

Prepared for
CEAL Ltd trading as Multiquip Aggregates Pty Ltd

Prepared by
Ramboll Australia Pty Ltd

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Project Number
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INDEPENDENT ENVIRONMENTAL AUDIT

MP07_0155

ARDMORE PARK QUARRY

INDEPENDENT ENVIRONMENTAL AUDIT MP07_0155, ARDMORE PARK QUARRY

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Consultation

GLOSSARY

AHMP	Aboriginal Heritage Management Plan
AQMP	Air Quality Monitoring Program
BCA	Building Code of Australia
CCC	Community Consultative Committee
DCCEEW	NSW Department of Climate Change, Energy, the Environment & Water
DCO	Development Control Order
DPE	NSW Department of Planning and Environment (now DPHI)
DPHI	NSW Department of Planning, Housing & Infrastructure
DPIE	NSW Department of Planning, Infrastructure & Environment (now DPHI)
EA	Environmental Assessment
EMP	Environmental Monitoring Program
EMS	Environmental Management Strategy
ENM	Excavated Natural Material
EPA	NSW Environment Protection Authority
EP&A Act	NSW Environmental Planning and Assessment Act 1979
EPL	Environment Protection Licence
ESCP	Erosion and Sediment Control Plan
GMC	Goulburn Mulwaree Council
GPS	Global Positioning System
IAPAR 2020	Independent Audit Post Approval Requirements 2020
IEA	Independent Environmental Audit
LAeq	Equivalent continuous sound level
MEG	Mining, Exploration and Geoscience, now NSW Resources, within the NSW Department of Primary Industries and Regional Development
MOD	Modification
NC	Non-compliance
NFI	Notice to Furnish Information
NRAR	Natural Resources Access Regulator
NSW	New South Wales
OFI	Opportunity for Improvement
PM	Particulate matter
POEO Act	Protection of the Environment Operations Act 1997
SMP	Stormwater Management Plan
SSD	State Significant Development
SWL	Standing water level
TfNSW	Transport for NSW
tpa	Tonnes per annum
TSS	Total Suspended Solids
VENM	Virgin Excavated Natural Material
VIA	Visual Impact Assessment
VPA	Voluntary Planning Agreement
WAL	Water Access Licence
2015 IEA	Trevor Brown & Associates, Independent Environmental Audit, Multiquip Quarries – ‘Ardmore Park’, October 2015
2018 IEA	Groundwork Plus, Ardmore Park Quarry Independent Audit Report, Final, January 2019
2022 IEA	Ramboll Australia Pty Ltd, Independent Environmental Audit, MP07_0155 Ardmore Park Quarry, 14 October 2012

1. EXECUTIVE SUMMARY

CEAL Limited trading as Multiquip Aggregates Pty Ltd (Multiquip) engaged Ramboll Australia Pty Ltd (Ramboll) to conduct an Independent Environmental Audit (IEA) of the Ardmore Park Quarry Project (the Project). The Project is located at 5152 Oallen Ford Road, Bungonia, New South Wales (NSW) and involves the extraction and processing of sand and hard rock material.

The Project operates under Project Approval MP07_0155 (the Approval or Project Approval). The Project Approval was initially issued by the then Minister for Planning in September 2009 under Part 3A of the *Environmental Planning and Assessment Act 1979*. Quarrying activities commenced in November 2013 with the extraction of hard rock for the construction of Bungonia Bypass road. The Project Approval has been modified three times, with the most recent modification (MOD3), granted in September 2020, increasing the total material extraction allowed from 400,000 tonnes per annum (tpa) to 580,000 tpa. Previous modifications to the Project Approval were granted in October 2010 (MOD1) and November 2013 (MOD2).

CEAL Limited is the "Proponent" for the purpose of the Project Approval. It is understood that Multiquip is a subsidiary of CEAL Limited. This IEA is required under Schedule 5 Condition 6 of the Project Approval.

The Project also holds an Environment Protection Licence (EPL) 13213 issued by the NSW Environment Protection Authority (EPA) under the *Protection of the Environment Operations Act 1997* (POEO Act). EPL 13213 was initially issued on 21 August 2013 and has been varied several times, with the most recent variation during the Audit Period approved on 24 March 2025.

This IEA is the fourth IEA for the Project. The first IEA was conducted by Trevor Brown and Associates in 2015 (herein referred to as the 2015 IEA). The second IEA was conducted by Groundwork Plus in 2018 (herein referred to as the 2018 IEA). The third IEA was conducted by Ramboll in 2022 (herein referred to as the 2022 IEA).

The objective of the IEA was to independently assess the environmental performance and compliance status of the Project during the Audit Period. The Audit Period is from 20 April 2022 to 12 May 2025.

The Auditors consider management of the Project to be generally of an adequate standard in relation to site management, environmental performance, and documents/records management. 4Pillars' involvement, as external environmental advisors, appears to have improved environmental performance of the Project and endeavoured to resolve non-compliances as they have been identified. The recent revisions to specific management plans, along with the planned updates to other management plans, programs, and strategies currently being progressively submitted to the Department for approval, as well as the Pollution Studies and Reduction Programs outlined in EPL 13213, indicate Multiquip's commitment to enhancing the Project's environmental performance.

The Auditors assessed the Project to be compliant with the conditions in the Project Approval and EPL 13213 except for eighteen (18) non-compliances (NCs), of which sixteen (16) were counted (NC1 to NC16) to avoid duplication. Ten (10) recommendations have been made in relation to the non-compliances, as well as seventeen (17) in relation to opportunities for improvement, in relation to the Project Approval and/or EPL 13213. A summary of the NCs and recommendations is provided in [Table 1](#).

Table 1: Summary of Non-compliances and Recommendations

NC#	Condition ID	Non-compliance and Recommendations
NC1	Schedule 2 Condition 10	Goulburn Mulwaree Council (the Council) has reported that the Council has undertaken "emergency maintenance works along the haulage route. It is the view of Council that premature maintenance and reconstruction works were required due to excessive damage caused by Multiquip's heavy vehicle movements" and that Multiquip has an outstanding debt to the Council in relation to the cost of these works. On 4 December 2023, Multiquip requested Council provide documentation supporting claims made by Council relating to rectification roadworks that had been carried by Council, including financial evidence. Council responded to Multiquip on 8 April 2024

NC#	Condition ID	Non-compliance and Recommendations
		declining to provide requested documentation "as if disclosed it would prejudice the commercial position of the person / organisation who supplied it."; however, Council noted "that the total expenditure on Jerrara Rd amounts to \$2,986,359.27". Project personnel have reported that Multiquip and Council have held ongoing discussions and negotiations about details and financial liability for road repairs, however this matter has not been resolved during the Audit Period. In addition, Council has reported that "the developer has outstanding developer contributions owing to Council". Project personnel were unable to provide evidence that all contribution payments were made to Council during the Audit Period. <u>Recommendation:</u> Resolve disputes with Council relating to financial liability for road repairs and ensure required contributions are made to Council.
NC2	Schedule 2 Condition 13	MOD3 was determined on 18 September 2020. A Voluntary Planning Agreement (VPA) is not yet in place. A Heads of Agreement has been accepted by Council and the VPA has been drafted. Council has deferred signing the VPA and reported that "The primary reason for the VPA having not being finalised can be attributed to unresolved matters in relation to the upgrading of the haulage route (Jerrara Road and Oallen Ford Road)." The Department issued Multiquip with a Warning Letter on 25 November 2022 regarding non-compliance with this condition as the VPA had not been finalised. On 14 March 2025, the Department was provided with an update on the status of the VPA and the ongoing discussions and correspondence between Multiquip and the Council. The Department acknowledged receipt of this update on 18 March 2025 and requested a further update be provided by 27 June 2025 which was provided by 4Pillars on 27 June 2025. <u>Recommendation:</u> Resolve disputes with Council to enable finalisation and execution of the VPA.
NC3	Schedule 3 Condition 1A	The extraction area approved under the original Project Approval had been marked with star pickets and white painted tyres. The site inspection confirmed that some of these remain visible but others have been lost. The extension of the extraction area approved under MOD3 has not been clearly marked, however Project personnel reported that bund walls have been constructed over boundary markers and site staff are aware of these boundaries. <u>Recommendation:</u> Ensure boundaries of the approved areas of extraction are more clearly marked in a manner that allows them to be easily identified.
NC4	Schedule 3 Condition 4 EPL Condition L5.1	Project personnel noted that product loading and dispatch prior to 7am, as approved under Project Approval MOD3, has not yet commenced. Review of weighbridge records for October 2022 and November 2024 indicated that two trucks were dispatched after 1pm on Saturday 15 October 2022. The Annual Reviews for 2022, 2023 and 2024 reported numerous non-compliances during 2023 and 2024 relating to truck movements occurring outside of permissible hours as summarised below: 2023: 102 truck movements over 50 days which was later revised, within the 11 December 2024 Multiquip response to the Show Cause Notice, to 96 truck movements over 42 days. 2024: 28 truck movements over 14 days which was later revised, as reported within the 4Pillars letter to the Department dated 4 April 2025, to 80 truck movements over 46 days. Multiquip reportedly notified the Department of non-compliances with this condition on 21 October 2024 and 4 April 2025. A Show Cause Notice was issued by the Department on 22 November 2024 providing the opportunity for Multiquip to make representations as to why the Department should not take formal enforcement action in relation to the alleged breach. Multiquip provided a response to the Show Cause Notice on 11 December 2024 which indicated that the non-compliances had "arisen largely due to reliance on inadequate manual systems" and provided proposed improvements to weighbridge and truck movement management. The 2024 Annual Review noted that most of these improvements were underway. The Department has issued two Penalty Notices, dated 5 February 2025 and 18 July 2025 each with a fine of \$15,000, to Multiquip relating to non-compliance with this condition. It is noted that the Penalty Notice dated 18 July 2025 was issued outside of the Audit Period. <u>Recommendation:</u> Continue to implement proposed improvements detailed in Multiquip's responses to the Show Cause Notices, submitted to the Department on 11 December 2024 and 22 May 2025, to ensure operations, including product loading and dispatch of trucks, only occurs during the permissible hours specified in Table 3: Operating Hours. Noting that at the time of this IEA, the hours for product loading and dispatch should still adhere to those approved under Project Approval MOD2.
NC5	Schedule 3 Condition 27	Multiquip has reported non-compliances in relation to truck movements during: 2023 "96 truck movements outside of the permitted hourly transport limits, across 42 days." 2024 "76 truck movements outside of the permitted hourly transport limits, across 31 days." This was later revised, as reported within the 4Pillars letter to the Department dated 4 April 2025, to 80 truck movements over 46 days. Multiquip reportedly notified the Department of non-compliances with this condition on 21 October 2024 and 4 April 2025. A Show Cause Notice was issued by the Department on 22 November 2024 providing the opportunity for Multiquip to make representations as to why the Department should not take formal enforcement action in relation to the

