/m<sup>2</sup>/mth)</b>	<b>Nov 2020 - Oct 2021 Av (g/m<sup>2</sup>/mth)</b>	<b>Nov 2021 - Oct 2022 Av (g/m<sup>2</sup>/mth)</b>	<b>Nov 2022 - Oct 2023 Av (g/m<sup>2</sup>/mth)</b>	<b>Nov 2023 - Oct 2024 Av (g/m<sup>2</sup>/mth)</b>	<b>Nov 2024 - Oct 2025 Av (g/m<sup>2</sup>/mth)</b>
Site 1: Eastern Corner	9.38	5.74	4.18	2.41	4.19	3.29	1.96
Site 3: Rear of Site	7.59	5.41	3.65	2.93	5.35	N/A	N/A
Site 4: Northern Corner near site exit	5.65	11.58	24.99	12.15	11.03	19.19	5.61
Site 5: Southern corner of site						2.60	1.99
Site 1A <sup>1</sup> : North	2.17	8.23	0.96	0.82	2.39	1.26	1.03
Site 1A <sup>1</sup> : East	3.42	4.11	1.63	2.41	2.03	1.61	1.06
Site 1A <sup>1</sup> : South	5.7	2.81	2.91	1.65	2.55	9.44	3.90
Site 1A <sup>1</sup> : West	12.24	8.59	8.54	3.24	7.52	24.94	10.67
Site 3A <sup>1</sup> : North	18.24	7.52	5.05	3.93	3.80	N/A	N/A
Site 3A <sup>1</sup> : East	7.45	4.15	2.45	4.52	7.93	N/A	N/A
Site 3A <sup>1</sup> : South	6.72	2.26	2.13	3.00	7.49	N/A	N/A
Site 3A <sup>1</sup> : West	7.41	4.61	1.63	2.13	7.52	N/A	N/A
Site 5A <sup>1</sup> : North						2.35	1.83
Site 5A <sup>1</sup> : East						1.13	1.37
Site 5A <sup>1</sup> : South						2.44	2.12
Site 5A <sup>1</sup> : West						1.48	1.28
<b>Monitoring Points Test Method AM 19 Ash</b>	<b>Nov 2018 - Oct 2019 Av (g/m<sup>2</sup>/mth)</b>	<b>Nov 2019 - Oct 2020 Av (g/m<sup>2</sup>/mth)</b>	<b>Nov 2020 - Oct 2021 Av (g/m<sup>2</sup>/mth)</b>	<b>Nov 2021 - Oct 2022 Av (g/m<sup>2</sup>/mth)</b>	<b>Nov 2022 - Oct 2023 Av (g/m<sup>2</sup>/mth)</b>	<b>Nov 2023 - Oct 2024 Av (g/m<sup>2</sup>/mth)</b>	<b>Nov 2024 - Oct 2025 Av (g/m<sup>2</sup>/mth)</b>
Site 1: Eastern Corner	6.78	3.78	2.90	1.74	3.37	2.43	1.37
Site 3: Rear of Site	6.34	4.74	2.95	2.93	4.23	N/A	N/A
Site 4: Northern Corner near site exit	4.56	9.55	20.90	9.04	9.25	17.04	4.69
Site 5: Southern corner of site						1.60	1.19
Site 1A <sup>1</sup> : North	1.56	7.16	0.73	0.46	1.82	0.47	0.58
Site 1A <sup>1</sup> : East	2.42	3.59	1.14	1.74	1.27	1.13	0.79



Site 1A <sup>1</sup> : South	4.7	2.51	2.57	1.21	2.14	7.85	3.26
Site 1A <sup>1</sup> : West	10.62	7.55	7.64	2.39	6.30	16.18	8.73
Site 3A <sup>1</sup> : North	15.91	6.86	4.60	3.14	3.19	N/A	N/A
Site 3A <sup>1</sup> : East	6.29	3.60	2.14	3.61	6.89	N/A	N/A
Site 3A <sup>1</sup> : South	5.13	1.78	1.69	2.30	5.81	N/A	N/A
Site 3A <sup>1</sup> : West	6.5	4.05	1.35	1.52	6.67	N/A	N/A
Site 5A <sup>1</sup> : North						1.58	1.53
Site 5A <sup>1</sup> : East						0.65	0.92
Site 5A <sup>1</sup> : South						1.70	1.45
Site 5A <sup>1</sup> : West						0.86	0.75

<sup>1</sup> = Directional dust gauge

To interpret the results, it is necessary to refer to the *NSW EPA Approved Methods and Guidance – For the Modelling and Assessment of Air Pollutants in NSW*. The impact assessment criteria for dust are listed with the maximum annual average of 4g/m<sup>2</sup>/mth for insoluble solids. These criteria are intended for application to offsite sensitive receptors.

Throughout the reporting period, the gauges have recorded insoluble solids above the goal of 4g/m<sup>2</sup>/month although the average monthly deposition was greater than 4g/m<sup>2</sup>/mth for only one gauge, dust gauge at Site 4. This gauge is located on the operating site and is exposed to regular, but localized dust generating activities. To that extent, the recorded fallout rates are not necessarily representative of off-site dust concentrations.

Boral was required to establish one offsite dust gauge to determine the potential offsite impacts of dust on sensitive receptors on Burrows Road South as per Condition 36a of DA 14/96. However, there are limitations to the type of dust monitoring devices that can be installed in the area, due to surrounding land-use.

There has been a decrease in insoluble solids concentrations when compared to the previous reporting period for Site 1, Site 4 and Site 5 (November 2023 – October 2024) Site 4 also showed an increase in insoluble concentrations for the reporting period (19.19 g/m<sup>2</sup>/mth) but an overall decrease in the last five years. The impact of insoluble solids at Site 4 is believed to be associated with offsite operations adjoining the Boral St Peters operations such as Sydney Gateway Project, and a carpark for Sydney Airport Corporation Limited (SACL) staff members to the west of the site.

The directional dust gauge 3A is no longer operational. As previously discussed, the monitors from Site 3 were relocated and re-named as Site 5 due to Sydney Gateway construction which hindered compliance. Site 5A directional dust data showed results within the 4g/m<sup>2</sup>/mth goal for all directions.

The directional dust gauge 1A located directly adjacent to Site 1 indicated a lower level of deposited dust during the reporting period (8.73 g/m<sup>2</sup>/mth) a decrease from last years (16.18 g/m<sup>2</sup>/mth) coming from a westerly direction as well as a decrease from a southerly direction for this reporting period (3.26



g/m<sup>2</sup>/mth) compared to last years (7.85 g/m<sup>2</sup>/mth). This decrease may be associated with the site's operations and dust management improvements.

Condition B19 requires the installation and use of three real-time dust monitors prior to the operation of any new infrastructure approved under MOD 11. Due to potential commencement of MOD11 during the reporting period, preparations for real-time dust monitors will be undertaken. Operations following the cessation of MOD11 works are expected to be initiated within 2027.

The real time dust monitors have been installed on site but are non-operational due to lack of infrastructure construction under MOD 11. Therefore, these results have not been included in this review.

One incident was reported to the Department during the reporting period. This event occurred on 5 February 2025 and consisted of a fly ash spill while a tanker was delivering product. The amount lost was considered nominal and generally contained within site boundaries and did not result in any community interactions or interventions from the EPA or DPHI. Following the event all material was promptly cleaned up and removed appropriately. All information available was provided to DPHI.

### ***3.2 Requirements of plans / programs under this consent***

The requirements of plan/programs under this consent requires a review of the environmental management and monitoring plan (EMMP) following the preparation of the Annual review. This considers the environmental monitoring results and processes measured and performed on site between 1 November 2025 – 31 October 2025. An independent review of the EMMP was undertaken in 2022 and submitted to the Department November 2023. Internal review was completed in the 2023 reporting period provided to the Department for comment and approval. Approval was granted in April 2024.

Due to planned commencement of MOD11, work in the following reporting period, the EMMP and required management plans will be reviewed and submitted to the DPHI for approval.

The Construction Environmental Management Plan (CEMP), Construction Traffic Management Plan (CTMP), Construction Demolition Waste Management Plan (CDWMP), Dewatering Management Plan (DMP) and Vibration Management Plan (VMP) have been provided to the DPHI and approved as of November 2025. This is required prior to any commencement of construction work relating to MOD11.

#### ***3.2.1 Dust Management***

##### *Existing dust controls*

The site currently reviews the potential for dust impacts and the management of its pollution controls via the site specific EPP (Appendix 1), the monthly HSEQ Environmental Inspection Checklist (Appendix 2), and a Trigger Action Response Plan (TARP) (Appendix 3)



The existing pollution controls in place throughout the site to manage and reduce dust generation include:

- Watering all roads within the facility with a water cart multiple times per day.
- Use of water sprays and sprinklers on stockpiles, loading areas, sales area, and on fixed plant.
- Cessation or reduction of dust generating activities during unfavourable meteorological conditions e.g. high winds.
- Wheel washing in place at the slump stand at the western site exit.
- Primary feed bin water sprays.
- All vehicles entering or exiting the site have their loads appropriately covered (e.g. tarpaulins).
- Maintaining a clean and tidy workspace.
- Enclosed aggregate and sand storage silos.
- Pneumatic loading of cement silos with dust filters.
- Dust extraction systems in the CBP.
- Fully enclosed conveyors and storage bins.
- Closing doors in the loading bays during agitator loading.
- Use of a street sweeper daily for onsite and offsite roads.
- Travel speeds have been limited to 10-20 km/hr within the facility, minimising dust generation.
- A wheel wash has been installed at the weighbridge for outgoing tipper trucks.
- A trigger action response plan (TARP) has been created for the site to outline the relevant actions for varying levels of dust incidents based on real time dust measurements.
- High Definition (HD) camera system with 20 cameras to enable visual monitoring of any on site dust impacts in real time.
- Increased hourly use of sweeper at site and on Burrows Rd S.
- Additional sprinklers installed on main roads.
- Increase of water coverage due to addition of watercannon to water cart.
- Use of return concrete waste bins.

Any complaints received regarding dust on site will be acted on within 24-hours and submitted into the online incident and hazard information management systems (SEQUENCE). Details of any dust -related complaint will be logged into the online public complaints register, with investigation findings and actions noted.

According to the Ramboll assessment in 2016, the modelled increase of annual dust deposition at two commercial / industrial receptors on Burrows Road was predicted to exceed the EPA criterion. Subsequently, section 36b of the modified consent required Boral to establish an offsite dust gauge in the vicinity of R3 or R4 on Burrows Road South. Boral staff engaged neighbours at a bus depot directly to the north of the site to discuss the possibility of establishing a dust gauge on their site. While the neighbours were willing to allow a dust gauge on their site, the only available areas were within 5 metres of a building, 1 metre of a fence line and within the shadow of an overhanging tree with less than 120° sky visibility, which were not aligned with the requirements of the relevant Australian standard criteria. After an assessment of the remaining surrounding areas, no suitable locations could be found



to establish an offsite dust gauge that met the criteria for AS/NZS 3580.1.1 for establishing depositional dust gauges.

### *Future proposals*

Further dust management controls proposed include the following:

- Re-instate online dust monitoring upon trigger of MOD 11.