NC#	Condition ID	Non-compliance and Recommendations
		alleged breach. Multiquip provided a response to the Show Cause Notice on 11 December 2024 which indicated that the non-compliances had <i>"arisen largely due to reliance on inadequate manual systems"</i> and detailed a number of proposed improvements to weighbridge and truck movement management. The 2024 Annual Review noted that most of these improvements were underway. The Department has issued a Penalty Notice, dated 18 July 2025 with a fine of \$15,000, to Multiquip relating to non-compliance with this condition. It is noted that this Penalty Notice was issued outside of the Audit Period. <u>Recommendation:</u> Continue to implement proposed improvements detailed in Multiquip's responses to the Show Cause Notices, submitted to the Department on 11 December 2024 and 22 May 2025, to ensure truck movements do not exceed the limits in condition 27.
NC6	Schedule 3 Condition 29	The Department issued an Official Caution to Multiquip on 9 February 2023 for <i>"failure to keep accurate and up to date records of truck movements to and from the Ardmore Park Quarry on the company website and in Annual Reviews."</i> The Official Caution noted that Multiquip <i>"have since uploaded an updated truck movement summary report to their website"</i>. The Annual Review for 2022 notes that the truck movement summary report for 2022 was completed and uploaded to the company website on 21 October 2022. The Auditors notes that monthly truck movement summary reports are available in the Annual Reviews and on the Project website, however they are reportedly published to the website on a three-month delay due to competition concerns. <u>Recommendation:</u> No recommendation is made in relation to this non-compliance as the issue has been rectified.
NC7	Schedule 3 Condition 34A	Extraction in the Extraction Extension Area approved under MOD3 has commenced, although not at increased levels of production. The eastern visual bund wall depicted in Appendix 1 (not Figure 1 of Appendix 2) has been established and mostly vegetated; however, the site inspection identified that areas appeared to have suffered from erosion and are not currently vegetated. <u>Recommendation:</u> Complete vegetation of the eastern visual bund wall including ensuring that erosion control measures are implemented.
NC8	Schedule 3 Condition 37A	A Waste Management Plan was prepared in March 2022 and was submitted to the Department on 15 September 2023 following approval of MOD3 of the Project Approval. The Waste Management Plan has not yet been approved by the Department. An updated revised Waste Management Plan (V2.0) was submitted to the Department on 27 May 2025 which was outside of the Audit Period. In a response dated 4 January 2023 to a Department Notice to Furnish Information and Records, Multiquip reported that <i>"no VENM, ENM or extracted material has been received on site since 22 May 2022 with the exception of 12 tonnes of topsoil that is earmarked for the gardens surrounding the house at 5100 Oallen Ford Rd, Bungonia NSW 2580, being the residence of Mr Steve Mikosic when he is attending the site"</i>. A Statement of Compliance, which project personnel reported was for the same type of topsoil material as had been imported to the site, stated that the material comprised of <i>"Quarried Material and Recovered Fines"</i>. The Auditors note that Quarried Material or Recovered Fines are not specifically mentioned in the definition of <i>"screened waste material"</i> provided in the Project Approval. Project personnel reported that no waste material, other than the topsoil, was received at the site during the Audit Period. However, the Auditors consider this condition is non-compliant on the basis that material has been received at the site prior to approval of the Waste Management Plan. <u>Recommendation:</u> Obtain Department approval of the updated Waste Management Plan and do not import waste material until such time as the Department has approved the Waste Management Plan.
NC9	Schedule 4 Condition 1	The Annual Review for 2023 noted that exceedances of the deposited dust criteria in January 2023 and March 2023 were unable to be <i>"definitively ruled out"</i> in relation to Project activities. Multiquip notified the Department on 24 July 2024 of these exceedances which is greater than seven days after obtaining the associated monitoring results. Monitoring results (whether within or above criteria) are published on the Multiquip website. No neighbouring landowners or tenants were notified directly of the dust level exceedances as they were not believed to be attributed to quarrying activities. <u>Recommendation:</u> Implement an improved system of notifying exceedances to the Department to ensure the Department are notified within seven days of Multiquip becoming aware of the exceedance.
NC10	Schedule 5 Condition 4	The Annual Reviews for 2022, 2023 and 2024 reported the following non-compliances with the Project Approval: • 2022: in relation to not publishing truck movements as required by Schedule 3 Condition 29(g) • 2023: in relation to: - o not adhering to specified operating hours for truck movements as required by Schedule 3 Condition 4 - o exceeding the total deposited dust level specified in Schedule 3 Condition 7

NC#	Condition ID	Non-compliance and Recommendations
		- o not entering into a Voluntary Planning Agreement as required by Schedule 2 Condition 13 and not notifying the Department in relation to this non-compliance within seven days as required by Schedule 5 Condition 4 - o not reviewing and revising the Rehabilitation Bond by the due date as required by Schedule 5 Condition 8. • 2024: in relation to: - o not adhering to specified operating hours for truck movements as required by Schedule 3 Condition 4 and Schedule 3 Condition 27. The Department was not notified of all non-compliances within seven days of Multiquip becoming aware of the non-compliance. However, it is noted that Department notification of more recent non-compliances has improved. <u>Recommendation:</u> Implement an improved system of notifying non-compliances to the Department to ensure the Department are notified within seven days of Multiquip becoming aware of the non-compliance.
NC11	Schedule 5 Condition 8	The Department issued a Show Cause Notice on 28 November 2022 regarding failure by Multiquip to review the sum of the Rehabilitation Bond within the 3 months following the 2018 Independent Environmental Audit Report. Multiquip provided the Department with a response to the Show Cause Notice on 15 December 2022 which cited a number of reasons for the non-compliance and that an independent calculation of the Rehabilitation Bond had been commissioned. The Department issued an Official Caution on 20 January 2023 regarding this non-compliance. The Auditors note that the Rehabilitation Bond was reviewed and resubmitted to the Department following completion of the 2022 Independent Environmental Audit. However, as noted by 4Pillars in their letter dated 31 March 2023, the Rehabilitation Bond was not submitted to the Department within 3 months of the 2022 Independent Environmental Audit report having been submitted to the Department. The Auditors also note that the Department has not approved the revised Rehabilitation Bond and therefore it has not been lodged by Multiquip. <u>Recommendation:</u> Review and, if necessary, revise the sum of the Rehabilitation Bond within 3 months of submitting this Audit Report to the Department. Obtain approval of the Rehabilitation Bond from the Department.
NC12	EPL Condition P1.3	2022/23 and 2023/24 reported that monitoring was not completed at Point 23 (BHS6) during the Audit Period due to "damage to bore". The Auditors consider this non-compliant with Condition P1.3 as Point 23 (BHS6) has been damaged and not replaced, however it is noted that in the Annual Returns Multiquip have stated that "Missed monitoring data at ... Point 23 is not considered to have posed a significant impact to environmental monitoring at the Premises". <u>Recommendation:</u> Prioritise submission of the revised Water Management Plan (WMP), including changes to the Surface Water Monitoring Program and Groundwater Monitoring Program, to the Department for approval and then vary EPL 13213 to reference the updated WMP and associated changes to monitoring points.
NC13	EPL Condition O4.1	EPL 13213 references a 2010 Water Management Plan, whilst Project personnel report that monitoring is currently undertaken in accordance with the Water Management Plan produced in November 2017. The Annual Returns for 2021/22, 2022/23 and 2023/24 reported non-compliance with Condition O4.1 due to this. A revised Water Management Plan was prepared in March 2022 following approval of MOD3 of the Project Approval. The revised Water Management Plan has not yet been approved by the Department. Project personnel have advised that an updated revised Water Management Plan is planned to be submitted to the Department in September 2025. <u>Recommendation:</u> Prioritise submission of the revised Water Management Plan (WMP), including changes to the Surface Water Monitoring Program and Groundwater Monitoring Program, to the Department for approval and then vary EPL 13213 to reference the updated WMP and associated changes to monitoring points.
NC14	EPL Conditions M2.1 & M2.3	M2.1: The Auditors consider this to be non-compliant as Condition M2.3 is non-compliant. M2.3: The Annual Returns for 2021/22, 2022/23 and 2023/24 reported that monitoring at the following points was not conducted in accordance with the requirements of EPL 13213: • 2021/22: monitoring at Point 16 (Southern Spring) and Point 23 (BHS6). • 2022/23: monitoring at Point 23 (BHS6). • 2023/24: monitoring at Point 14 (BH6) and Point 23 (BHS6). The Annual Returns for 2021/22, 2022/23 and 2023/24 reported the below in relation to the non-compliances of monitoring: • Monitoring was not completed at Point 23 (BHS6) during the Audit Period due to "damage to bore". • Nine monthly flow measurements were recorded at Point 16 (Southern Spring) during 2021/22 rather than 12 due to missing data. Measurement of standing water level (SWL) at Point 14 (BH6) was not undertaken in April 2024 due to access difficulties. <u>Recommendation:</u> Prioritise submission of the revised Water Management Plan (WMP), including changes to the Surface Water Monitoring Program and Groundwater

NC#	Condition ID	Non-compliance and Recommendations
		Monitoring Program, to the Department for approval and then vary EPL 13213 to reference the updated WMP and associated changes to monitoring points.
NC15	EPL Condition U1.2	The Annual Returns for 2022/2023 and 2023/2024 reported that Multiquip was non-compliant with Condition U1.2 as detailed below: 2022/2023: "Instances where breaks longer than 72 hours between pumping occurred, and one instance where discharge occurred that was not preceded by an associated characterisation sample." 2023/2024: "two instances where a discharge campaign commenced more than 7 days after the characterisation sample was taken; - two instances where no characterisation sample was taken prior to a discharge campaign commencing; 18 instances where only a single validation sample was taken." <u>Recommendation:</u> No recommendation is made in relation to this non-compliance as the Licensed Discharge Trial has ended.
NC16	EPL Condition U1.5	The Annual Return for 2023/2024 states that "the two-monthly reports required by this condition were not submitted within the required timeframe for the Licensed Discharge Trial extension period." The Annual Return for 2023/2024 also notes that this non-compliance was caused by "Delays in digitising the validation and characterisation data collected during the discharge trial extension." <u>Recommendation:</u> No recommendation is made in relation to this non-compliance as the Licensed Discharge Trial has ended.

Recommendations have been made in relation to seventeen (17) opportunities for improvement as summarised in **Table 2**.

Table 2: Summary of Opportunities for Improvement and Recommendations

Condition ID	Opportunity for Improvement and Recommendations
Schedule 3 Condition 6	A revised Noise Monitoring Program was prepared in 2021, following approval of MOD3 of the Project Approval, and was submitted to the Department for approval on 11 November 2021. The revised Noise Monitoring Program, which includes noise monitoring at additional locations to those included within the original program, was not approved by the Department and was withdrawn by Multiquip on 22 August 2024. An updated revised Noise Monitoring Program (V3.1) was submitted to the Department on 21 May 2025 which was outside of the Audit Period. <u>Recommendation:</u> Obtain Department approval of the updated Noise Monitoring Program.
Schedule 3 Condition 7 EPL Conditions O3.1 & U2.1	EPL 13213 has been varied on several occasions during the Audit Period including requiring Multiquip to implement control and management measures nominated in a Dust Management Capacity Assessment Report submitted to the EPA on 11 December 2023. These measures include establishment of a real-time alert system for particulate matter monitoring by 29 November 2024 and completion of a mechanical evaporator system trial at the hard rock processing area by 30 April 2025. Project personnel have reported that these measures have been undertaken and, in accordance with EPL 13212, a report detailing the findings of the mechanical evaporator system trial is to be submitted to the EPA by 14 May 2025, which is outside of the Audit Period. <u>Recommendation:</u> Continue to consider implementation of dust management measures, including those detailed in Dust Management Capacity Assessment, to minimise dust emissions.
Schedule 3 Condition 9 EPL Conditions M3.1 & M3.2	A revised Air Quality Monitoring Program was prepared in November 2021, following approval of MOD3 of the Project Approval, and was submitted to the Department for approval on 11 November 2021. The revised Air Quality Monitoring Program was not approved by the Department and was withdrawn by Multiquip on 22 August 2024. An updated revised Air Quality Monitoring Program (V4.1) was submitted to the Department on 21 May 2025 which was outside of the Audit Period. The Annual Reviews note that particulate matter emissions are being monitored by two continuous optical sensor monitors, which provide real-time data, rather than using a high-volume air sampler as stipulated in the condition which would require manual collection and analysis of filters for individual fractions. <u>Recommendation:</u> Obtain Department approval of the updated Air Quality Monitoring Program.
Schedule 3 Conditions 13, 14, 16, 17, & 18	A revised Water Management Plan was prepared in March 2022 following approval of MOD3 of the Project Approval. The revised Water Management Plan has not yet been approved by the Department. Project personnel have advised that an updated revised Water Management Plan is planned to be submitted to the Department in September 2025. <u>Recommendation:</u> Prioritise submission of the revised Water Management Plan, including Site Water Balance and any changes to the Surface Water Monitoring Program, Groundwater Monitoring Program, and Surface and Groundwater Response Plan, to the Department for approval.
Schedule 3 Conditions 20, 21 & 22	A revised Landscape Management Plan was prepared in April 2022 following approval of MOD3 of the Project Approval. The revised Landscape Management Plan has not yet been approved by the Department. Project personnel have advised that an updated revised Landscape Management Plan, including a Rehabilitation Management Plan and Quarry Closure Plan, is being prepared and planned to be submitted to the Department, however a proposed date for submission has not been confirmed.