### *3.2.2 Water management*

Surface water run-off from the site is largely captured and contained by a series of retention pits located to the west of the concrete plant and the first flush system located in the eastern portion of the concrete plant. Captured water is recycled and used in the concrete batching process.

Water captured in the first flush system flows through a system of wedge pits, stirrer pits and settling pits to enable suspended solids to fall out prior to discharging into the storm water drainage to the south of the site. Water is only discharged into the storm water system during high rainfall events that exceed the design capacity. The first flush system and retention pits are regularly cleaned to remove sediment from the base of the pits to reduce the sediment load in captured water.

During the previous reporting period, the concrete plant added several roofed areas which reduced the volume of contaminated water entering the water retention system while allowing clean water off site.

For Modification 11, there are various water management plans that are to be implemented on site for the construction of the upgrade. These include an Erosion and Sediment Control plan, a Surface Water Management Plan, and a Flood Emergency Response Plan. These form part of the EMMP and are currently under review for preparation of commencement of MOD11 activities

### *3.2.3 Complaints register*

An environmental complaints register is available online (<https://www.boral.com.au/locations/boral-st-peters-operations>), however all hazards or incidents are also recorded in Boral's online SEquence tool.

The purpose of the complaints register is to:

- Ensure that complaints/concerns received regarding the facility are documented; and
- An appropriate response to complaints is initiated (this may include changing management practices/monitoring procedures or adopting new practices/monitoring procedures).

Complaints must be reported to the Production Supervisor within 24 hours of receipt. The Production Supervisor will log the complaint in SEquence and retain a copy on site.

Where possible, the following information will be sought from the complainant and followed up by the site Manager:

- Date of the complaint.



- Name of the person making the complaint.
- Telephone number of the person making the complaint.
- Reason for the complaint; and
- Follow up with the complainant after actions have been taken in response to the complaint.

Upon being informed of a complaint, the Manager must determine:

- Whether any further response actions are required; and
- Whether changes to site management procedures/monitoring programs are required.

As discussed in section 3.1.2, the site received one dust complaint from a community member in November 2024 via the Inner West Council. Follow-on communication occurred with the Inner West Council and the EPA regarding the follow-on actions of the complaint. Immediate actions included increased sweeper activity and training for employees. The sites complaint register was updated to include the complaint during this reporting period and is provided on the Boral Website.

#### *3.2.4 Review*

The Boral GRP-HSEQ-3-01 Monitoring and Review standard describes the obligations of all Boral sites to monitor and record the key performance characteristics of their operations, which have or may have a significant impact on the environment.

The site's EMMP will continue to be reviewed at a minimum of every three years, or where there are significant changes to legislation or site operations. Reviews are to be conducted by the Environmental Business Partner in consultation with the Site Managers to ensure suitability and adequacy of the EMMP and associated compliances tools.

The site undertakes regular environmental inspections, audits and reviews of the site operations including:

- The monthly environmental inspection checklist ensures a range of environmental tasks and inspections are completed throughout the month and actioned appropriately. Non-conformances are uploaded onto SEQUENCE for corrective actions to be implemented.
- Compliance and environmental management system (EMS) audits are conducted every three years by the HSE team to ensure compliance with company standards and regulatory requirements.
- EMS audits were conducted for both sites during the 2022-2023 reporting period and will be conducted again in the 2025-2026 reporting period. Minimal improvement actions were identified and rectified by both sites.

In 2016, Boral introduced EPPs to both the materials handling facility and the concrete batch plant to ensure that both operations are compliant with the most recent consent conditions. The EPPs outline all the consent conditions, and standard environmental tasks pertaining to environmental issues and



provide instructions to verify that each item is signed off at the appropriate frequency each year. Copies of the materials handling facility and concrete plant EPPs are attached in **Appendix 1**.

#### **4 Compliance with conditions of consent**

Table 2 summarises all the conditions of consent, indicates compliance (if relevant) and provides comments if required.

**Table 2: Compliance with Conditions of Consent – Concrete Batching Plant and Quarry Terminal, St Peters, NSW. (DA -14/96 Mod 12)**

Condition No.	Condition Summary	Complied with Y/N	Comments
<b>General</b>			
<b>Obligation to Minimise Harm to the Environment.</b>			
A1	This consent is granted under section 91 (1) of the Environmental Planning and Assessment Act, 1979 for the operation of a concrete batching plant and associated materials handling facilities at Burrows Road South, St Peters.	Y	Operations are carried out in accordance with the described activities.
A2	The development shall be carried out in accordance with: (items a) to n)).	Y	Operations are carried out in accordance with the associated documents.
A3	If there is any inconsistency between the plans and documentation listed under condition 2 above, the most recent document shall prevail to the extent of the inconsistency. However, conditions of this consent prevail to the extent of any inconsistency.	Y	Operations are carried out in accordance with DA 14/96 Mod 12 which is the most recent of the associated documents.
A4	The applicant shall ensure that employees, contractors and sub-contractors are aware of, and comply with, the conditions of this consent, relevant to their respective activities.	Y	Site inductions, regular internal audits, and the site's EPP ensure that employees and site visitors are aware of the respective consent conditions that relate to their site.
<b>Limits of Consent</b>			
A5	The annual production of the concrete batching plant must not exceed 750,000 cubic metres and the annual throughput of the materials handling facility must not exceed one million tonnes.	Y	The concrete batching plant produced around 190170.4m <sup>3</sup> of concrete during the reporting period. The annual tonnage at the quarry terminal was 1,109,837.11 tonnes (or 32,642 truckloads assuming a 34-tonne truck capacity).
B5A	Notwithstanding the limits in Condition A5 above, the throughput at the construction materials handling facility may be increased to 1.75 million tonnes per annum subject to: a) the maximum annual production of the concrete batching plant not exceeding 400,000 cubic metres, or b) the maximum annual production of the concrete batching plant not exceeding the limit of 650,000 cubic metres subject to the Applicant providing evidence to the satisfaction of the Planning Secretary that the upgrade works and all air quality management and mitigation measures approved under MOD 11 and MOD 12 for the site have been constructed and are operational.	Y	No construction in association with Modification 11 has commenced on site, resulting in increases to concrete production.
A6	The Applicant must: a) ensure the maximum hourly truck movements during the morning peak (7 am to 9 am) and afternoon peak (4 pm to 6 pm) do not exceed the limits outlined in Table 1 below; and	Y	a) Maximum truck movements during the morning and afternoon peak were below the 124 hourly 2-way movements.  b) A quarterly report on the heavy truck movements during the



Condition No.	Condition Summary	Complied with Y/N	Comments
	<p>Table 1: Maximum hourly heavy vehicle movements from concrete batching plant            7am-9am: 124 hourly 2 way movements            4pm-6pm: 124 hourly 2 way movements            b) prepare and submit a quarterly report on heavy vehicle truck movements during the morning and afternoon peak periods to Council and the Planning Secretary until the completion of WestConnex Stage 3, unless otherwise agreed to by the Planning Secretary.</p>		<p>morning and afternoon peak periods was submitted to Council and the Planning Secretary for a portion of the reporting period. During the previous reporting period the completion of West Connex Stage 3 occurred resulting in a request from Boral to cease truck movement reports. Based on this information, the DPFI agreed to cease the requirement for quarterly truck movement reporting from the site. Appendix 4 provides the total truck movements for the reporting period and communication from DPFI.</p>
A7	<p>Within 12 months after the determination of MOD 11, a positive covenant under section 88E of the Conveyancing Act 1919 must be registered on the title of the site that provides for the ongoing management and maintenance of the on-site water management system. The covenant must name Council as the prescribed authority, and can only be revoked, varied or modified with the consent of the Council.</p>	Y	<p>Positive covenant (s88E) has been provided to InnerWest Council for approval before being registered on title. Once Council has approved the instrument, the covenant will be registered.</p>
A8	<p>Enter into a planning agreement with Council, setting out the cost division for the upgrade to Burrows Rd South. In accordance with Boral's letter of offer to Council.</p>	Y	<p>Negotiations have occurred with Council on timing of road works. Council and Boral have agreed on costs, and the Planning Agreement will reflect this.</p>
A9	<p>Where Conditions of this consent require consultation with an identified party, the Applicant must:            a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and            b) provide details of the consultation undertaken including:            (i) the outcome of that consultation, matters resolved and unresolved; and            (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	Y	<p>Noted – Council and RMS consultation has been undertaken as required.</p>
A10	<p>All demolition must be carried out in accordance with Australian Standard AS 2601-2001 The Demolition of Structures (Standards Australia, 2001).</p>	Y	<p>No demolition has commenced on site.</p>

Condition No.	Condition Summary	Complied with Y/N	Comments
A11	All new buildings and structures, and any new alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.	Y	No construction has commenced on site.
A12	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the Conditions of this consent relevant to activities they carry out in respect of the development	Y	No construction has commenced on site. These will be included in the relevant Inductions and SWMS.
A13	All plant and equipment used on site, or to monitor the performance of the development, must be: a) maintained in a proper and efficient Condition; and b) operated in a proper and efficient manner.	Y	Systems are in place for operating equipment and its maintenance. Standard operating procedures and associated training ensures plant and equipment is operated in a proper and efficient manner. Automated regular maintenance/ work orders ensure plant and equipment is maintained in a proper and efficient condition.
A14	References in the Conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent	N/A	Noted
A15	However, consistent with the Conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	N/A	Noted
B1	Prior to the commencement of construction of MOD 11 works, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by Condition C2 and must: (a) Be prepared by a suitably qualified and experienced person(s) (b) Be prepared in consultation with Council (c) Detail the measures that are to be implemented to ensure road safety and network efficiency during construction;	Y	The Construction Traffic Management Plan has been completed as part of the Construction Environmental Management Plan for the site. No construction has commenced on site during the reporting period. The CTMP and CEMP have been submitted to DPHI and approved in November 2025.

Condition No.	Condition Summary	Complied with Y/N	Comments
	(d) Detail heavy vehicle routes, access and parking arrangements; (e) Include a Driver Code of Conduct to: <ul style="list-style-type: none"> <li>(i) Minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>(ii) Minimise conflicts with other road users;</li> <li>(iii) Minimise road traffic noise; and</li> <li>(iv) Ensure truck drivers use specified routes</li> </ul> (f) Include a program to monitor the effectiveness of these measures; and (g) If necessary, detail procedures for notifying residents and the community (including local schools). Of any potential disruptions to routes		
B2	The Applicant must: a) not commence construction until the Construction Traffic Management Plan required by Condition B1 is approved by the Planning Secretary; and b) Implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.	Y	The Construction Traffic Management Plan has been completed as part of the Construction Environmental Management Plan for the site. The CTMP has been submitted and approved by DPHO as of November 2025.
B3	Heavy vehicles travelling inbound or outbound from the site must not utilise Mary Street, St Peters.	Y	Implemented into the Driver's Code of Conduct.
B4	The Applicant must comply with the requirements of the RMS and Council regarding the use and any routes of 'B-Double' trucks.	N/A	Noted
B5	The Applicant must meet the full cost of any works required to be carried out by Council, DPI, Sydney Water or the RMS in connection with drainage, crossing, alterations to kerb and guttering, footpaths and roads that may be needed as a result of the development in addition to any such works specified in other Conditions.	N/A	Noted
B6	Prior to the commencement of operation of any of the new infrastructure approved under MOD 11 the Applicant must update	Y	No construction has commenced on site. However, the updated Traffic Management Plan has been incorporated into the EMMP.

Condition No.	Condition Summary	Complied with Y/N	Comments
	<p>the existing Traffic Management Plan for the development. The plan must be incorporated into the updated EMMP required by Condition C5 of this consent and must:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) be prepared in consultation with Council and the RMS;</li> <li>(c) detail vehicle routes, access and parking arrangements;</li> <li>(d) include details of driver training awareness to minimise noise, in particular from reversing alarms and compression braking;</li> <li>(e) include as Driver Code of Conduct to:               <ul style="list-style-type: none"> <li>(i) minimise conflicts with other road users;</li> <li>(ii) minimise road traffic noise;</li> <li>(iii) ensure truck drivers use specified routes;</li> <li>(iv) ensure no queuing or parking on the local road or footpaths;</li> <li>(v) ensure adherence to all on-site and off-site speed limits;</li> <li>(vi) require all loading and unloading to be undertaken on site; and</li> <li>(vii) require all vehicles to enter and exit the site in a forward direction;</li> </ul> </li> <li>(f) include a Heavy Vehicle Management Plan to the satisfaction of Council; and</li> <li>(g) include a program to monitor the effectiveness of these measures.</li> </ul>		
B7	<p>The Applicant must:</p> <ul style="list-style-type: none"> <li>a) not commence operation of any new infrastructure approved under MOD 11 until the operational Traffic Management Plan required by Condition B6 is approved by the Planning Secretary; and</li> <li>b) implement the most recent version of the operational Traffic Management Plan approved by the Planning Secretary for the duration of the development</li> </ul>	Y	No construction has commenced on site. However, the updated Traffic Management Plan has been incorporated into the EMMP.
B8	<p>The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities</p>	Y	No construction has commenced on site. Parking facilities are in place for all required vehicles onsite.

Condition No.	Condition Summary	Complied with Y/N	Comments
B9	<p>For all new works approved under MOD 11, the Applicant must ensure:</p> <ul style="list-style-type: none"> <li>a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of AS 2890.1:2004 Parking facilities Off-street car parking (Standards Australia, 2004) and AS 2890.2:2002 Parking facilities Off-street commercial vehicle facilities (Standards Australia, 2002);</li> <li>b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;</li> <li>c) the development does not result in any vehicles queuing on the public road network;</li> <li>d) heavy vehicles associated with the development are not parked on local roads or footpaths in the vicinity of the site;</li> <li>e) all vehicles are wholly contained on site before being required to stop;</li> <li>f) all loading and unloading of materials is carried out on-site;</li> <li>g) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network.</li> </ul>	Y	No construction has commenced on site.
B10	All vehicles exiting the site must pass through an operational and efficient wheel wash and/or vibration grid	Y	A wheel wash has been installed on the weighbridge as well as use of slump stand prior to exiting site
B11	<p>Within three months of the determination of MOD 11, the Applicant must investigate and submit a proposal to the Bayside Traffic Committee that recommends the extension of the 'No Stopping' zone along Burrows Road South from the intersection of Burrows Road South and Canal Road toward the development. Evidence of this must be provided to the Planning Secretary within four months of the determination of MOD 11.</p>	Y	Investigations (as a part of Mod 12) found that the existing setback of the "No Stopping" zone was sufficient for the proposed queue lengths, and hence the zone did not require extending.

Condition No.	Condition Summary	Complied with Y/N	Comments
B11A	Unless the Applicant and Council agree otherwise, the Applicant must pay the full costs associated with works undertaken by Inner West Council to mitigate the impacts of the development on the Burrows Road South / Burrows Road / Ricketty Street / Canal Road intersection. For the purposes of this condition, relevant works include the relocation or removal of parking, line marking and signage. The works must only be related to relieving traffic pressures on the Burrows Road South approach to the intersection with Canal Road.	Y	Noted.
B12	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Y	Refer to Section 3.2.1
B13	During construction, the Applicant must ensure that: a) exposed surfaces and stockpiles are suppressed by regular watering; b) all trucks entering or leaving the site with loads have their loads covered; c) trucks associated with the development do not track dirt onto the public road network; d) public roads used by these trucks are kept clean; and e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Y	No construction has commenced on site.
B14	Within three months of the determination of MOD 11, the Applicant must prepare an Air Quality Management Plan (AQMP) to the satisfaction of the Planning Secretary. The AQMP must form part of the updated EMMP required by Condition C5. The AQMP must: (a) be prepared by a suitably qualified and experienced person(s); (b) detail and rank all emissions from all sources of the development, including particulate emissions; (c) identify the control measures that that will be implemented for each emission source;		The AQMP is part of the EMMP which has been approved by the DPFI in April of 2024. The AQMP will be reviewed in the following reporting period in preparation of MOD11 activities commencing.

Condition No.	Condition Summary	Complied with Y/N	Comments
	<p>(d) describe a program that can evaluate the performance of the operation and determine compliance with key performance indicators;</p> <p>(e) identify trigger levels for particulates for the real-time off-site dust monitors and response procedures;</p> <p>(f) include all existing dust deposition monitoring and criteria as described in the 'Environmental Management and Monitoring Plan' prepared by EMM dated 28 November 2017 for the site;</p> <p>(g) include historical data from existing dust monitoring gauges;</p> <p>(h) nominate the following for each of the proposed control measures for each emission source:</p> <p>(i) key performance indicator;</p> <p>(ii) monitoring method;</p> <p>(iii) location, frequency and duration of monitoring;</p> <p>(iv) record keeping;</p> <p>(v) complaints register;</p> <p>(vi) response procedures;</p> <p>(vii) compliance monitoring; and</p> <p>(i) describe a program for reviewing dust management practices on site to ensure continual improvement in dust management practices and implementation of best practice dust management measures.</p>		
B15	<p>The Applicant must:</p> <p>a) not commence operation of any of the new infrastructure approved under MOD 11 until the Air Quality Management Plan required by Condition B14 is approved by the Planning Secretary; and</p> <p>b) implement the most recent version of the Air Quality Management Plan approved by the Planning Secretary for the duration of the development.</p>	Y	No construction has commenced on site.
B16	<p>Prior to any increase in production at the concrete batching plant (as approved under MOD 11 to this consent) the Applicant must review and improve existing dust control measures on the site to ensure:</p>	Y	Refer to Section 3.2.1

Condition No.	Condition Summary	Complied with Y/N	Comments
	(a) the premises is maintained in a condition that minimizes the emission of dust and silt loading on paved surfaces; and (b) all reasonable and feasible best practice measures are implemented to minimise dust generated during operations. Evidence of this review and details of any improvements must be submitted to the Secretary for approval prior to any increase in production at the concrete batching plant (as approved under MOD 10 to this consent).		
B17	No stockpile on site should exceed a height of 4m above ground level or the combined height of the concrete barrier and green mesh fencing, whichever is the lesser.	Y	Stockpile height is monitored visually on daily basis to manage stockpile heights below the green mesh fencing.
B18	Within six months of the determination of MOD 11, unless otherwise agreed to by the Planning Secretary, the Applicant must install a wheel wash system at the eastern site entrance.	Y	A wheel wash has been installed at the weighbridge following Mod 10 approval and continues to be operational.
B19	Prior to the operation of any new infrastructure approved under MOD 11 the Applicant must establish up to three off-site real-time dust monitors in the vicinity of sensitive receptors R3 and R4 (as identified in Figure 7.1 of the Environmental Assessment for MOD 11). The monitors must: (a) allow for upwind and downwind measurements; (b) monitor real-time particulate matter concentrations; and (c) be sited in a suitable location agreed to by the Planning Secretary. Monitoring requirements, response trigger criteria and response procedures must be incorporated into the AQMP required by Condition B13.	Y	No construction has commenced on site. Proactive management practices are being developed.
B20	Within two months of the determination of MOD 11, the Applicant must submit all historical data from the existing depositional dust gauges to the EPA.	Y	Historical data for the existing depositional dust gauges were sent to the EPA on the 29/03/2019.
B21	The Applicant must comply with the hours detailed in Table 2, unless otherwise agreed in writing by the Planning Secretary. Earthworks & construction: Mon-Fri 7am to 6pm, Sat 8am to 1pm	N/A	Noted.

Condition No.	Condition Summary	Complied with Y/N	Comments
	Operation: Mon-Sun 24 hour		
B22	Works outside of the hours identified in Condition B21 may be undertaken in the following circumstances: a) works that are inaudible at the nearest sensitive receivers; b) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or c) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.	Y	No construction has commenced on site.
B23	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented throughout construction.	Y	No construction has commenced on site.
B24	The Applicant must ensure that operational noise from the development does not exceed the noise limits presented in Table 3. Bellevue St: 42dB(A) LAeq(15min) Yelverton St: 44dB(A) LAeq(15min)	Y	No excessive noise has been generated by site operations in the previous year. No noise complaints have been received at the site for the previous reporting year.
B25	Vibration caused by construction at any residence or structure outside the site must be limited to: a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Y	No construction has commenced on site.
B26	The Applicant must maximise the use of rail freight for quarry product delivery wherever reasonably practicable.	Y	Train deliveries have continued at 3 or 4 trains per day during the reporting period.
B27	The Department may require, at the Applicant's expense, an independent audit of rail use for quarry product delivery if it considers that rail use has not been used wherever reasonably practicable.	N/A	Noted.

Condition No.	Condition Summary	Complied with Y/N	Comments
B28	The Applicant must ensure that the rail siding and ancillary works are maintained to a standard which facilitates their use for materials handling and transport at all times.	N/A	Noted. Regular inspections and maintenance work orders are in place.
B29	Install, maintain suitable erosion and sediment control measures on-site.	N/A	No construction has commenced on site.
B30	The Applicant must ensure all roof and surface storm water from the site and any catchment external to the site that presently drains into the site is collected in a system of pits and pipelines/channels and major storm event surface flow paths and discharged to a Sydney Water controlled storm water drainage system.	Y	Covered in the Surface Water Management Plan, which forms part of the EMMP. Will be addressed for Stage 2 works.
B31	Prior to the commencement of operation of MOD 11 works the Applicant must design, install and operate the upgraded stormwater management system for the development. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the MOD 11 EA; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016).	Y	Covered in the Surface Water Management Plan which forms part of the EMMP. Will be addressed for Stage 2 works.
B32	Prior to the commencement of operation of infrastructure works approved under MOD 11, the Applicant must prepare a Surface Water Management Plan to the satisfaction of the Planning Secretary. The Plan must form part of the updated EMMP required by Condition C5 and must: (a) be prepared by a suitably qualified and experienced person(s); (b) describe the surface water management system; (c) be consistent with the surface water management system described in the 'Surface Water	Y	Covered in the Surface Water Management Plan which forms part of the EMMP. Will be addressed for Stage 2 works.