Condition ID	Opportunity for Improvement and Recommendations
	<u>Recommendation:</u> Prioritise submission of the revised Landscape Management Plan, including the Rehabilitation Management Plan and Quarry Closure Plan, to the Department for approval.
Schedule 3 Condition 24	A revised Aboriginal Heritage Management Plan was prepared in November 2022 following approval of MOD3 of the Project Approval. The revised Aboriginal Heritage Management Plan has not yet been approved by the Department. An updated revised Aboriginal Heritage Management Plan (V4.0) was submitted to the Department on 28 May 2025 which was outside of the Audit Period. <u>Recommendation:</u> Obtain Department approval of the updated Aboriginal Heritage Management Plan.
Schedule 3 Condition 26	A Voluntary Planning Agreement (VPA) was not in place at the time of the Audit. A Heads of Agreement has been accepted by Council and the VPA has been drafted. Council has deferred execution of the VPA while the issue of repairs to roads is being resolved. <u>Recommendation:</u> Resolve disputes with Council to enable finalisation and execution of the VPA.
Schedule 3 Condition 30	A revised Traffic Management Plan was prepared in March 2022 following approval of MOD3 of the Project Approval. The revised Traffic Management Plan has not yet been approved by the Department. Project personnel have advised that an updated revised Traffic Management Plan is being prepared and planned to be submitted to the Department, however a proposed date for submission has not been confirmed. <u>Recommendation:</u> Prioritise submission of the revised Traffic Management Plan to the Department for approval.
Schedule 3 Condition 32	A VIA was completed in March 2021 and then updated in August 2021, following approval of MOD3, to assess impacts at two receivers. The VIA was reportedly submitted to the Department on 26 July 2022, however a response was not received from the Department. <u>Recommendation:</u> Request formal approval of the VIA from the Department.
Schedule 3 Condition 33	According to project personnel, owners of privately-owned residences identified in the report have been directed to the website where the VIA is available. <u>Recommendation:</u> Following approval of the VIA from the Department, advise all owners of privately-owned residences identified in the VIA that they are entitled to additional mitigation measures to reduce the visibility of the quarry from their properties.
Schedule 3 Condition 38	The storage of chemicals onsite could be improved to reduce the risk of leaks and/or spills from impacting the environment. <u>Recommendation:</u> This could involve completing a chemical audit to assess the presence and storage of chemicals across the site. The storage of chemicals (e.g. oils) on the eastern side of the maintenance area would benefit from being re-engineered, such as sealing and bunding, rather than relying upon the current use of bunded pallets.
Schedule 5 Condition 1 EPL Conditions M3.1 & M3.2	A revised EMS was prepared in March 2022 following approval of MOD3 of the Project Approval. The revised EMS has not yet been submitted or approved by the Department. Project personnel have advised that the revised EMS will be submitted to the Department for approval once all management plans have been approved. <u>Recommendation:</u> Prioritise submission of the revised EMS, including ensuring test methods are in accordance with "Approved Methods for the Sampling and Analysis of Air Pollutants in NSW", to the Department for approval following approval of all management plans.
Schedule 5 Condition 2	A revised EMP has been drafted following approval of MOD3 of the Project Approval. The revised EMP has not yet been submitted or approved by the Department. Project personnel have advised that the revised EMP will be submitted to the Department for approval once all management plans have been approved. <u>Recommendation:</u> Prioritise submission of the revised EMP to the Department for approval following approval of all management plans.
Schedule 5 Conditions 5A, 5B & 12	Multiquip submitted updated versions of the Noise Monitoring Program, Air Quality Monitoring Program, Aboriginal Heritage Management Plan, Waste Management Plan, and Visual Impact Assessment to the Department for review between November 2021 and September 2023. These management plans were not approved by the Department and they were reportedly withdrawn in August 2024 at the request of the Department. On 20 March 2025, the Department notified Multiquip that the process for reviewing, revising and resubmitting management plans for assessment and approval could recommence. Project personnel reported that strategies, plans, and programs required under this approval were in the process of being updated and will be progressively submitted to the Department. Revised versions of the Noise Monitoring Program (V3.1), Air Quality Monitoring Program (V4.1), Aboriginal Heritage Management Plan (V4.0), and Waste Management Plan (V2.0) were submitted to the Department between 21 May 2025 and 28 May 2025 which was outside of the Audit Period. <u>Recommendation:</u> Complete update of the strategies, plans, and programs required under this approval and submit to the Department.
Schedule 5 Condition 6	This current Audit should have been conducted in April 2025, however it was not conducted in May 2025 due to a delay in the process to have auditors approved by the Department. Multiquip received a 1-month extension from the Department on 31 March 2025. <u>Recommendation:</u> Commence process to appoint independent auditors well enough in advance to allow for potential delays in the approval and appointment of auditors.
Schedule 5 Condition 9	During the Audit Period, the CCC met twice in 2022, twice in 2023, and once in 2024. The CCC has not met since 3 May 2024 as the Chairperson, Don Elder, resigned from the position due to health reasons.

Condition ID	Opportunity for Improvement and Recommendations
	4Pillars, on behalf of Multiquip, emailed the Department on 7 November 2024 proposing a new Chairperson and emailed again on 13 January 2025 including advising that the November 2024 CCC meeting had been postponed due to lack of an approved Chairperson. Project personnel reported that Multiquip has not received a written response from the Department regarding appointment of a Chairperson. Project personnel reported that Multiquip are currently proposing to instate a Chairperson and recommence CCC meetings as soon as possible "without waiting for DPHI's input". Recommendation: Appoint a suitable Chairperson, plus obtain appropriate representation from other parties listed in Schedule 5 Condition 9, and recommence CCC meetings.
EPL Condition A1.1	Project Approval MP07_0155 has been modified (MOD3) to permit a maximum of 580,000 tonnes of quarry products to be transported from the site in any calendar year. Project personnel reported that the increased limit on the transport of product permitted under MOD3 of the Project Approval has not yet commenced. A variation of Condition A1.1 may be required in order to match extraction and processing scale with approved product transport. Recommendation: A variation of the EPL will be required prior to increasing the scale of activity permitted under MOD3 of the Project Approval.

2. INTRODUCTION

2.1 Background

Multiquip engaged Ramboll to conduct an IEA of the Project. The Project is located at 5152 Oallen Ford Road, Bungonia, NSW and involves the extraction and processing of sand and hard rock material.

Ardmore Park Quarry operates under a Project Approval initially issued by the then Minister for Planning in September 2009 under Part 3A of the *Environmental Planning and Assessment Act 1979*. Quarrying activities commenced in November 2013 with the extraction of hard rock for the construction of Bungonia Bypass road. The Project Approval has been modified three times, with the most recent modification (MOD3) granted in September 2020, increasing the total material extraction allowed from 400,000 tpa to 580,000 tpa. Previous modifications to the Project Approval were granted in October 2010 (MOD1) and November 2013 (MOD2).

CEAL Limited is the "Proponent" for the purpose of the Project Approval. It is understood that Multiquip is a subsidiary of CEAL Limited. This IEA is required under Schedule 5 Condition 6 of the Project Approval.

The Project also holds EPL 13213 issued by the NSW EPA under the POEO Act. EPL 13213 was initially issued on 21 August 2013 and has been varied several times, with the most recent variation during the Audit Period approved on 24 March 2025.

This IEA is the fourth IEA for the Project. The first IEA was conducted by Trevor Brown and Associates in 2015 (herein referred to as the 2015 IEA). The second IEA was conducted by Groundwork Plus in 2018 (herein referred to as the 2018 IEA). The third IEA was conducted by Ramboll in 2022 (herein referred to as the 2022 IEA).

The objective of the IEA was to independently assess the environmental performance and compliance status of the Project during the Audit Period. The Audit Period is from 20 April 2022 to 12 May 2025.

The Project Approval conditions are divided into four parts as follows:

- Schedule 2 Administrative Conditions
- Schedule 3 Environmental Performance
- Schedule 4 Additional Procedures
- Schedule 5 Environmental Management, Monitoring, Reporting and Auditing

This IEA is required under Schedule 5 Condition 6 of the Project Approval:

INDEPENDENT ENVIRONMENTAL AUDIT

6. *Within 2 years of the date of the commencement of quarrying operations, and every 3 years thereafter, unless the Planning Secretary directs otherwise, the Proponent shall*

commission and pay the full cost of an Independent Environmental Audit of the Project. This audit must:

- (a) be conducted by a suitably qualified, experienced, and independent person(s) whose appointment has been approved by the Planning Secretary;*
- (b) include consultation with the relevant agencies;*
- (c) assess the environmental performance of the Project, and its effects on the surrounding environment;*
- (d) assess whether the Project is complying with the relevant standards, performance measures and statutory requirements; and*
- (e) review the adequacy of any strategy/plan/program required under this approval, and, if necessary, recommend measures or actions to improve the environmental performance of the Project, and/or any strategy/plan/program required under this approval.*

2.2 Audit Team

The Audit Team comprised Victoria Sedwick (Lead Auditor) and James Walker, Fiona Robinson, and Tawna Krause of Ramboll (herein referred to as the Auditors). The Audit Report was prepared by James Walker, with input from other approved team members as required, and was reviewed and authorised by Victoria Sedwick.

2.3 Audit Objectives

The objective of the IEA was to independently assess the environmental performance and compliance status of the Project during the Audit Period.

2.4 Audit Scope

The scope for the IEA is as follows:

- Consult with relevant agencies;
- Assess the environmental performance of the Project, and its effects on the surrounding environment;
- Assess whether the Project is complying with the relevant standards, performance measures and statutory requirements; and
- Review the adequacy of any strategy/plan/program required under this approval, and, if necessary, recommend measures or actions to improve the environmental performance of the Project, and/or any strategy/plan/program required under the Project Approval.

2.5 Audit Period

The 2022 IEA site inspection was conducted on 19 April 2022. The site inspection and initial discussions with Project personnel for this IEA was conducted on 12 May 2025. The Audit Period for this IEA is from 20 April 2022 to 12 May 2025.

3. AUDIT METHODOLOGY

3.1 Selection and Endorsement of Audit Team

The Auditors referred to in Section 2.2 have training and extensive experience in conducting environmental compliance audits and are independent from CEAL Limited and Multiquip. Victoria Sedwick is a certified Lead Auditor with Exemplar Global (Certificate No. 13180). As required under Schedule 5 Condition 6 (a) of the Project Approval, endorsement of the Audit Team by the Department of Planning, Housing and Infrastructure (DPHI, or the Department) was provided in a letter dated 28 April 2025 (**Appendix B**).

3.2 Independent Audit Scope Development

The scope for this IEA was developed to assess the development's environmental performance and compliance in relation to the conditions of the Project Approval, which included all post approval documents prepared to satisfy the conditions. At the time of this IEA, there had been three modifications of the Project Approval, with the most recent modification (MOD3) granted in September 2020.

The Department's letter endorsing the Audit Team, dated 28 April 2025, stated that "*The audit is to be conducted in accordance with the Independent Audit Post Approval Requirements (NSW Planning, 2020 or as updated)*" herein referred to as IAPAR 2020.

The Auditors also sought input from various agencies and interested parties to develop the scope of the IEA as discussed in Section 3.5.

3.3 Compliance Evaluation

The following forms of evidence were gathered during the IEA:

- Site inspection of the Project on 12 May 2025, which included the taking of photographs;
- Review of documents, reports and other records including approvals, reports prepared to satisfy the conditions, site inspection checklists, site photographs, site plans and drawings, as well as correspondence with agencies and interested parties;
- Interviews of Project personnel during the site inspection on 12 May 2025 (refer Section 3.4);
- Review of documents available on the internet including the:
 - o Multiquip website (<https://www.mqquarry.com.au/divisions/quarries/ardmore-park-quarry>);
 - o Department's NSW Planning Portal (<https://www.planningportal.nsw.gov.au/major-Projects/Projects/ardmore-park-quarry-modification-3>);
 - o NSW EPA POEO Act public register (<https://app.epa.nsw.gov.au/prpoeoapp/Detail.aspx?instid=13213&id=13213&option=licence&searchrange=general&range=POEO%20licence&prp=no&status=Issued>).

3.4 Site Inspection, Meetings and Interviews

The Project was inspected by James Walker on 12 May 2025. An opening meeting was held at the commencement of the site inspection. The agenda included introductions, audit objective, audit scope, audit methodology, audit schedule, Project progress, management, and monitoring during the Audit Period, and any other matters. A closing meeting was held after the site inspection which included discussion related to the provision of documentation.

The following Project personnel were present for the opening and closing meetings and accompanied the Auditor during the site inspection:

- Stephen Wall – Multiquip - Quarry Operations Manager; and
- Rhys Thompson – 4Pillars Environmental Consulting Pty Ltd (4Pillars) - General Manager.

The Auditors understand that 4Pillars provide environmental management and monitoring services to Multiquip in relation to the Project.

3.5 Consultation

The Auditors sought to consult the following agencies and interested parties in accordance with IAPAR 2020 and request from the Department as shown in **Table 3**. The correspondence is provided in **Appendix E**.

Table 3: Consultation with Agencies and Interested Parties

Agency / Interested Party	Contact Details	Response
DPHI – Development Assessment	Katrina O'Reilly, Development Assessment katrina.oreilly@planning.nsw.gov.au	A letter requesting consultation was issued to the DPHI via the Major Projects portal on 5 May 2025. Discussion was held with Katrina O'Reilly on 9 May 2025 and an email response was received from her on 9 May 2025. Refer to Table 4 for DPHI's Development Assessment team comments and the Auditors' response.
DPHI – Compliance	Michael Wood, Senior Investigator, Development Assessment & Infrastructure michael.wood@environment.nsw.gov.au	A letter requesting consultation was issued to the DPHI via the Major Projects portal on 5 May 2025. An email response was received from Michael Wood on 29 May 2025. Refer to Table 5 for DPHI's Compliance team comments and the Auditors' response.
DPHI - Crown Lands and Public Spaces	Gina Guinane, Natural Resource Management Project Officer gina.guinane@crownland.nsw.gov.au	An email requesting consultation was sent to the DPHI Crown Lands and Public Spaces group on 13 May 2025. An email response was received from Gina Guinane on 16 May 2025. Refer to Table 6 for DPHI's Crown Lands and Public Spaces group comments and the Auditors' response.
EPA	Janine Goodwin, Unit Head – Central West and Southern Coast & Tablelands janine.goodwin@epa.nsw.gov.au	An email requesting consultation was sent to the EPA on 5 May 2025. An email response was received from Janine Goodwin on 5 May 2025 requesting a discussion which was held on 9 May 2025. Refer to Table 7 for a summary of verbal comments made by Janine Goodwin and the Auditors' response. A written response was not provided by the EPA.
Goulburn Mulwaree Council (GMC)	Scott Martin, Director Planning & Environment scott.martin@goulburn.nsw.gov.au	An email requesting consultation was sent to the GMC on 5 May 2025. Email responses were received from Scott Martin on 14 May 2025. Refer to Table 8 for GMC's comments and the Auditors' response.
Heritage NSW	Alison Lamond, Acting Strategic Manager – Major Projects alison.lamond@environment.nsw.gov.au	An email requesting consultation was sent to Heritage NSW on 13 May 2025. An email response was received from Alison Lamond on 26 May 2025. Refer to Table 9 for Heritage NSW's comments and the Auditors' response.

Agency / Interested Party	Contact Details	Response
Natural Resources Access Regulator (NRAR)	Julie [surname not provided], Regulatory Support Team nrar.enquiries@nrar.nsw.gov.au	An email requesting consultation was sent to NRAR on 5 May 2025. An email response was received from Julie on 6 May 2025. Refer to Table 10 for NRAR's comments and the Auditors' response.
Department of Climate Change, Energy, the Environment & Water (DCCEEW) - Biodiversity and Conservation Division	info@environment.nsw.gov.au	An email requesting consultation was sent to the DCCEEW Biodiversity and Conservation Division on 13 May 2025. No response was received.
DCCEEW – Compliance Team	compliance@planning.nsw.gov.au	An email requesting consultation was sent to the DCCEEW Compliance Team on 26 May 2025. No response was received.
DCCEEW – Water Group	Tim Baker, Senior Project Officer, Water Assessments water.assessments@dpie.nsw.gov.au	An email requesting consultation was sent to the DCCEEW Water Group on 6 May 2025. A letter response from Tim Baker dated 8 May 2025 was provided in an email from Patricia Borges. Refer to Table 11 for DCCEEW's Water Group comments and the Auditors' response.
NSW Department of Primary Industries and Regional Development – NSW Resources Group	industry.engagement@regional.nsw.gov.au	An email requesting consultation was sent to the NSW Resources group, previously known as the Mining, Exploration and Geoscience (MEG) group, within the NSW Department of Primary Industries and Regional Development on 13 May 2025. No response was received.
Transport for NSW (TfNSW)	Anna Paul, Development Services Case Officer, Development Services. Transport Planning - Planning, Integration and Passenger anna.paul@transport.nsw.gov.au	An email requesting consultation was sent to TfNSW on 15 May 2025. An email response was received from Anna Paul on 28 May 2025. Refer to Table 12 for TfNSW's comments and the Auditors' response.
Water NSW	Jack Sharples, Catchment Assessment Officer jack.sharples@waternsw.com.au	An email requesting consultation was sent to Water NSW on 20 May 2025. An email response was received from Jack Sharples on 21 May 2025. Refer to Table 13 for Water NSW's comments and the Auditors' response.
NSW Rural Fire Service	Marty Webster, Development Assessment and Planning Coordinator Planning & Environment Services (South) pes@rfs.nsw.gov.au Martin.Webster@rfs.nsw.gov.au	An email requesting consultation was sent to the NSW Rural Fire Service on 13 May 2025. An email response was received from Marty Webster on 24 June 2025 which requested "additional details for this site as we are having difficulty finding any record of previous involvement or relevant details." The Auditors provided requested site details on 24 June

Agency / Interested Party	Contact Details	Response
		2025; however, no response was received from NSW Rural Fire Service.
Pejar Local Aboriginal Land Council	pejar1@outlook.com	An email requesting consultation was sent to the Pejar Local Aboriginal Land Council on 13 May 2025. No response was received.
Community Consultative Committee (CCC)	Don Elder elder@goulburn.net.au	An email requesting consultation was sent to Don Elder, former Chairperson of the CCC, on 13 May 2025. An email response was received from Don Elder on 20 May 2025. Refer to Table 14 for Don Elder's comments and the Auditors' response.

Table 4: DPHI Development Assessment Consultation Response

DPHI Development Assessment Comment	Auditor Response
<i>"NSW Planning would like the below agencies to be consulted:</i> <i>Biodiversity and Conservation Division of the NSW Department of Climate Change, Energy, the Environment and Water</i> <i>TfNSW</i> <i>Goulburn Council</i> <i>Community Consultative Committee (CCC)</i> <i>NSW Environment Protection Authority</i> <i>Heritage NSW, the NSW Department of Climate Change, Energy, the Environment and Water</i> <i>Local Aboriginal Land Councils - Registered Aboriginal Parties</i> <i>New South Wales Rural Fire Service</i> <i>DPIE Crown Lands Crown Lands Group within the Department</i> <i>DPIE Water Water Group within the Department</i> <i>WaterNSW</i> <i>Mining, Exploration and Geoscience within the Department of Regional NSW.</i> <i>Areas of focus to include:</i> <i>Assessment of compliance of activities with approved footprint.</i> <i>Compliance with current Development Control Order (DCO).</i> <i>Compliance with limits of consent such as production, extraction, truck movements, hours of operations.</i> <i>Status of road upgrades/repairs and VPA.</i> <i>Assessment of rehabilitation bond conditions.</i>	The Auditors requested consultation with the agencies requested by DPHI Development Assessment as listed in Table 3. The Auditors also assessed compliance with the areas of focus requested by DPHI Development Assessment as detailed below: <i>Assessment of compliance of activities with approved footprint:</i> refer to findings and recommendations for Schedule 2 Condition 2 presented in Table A1 (Appendix A); <i>Compliance with current Development Control Order (DCO):</i> refer to findings and recommendations for Schedule 2 Condition 2 presented in Table A1 (Appendix A); <i>Compliance with limits of consent such as production, extraction, truck movements, and hours of operations:</i> refer to findings and recommendations for Schedule 2 Condition 6 and 6A; Schedule 3 Condition 27; and Schedule 3 Condition 4 presented in Table A1 (Appendix A) plus Condition L5.1 in Table A2 (Appendix A); <i>Status of road upgrades/repairs and Voluntary Planning Agreement (VPA):</i> refer to findings and recommendations for Schedule 2 Condition 13; Schedule 3 Condition 25; and Schedule 3 Condition 26 presented in Table A1 (Appendix A); <i>Assessment of rehabilitation bond conditions:</i> refer to findings and recommendations for Schedule 3 Condition 23, 23A, 23B, 23C, and 23D; and Schedule 5 Condition 8 presented in Table A1 (Appendix A); <i>Ensure you assess compliance with all conditions of consent applicable to the phase of the development that is being audited and all post approval and compliance documents prepared to satisfy the conditions of consent, including management plans:</i>

DPHI Development Assessment Comment	Auditor Response
• <i>Ensure you assess compliance with all conditions of consent applicable to the phase of the development that is being audited and all post approval and compliance documents prepared to satisfy the conditions of consent, including management plans.</i> • <i>Detailed assessment of compliance with commitments, monitoring and reporting requirements in all management plans.</i> • <i>Review the environmental performance of the development including; actual impacts compared to predicted impacts, incidents, non-compliances, complaints, the physical extent of the development in comparison with the approved boundary.</i> • <i>A high-level assessment and review of Construction Environmental Management Plans and Sub-plans and whether they are adequate, specifically the Landscape Management Plan, Traffic Management Plan, Aboriginal Heritage Management Plan etc.</i> • <i>Ensuring all notifications have been carried out, eg incident/non-compliance reporting, commencement of construction/operation etc.</i> • <i>Ensuring all environmental controls have been installed, maintained and are adequate, specifically in relation to managing water, noise and dust.</i> • <i>Sediment and erosion controls are installed and in accordance with the requirements of Managing Urban Stormwater: Soils and Construction (Landcom, 2004) and the relevant management plans.</i> • <i>Are accurate records are being kept, specifically in relation to community complaints and actions.</i> • <i>Assessment of complaints register and the monitoring recording, tracking and actioning of."</i>	refer to findings and recommendations in Table A1 (Appendix A) particularly for Schedule 5 Condition 5B; • <i>Detailed assessment of compliance with commitments, monitoring and reporting requirements in all management plans:</i> refer to findings and recommendations in Table A1 (Appendix A) particularly for Schedule 5 Condition 5B; • <i>Review the environmental performance of the development including; actual impacts compared to predicted impacts, incidents, non-compliances, complaints, the physical extent of the development in comparison with the approved boundary:</i> refer to findings and recommendations in Table A1 (Appendix A) particularly for Schedule 5 Condition 5; Schedule 5 Condition 3; Schedule 5 Condition 4; Schedule 3 Condition 2; Schedule 3, Condition 28; Schedule 3 Condition 35; and Schedule 2 Condition 2; • <i>A high-level assessment and review of Construction Environmental Management Plans and Sub-plans and whether they are adequate, specifically the Landscape Management Plan, Traffic Management Plan, Aboriginal Heritage Management Plan etc.:</i> refer to findings and recommendations in Table A1 (Appendix A) particularly for Schedule 5 Condition 5; • <i>Ensuring all notifications have been carried out, e.g. incident/non-compliance reporting, commencement of construction/operation etc.:</i> refer to findings and recommendations in Table A1 (Appendix A) particularly for Schedule 4 Condition 1; Schedule 5 Condition 3; and Schedule 5 Condition 4; • <i>Ensuring all environmental controls have been installed, maintained and are adequate, specifically in relation to managing water, noise and dust:</i> refer to findings and recommendations in Table A1 (Appendix A) particularly for Schedule 3 Condition 7; Schedule 3 Condition 13; Schedule 3 Condition 15; Schedule 3 Condition 16; Schedule 3 Condition 34A; Schedule 3 Condition 35; and Schedule 5 Condition 4 plus Condition U2.1 in Table A2 (Appendix A); • <i>Sediment and erosion controls are installed and in accordance with the requirements of Managing Urban Stormwater: Soils and Construction (Landcom, 2004) and the relevant management plans:</i> refer to findings and recommendations for Schedule 3 Condition 15 in Table A1 (Appendix A); • <i>Are accurate records are being kept, specifically in relation to community complaints and actions:</i> refer to findings and recommendations in Table A1 (Appendix A) particularly for Schedule 3 Condition 2; Schedule 3, Condition 28; Schedule 3 Condition 35; and Schedule 5 Condition 10; and

DPHI Development Assessment Comment	Auditor Response
	Assessment of complaints register and the monitoring recording, tracking and actioning of: refer to findings and recommendations in Table A1 (Appendix A) particularly for Schedule 3 Condition 2; Schedule 3, Condition 28; Schedule 3 Condition 35; and Schedule 5 Condition 10 plus Condition M5 in Table A2 (Appendix A).

Table 5: DPHI Compliance Consultation Response

DPHI Compliance Comment	Auditor Response
<i>"The scope of the IEA must include an audit on the full infrastructure approval and any Environmental Protection Licence requirements.</i> <i>Whilst the audit would include the full scope, it is proposed that there can be a focus on the following:</i> <i>Water Management Plan – monitoring and reporting;</i> <i>Traffic, transport and access management, monitoring and reporting;</i> <i>Please also check processes for managing truck movements are in accordance with revised conditions of MOD 3 – especially if they are trucking at the higher rate.</i> <i>Review and update of strategies, plans and programs;</i> <i>Incident / non-compliance reporting to DPIE;</i> <i>Compliance tracking processes eg transport;</i> <i>Maintenance of website with information to be made publicly available;</i> <i>Voluntary Planning Agreement with Council</i> <i>Compliance with DCO</i> <i>Check regarding Truck noise. The TMP required them to include a noise validation program for truck movements between 5:00 am and 7:00 am to meet a road traffic noise level limit of LAeq (1 hour) of 50 dB(A).</i> <i>Check any imported screened waste material is handled on site in accordance with MOD 3."</i>	The IEA included assessment of compliance against both the Project Approval (Table A1) and EPL 13213 (Table A2) as presented in Appendix A. The Auditors also assessed compliance with the areas of focus requested by DPHI Compliance as detailed below: <i>Water Management Plan – monitoring and reporting:</i> refer to findings and recommendations for Schedule 3 Condition 13; Schedule 3 Condition 14; Schedule 3 Condition 16; Schedule 3 Condition 17; and Schedule 3 Condition 18 presented in Table A1 (Appendix A); <i>Traffic, transport and access management, monitoring and reporting including processes for managing truck movements are in accordance with revised conditions of MOD 3 – especially if they are trucking at the higher rate:</i> refer to findings and recommendations for Schedule 2 Condition 6; Schedule 3 Condition 4; Schedule 3 Condition 25; Schedule 3 Condition 27; Schedule 3 Condition 28; Schedule 3 Condition 29; and Schedule 3 Condition 30 presented in Table A1 (Appendix A); <i>Review and update of strategies, plans and programs:</i> refer to findings and recommendations in Table A1 (Appendix A) particularly for Schedule 5 Condition 5, 5A and 5B; <i>Incident / non-compliance reporting to DPIE:</i> refer to findings and recommendations in Table A1 (Appendix A) particularly for Schedule 4 Condition 1; Schedule 5 Condition 3; and Schedule 5 Condition 4; <i>Compliance tracking processes e.g. transport:</i> refer to findings and recommendations in Table A1 (Appendix A) particularly for Schedule 5 Condition 5; <i>Maintenance of website with information to be made publicly available:</i> refer to findings and recommendations for Schedule 5 Condition 10 in Table A1 (Appendix A); <i>Voluntary Planning Agreement with Council;</i> refer to findings and recommendations for Schedule 2 Condition 13 presented in Table A1 (Appendix A);

DPHI Compliance Comment	Auditor Response
	• <i>Compliance with DCO</i>: refer to findings and recommendations for Schedule 2 Condition 2 presented in Table A1 (Appendix A); • <i>Check regarding Truck noise. The TMP required them to include a noise validation program for truck movements between 5:00 am and 7:00 am to meet a road traffic noise level limit of LAeq (1 hour) of 50 dB(A)</i>: refer to findings and recommendations for Schedule 3 Condition 30 presented in Table A1 (Appendix A); and • <i>Check any imported screened waste material is handled on site in accordance with MOD 3</i>: refer to findings and recommendations for Schedule 3 Condition 37A presented in Table A1 (Appendix A).