Condition No.	Condition Summary	Complied with Y/N	Comments
	<p>Assessment' prepared by EMM on behalf of Boral Resources (NSW) Pty Ltd dated 28 June 2018 (Appendix G of the MOD 11 Environmental Assessment).</p> <p>(d) include a program to monitor:</p> <ul style="list-style-type: none"> <li>(i) surface water flows and quality;</li> <li>(ii) surface water storage and use; and</li> <li>(iii) sediment basin and bio retention system operation;</li> </ul> <p>(e) surface water impact assessment criteria, including trigger levels for investigating and potential adverse surface water impacts; and</p> <p>(f) a protocol for the investigation and mitigation of identified exceedances of the surface water impact assessment criteria; and</p> <p>(g) a maintenance program for all surface water management infrastructure.</p>		
B33	<p>Prior to the commencement of operation of infrastructure works approved under MOD 11, the Applicant must update the Flood Emergency Response Plan to the satisfaction of the Planning Secretary. The Plan must form part of the updated EMMP required by Condition C5 and must:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007);</li> <li>(c) include details of: <ul style="list-style-type: none"> <li>(i) the flood emergency responses for both construction and operation phases of the development;</li> <li>(ii) predicted flood levels;</li> <li>(iii) flood warning time and flood notification;</li> <li>(iv) assembly points and evacuation routes;</li> <li>(v) evacuation and refuge protocols; and</li> <li>(vi) awareness training for employees and contractors.</li> </ul> </li> </ul>	Y	A Flood Emergency Response Plan has been created as part of the EMMP. This will be reviewed in the following reporting period.
B34	The Applicant must:	Y	A Flood Emergency Response Plan has been created as part of the EMMP.

Condition No.	Condition Summary	Complied with Y/N	Comments
	<p>a) not commence operation until the Flood Emergency Response Plan required by Condition B33 is approved by the Planning Secretary; and</p> <p>b) implement the most recent version of the Flood Emergency Response Plan approved by the Planning Secretary for the duration of the development.</p>		
B35	<p>Buildings, plant, and equipment including material storage areas must be set at a minimum height of 500mm above the 1 % Annual Exceedance Probability (AEP) flood event for Alexandra Canal. Details of existing and proposed site levels and means of providing 500mm freeboard above the 1% AEP flood event must be submitted to Council with the Building Application. Variations below 500mm must only be with the written agreement of Council's Director, Technical Services.</p>	Y	All buildings and plant are as per the conditions.
B36	<p>Prepare a Dewatering Report for the development. The plan must detail the volume of groundwater taken and include details of any impacts (and associated mitigation measures) that have occurred as a result of groundwater take. The report must be submitted to the DoI Lands and Water Division.</p>	Y	Noted. No construction has commenced on site.
B37	<p>Any new works, including additional car parks, within 40 metres of the top of the bank of Alexandra Canal, must consider the requirements of the Guidelines for Riparian Corridors on Waterfront Land (DPI, 2018).</p>	Y	Noted. No construction has commenced on site.
B38	<p>Garbage must be stored in a location approved by Council and be disposed of in an approved manner. All liquid wastes (other than stormwater) must be discharged to the sewer in accordance with the requirements of the Sydney Water Corporation.</p>	Y	All garbage and liquid waste on site are appropriately stored and disposed of in accordance with the consent conditions.
B39	<p>All waste materials associated with the operation of the proposal must be stored in suitably constructed and enclosed containers or similar facilities on the premises in a neat and tidy manner and at all times.</p>	Y	All garbage and liquid waste on site are appropriately stored and disposed of in accordance with the consent conditions.
B40	<p>Prior to the commencement of construction, the Applicant must prepare a Construction and Demolition</p>	Y	A Construction and Demolition Waste Management Plan has been created for the development and forms part of the CEMP. This has



Condition No.	Condition Summary	Complied with Y/N	Comments
	Waste Management Plan for the development to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with Condition C2 and must: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (b) be implemented for the duration of construction works.		been submitted and approved by DPPI as of November 2025. However, no construction has commenced on site.
B41	The Applicant must: a) not commence construction until the Construction and Demolition Waste Management Plan is approved by the Planning Secretary. b) implement the most recent version of the Construction and Demolition Waste Management Plan approved by the Planning Secretary.	Y	Approved November 2025, although, no construction has commenced on site.
B42	All wash down areas, the truck washing facility and all other areas likely to be contaminated must be isolated from the stormwater drainage system in accordance with the 'Surface Water Assessment' prepared by EMM for Boral Resources (NSW) Pty Ltd dated 28 June 2018 (Appendix G of the MOD 11 Environmental Assessment).	Y	All areas likely to be contaminated are contained for reuse within the concrete batching process.
B43	Prior to any increase in production at the concrete batching plant (as approved under MOD 10 to this consent) the Applicant must submit to the Secretary for approval evidence of best practice refuelling procedures for the refuelling of site-based mobile plant to ensure appropriate containment and management of spills.	N/A	As production on the site has not increased yet, this condition does not yet apply. However, best practice refuelling has been included into the EMMP.
B44	The Applicant must ensure that the quantities of Dangerous Goods present on-site or transported to and from the development are below the screening threshold quantities listed in the Department of Planning's Applying SEPP 33 Guidelines (2011) at all times.	Y	Covered in the sites EPP. See Appendix 1
B45	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: a) the requirements of all relevant Australian Standards; and	Y	Covered in the sites EPP. See Appendix 1

Condition No.	Condition Summary	Complied with Y/N	Comments
	b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Handbook if the chemicals are liquids. In the event of an inconsistency between the requirements listed from (a) to (b) above, the most stringent requirement prevails to the extent of the inconsistency.		
B46	The landscaping of the site must be maintained at all times, to the satisfaction of Council. This includes suitable perimeter landscaping adjacent to Burrows Road South and a 10 metre wide landscaped buffer strip adjacent to the Alexandra Canal.	Y	Quarterly maintenance of landscaped areas along Burrows Road South and Alexandra Canal is conducted by external contractors.
B47	Lighting at the site must not cause hazard to aircraft using Sydney Kingsford Smith airport. Any change in lighting at the site must be undertaken in consultation with and to the approval of Sydney Airport Corporation Limited.		No changes to the lighting on site have occurred in the previous year.
C1	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> <li>(a) Details of: <ul style="list-style-type: none"> <li>(i) The relevant statutory requirements (including any relevant approval, licence or lease Conditions);</li> <li>(ii) Any relevant limits of performance measures and criteria; and</li> <li>(iii) The specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures</li> </ul> </li> <li>(b) A description of the measures to be implemented to comply with the relevant statutory requirements, limits or performance measures and criteria;</li> <li>(c) A program to monitor and report on the: <ul style="list-style-type: none"> <li>(i) Impacts and environmental performance of the development; and</li> </ul> </li> </ul>	N/A	Noted.

Condition No.	Condition Summary	Complied with Y/N	Comments
	<ul style="list-style-type: none"> <li>(ii) Effectiveness of the management measures set out pursuant to paragraph (c) above;</li> <li>(d) A contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly possible;</li> <li>(e) A program to investigate and implement ways to improve the environmental performance of the development over time;</li> <li>(f) A protocol for managing and reporting any:               <ul style="list-style-type: none"> <li>(i) Incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</li> <li>(ii) Complaint;</li> <li>(iii) Failure to comply with statutory requirements; and</li> </ul> </li> <li>(g) A protocol for periodic review of the plan</li> </ul>		
C2	The applicant must prepare a Construction Environmental Management Plan (CEMP) in accordance with the requirements of Condition C1 and to the satisfaction of the Planning Secretary	Y	A Construction Environmental Management Plan has been prepared in accordance with Condition C1. This has been provided to DPFI and approved as of November 2025.
C3	<p>As part of the CEMP required under Condition C2 of this consent, the Applicant must include the following:</p> <ol style="list-style-type: none"> <li>1) Construction Traffic Management Plan</li> <li>2) Erosion and Sediment Control Plan</li> <li>3) The Vibration Monitoring Plan, Modification 11, Boral St Peters, prepared by EMM, dated 27 November 2018</li> <li>4) Construction and Demolition Waste Management Plan</li> <li>5) Noise Management</li> <li>6) Dewatering Management; and</li> <li>7) Community Consultation and Complaints Handling</li> </ol>	Y	A Construction Environmental Management Plan has been prepared; however, construction has not commenced on site. This has been provided to DPFI and approved as of November 2025.
C4	The Applicant must:	Y	No construction has commenced on site.

Condition No.	Condition Summary	Complied with Y/N	Comments
	<p>a) not commence construction of the new infrastructure approved under MOD 11 until the CEMP is approved by the Planning Secretary; and</p> <p>b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.</p>		
C5	<p>Prior to the commencement of operation of any infrastructure works approved under MOD 11, the Applicant must update the existing Environment Management and Monitoring Plan (EMMP) for the site. The updated Plan must show how dust, noise, vibration, traffic and water quality impacts will be measured, monitored, managed and mitigated. The Plan is to include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) A description of the role, responsibility, authority and accountability of key personnel involved in the environmental management of the development;</li> <li>(b) A description of the procedures that would be implemented to: <ul style="list-style-type: none"> <li>i) Keep the local community and relevant agencies informed about the operation and environmental performance of the development;</li> <li>ii) Receive, handle, respond to and record complaints;</li> <li>iii) Resolve any disputes that may arise;</li> <li>iv) Respond to any non-compliance</li> <li>v) Respond to emergencies; and</li> </ul> </li> <li>(c) Baseline background dust, noise and water quality data;</li> <li>(d) A contingency plan to manage any unpredicted impacts and their consequences</li> <li>(e) Refuelling procedures for site-based mobile plant; and</li> <li>(f) The following management plans: <ul style="list-style-type: none"> <li>(i) Traffic Management Plan</li> <li>(ii) Air Quality Management Plan</li> <li>(iii) Surface Water Management Plan</li> <li>(iv) Flood Emergency Response Plan</li> </ul> </li> </ul>	Y	The EMMP has been finalised and submitted to the DPHI and approved April 2024. No construction has commenced on site.

Condition No.	Condition Summary	Complied with Y/N	Comments
C6	<p>The Applicant must:</p> <p>a) not commence operation of any MOD 11 infrastructure works until the updated EMMP is approved by the Planning Secretary; and</p> <p>b) Operate the development in accordance with the updated EMMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).</p>	Y	No construction has commenced on site.
C7	<p>Within three months of:</p> <p>(a) The submission of an Annual Review under Condition xx;</p> <p>(b) The submission of an incident report under Condition xx;</p> <p>(c) The approval of any modification of the conditions of this consent or</p> <p>(d) The issue of a direction of the Planning Secretary, the strategies, plans and programs required under this consent must be reviewed.</p>	Y	The EMMP was reviewed and approved by the Department in April of 2024.
C8	<p>If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.</p>	N/A	Noted
C9	<p>Within 12 months of the approval of MOD 10, and each subsequent calendar year, the Applicant must review the environmental performance of the development to the satisfaction of the Planning Secretary. This review must:</p> <p>(a) Describe the development that was carried out in the previous calendar year and the development that is proposed to be carried out over the next year;</p> <p>(b) Include a comprehensive review of the monitoring results and complaints records of the development over the</p>	Y	This Annual Review satisfies the items of the condition.