Table 6: DPHI Crown Lands and Public Spaces Consultation Response

DPHI Crown Lands and Public Spaces Comment	Auditor Response
<i>"I can confirm no Crown land has been directly or indirectly impacted by the Ardmore Park Quarry operations you refer to below.</i> <i>There is no adjoining Crown land or waterways and the road providing access to the site is not a Crown road".</i>	No Auditor action or response required.

Table 7: EPA Consultation Response

EPA Verbal Comment	Auditor Response
The EPA requested that the IEA specifically assessed compliance with the following areas of focus: • dust management and complaints including the Dust Management Capacity Assessment conditions in section U2 of the EPL 13213; • noise management and complaints; • Licensed Discharge Trial conditions in section U1 of the EPL 13213; and • update of the Water Management Plan including consideration of water reuse options (e.g. irrigation).	The Auditors assessed compliance with the areas of focus requested by the EPA as detailed below: • <i>Dust management and complaints</i>: refer to findings and recommendations for Schedule 3 Condition 7 in Table A1 (Appendix A) and Conditions O3.1, U2.1, U2.2, U2.3, U2.4, and U2.5 in Table A2 (Appendix A); • <i>Noise management and complaints</i>: refer to findings and recommendations for Condition L4.1 in Table A2 (Appendix A); • <i>Licensed Discharge Trial</i>: refer to findings and recommendations for Conditions U1.1, U1.2, U1.3, U1.4, U1.5, U1.6, and U1.7 in Table A2 (Appendix A); and • <i>update of the Water Management Plan including consideration of water reuse options</i>: refer to findings and recommendations in Schedule 3 Condition U13 in Table A1 (Appendix A). Project personnel reported that: an updated revised Water Management Plan is planned to be submitted to the Department in September 2025; that a request to update the reference to the Water Management Plan in EPL 13213

EPA Verbal Comment	Auditor Response
	Condition O4.1 will be made upon Department approval of the updated Water Management Plan; and that water reuse options are being assessed.

Table 8: GMC Consultation Response

GMC Comment	Auditor Response
Initial response: <i>"In terms of audit scope, Council would be asking for the following matters to be addressed:</i> <i>The developer has outstanding developer contributions owing to Council.</i> <i>The Community Consultative Committee has not met in over 12 months. There is already a lack of trust between the community and the company, therefore the lack of such a Committee is only serving to create further distrust.</i> <i>It is Councils understanding that the Ardmore Park Quarry is operating under the Mod 2 Consent. A number of matters remain outstanding prior to Mod 3 being able to become operational, including the Voluntary Planning Agreement (VPA) between Council and Multiquip. The primary reason for the VPA having not being finalised can be attributed to unresolved matters in relation to the upgrading of the haulage route (Jerrara Road and Oallen Ford Road)."</i> Additional response: <i>"The following information is provided in confidence pending a report being presented to Council at its meeting to be held on 20 May 2025.</i> <i>Since the commencement of operations at Ardmore Park, payment of development contributions has been infrequent. The current outstanding debt in this regard stands at \$[REDACTED] (as at 7 May 2025).</i> <i>In addition to the outstanding contributions, an additional outstanding debt of \$[REDACTED] exists for works undertaken by Council on the haulage route in line with one of the agreed terms of the proposed Voluntary Planning Agreement. Refer to Clause 5, Table 1 within Appendix 4 (page 25) of the consolidated Mod 3 Consent.</i> <i>A further debt in excess of \$[REDACTED] remains outstanding relating to costs borne from Council as part of emergency maintenance works along the haulage route. It is the view of Council that premature maintenance and reconstruction works were required due to excessive damage caused by Multiquip's heavy vehicle movements."</i>	The Auditors assessed compliance with the areas of focus requested by Council as detailed below: <i>Developer contributions:</i> refer to findings and recommendations for Schedule 2 Condition 10 presented in Table A1 (Appendix A); <i>Road repairs:</i> refer to findings and recommendations for Schedule 2 Condition 10 and Schedule 3 Conditions 25 and 26 presented in Table A1 (Appendix A); <i>Community Consultative Committee:</i> refer to findings and recommendations for Schedule 5 Condition 9 presented in Table A1 (Appendix A); and <i>VPA:</i> refer to findings and recommendations for Schedule 2 Condition 13 presented in Table A1 (Appendix A).

Table 9: Heritage NSW Consultation Response

Heritage NSW Comment	Auditor Response
<i>"Please consider as a part of your audit scope any conditions relating to heritage within the Conditions of Consent for the project and any approved Management Plans. It is recommended that the Department of Climate Change, Energy, the Environment and Water Compliance Team be contacted via compliance@planning.nsw.gov.au to determine if there is any non-compliance with Conditions of Consent for the project."</i>	The Auditors assessed compliance with conditions relating to heritage; refer to the findings and recommendations for Schedule 3 Condition 24 presented in Table A1 (Appendix A). As suggested by Heritage NSW, the Auditors also requested consultation with the "Department of Climate Change, Energy, the Environment and Water Compliance Team"; however, as shown in Table 3, a response was not received.

Table 10: NRAR Consultation Response

NRAR Comment	Auditor Response
<i>"Thank you for sending your email to Natural Resources Access Regulator (NRAR), due to a recent restructure, the Department of Climate Change, Energy, the Environment & Water- Water Licensing (DCCEEW- Water) is now responsible for controlled activity approvals, works on waterfront land and licences and approvals for large water users.</i> <i>All other licences and approvals continue to be managed by WaterNSW.</i> <i>Your matter will now be dealt with by Department of Climate Change, Energy, the Environment & Water- Water Licensing (DCCEEW- Water) and you will have to email your enquiry to waterlicensing.servicedesk@dpie.nsw.gov.au or contact DCCEEW Water on 1300 081 047."</i>	As suggested by NRAR, the Auditors consulted with the: • "Department of Climate Change, Energy, the Environment & Water- Water Licensing": refer to Table 11; and • Water NSW: refer to Table 13.

Table 11: DCCEEW Water Group Consultation Response

DCCEEW Water Group Comment	Auditor Response
<i>"NSW DCCEEW Water Group requests that the audit address compliance with the following specific elements of the consent conditions and related legislative requirements in a manner consistent with the above audit scope:</i> • <i>The requirement to prepare and implement management plans that relate to water sources and their dependent ecosystems and users, and associated impact management and mitigation. These plans may include:</i> - o <i>Water Management Plans and related sub-plans e.g., Site Water Balance, Erosion and Sediment Control Plan, Stormwater Management Plan, Surface and Groundwater Management Plan.</i>	The Auditors assessed compliance with the areas of focus requested by DCCEEW Water Group as detailed below: • <i>Management plans that relate to water sources and their dependent ecosystems and users, and associated impact management and mitigation:</i> refer to findings and recommendations for Schedule 3 Condition 13, Schedule 3 Condition 14, Schedule 3 Condition 15, Schedule 3 Condition 16, Schedule 3 Condition 17, and Schedule 3 Condition 18 presented in Table A1 (Appendix A); • <i>prepare and implement trigger action response plans for water source impacts which set clearly defined limits and action:</i> refer to findings and recommendations for Schedule 3 Condition 13, Schedule 3 Condition 17, and Schedule 3 Condition 18 presented in Table A1 (Appendix A);

DCCEE Water Group Comment	Auditor Response
o Extraction Plans and related sub-plans e.g., Water Management Plan, Subsidence Management Plan. - The requirement to prepare and implement trigger action response plans for water source impacts which set clearly defined limits and actions. This is to be reported on within annual and exceedance-based reporting. - Water supply availability is clearly defined for the project. - Water take at the site via storage, diversion, interception or extraction is clearly documented and is authorised by a relevant Water Access Licence or exemption under the Water Management (General) Regulation 2018. - Water metering at the site is in accordance with the NSW Non-Urban Metering Framework where relevant. - Water Access Licence/s used to account for water take by the project nominates the work where the water is being taken from. - Annual reporting clearly documents; 1) water take, use and water source impacts, 2) compares results with previous years, and 3) identifies exceedances and how these are managed/mitigated."	- water supply availability, water take, water metering, and Water Access Licence/s: refer to findings and recommendations for Schedule 3 Condition 11 and Schedule 3 Condition 14 presented in Table A1 (Appendix A); and - annual reporting: refer to findings and recommendations for Schedule 5 Condition 5 in Table A1 (Appendix A).

Table 12: TfNSW Consultation Response

TfNSW Comment	Auditor Response
"TfNSW provides the following comments: - There are no specific compliance issues relevant to the development that TfNSW would like the Ardmore Quarry to focus on at this time. - Advice has been previously provided on TfNSW requirements/comments for the 'Traffic Management Plan' as required by Condition 30 in Schedule 3 of Mod 3 of MP 07_0155 (see email attached FYI). The audit should ensure the requirements of this plan are being complied with during Quarry operations. - Separate consultation should be had with Goulburn Mulwaree Council. TfNSW is aware of Council concerns regarding pavement deterioration associated with heavy vehicle movements along Lumley Road and Windellama Road. Additional concerns have been raised about the deterioration of the pavement at the intersection of Lumley Road and Braidwood Road intersection, as well as the deterioration of line marking at this intersection, from heavy vehicle movements."	The Auditors assessed compliance with the Traffic Management Plan: refer to the findings and recommendations for Schedule 3 Condition 4, Schedule 3 Condition 28, Schedule 3 Condition 29, and Schedule 3 Condition 30 in Table A1 (Appendix A) plus Condition L5.1 in Table A2 (Appendix A). As requested by TfNSW, the Auditors also consulted with Goulburn Mulwaree Council regarding transport related matters: refer to Table 8.

Table 13: Water NSW Consultation Response

Water NSW Comment	Auditor Response
<i>"As part of the SoEE prepared in 2022, we noted the following considerations:</i> <i>the EPL No. 13213 was subsequently varied with EPA to allow a trial monitoring period (8 months with further extension) and discharge from the site for the Old Pit. Would recommend the audit include specific details of compliance with the EPL (varied 2022, 2023 and 2025).</i> <i>Irrigation (Reuse Options Assessment) was not taken forward however it appears EPL was varied in 2025 to permit mechanical evaporator system trial at the hard rock processing area.</i> <i>Armouring works may require approval from DECCEEW (former NRAR) as a Controlled Activity</i> <i>Monitoring of the creek's structural integrity (bed and banks) should be undertaken – 3 month trial previously considered</i> <i>Monitoring of the impact on water quality the downstream dam (as per their previous proposal).</i> <i>As noted Water NSW also previously noted in 2022 for the previous IEA confirmation of:</i> <i>the size of sedimentation basins had been increased</i> <i>the Water Management Plan including surface and ground monitoring had been updated</i> <i>the hardstand area associated Jerra Road upgrade had been rehabilitated."</i>	The Auditors assessed compliance with the areas of focus requested by Water NSW as detailed below: - Licensed Discharge Trial compliance: refer to findings and recommendations for Conditions U1.1, U1.2, U1.3, U1.4, U1.5, U1.6, and U1.7 in Table A2 (Appendix A); - mechanical evaporator system trial: refer to findings and recommendations for Conditions U2.1, U2.2, U2.3, U2.4, and U2.5 in Table A2 (Appendix A); - armouring works approval: refer to findings and recommendations in Conditions U1.2 and U1.5 in Table A2 (Appendix A); - monitoring of creek's structural integrity and monitoring of the impact on water quality: refer to findings and recommendations in Condition U1.5 in Table A2 (Appendix A); - the size of sedimentation basins had been increased: sedimentation basins have not been increased in size. The 2022 IEA noted that "It was not clear if the comment was in relation to specific sedimentation basins or the basins in general. The Environmental Assessment for the Project Approval indicated that SB6 needed to be increased by 0.9 megalitres to 1.6 megalitres. However, SB6 was in an establishment phase configuration of the quarry and is no longer present"; - the Water Management Plan including surface and ground monitoring had been updated: an updated revised Water Management Plan is planned to be submitted to the Department in September 2025; refer to findings and recommendations in Schedule 3 Condition U13 in Table A1 (Appendix A); and - the hardstand area associated Jerra Road upgrade had been rehabilitated: The 2022 IEA noted that "the hardstand area associated with the Jerrara Road upgrade was on land owned by another party. Following its use for the Jerrara Road upgrade, the owner elected to use the area to construct a new shed, which is understood to have been under separate Council approval obtained by that owner."

Table 14: Don Elder (former CCC Chairperson) Consultation Response

Don Elder (former CCC Chairperson) Comment	Auditor Response
<i>"My resignation in May last year from the Ardmore Park CCC was entirely due to health reasons.</i>	The Auditors assessed compliance with Community Consultative Committee requirements and recommended that Multiquip "Appoint a suitable Chairperson, plus obtain appropriate representation from other parties listed in

Don Elder (former CCC Chairperson) Comment	Auditor Response
<i>At that time, construction and maintenance of roads was an ongoing issue. These are matters within the province of the Department, the proponent and Goulburn-Mulwarree Council. The best the CCC can do is advise.</i> <i>I am concerned that a year has elapsed without an independent chairman being appointed. This is integral to the CCC functioning as a viable body".</i>	<i>Schedule 5 Condition 9, and recommence CCC meetings"; refer to findings and recommendations for Schedule 5 Condition 9 presented in Table A1 (Appendix A).</i> The Auditors also consulted with the Department (refer to Table 4 and Table 5) and Goulburn Mulwaree Council (refer to Table 8).

3.6 Compliance Status Descriptors

This Audit Report has been prepared in accordance with the requirements for an Independent Audit Methodology and Independent Audit Report in IAPAR 2020. As such, the following compliance status descriptors have been used:

Compliant	The Auditors have collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant	The Auditors have determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not triggered	A requirement has an activation or timing trigger that has not been met at the time when the Audit is undertaken, therefore an assessment of compliance is not relevant.

Observations are made that identify opportunities for improvement (OFI).

4. AUDIT FINDINGS

4.1 Approval and Document List

The following approvals and documents provided by Multiquip, 4Pillars, and/or available on the Project website, were reviewed by the Auditors:

- 4Pillars, Visual Impact Assessment, 10/08/2021;
- 4Pillars, RE: Required actions at Ardmore Park Quarry, 07/10/2022;
- 4Pillars, RE: Independent Environmental Audit, 25/10/2022;
- 4 Pillars, RE: Project Application 07_0155[sic] (Mod 3) Notification of recorded elevated dust, 24/07/2023;
- 4Pillars, RE:MP07-0155 Schedule 5 Condition 8 and Schedule 5 Condition 4, 31/03/2023;
- 4Pillars, Dust Management Capacity Assessment, 11/12/2023;
- 4Pillars, RE: 2023 Annual Review, 14/10/2024;
- 4Pillars, RE: 22 November 2024 Show Cause, 11/12/2024;
- 4Pillars, VPA Update, 14/03/2025;
- 4Pillars, Notification of non-compliance: MP07_0155 Schedule 3 Conditions 4 and 27, 04/04/2025;
- 4Pillars, RE: Extension Request – 29 April 2025 Show Cause, 15/05/2025;
- 4Pillars, RE: 29 April 2025 Show Cause, 22/05/2025;
- 4Pillars, VPA Update, 27/06/2025;
- Benedict Sand & Gravel, Statement of Compliance, 07/07/2025;
- Community Consultative Committee (CCC) meeting minutes;
- CEAL Limited, Notification of Non-Compliances with Project Approval PA 07_0155 at the Ardmore Park Quarry, 22/12/2021;
- CEAL Limited, Letter to DPE, 20/05/2022;
- CEAL Limited, Annual Return, Licence 13213, 21/08/2021 to 20/08/2022;
- CEAL Limited, Show Cause dated 28/11/2022 Ardmore Park, 15/12/2022;
- CEAL Limited, Annual Return, Licence 13213, 21/08/2022 to 20/08/2023;
- CEAL Limited, Annual Return, Licence 13213, 21/08/2023 to 20/08/2024;
- DPE, Ardmore Park Project – MP07-0155, Warning Letter, Breach of Section 4.2 of the Environmental Planning and Assessment Act 1979, 25/11/2022;
- DPE, Ardmore Park Project (PA 07_0155), Show Cause, 28/11/2022;
- DPE, Notice to Furnish Information and Records, 11/04/2022;
- DPE, NRAR Direction – Bore Remediation, 28/10/2022;
- DPE, Official Caution, Breach of Section 4.2(1)(b) of the Environmental Planning and Assessment Act 1979, 20/01/2023;
- DPE, Development Control Order, 29/11/2023;
- DPHI, Ardmore Park Quarry – Extension request to submit 2024 Annual Review, 31/03/2025;
- DPHI, Ardmore Park Quarry – Annual Review – 2024, 23/05/2025;
- DPHI, Ardmore Park Quarry – Revised Annual Review 2023, 13/11/2024;

- DPHI, Show Cause Alleged Breach of Section 4.2 of the Environmental Planning and Assessment Act 1979, 22/11/2024 (Show Cause Notice);
- DPHI, Penalty Notice – Breach of Section 4.2 of the Environmental Planning and Assessment Act 1979, 05/02/2025;
- DPHI, Show Cause Alleged Breach of Section 4.2 of the Environmental Planning and Assessment Act 1979, 29/04/2025;
- DPHI, Ardmore Park Quarry – Independent Environmental Audit 2022 to 2025, 29/01/2026;
- Email from DPE to Rhys Thompson (4Pillars), 14/10/2024;
- Email correspondence between Rhys Thompson (4 Pillars) and Michael Wood (DPHI) 14/10/2022, 17/10/2022, and 18/10/2022;
- Email from Michael Wood (DPE) to Rhys Thompson (4 Pillars), 18/03/2025;
- Email from Katrina O'Reilly (DPE) to Rhys Thompson (4 Pillars), 30/09/2024;
- Emails from Rhys Thompson (4Pillars) to Carl Dumpleton (DPHI), 07/11/2024 & 13/01/2025;
- EPA, EPA Advice – Ardmore Park Quarry – Bore works, 14/10/2022;
- Environment Protection Licence (EPL) 13213 last updated 24/03/2025;
- EPA, Notice of Variation of Licence No. 13213, 27/09/2023;
- Extractive Materials Return 2021-2022, 13/12/2022;
- Extractive Materials Return 2022-2023, 31/10/2023;
- Groundwork Plus, Independent Audit Report, January 2019;
- Goulburn Mulwaree Council, Ardmore Park Quarry – Pavement rectification works, 08/04/2024;
- Kayandel Archaeological Services, Aboriginal Heritage Management Plan, September 2010;
- Land and Environment Court New South Wales, Secretary, Department of Planning, Housing and Infrastructure v CEAL Limited (Trading as Multiquip Quarries); Decision date 28/03/2025;
- Multiquip, Bushfire Management Plan, 07/08/2018;
- Multiquip, Notification of Non-Compliances with Project Approval PA 07_0155 at the Ardmore Park Quarry, 22/12/2021;
- Multiquip, Closed Services Register, 13/06/2025;
- Multiquip, Open Repairs Register, 13/06/2025;
- Multiquip, Community Complaint Register;
- Multiquip, Goulburn Mulwaree Council and CEAL Limited trading as Multiquip Quarries, 04/12/2023;
- Multiquip, Notice to Furnish Information and Records – 28 November 2022, 04/01/2023;
- Multiquip, Truck Movement Summary, Jan-Dec 2024;
- Multiquip, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023;
- Multiquip, Ardmore Park Quarry Annual Review, 1 January 2023 - 31 December 2023, 14/10/2024;

- Multiquip, Ardmore Park Quarry Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025;
- Multiquip, Environmental Monitoring Report, January 2025;
- Multiquip, Environmental Monitoring Report, February 2025;
- Multiquip, Environmental Monitoring Report, April 2025;
- NSW Department of Climate Change, Energy, the Environment and Water, Statement of Conditions WAL number 30111, 18/03/2025;
- NSW Department of Climate Change, Energy, the Environment and Water, Statement of Conditions WAL number 41848, 18/03/2025;
- Pulse White Noise Acoustics, Multiquip Aggregates Acoustic Report – August 2023 Assessment, 01/09/2023;
- Pulse White Noise Acoustics, Multiquip Aggregates Acoustic Report – November 2022 Assessment, 10/11/2022;
- Pulse White Noise Acoustics, Multiquip Aggregates Acoustic Report – March 2024 Assessment, 26/06/2024;
- Pulse White Noise Acoustics, Multiquip Aggregates Ardmore Park, Noise Monitoring Report, 06/01/2025;
- Ramboll, Independent Environmental Audit, 14/10/2022;
- RW Corkery & Co., Environmental Management Strategy, August 2011 (EMS);
- RW Corkery & Co., Waste Management Plan, 18/03/2022;
- RW Corkery & Co., Erosion and Sediment Control Plan, 08/09/2017;
- RW Corkery & Co., Water Management Plan, 01/11/2017;
- Total Surveying Solutions, Plan no. 182344.502, Approved Extraction Boundary with Tyre Locations pick up & Location of Placed Star Pickets as advised on 03/11/20, 27/01/21;
- Total Surveying Solutions, Plan no. 182344.503, Approved Extraction Boundary with Tyre Locations pick up & Location of Placed Star Pickets as advised on 03/11/20, 27/01/21;
- Trevor Brown and Associates, Independent Audit Report, October 2015; and
- The Transport Planning Partnership, Draft Traffic Management Plan, March 2022.

4.2 Compliance Performance

The Auditors assessed the Project to be compliant with the Project Approval except for the non-compliances shown in **Table 15**. Refer to the Independent Audit Table A1 (**Appendix A**) for full details of the identified non-compliances and compliance status of other conditions. Section 5.1 provides recommendations associated with the non-compliances.

Table 15: Summary of Non-compliances with Project Approval MP07_0155

NC#	Condition ID	Non-compliance
NC1	Schedule 2 Condition 10	Goulburn Mulwaree Council (the Council) has reported that the Council has undertaken "emergency maintenance works along the haulage route. It is the view of Council that premature maintenance and reconstruction works were required due to excessive damage caused by Multiquip's heavy vehicle movements" and that Multiquip has an outstanding debt to the Council in relation to the cost of these works. On 4 December 2023, Multiquip requested Council provide documentation supporting claims made by Council relating to rectification roadworks that had been carried by Council, including financial evidence. Council responded to Multiquip on 8 April 2024 declining to provide requested documentation "as if disclosed it would prejudice the commercial position of the person / organisation who supplied it."; however, Council noted "that the total expenditure on Jerrara Rd amounts to \$2,986,359.27". Project personnel have reported that Multiquip and Council have held ongoing discussions and negotiations about details and financial liability for road repairs, however this matter has not been resolved during the Audit Period.