Condition No.	Condition Summary	Complied with Y/N	Comments
	<p>previous calendar year, which includes a comparison of these results against the:</p> <ul style="list-style-type: none"> <li>i. The relevant statutory requirements, limits or performance measures/criteria;</li> <li>ii. Requirements of any plan or program required under this consent;</li> <li>iii. The monitoring results of previous years; and</li> <li>iv. The relevant predictions in the EIS and/subsequent modifications;</li> </ul> <p>(c) Identify any non-compliance over the last year, and describe what actions were (or are being) taken to ensure compliance;</p> <p>(d) Identify any trends in the monitoring data over the life of the development;</p> <p>(e) Identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and</p> <p>(f) Describe what measures will be implemented over the next year to improve the environmental performance of the development.</p>		
C10	<p>The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given and reports submitted in accordance with the requirements set out in Appendix 2</p>	N/A	<p>Noted. One incident was reported to the Department during the reporting period. This event occurred on 5 February 2025 and consisted of a flyash spill while a tanker was delivering product. The amount lost was generally contained within site boundaries and did not result in any community interactions or interventions from the EPA or DPHI. Following the event all material was promptly cleaned up and removed appropriately All information available was provided to DPHI.</p>
C11	<p>The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance.</p>	Y	Noted.
C12	<p>A non-compliance notification must identify the development and the application number for it, set out the Condition of consent that</p>	Y	Noted.

Condition No.	Condition Summary	Complied with Y/N	Comments
	the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.		
C13	A non-compliance which has been notified as an incident does not need to also be notified as a noncompliance.	N/A	Noted.
C14	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent the Applicant must:</p> <p>(a) Make the following information and documents (as they are obtained or approved) publically available on its website:</p> <ul style="list-style-type: none"> <li>(i) All current statutory approvals for the development;</li> <li>(ii) All approved strategies, plans and programs required under the Conditions of this consent;</li> <li>(iii) Regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the Conditions of this consent</li> <li>(iv) A comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any Conditions of this consent, or any approved plans and programs;</li> <li>(v) Contact details to enquire about the development or to make a complaint;</li> <li>(vi) A complaints register, updated monthly;</li> <li>(vii) The Compliance Report of the development;</li> <li>(viii) Audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the recommendations in any audit report;</li> <li>(ix) Any other matter required by the Planning Secretary; and</li> </ul> <p>(b) Keep such information up to date, to the satisfaction of the Planning Secretary</p>	Y	Information is available on the Boral St Peters website. <a href="#">Boral Operations St Peters   Boral</a>



## 5 Comparison of impacts and performance against environmental assessment predictions

**Table 3: Boral St Peters concrete plant and materials handling facility performance against EA predictions**

Impact	EA Prediction	Performance During Reporting Period November 2024 – October 2025
Air Quality	Annual average increase of particulate matter deposition at sensitive receptors R3 and R4 of 3.0-3.7 g/m <sup>2</sup> /month due to the modification of consent conditions.	<p>The mean results during the reporting period for Site 1, Site 4 and Site 5 were 1.96 g/m<sup>2</sup>/mth, 5.61 g/m<sup>2</sup>/mth and 1.99 g/m<sup>2</sup>/mth, respectively, for insoluble solids. In comparison with the calendar year prior to the consent approval, this indicates a decrease in dust concentrations at Sites 1,4 and 5.</p> <p>Mean dust deposition results are above the EPA Guidelines of 4 g/m<sup>2</sup>/mth for Site 4, however, the predictions of the EA conducted by EMM in June 2016 indicated a predicted increase in deposited particulate matter of 3.0 – 3.7 g/m<sup>2</sup>/mth near sensitive receptors R3 and R4 due to the consent modification and the surrounding environment.</p> <p>The directional dust gauge 5A located directly adjacent to Site 5 indicated that the majority of the deposited dust during the reporting period came from an southerly (2.12 g/m<sup>2</sup>/mth) direction , which may be associated with site activities such as the site carpark or input from riparian vegetation. The dust deposition results from the north (1.83 g/m<sup>2</sup>/mth) were slightly lower. The dust deposition results from the west (1.28 g/m<sup>2</sup>/mth) and east (1.37 g/m<sup>2</sup>/mth) were the lowest results. The easterly results would indicate direct influence from site activities.</p>
Water	<ul style="list-style-type: none"> <li>The modification is not anticipated to affect the sites surface water management system and its performance.</li> <li>The increase in concrete production from the CBP would result in a minor increase in water demand, which would be met by either recycled water from the site or potable water.</li> </ul>	The surface water management system has not been affected as there has not been an increase to production during this reporting period.



## 6 Non-compliance and corrective actions

No non-compliances against the Conditions of Consent were observed during the reporting period.

## 7 Monitoring data trends

The only ongoing monitoring data trends available for the project are those for gravimetric dust deposition at monitoring Sites 1, 3, 4 and 5, as outlined below. Site 3 is no longer in operation, but data has been included for historical reference. More data for site 5 will provide additional trend data in future reports.

### 7.1 Air Quality

During the reporting period the annual average for insoluble solids at the deposited dust monitoring site 4 was above the NSW EPA criteria of 4 g/m<sup>2</sup>/month. It is noted that this criterion is intended to be applied to offsite sensitive receptors, however this gauge is located on the operating site and is on occasions influenced by very localised dust generating activities. There is also the potential for the onsite dust gauge results to be influenced by offsite dust generating activities.

Gauges at site 4 are in close proximity to Burrows Road South where there is potential for exposure to dust generated by industrial activities and vehicle movements not associated with the concrete plant or materials handling facility. Dust gauges at site 4 are located along the western site boundary with the potential for exposure to dust generating activities and truck movements associated with Sydney Gateway. To that extent, the recorded fallout rates are not necessarily representative of off-site dust levels or even widespread dust concentrations on the site.

A wheel wash on the weighbridge assists with fugitive dust along Burrows Road South. Combined with this, an increased number of sprinklers have also been installed on the site to help mitigate dust. However, even though there was a reduced level of dust during the reporting period, it was not enough to be below the NSW EPA criteria of 4 g/m<sup>2</sup>/month, for all sites.

The implementation of the site EPP for the concrete plant and materials handling facility has increased the awareness and accountability for Boral staff and Managers to implement dust mitigation strategies in line with the current consent conditions. This increased awareness has been proven with the increase of dust mitigation activities on site, and the subsequent decrease of dust recorded in the dust gauges for the reporting period. Dust mitigation tasks incorporated in the EPPs include:

- All vehicles carrying materials to or from sites must have their loads covered.
- Ensure the site is maintained in a condition that minimises the emission of dust and silt loading on paved surfaces.
- Dust generation on paved surfaces should be controlled through regular sweeping, water flushing and water sprays; and



- Inspection of dust controls including checking water sprays, water cart and raw material storage.

Figures 2, 3, 4, and 5 provide a graphical representation of Sites 1, 3, 4, and 5 gravimetric dust monitoring results in the current reporting period and previous calendar years in its entirety. Site 3 has been included for historical reference while Site 5 will be the active monitor going forward. The current reporting period saw a decrease in dust concentrations compared to the previous period, at two dust gauge locations (Sites 1 and 5). Both sites have shown a decreasing trend, indicating that the current dust mitigation measures on site are effective. Dust levels have increased at Site 4 in association with works occurring on adjacent land not owned and operated by Boral and location on site.

Overall, a further decreasing trend is expected for all 3 sites next reporting period.