NC#	Condition ID	Non-compliance
		In addition, Council has reported that <i>"the developer has outstanding developer contributions owing to Council"</i> . Project personnel were unable to provide evidence that all contribution payments were made to Council during the Audit Period.
NC2	Schedule 2 Condition 13	MOD3 was determined on 18 September 2020. A Voluntary Planning Agreement (VPA) is not yet in place. A Heads of Agreement has been accepted by Council and the VPA has been drafted. Council has deferred signing the VPA and reported that <i>"The primary reason for the VPA having not being finalised can be attributed to unresolved matters in relation to the upgrading of the haulage route (Jerrara Road and Oallen Ford Road)."</i> The Department issued Multiquip with a Warning Letter on 25 November 2022 regarding non-compliance with this condition as the VPA had not been finalised. On 14 March 2025, the Department was provided with an update on the status of the VPA and the ongoing discussions and correspondence between Multiquip and the Council. The Department acknowledged receipt of this update on 18 March 2025 and requested a further update be provided by 27 June 2025 which was provided by 4Pillars on 27 June 2025.
NC3	Schedule 3 Condition 1A	The extraction area approved under the original Project Approval had been marked with star pickets and white painted tyres. The site inspection confirmed that some of these remain visible but others have been lost. The extension of the extraction area approved under MOD3 has not been clearly marked, however Project personnel reported that bund walls have been constructed over boundary markers and site staff are aware of these boundaries.
NC4	Schedule 3 Condition 4	Project personnel noted that product loading and dispatch prior to 7am, as approved under Project Approval MOD3, has not yet commenced. Review of weighbridge records for October 2022 and November 2024 indicated that two trucks were dispatched after 1pm on Saturday 15 October 2022. The Annual Reviews for 2022, 2023 and 2024 reported numerous non-compliances during 2023 and 2024 relating to truck movements occurring outside of permissible hours as summarised below: 2023: 102 truck movements over 50 days which was later revised, within the 11 December 2024 Multiquip response to the Show Cause Notice, to 96 truck movements over 42 days. 2024: 28 truck movements over 14 days which was later revised, as reported within the 4Pillars letter to the Department dated 4 April 2025, to 80 truck movements over 46 days. Multiquip reportedly notified the Department of non-compliances with this condition on 21 October 2024 and 4 April 2025. A Show Cause Notice was issued by the Department on 22 November 2024 providing the opportunity for Multiquip to make representations as to why the Department should not take formal enforcement action in relation to the alleged breach. Multiquip provided a response to the Show Cause Notice on 11 December 2024 which indicated that the non-compliances had <i>"arisen largely due to reliance on inadequate manual systems"</i> and provided proposed improvements to weighbridge and truck movement management. The 2024 Annual Review noted that most of these improvements were underway. The Department has issued two Penalty Notices, dated 5 February 2025 and 18 July 2025 each with a fine of \$15,000, to Multiquip relating to non-compliance with this condition. It is noted that the Penalty Notice dated 18 July 2025 was issued outside of the Audit Period.
NC5	Schedule 3 Condition 27	Multiquip has reported non-compliances in relation to truck movements during: 2023 <i>"96 truck movements outside of the permitted hourly transport limits, across 42 days."</i> 2024 <i>"76 truck movements outside of the permitted hourly transport limits, across 31 days."</i> This was later revised, as reported within the 4Pillars letter to the Department dated 4 April 2025, to 80 truck movements over 46 days. Multiquip reportedly notified the Department of non-compliances with this condition on 21 October 2024 and 4 April 2025. A Show Cause Notice was issued by the Department on 22 November 2024 providing the opportunity for Multiquip to make representations as to why the Department should not take formal enforcement action in relation to the alleged breach. Multiquip provided a response to the Show Cause Notice on 11 December 2024 which indicated that the non-compliances had <i>"arisen largely due to reliance on inadequate manual systems"</i> and detailed a number of proposed improvements to weighbridge and truck movement management. The 2024 Annual Review noted that most of these improvements were underway. The Department has issued a Penalty Notice, dated 18 July 2025 with a fine of \$15,000, to Multiquip relating to non-compliance with this condition. It is noted that this Penalty Notice was issued outside of the Audit Period.
NC6	Schedule 3 Condition 29	The Department issued an Official Caution to Multiquip on 9 February 2023 for <i>"failure to keep accurate and up to date records of truck movements to and from the Ardmore Park Quarry on the company website and in Annual Reviews."</i> The Official Caution noted that Multiquip <i>"have since uploaded an updated truck movement summary report to their website"</i>. The Annual Review for 2022 notes that the truck movement summary report for 2022 was completed and uploaded to the company website on 21 October 2022. The Auditors notes that monthly truck movement summary reports are available in the Annual Reviews and on the Project website, however they are reportedly published to the website on a three-month delay due to competition concerns.

NC#	Condition ID	Non-compliance
NC7	Schedule 3 Condition 34A	Extraction in the Extraction Extension Area approved under MOD3 has commenced, although not at increased levels of production. The eastern visual bund wall depicted in Appendix 1 (not Figure 1 of Appendix 2) has been established and mostly vegetated; however, the site inspection identified that areas appeared to have suffered from erosion and are not currently vegetated.
NC8	Schedule 3 Condition 37A	A Waste Management Plan was prepared in March 2022 and was submitted to the Department on 15 September 2023 following approval of MOD3 of the Project Approval. The Waste Management Plan has not yet been approved by the Department. An updated revised Waste Management Plan (V2.0) was submitted to the Department on 27 May 2025 which was outside of the Audit Period. In a response dated 4 January 2023 to a Department Notice to Furnish Information and Records, Multiquip reported that <i>"no VENM, ENM or extracted material has been received on site since 22 May 2022 with the exception of 12 tonnes of topsoil that is earmarked for the gardens surrounding the house at 5100 Oallen Ford Rd, Bungonia NSW 2580, being the residence of Mr Steve Mikosic when he is attending the site"</i>. A Statement of Compliance, which project personnel reported was for the same type of topsoil material as had been imported to the site, stated that the material comprised of <i>"Quarried Material and Recovered Fines"</i>. The Auditors note that Quarried Material or Recovered Fines are not specifically mentioned in the definition of <i>"screened waste material"</i> provided in the Project Approval. Project personnel reported that no waste material, other than the topsoil, was received at the site during the Audit Period. However, the Auditors consider this condition is non-compliant on the basis that material has been received at the site prior to approval of the Waste Management Plan.
NC9	Schedule 4 Condition 1	The Annual Review for 2023 noted that exceedances of the deposited dust criteria in January 2023 and March 2023 were unable to be <i>"definitively ruled out"</i> in relation to Project activities. Multiquip notified the Department on 24 July 2024 of these exceedances which is greater than seven days after obtaining the associated monitoring results. Monitoring results (whether within or above criteria) are published on the Multiquip website. No neighbouring landowners or tenants were notified directly of the dust level exceedances as they were not believed to be attributed to quarrying activities.
NC10	Schedule 5 Condition 4	The Annual Reviews for 2022, 2023 and 2024 reported the following non-compliances with the Project Approval: 2022: in relation to not publishing truck movements as required by Schedule 3 Condition 29(g) 2023: in relation to: - not adhering to specified operating hours for truck movements as required by Schedule 3 Condition 4 - exceeding the total deposited dust level specified in Schedule 3 Condition 7 - not entering into a Voluntary Planning Agreement as required by Schedule 2 Condition 13 and not notifying the Department in relation to this non-compliance within seven days as required by Schedule 5 Condition 4 - not reviewing and revising the Rehabilitation Bond by the due date as required by Schedule 5 Condition 8. 2024: in relation to: - not adhering to specified operating hours for truck movements as required by Schedule 3 Condition 4 and Schedule 3 Condition 27. The Department was not notified of all non-compliances within seven days of Multiquip becoming aware of the non-compliance. However, it is noted that Department notification of more recent non-compliances has improved.
NC11	Schedule 5 Condition 8	The Department issued a Show Cause Notice on 28 November 2022 regarding failure by Multiquip to review the sum of the Rehabilitation Bond within the 3 months following the 2018 Independent Environmental Audit Report. Multiquip provided the Department with a response to the Show Cause Notice on 15 December 2022 which cited a number of reasons for the non-compliance and that an independent calculation of the Rehabilitation Bond had been commissioned. The Department issued an Official Caution on 20 January 2023 regarding this non-compliance. The Auditors note that the Rehabilitation Bond was reviewed and resubmitted to the Department following completion of the 2022 Independent Environmental Audit. However, as noted by 4Pillars in their letter dated 31 March 2023, the Rehabilitation Bond was not submitted to the Department within 3 months of the 2022 Independent Environmental Audit report having been submitted to the Department. The Auditors also note that the Department has not approved the revised Rehabilitation Bond and therefore it has not been lodged by Multiquip.
Number of non-compliances identified:		11
Total number of compliance requirements:		84

The Auditors assessed the Project to be compliant with the EPL 13213 except for the non-compliances shown in [Table 16](#). Refer to the Independent Audit Table A2 (**Appendix A**) for full

details of the identified non-compliances and compliance status of other conditions. Section 5.1 provides recommendations associated with the non-compliances.

Table 16: Summary of Non-compliances with EPL 13213

NC#	Condition ID	Non-compliance
NC12	EPL Condition P1.3	2022/23 and 2023/24 reported that monitoring was not completed at Point 23 (BHS6) during the Audit Period due to "damage to bore". The Auditors consider this non-compliant with Condition P1.3 as Point 23 (BHS6) has been damaged and not replaced, however it is noted that in the Annual Returns Multiquip have stated that "Missed monitoring data at ... Point 23 is not considered to have posed a significant impact to environmental monitoring at the Premises".
N/A	EPL Condition L5.1	Same non-compliance as recorded for Schedule 3 Condition 4 in Project Approval (refer to NC4 in Table 15).
NC13	EPL Condition O4.1	EPL 13213 references a 2010 Water Management Plan, whilst Project personnel report that monitoring is currently undertaken in accordance with the Water Management Plan produced in November 2017. The Annual Returns for 2021/22, 2022/23 and 2023/24 reported non-compliance with Condition O4.1 due to this. A revised Water Management Plan was prepared in March 2022 following approval of MOD3 of the Project Approval. The revised Water Management Plan has not yet been approved by the Department. Project personnel have advised that an updated revised Water Management Plan is planned to be submitted to the Department in September 2025.
NC14	EPL Conditions M2.1 & M2.3	M2.1: The Auditors consider this to be non-compliant as Condition M2.3 is non-compliant. M2.3: The Annual Returns for 2021/22, 2022/23 and 2023/24 reported that monitoring at the following points was not conducted in accordance with the requirements of EPL 13213: 2021/22: monitoring at Point 16 (Southern Spring) and Point 23 (BHS6). 2022/23: monitoring at Point 23 (BHS6). 2023/24: monitoring at Point 14 (BH6) and Point 23 (BHS6). The Annual Returns for 2021/22, 2022/23 and 2023/24 reported the below in relation to the non-compliances of monitoring: - Monitoring was not completed at Point 23 (BHS6) during the Audit Period due to "damage to bore". - Nine monthly flow measurements were recorded at Point 16 (Southern Spring) during 2021/22 rather than 12 due to missing data. - Measurement of standing water level (SWL) at Point 14 (BH6) was not undertaken in April 2024 due to access difficulties.
NC15	EPL Condition U1.2	The Annual Returns for 2022/2023 and 2023/2024 reported that Multiquip was non-compliant with Condition U1.2 as detailed below: 2022/2023: "Instances where breaks longer than 72 hours between pumping occurred, and one instance where discharge occurred that was not preceded by an associated characterisation sample." 2023/2024: - two instances where a discharge campaign commenced more than 7 days after the characterisation sample was taken; - two instances where no characterisation sample was taken prior to a discharge campaign commencing; 18 instances where only a single validation sample was taken."
NC16	EPL Condition U1.5	The Annual Return for 2023/2024 states that "the two-monthly reports required by this condition were not submitted within the required timeframe for the Licensed Discharge Trial extension period." The Annual Return for 2023/2024 also notes that this non-compliance was caused by "Delays in digitising the validation and characterisation data collected during the discharge trial extension."
Number of non-compliances identified (counted):		7 (5)
Total number of compliance requirements:		65

4.3 Summary of Agency Notices, Orders, Penalty Notices or Prosecutions

The Department issued a Development Control Order on 20 April 2022, which was subsequently updated on 20 July 2022, 20 January 2023, and 29 November 2023, in relation to the notified activity areas outside the approved area of disturbance. The Department also issued Notices to Furnish Information and Records in relation to the same matter on 28 November 2022 and 15 March 2023. Project personnel have advised that the Project has been carried out in accordance with all written directions of the Department and that works have not been undertaken outside of the approved Project Layout, unless explicitly permitted by the Department, during the Audit Period.

The Department issued a Warning Letter on 25 November 2022 regarding failure by Multiquip to enter into a VPA with Council and that production data for 2021 had not been provided to Mining, Exploration & Geoscience (MEG) or copies included in the Annual Review. On 14 March 2025, the Department was provided with an update on the status of the VPA and the ongoing discussions and correspondence between Multiquip and the Council. The Department acknowledged receipt of this update on 18 March 2025 and requested a further update be provided by 27 June 2025 which was provided by 4Pillars on 27 June 2025.

The Department issued a Show Cause Notice on 28 November 2022 regarding failure by Multiquip to review the sum of the Rehabilitation Bond within the 3 months following the 2018 Independent Environmental Audit Report. Multiquip provided the Department with a response to the Show Cause Notice on 15 December 2022 which cited a number of reasons for the non-compliance and that an independent calculation of the Rehabilitation Bond had been commissioned. The Department issued an Official Caution on 20 January 2023 regarding this non-compliance. The Auditors note that the Rehabilitation Bond was reviewed and resubmitted to the Department following completion of the 2022 Independent Environmental Audit. However, as noted by 4Pillars in their letter dated 31 March 2023, the Rehabilitation Bond was not submitted to the Department within 3 months of the 2022 Independent Environmental Audit report having been submitted to the Department. The Auditors also note that the Department has not approved the revised Rehabilitation Bond and therefore it has not been lodged by Multiquip.