Figure 2 – St Peters Deposited Dust Results March 2016 – October 2025 – Site 1

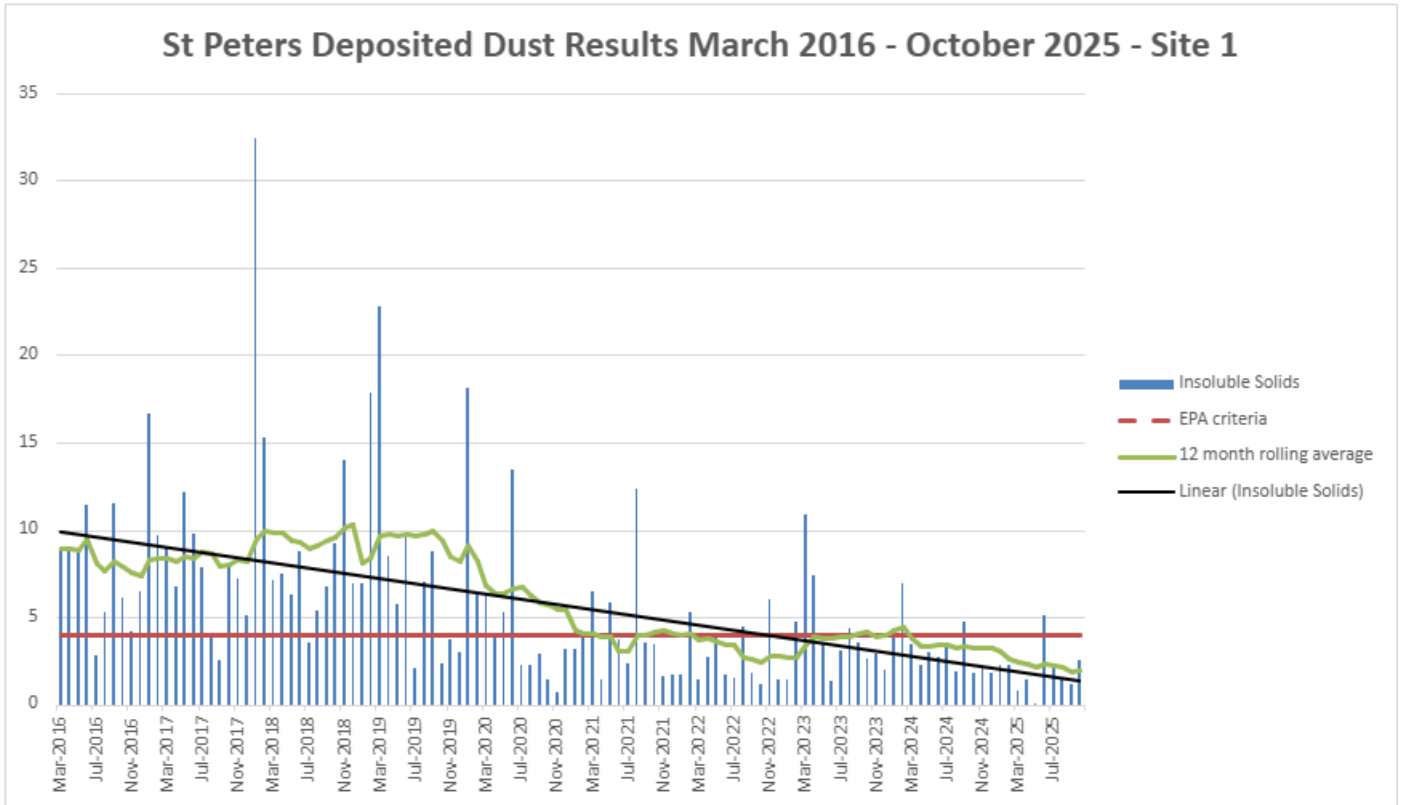




Figure 3 - St Peters Deposited Dust Results March 2016 - October 2023 - Site 3

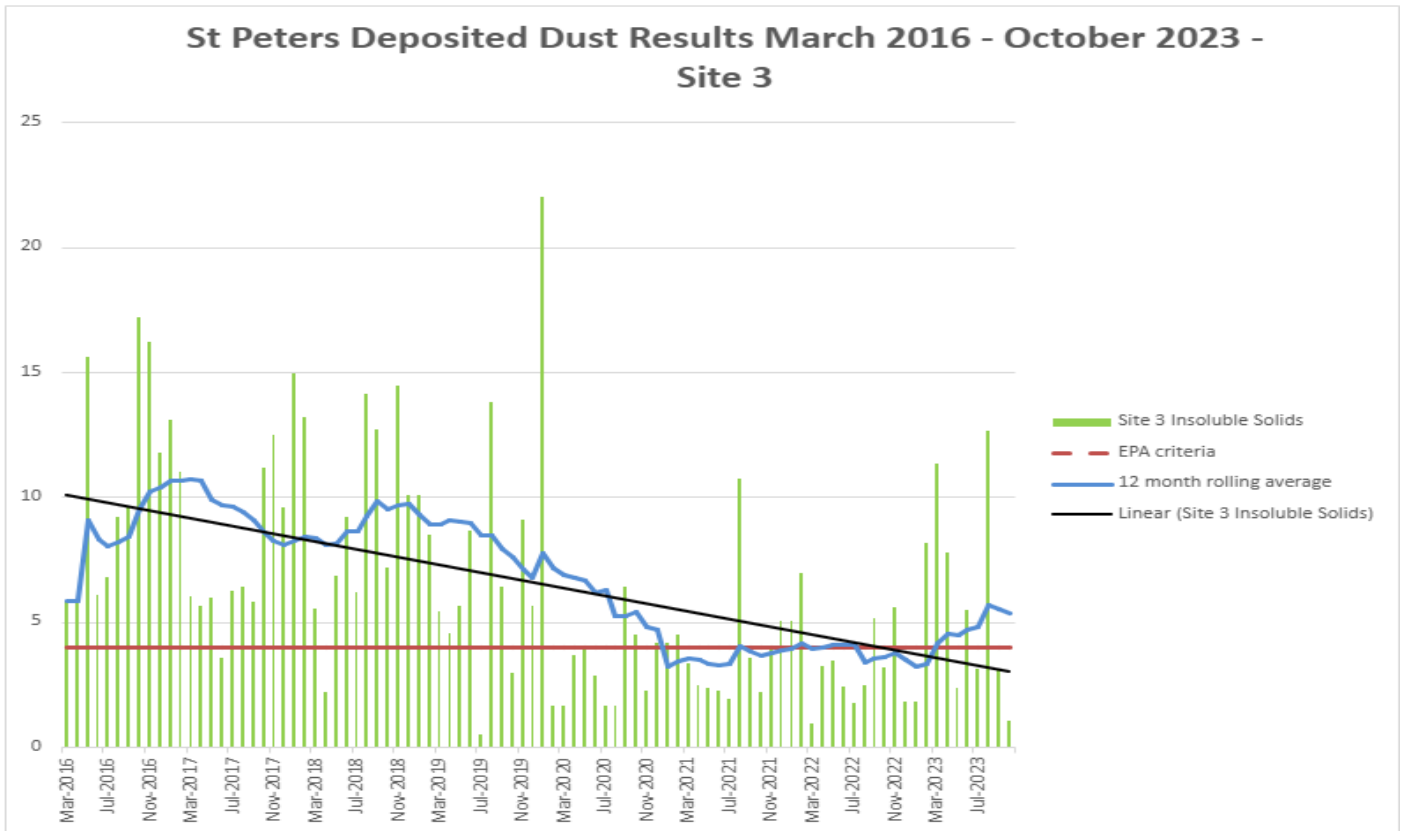




Figure 4 - St Peters Deposited Dust Results March 2016 - October 2025 - Site 4

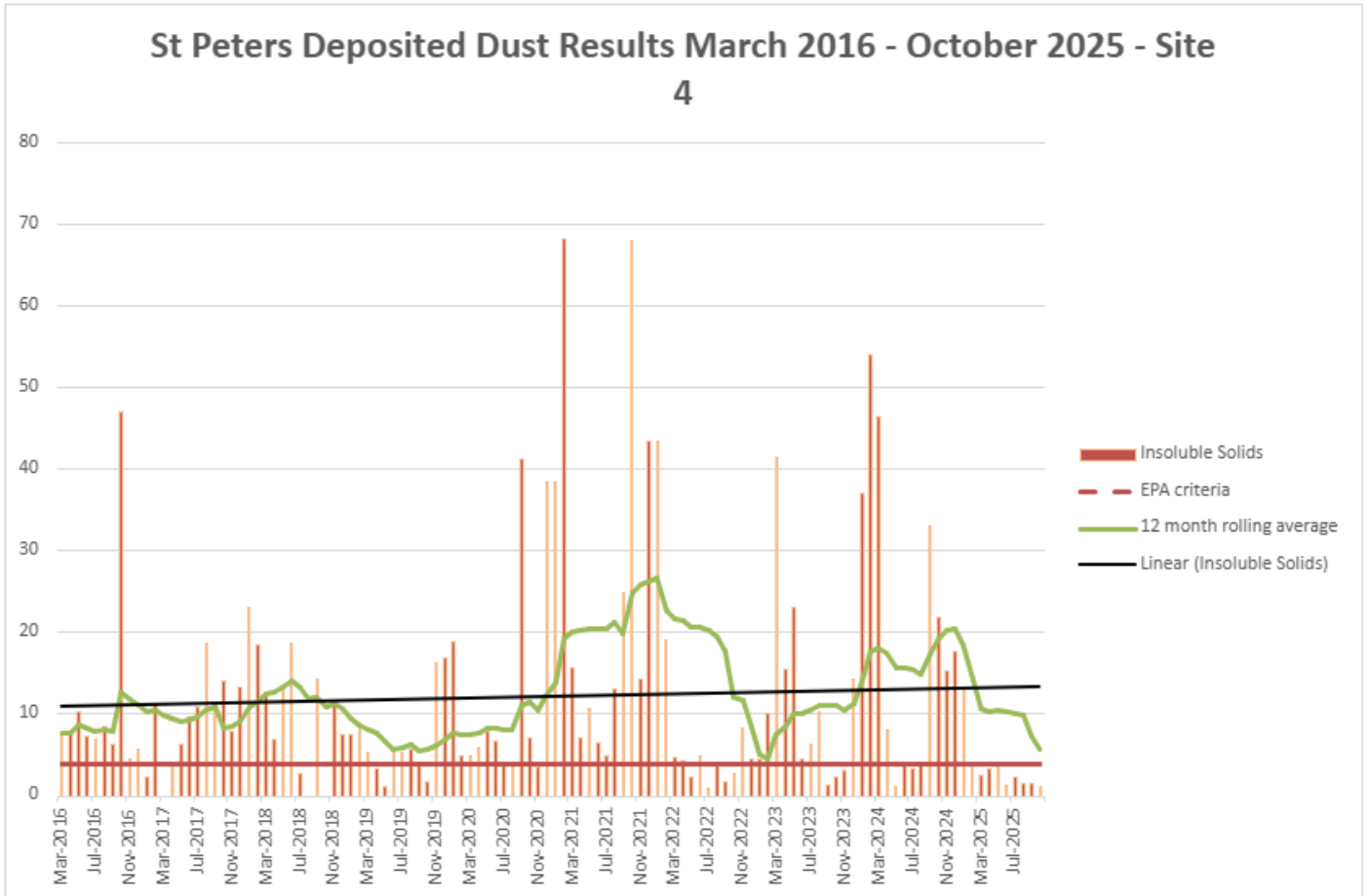
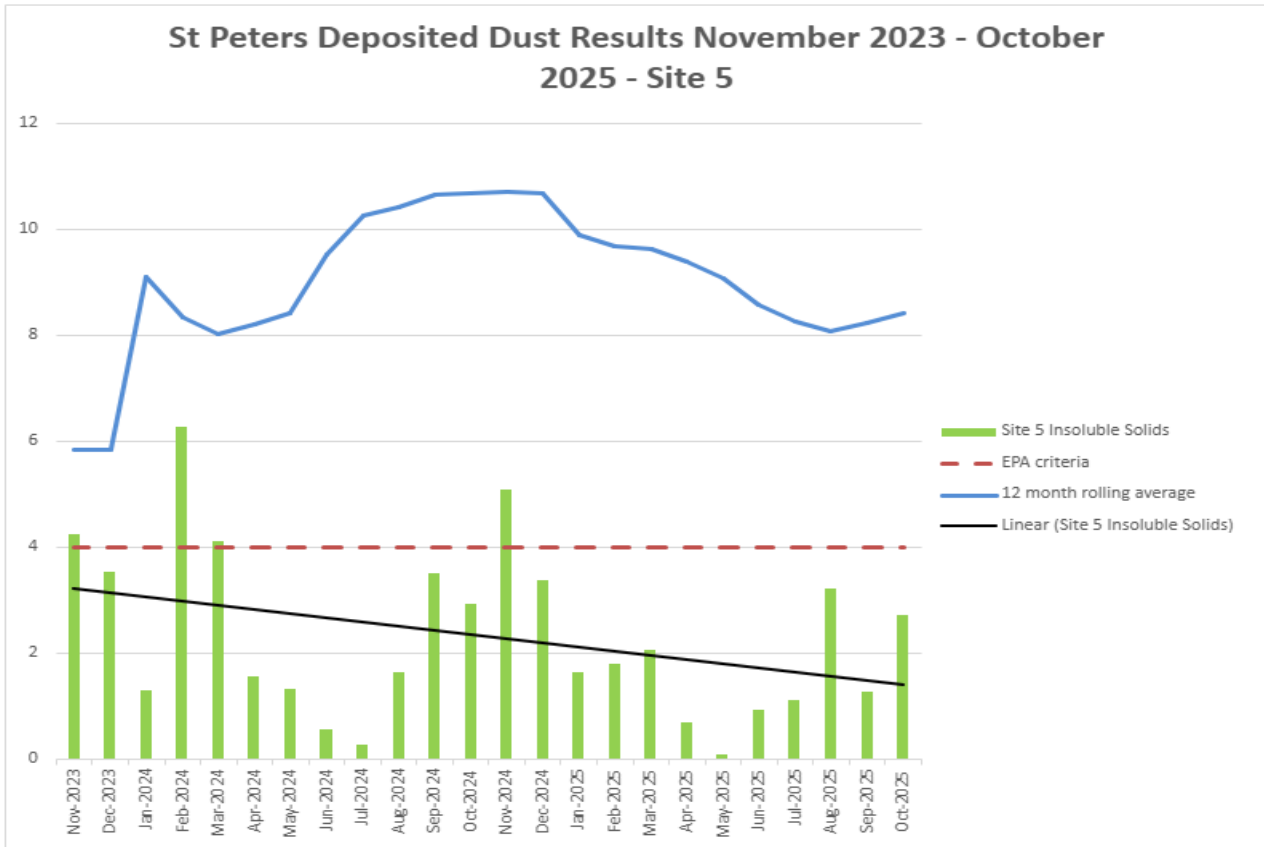




Figure 5 - St Peters Deposited Dust Results November 2023 – October 2025 – Site 5





## **8 Environmental management targets and strategies for the following 12 months**

### **8.1 Dust minimisation**

The site has implemented reasonable and feasible strategies to minimise dust on the site. This includes sprays on stockpiles, daily water cart use on internal sealed roads, material handling and loading in underground or enclosed conveyors and load bays, manual cleaning of the site by way of shovelling, sweeping or hosing and the implementation of traffic controls such as speed limits to reduce the suspension of dust particles.

A wheel wash has been installed near the eastern site entrance / exit to reduce fugitive dust emissions from the site in recognition of the requirements in condition B10 of the consent.

Upgrades to the site as presented in Modification 11 aim to reduce fugitive dust generation through the reduction of onsite truck movements in the materials handling facility area.

Real time dust monitors will undergo a review of reinstatement during the following reporting period for commencement of MOD11 in the reporting period following next.

### **8.2 Water management**

The water detention basins will be managed to maximise freeboard capacity in preparation for storm events. Water will continue to be treated and used where possible for dust suppression around site.

Review of the water management system pertaining to requirements under MOD11 will be conducted to adequately complete stormwater system management updates.

### **8.3 Future development applications**

In accordance with the approval of Modification 11, the site is to install 2 additional load alleys at the existing concrete plant as well as various other site upgrades that will assist with the increase of concrete being produced, as well as minimise the impact to the surrounding environment. The timing of the modification works is currently in preparation and planned for the next reporting period.



## **Appendix 1: St Peters concrete plant and terminal EPPs**

# Environmental Permit Planner: 2026

Site: St Peters Concrete



Version 8: 05/01/2026

No.	Cond/Ref No.	Element	Required Action	Frequency	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	COMMENT
					Plan	Done	Plan	Done	Plan	Done	Plan	Done	Plan	Done	Plan	Done	
<b>Permit Requirements</b>																	
<b>DA-14/96 (Mod 11)</b>																	
1	A5	General	The annual production of the CBP must not exceed 750,000 m <sup>3</sup>	At all times													
2	A6	General	Maximum hourly truck movements during morning peak (7am - 9am) and afternoon peak (4pm - 6pm) does not exceed 88 hourly two-way movements in each period	At all times													
3	A6	General	Prepare and submit a quarterly report on heavy vehicle truck movements during the morning and afternoon peak periods to Council and the Planning Secretary until the completion of WestConnex Stage 3. <b>CONTACT ENVIRONMENTAL PARTNER FOR SUBMISSION OF REPORT ONCE PREPARED</b>	Quarterly													
4	B10	General	All vehicles exiting the site must pass through an operational and efficient wheel wash and/or vibration grid	At all times													
5	B14	Air	Refer to Table 5.2.2 in the Environmental Management and Monitoring Plan for the air quality management measures. • all paved/sealed surfaces are swept by a street sweeper on a daily basis; • wet suppression of paved roads is undertaken by water cart on a regular basis; • all agitator trucks leaving site must pass through a stump stand prior to exiting; • a purpose built wheel wash is currently being designed for all vehicles exiting the site via the eastern gates; and • all loaded vehicles entering or leaving site must have their loads covered.	At all times													
6	B30	Water	Ensure all roof and surface stormwater from the site and any catchment external to the site that presently drains into the site is collected in a system of pits and pipelines/channels and major storm event surface flow paths and discharged to a Sydney Water controlled stormwater drainage system	At all times													
7	B38	Waste	Garbage shall be stored in a location approved by the Council and be disposed of in an approved manner	At all times													
8	B42	Water	All wash down areas, truck wash facilities and other areas likely to be contaminated shall be isolated from the stormwater drainage system	At all times													
9	B45	General	All chemicals, fuels and oils used on-site must be installed in accordance with Australian Standards	At all times													
10	B47	General	Lighting from the site shall not cause hazard to aircraft using Sydney Kingsford Smith Airport	At all times													
11	C9	General	Complete an annual review of the environmental performance of the development to the satisfaction of the Planning Secretary <b>CONTACT ENVIRONMENTAL PARTNER WHEN DUE</b>	Annually													
12	C10	General	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. <b>CONTACT ENVIRONMENTAL PARTNER TO NOTIFY</b>	At all times													
13	C11	General	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance of the consent - 14/96 <b>CONTACT ENVIRONMENTAL PARTNER TO NOTIFY</b>	At all times													
<b>Environmental Management and Monitoring Plan (MOD 11)</b>																	
14	Section 6.4	Noise	Noise monitoring shall occur on at least an annual basis as well as in response to any complaints regarding noise.	Annually													
15	Section 10.2	General	A review of the EMMP to be undertaken, at a minimum of every three years, or where there are significant changes to legislation (due October 2025). <b>CONTACT E TEAM FOR ADVICE</b>	Every 3 years										###			
16	Section 5.3.1	Air	Use of Trigger Action Response Plan (TARP) to manage dust in correlation with wind speed triggers	At all times													
<b>DA-14/96 (Mod 10)</b>																	
17	12	Traffic	Provide and maintain off street car and truck parking spaces to cater for peak parking demands	At all times													
18	17	Dust	All vehicles carrying materials to or from the site must have their loads covered by tarpaulins or similar covers to prevent discharge of materials onto public roads	At all times													
19	20	Land	Landscaping of the site should be maintained at all times and should be monitored on a quarterly basis	Quarterly													
20	29	Waste	All liquid waste (other than stormwater) shall be discharged into the sewer	As required													
21	32	General	All spills associated with refuelling activities should be adequately contained and managed	At all times													
22	33	General	All materials associated with the operation shall be stored in suitably constructed and enclosed containers or similar facilities in a neat and tidy manner	At all times													
23	33a.a	Dust	Ensure the site is maintained in a condition that minimises the emission of dust and silt loading on paved surfaces	At all times													
24	33c	Noise	The noise from the development should not exceed the development noise limits	At all times													
25	36-36b	General	Update the existing Environmental Management and Monitoring Plan for the site to show how odour, dust, noise and water impacts will be measured, monitored and mitigated	completed for Mod 10													
<b>Environmental Assessment-July 2016</b>																	
26	2.7	Water	Ensure that rainfall in the CBP is being captured by the first flush system-as required	Monthly													
27	6.2	Noise	Onsite vehicle movements should not exceed 20 km/hr	At all times													
28	7.4	Dust	Dust generation on paved surfaces should be controlled through regular sweeping, water flushing and water sprays	Daily													
<b>Standard Environmental Tasks:</b>																	
29	Concrete	General	Report all incidents and community complaints ASAP to Environment Manager & enter into SEQUENCE	As required													
30	Concrete	General	Investigate all incidents and community complaints within 14 days and update SEQUENCE	As required													
31	Concrete	General	Review environmental management system documentation (including 'Green Folder') is up to date	Annually													
32	Concrete	General	Review site emergency response plan	Annually													
33	Concrete	General	Undertake environmental training, tool box talks	Quarterly													
34	Concrete	General	Complete <i>Monthly Environmental Checklist</i>	Monthly													
35	Concrete	Air	Inspect dust controls for effectiveness - check water sprays, silo filters/ pipes, stockpile height, material damp	Monthly													
36	Concrete	Air	Test pressure relief valve and high level alarms on silo	Quarterly													
37	Concrete	Air	Inspect and maintain plant socks and burst protection sleeves (dust control devices)	As required													
38	Concrete	Waste	Complete and retain all regulated waste tracking documentation (retain min 5yr) - including concrete washout	Monthly													
39	Concrete	Land	Check spill response equipment- spill kits full, MSDS and PPE available. Replenish as required.	Monthly													
40	Concrete	Land	Inspect bunds - all chemicals are located in a bund, bund valve closed & locked, bunds empty & clean. Ensure bunds are sealed and able to contain 110% of the largest vessel	Monthly													
41	Concrete	Land	Inspect workshop & chemical and fuel storage - clean up spills, tidy chemical storage (incl. batteries)	Monthly													
42	Concrete	Water	Inspect stormwater system - first flush pit has freeboard, settling pits have capacity, drains are clean, remove sediment	Monthly													
43	Concrete	Water	Test pH of water monthly during discharge offsite. Record results. Only test if discharge	Monthly													
44	Concrete	Water	Collect water samples twice annually and send to lab for analysis (quality)	Twice annually													
45	Concrete	Water	Inspect non return valve on town water	Annually													
46	Concrete	General	Inspect site entrance - sediment in gutters, sediment on road, rubbish around site	Monthly													
47	Concrete	General	Inspect site boundary - check for material leaving site	Monthly													
48	Concrete	General	Clean scrap yard - scrap metal, timber, tyres	Quarterly													
49	Concrete	Traffic	Ensure all vehicles have their concrete chute flaps locked in the closed position before exiting site	At all times													
50	Concrete	Water	One way valve located on the slurrer to be inspected and maintained	Monthly													
51	Concrete	Air	Ensure dust bottles are collected monthly for analysis	Monthly													
52	Concrete	General	review and update Environmental Impacts & Aspects Register	3 yearly													
53	Concrete	General	review and refresh site TARPS if applicable	As required													
54	Concrete	General	Fire/Bushfire Hazard Emergency Responder Engagement - Engage with local fire brigade/bushfire brigade to share site information, discuss process, fire hazards/bushfire risks, confirm emergency procedures and site firefighting resources, arrange site visit.	Annually													
<b>Other Daily Tasks:</b>																	
55	Concrete	Air	Hose or sweep site down daily	Daily													
56	Concrete	Air	Check and clean any dust, material or mud tracked onto road	Daily													
57	Concrete	Air	Check that there is no visible dust from site beyond site boundary	Daily													
58	Concrete	Air	Check trucks have covered loads, no loose sediment and fixed tailgates	Daily													
59	Concrete	Water	Inspect freeboard in pits at end of each day. Empty pits if required (20mm rainfall event capacity) <b>DESIGNED AT 10mm</b>	Daily													
<b>Other Key Information</b>																	
B21	General	General	<b>Operating hours (production and deliveries):</b> 24 hours a day, 7 days a week														
	General	General	<b>Production limits:</b> The annual production of the CBP must not exceed 750,000 m <sup>3</sup>														
	General	General	<b>Material Storage:</b> Cement: Cement Power: 3 X 140 tonne silos for SL Cement, 1 X 110 tonne silos for Enviro, 1 X 100 tonne silos for Flyash, 1 X 80 tonne silos for Zep Aggregates: 10 X 220T aggregate bins and 4 X 110T aggregate bins														
	General	General	<b>Noise Limits:</b> 44 dB Laeq(15 min) at location Yelverton Street 42 dB Laeq(15 min) at location Bellevue Street														

or with change of operations or MOD

Site Manager Monthly Sign Off





## Appendix 2: Boral HSEQ environment inspection checklist



### Environment Inspection Checklist GRP-HSEQ-3-03-F04

This checklist must be completed once a month, by an allocated person as decided by the Site Management. Actions arising from the inspection are to be listed in the spaces provided below, uploaded to SIMs and tracked by Site Managers. All completed checklists showing signed-off actions must be kept on file.

<b>Division:</b> <i>(BCM, BBP, Cement)</i>		<b>Business Unit:</b> <i>(Quarries)</i>		<b>Date of Inspection:</b>	
<b>Site:</b>					
<b>Inspector Name:</b>				<b>Signature:</b>	

Item	Checklist Item	Status			Comments
		C	NC	N/A	
<b>GENERAL REQUIREMENTS</b>					
1.	Inspect site entrance - <i>document sediment on road, rubbish, drag out – action clean up</i>				
2.	Inspect site boundary, <i>fence un-broken, fire tracks cleared as required etc.</i>				
3.	Check extraction boundaries are marked out and intact ( <i>select N/A if not required</i> )				
4.	Emergency Response Plan (or PIRMP) up to date, tested and staff trained in the plan.				
<b>WATER MANAGEMENT</b>					
5.	Is there any water being discharged from the site, is it 'clear', has it been sampled? – <i>pH recorded, any exceedances (less than 6.5 more than 8.5 entered into SIMs as an environmental incident</i>				
6.	Inspect stormwater system - <i>basin settling capacity, drains, spill ways, bund walls, and are they clear from litter and sediment? Are they leaking?</i>				
7.	Are site wedge pits and first flush pits maintained, and free from sediment build up				
8.	No evidence of leaks (from taps/water lines and tanks)				
<b>LAND MANAGEMENT</b>					
9.	Any spills added to the site Contaminated Land Register				
10.	No vegetation cleared without approval as per GRP-HSEQ-8-03 Land Management				
<b>WASTE MANAGEMENT</b>					
11.	Designated Waste areas/bins available and labelled - <i>Recyclables (Cans, bottles, paper, steel and copper)</i> - <i>Oily waste (Rags, filters, empty containers)</i> - <i>General waste / Other</i>				
12.	Waste Register/ Records maintained and up to date detailing; <i>Waste Sources Quantities, Disposal Methods, Disposal Routes, location facility.</i>				
13.	No evidence of illegal dumping and stockpiling of waste on site – <i>report any to HSE</i>				
14.	Area tidy – good general housekeeping and no evidence of littering and rubbish.				
<b>NOISE MANAGEMENT</b>					
15.	Check activities, plant and equipment isn't causing un-usual or excessive noise				
16.	All noise complaints discussed at toolbox/pre start meetings recorded in SIMs. <i>Include SIMS numbers.</i>				
<b>AIR MANAGEMENT</b>					

Item	Checklist Item	Status			Comments
		C	NC	N/A	
17.	Dust / Odour complaints managed & brought up at next day's pre-start meetings and uploaded to SIMs. <i>Include SIMs number</i>				
18.	Air impacts included in recent SWMs				
19.	Dust controls in place and in working order such as – <i>Water Sprays, Water Carts, Bag Filters, Enclosed Equipment etc. record any broken, unworking systems or areas that require maintenance</i>				
20.	No Air Emission from broken down plant and machinery				
<b>HYDROCARBON / SPILL MANAGEMENT</b>					
21.	Spill response equipment available and full - <i>spill kits, MSDS, PPE</i>				
22.	Bunds used for the storage of Dangerous Goods <i>Able to capture 110% of stored liquid.</i>				
23.	Are bunds clean and free of liquids? <i>Bund not filled with rain water and able to hold storage within tanks</i>				
24.	Bund drain valves (if fitted) are closed and locked				
25.	Flammable liquids stored in designated area fitted with dry chemical or carbon dioxide extinguisher				
26.	Hydrocarbons (including waste containers) are clearly labelled, sealed and returned to bund/cabinet after use. <i>No fuel containers/paint tins lying around site.</i>				
27.	Batteries are stored on pallet above ground				
28.	Storage areas are appropriately signed				
29.	No evidence of spills/ contamination that have not been cleaned up				
30.	Any spills entered into SIMS <i>include SIMS number in comments.</i>				
31.	Underground Storage Tanks (USTs) – <i>Leak tested in the past 12 months, include date of last test, visually inspect integrity (no leaks)</i>				
32.	Above Ground Storage Tanks (ASTs) – <i>No visible leaks include in comments condition of valves, pumps, lines, and correct signage.</i>				
<b>FLORA AND FAUNA MANAGEMENT</b>					
33.	No major infestations of Weeds and Feral animals.				
34.	No evidence of animal interaction on site, No animals being fed on site. Any wildlife found on site communicated to site supervisor and wildlife hotline contacted for injured wildlife.				
<b>HERITAGE MANAGEMENT</b>					
35.	Any known heritage sites documented to staff, flagged on site and included in induction.				



## Environment Inspection Checklist GRP-HSEQ-3-03-F04

Detail any items that require attention and/or remedial action. Actions are to be uploaded to SIMS as incident type 'Environmental'. The Site Manager must monitor progress and completion of actions.

Finding/Actions Required					
Item No.	Comment	Action Taken	By Who	By When	SIMs No.



## **Appendix 3: Trigger Action Response Plan – Dust Management**

# TARP - Trigger Action Response Plan



<b>TARP Site</b>	Boral St Peters	<b>Date</b>	04/2023
<b>Document ID</b>	TARP_STP_001	<b>Version</b>	3.0
<b>Description</b>	TARP Actions Matrix for St Peters Concrete and Rail Terminal. Air triggers based on AQMP measurements and National EPA Standards. This TARP documents the actions required to maintain compliance and stipulates the responsible person for different scenarios.		

		Normal State No high wind forecast  Forecast wind speed No visual emissions	Level 1 Triggers Light winds forecast or experienced in preceding week (<15 km/h)	Level 2 Triggers Frequent, moderate to heavy winds forecast (over 30 km/h) Visual fugitive or point emissions travelling > 50m from source or staying suspended in air Actual Windspeed >20km/hr				
<b>General Conditions</b>		<ul style="list-style-type: none"> <li>Reasonably expected conditions in day to day operations.</li> <li>No cause for action, routine dust management to be continued.</li> </ul>	<ul style="list-style-type: none"> <li>Moderate risk of offsite dust impact occurring.</li> <li>Remedial action requires planning and execution.</li> </ul>	<ul style="list-style-type: none"> <li>High risk of offsite dust related impacts occurring with subsequent validated community complaints</li> <li>A situation has occurred that poses an immediate risk and remedial action to be undertaken which may include ceasing certain activities or operations</li> </ul>				
<b>Response Actions/Controls</b>	<b>Site Managers</b>		<ul style="list-style-type: none"> <li>Daily Site inspections.</li> </ul>	<ul style="list-style-type: none"> <li>Daily/regular monitoring dust movement on site</li> <li>Communicate any changes to dust management controls based on feedback from supervisors</li> </ul>	<ul style="list-style-type: none"> <li>Investigate and confirm the dust concerns are due to site operation.</li> <li>Communicate to Environment Department if site is discharging.</li> <li>Review weather forecast for high winds predicted.</li> <li>Respond promptly to any community complaint</li> <li>Enter details of the event into SEQUENCE for internal reporting</li> </ul>			
	<b>Name/s</b>	<b>Contact No.</b>						
	<b>Operations Manager (Rail Terminal)</b>							
	<b>Area Manager (Concrete)</b>							
	<b>Site Supervisors</b>					<ul style="list-style-type: none"> <li>Daily monitoring of weather via BOM.</li> <li>Maintenance activities completed as scheduled in the EPP and checklist</li> <li>Liaise with consultants responsible for maintenance of equipment to ensure appropriate service and calibration is occurring</li> </ul>	<ul style="list-style-type: none"> <li>Frequent monitoring of the efficiency of wheel wash/water cart/dust suppression controls</li> <li>Report any areas of concern to Site Managers/Environmental representative</li> <li>Monitoring of local conditions, including road works, construction, and demolition etc</li> </ul>	<ul style="list-style-type: none"> <li>Upon confirmation that the dust exceedances are due to site operation, ensure identified activity(s) are effectively stopped and managed until wind conditions change and visual inspection completed.</li> <li>Do not recommence the activity(s) until there is confidence that site is not discharging dust or until the wind speed has significantly dropped</li> <li>Undertake frequent monitoring of the efficiency of wheel wash/water cart/dust suppression controls and report any inefficiencies to Site Managers.</li> <li>Report any areas of concern to Site Managers and Environmental representatives</li> <li>Initiate an investigation of the contributing factors and measures taken to prevent reoccurrence.</li> <li>Monitoring of local conditions, including road works, construction, and demolition etc</li> </ul>
	<b>Name/s</b>	<b>Contact No.</b>						
<b>Site Supervisor (Rail Terminal)</b>								
<b>Site Supervisor (Concrete)</b>								
<b>Environment Department</b>		<ul style="list-style-type: none"> <li>Provide advice to site as required</li> <li>Meet any reporting requirements</li> <li>Liaise with consultants responsible for maintenance of equipment.</li> </ul>	<ul style="list-style-type: none"> <li>Provide guidance on control measures to prevent or limit any further dust leaving the site.</li> <li>Notify the EPA of a pollution incident if relevant</li> <li>Provide technical support in preparation of investigation report.</li> <li>Advice/assist in post event management and rectification</li> <li>Review with managers performance of site and controls post event</li> <li>Liaise with consultants responsible for maintenance of equipment.</li> </ul>					
<b>Name/s</b>	<b>Contact No.</b>							
<b>Environment Business Partner</b>								



## **Appendix 4: Cessation Communication with the Department of Planning**

Ms Lauren Sibigroth  
Environmental Business Partner  
Boral Cement Limited  
39 Delhi Road  
NORTH RYDE NSW 2113

31 May 2024

---

**Subject: Boral St Peters Terminal – Request to Cease Heavy Vehicle Reporting**

Dear Ms Sibigroth

I refer to your correspondence dated 5 March 2024, requesting the Planning Secretary's agreement to cease reporting on heavy vehicle movements at the Boral St Peters Terminal, as required by condition A6.b) of the development consent (DA14/96, as modified).

The Department of Planning, Housing and Infrastructure (Department) has reviewed the request to cease reporting in consultation with Transport for NSW (TfNSW) (see correspondence attached).

The Department notes the condition requires Boral to submit a quarterly report on heavy vehicle truck movements until the completion of WestConnex Stage 3, unless otherwise agreed to by the Planning Secretary. TfNSW have confirmed that WestConnex Stage 3 has been completed and is of the view that no further reporting is required. The Department also notes the heavy vehicle reporting carried out to date has confirmed that heavy vehicle movements have not exceeded the maximum peak hourly truck movement limits in condition A6.a).

Accordingly, as nominee of the Planning Secretary, I am satisfied Boral is no longer required to undertake quarterly reporting of heavy vehicle movements under condition A6.b). Notwithstanding, Boral must continue to comply with the peak hourly heavy vehicle movement limits in condition A6.a).

If you wish to discuss the matter further, please contact Sally Munk, Principal Planner, Industry Assessments on 9274 6431 or via email at [sally.munk@planning.nsw.gov.au](mailto:sally.munk@planning.nsw.gov.au).

Yours sincerely



**Joanna Bakopanos**  
**Team Leader, Industry Assessments**

As nominee of the Planning Secretary

*Attached: TfNSW correspondence dated 27 May 2024*