The Department issued an Official Caution to Multiquip on 9 February 2023 for *"failure to keep accurate and up to date records of truck movements to and from the Ardmore Park Quarry on the company website and in Annual Reviews."* The Official Caution noted that Multiquip *"have since uploaded an updated truck movement summary report to their website"*.

The Department issued a Show Cause Notice on 22 November 2024 providing the opportunity for Multiquip to make representations as to why the Department should not take formal enforcement action in relation to an alleged non-compliance with Schedule 3 Condition 4 relating to truck movements. Multiquip provided a response to the Show Cause Notice on 11 December 2024 which indicated that the non-compliances had *"arisen largely due to reliance on inadequate manual systems"* and provided proposed improvements to weighbridge and truck movement management. The 2024 Annual Review noted that most of these improvements were underway. The Department issued a Penalty Notice to Multiquip on 5 February 2025 relating to this non-compliance which noted *"that none of the points raised by CEAL and 4 Pillars responses negated the requirement to ensure compliance with the condition of the consent. It is noted that CEAL and 4 Pillars acknowledgement of the break and current actions being taken to present future breaches."* The Penalty Notice included a request for Multiquip to pay of fine of \$15,000 in relation to the matter.

Multiquip, via letter produced by 4Pillars on 4 April 2025, notified the Department that an additional four truck movements, which had not previously been identified by Multiquip or reported to the Department, occurred outside of the permitted hourly limits in December 2024. The Department issued a Show Cause Notice on 29 April 2025 providing the opportunity for Multiquip to make representations as to why the Department should not take formal enforcement action in relation to alleged non-compliance with Schedule 3 Conditions 4 and 27 relating to truck movements. Multiquip, via letter produced by 4Pillars on 22 May 2025 which was outside of the Audit Period, responded to the Show Cause Notice including providing mitigating factors and noted implementation of improvement actions including plan to shortly commence use of a new weighbridge system. The Department two Penalty Notices to Multiquip on 18 July 2025, which was outside of the Audit Period, relating to these non-compliances including two fines of \$15,000 in relation to the matters.

On 28 March 2025, the Land and Environment Court convicted Multiquip of two offences under the EP&A Act relating to undertaking development contrary to the conditions of consent. These offences were that Multiquip did not comply with MOD3 in:

- its use of silt cells and silt and oversize management areas as Charge 1 under proceeding number 2023/451490; and

- that it imported virgin excavated natural material (VENM) to the site when the Department had not approved a Waste Management Plan for the site as Charge 2 under proceeding number 2023/451491.

Multiquip was fined \$56,000 for Charge 1 and \$42,500 for Charge 2 and also ordered to pay legal costs of \$45,000 to the Department. The Auditors understand that these offences occurred prior to the Audit Period and that this decision is currently subject to appeal.

4.4 Previous Audit Recommendations

The 2022 IEA identified fourteen (14) non-compliances with the Project Approval and no non-compliances with EPL 13213. Ten (10) recommendations were made in relation to the non-compliances with the Project Approval, as well as nine (9) in relation to opportunities for improvement in relation to the Project Approval and/or EPL 13213. [Table 17](#) details these recommendations and an assessment of progress in relation to these recommendations.

Table 17: Status of Previous Audit Recommendations

NC#	Condition ID	2022 IEA Recommendation	Action Status
Non-compliances			
NC1	Schedule 2 Condition 2	Agree resolution of non-compliances with approved project layout with the Department, which may involve a further modification of the Project Approval.	Multiquip are awaiting further direction from the Department on this issue. Project personnel have advised that the Project has been carried out in accordance with all written directions of the Department and that works have not been undertaken outside of the approved Project Layout, unless explicitly permitted by the Department, during the Audit Period.
NC2	Schedule 2 Condition 13	Finalise resolution of roads issues with Council to enable finalisation of VPA.	Project personnel have reported that Multiquip and Council have held ongoing discussions and negotiations about details and financial liability for road repairs, however this matter has not been resolved during the Audit Period and therefore the VPA has not been executed. The Department issued Multiquip with a Warning Letter on 25 November 2022 regarding non-compliance with this condition as the VPA had not been finalised. On 14 March 2025, the Department was provided with an update on the status of the VPA and the ongoing discussions and correspondence between Multiquip and the Council. The Department acknowledged receipt of this update on 18 March 2025 and requested a further update be provided by 27 June 2025 which was provided by 4Pillars.
NC3	Schedule 3 Condition 1	Confirm that the Planning Secretary has been provided with a survey plan of the extraction area boundaries and their GPS coordinates or, if not, provide the survey plan to the Planning Secretary.	The 2024 Annual Review states that "The Department (Michael Wood) was contacted via email on 14 October 2022 with a copy of the survey plan to confirm whether they had evidence of prior receipt. A response was received on 17 October 2022, stating that the documents had been received via the Major Projects Portal as part of submission PA-5, presumably in January or February 2021. Follow-up questions sent by the Department on 8 February 2021 were not replied to at the time, but were replied to via email on 18 October 2022."
NC4	Schedule 3 Condition 1A	Ensure boundaries of the approved areas of extraction are clearly marked in a manner that allows them to be easily identified.	The extraction area approved under the original Project Approval had been marked with star pickets and white painted tyres. The site inspection confirmed that some of these remain visible, but others have been lost. The extension of the extraction area approved under MOD3 has not been clearly marked, however Project personnel reported that bund walls have been constructed over boundary markers and site staff are aware of these boundaries.
NC5	Schedule 3 Condition 11	No recommendation is made as the non-compliance has been rectified.	N/A

NC#	Condition ID	2022 IEA Recommendation	Action Status
NC6	Schedule 3 Condition 24	No recommendation is made as the revised AHMP was submitted to DPE for approval.	A revised Aboriginal Heritage Management Plan was prepared in November 2022 following approval of MOD3 of the Project Approval. The revised Aboriginal Heritage Management Plan has not yet been approved by the Department. An updated revised Aboriginal Heritage Management Plan (V4.0) was submitted to the Department on 28 May 2025 which was outside of the Audit Period.
NC7	Schedule 3 Condition 27	No recommendation is made in relation to this non- compliance.	N/A
NC8	Schedule 3 Condition 29	Publish summaries of truck movement records on the quarry website and include in the Annual Review.	The Department issued an Official Caution to Multiquip on 9 February 2023 for <i>"failure to keep accurate and up to date records of truck movements to and from the Ardmore Park Quarry on the company website and in Annual Reviews."</i> The Official Caution noted that Multiquip <i>"have since uploaded an updated truck movement summary report to their website"</i>. The Annual Review for 2022 notes that the truck movement summary report for 2022 was completed and uploaded to the company website on 21 October 2022. The Auditors notes that monthly truck movement summary reports are available in the Annual Reviews and on the Project website, however they are reportedly published to the website on a three-month delay due to competition concerns.
NC9	Schedule 3 Condition 34A	Complete vegetation of the eastern visual bund wall.	The Auditors note that the eastern visual bund wall has been established and mostly vegetated; however, the site inspection identified that areas appeared to have suffered from erosion and are not currently vegetated. The 2024 Annual Review states that <i>"Vegetation to be completed, pending outcome and further direction from DPE on the issues raised in NC1."</i>
NC10	Schedule 3 Condition 41	Ensure annual production data is provided to the MEG using the standard form for that purpose.	The 2024 Annual Review states that <i>"Submissions to be reviewed to confirm that annual production data was provided to the MEG as required. This will be completed if not the case."</i> The Extractive Materials Returns submitted to the Mineral, Exploration and Geoscience group (MEG), within the Department of Regional NSW, was provided for the following periods: • 1 July 2021 to 30 June 2022 • 1 July 2022 to 30 June 2023. Evidence was also provided to confirm that the Extractive Materials Return was submitted to the MEG for the period 1 July 2023 to 30 June 2024.
NC11	Schedule 5 Condition 5	The auditors make no recommendation as the issue was noted as a non-compliance at the time and was not repeated in the following year.	N/A
NC12	Schedule 5 Condition 5A	A process or procedure should be put in place to ensure that strategies, plans, and programs are reviewed and, if revised, submitted to the Department for approval within 3 months of an event described in parts (a) – (d) of this condition.	Multiquip have reported that a management plan review procedure and associated register has been prepared to enable ongoing compliance with this condition.
NC13	Schedule 5 Condition 6	Commence process to appoint independent auditors well enough in advance to allow for potential delays in the approval and appointment of auditors.	This current Audit should have been conducted in April 2025, however it was not conducted in May 2025 due to a delay in the process to have auditors approved by the Department. Multiquip received a 1-month extension from the Department on 31 March 2025.

NC#	Condition ID	2022 IEA Recommendation	Action Status
NC14	Schedule 5 Condition 8	Review the sum of the Rehabilitation Bond within 3 months of the date of this Audit Report.	The Rehabilitation Bond was reviewed and resubmitted to the Department following completion of the 2022 Independent Environmental Audit. However, as noted by 4Pillars in their letter dated 31 March 2023, the Rehabilitation Bond was not submitted to the Department within 3 months of the 2022 Independent Environmental Audit report having been submitted to the Department. The Auditors also note that the Department has not approved the revised Rehabilitation Bond and therefore it has not been lodged by Multiquip.
Opportunities for improvement			
N/A	Schedule 3 Condition 7	Establish a process to ensure environmental monitoring results reports are checked prior to being published on the website.	The 2024 Annual Review noted that <i>"The offending report was reviewed and the minor discrepancies identified, determined to be due to transcription errors. All dust data was audited and corrected, with the revised report submitted for upload to the website on 18/10/2022. Data is checked when obtained from the laboratory and again when transcribed into summary reports for website publication. All staff involved in data management were informed of the issue and reminded of the importance of presenting accurate data."</i>
N/A	Schedule 3 Condition 8 EPL Condition O3.1	Review use of water sprays on rock crushing plant to optimise dust suppression.	The 2024 Annual Review noted that <i>"Use of water sprays is ongoing as required."</i> EPL 13213 has been varied on several occasions during the Audit Period, including addition of Conditions U2.1 to U2.5, requiring Multiquip to implement control and management measures nominated in a Dust Management Capacity Assessment Report submitted to the EPA on 11 December 2023. These measures include establishment of a real-time alert system for particulate matter monitoring by 29 November 2024 and completion of a mechanical evaporator system trial at the hard rock processing area by 30 April 2025. Project personnel have reported that these measures have been undertaken and, in accordance with Condition U2.5, a report detailing the findings of the mechanical evaporator system trial is to be submitted to the EPA by 14 May 2025, which is outside of the Audit Period.
N/A	Schedule 3 Condition 13 EPL Condition O4.1	Ensure that annual audits as required under Section 6 of the current Water Management Plan are undertaken, prioritise submission of the revised Water Management Plan to the Department for approval and ensure a variation of the EPL is made to reflect the new Water Management Plan, when approved.	The 2024 Annual Review noted that <i>"Reporting equivalent to the annual audit required by Section 6 was carried out and provided as required"</i> and that <i>"The discrepancy between the current 2017 Water Management Plan and the reference to a 2010 Water Management Plan within EPL Condition O4.1 was identified and raised as a non-compliance in the 2021-22 Annual Return, submitted to the EPA on 17 October 2022."</i> Project personnel have advised that an updated revised Water Management Plan (WMP) is planned to be submitted to the Department in September 2025 and, upon Department approval, Multiquip will apply to vary EPL 13213 to reference the updated WMP.
N/A	Schedule 3 Condition 17 EPL Condition P1.3	Consult with the EPA on decommissioning of BHAP1 and BHAP5 and any necessary variation of the licence. Ensure the revised Groundwater Monitoring Program reflects changes to monitoring bores and reflects consultation with the EPA and the Department on decommissioning of BHAP1 and BHAP5.	The Natural Resources Regulator (NRAR) issued a Direction to Protect Water Source in March 2022 which required two monitoring bores used in the Groundwater Monitoring Program (BHAP1 and BHAP5), and some other bores not used in the Groundwater Monitoring Program, to be decommissioned as they did not meet minimum construction requirements. The Direction to Protect Water Source also required Multiquip to consult with the Department and the EPA on this matter. Multiquip issued letters to the Department and the EPA on 7 October 2022 with responses

NC#	Condition ID	2022 IEA Recommendation	Action Status
			received from the EPA on 14 October 2022 and from the Department on 28 October 2022. Project personnel reported that, while the responses provided by both organisations were considered, the bores were successfully rehabilitated and therefore no associated changes to the EPL or Water Management Plan were required.
N/A	Schedule 5 Condition 5B	Ensure that revised management plans include: - a protocol for managing and reporting any incidents; complaints; non-compliances with statutory requirements; and exceedances of the impact assessment criteria and/or performance criteria; and - a protocol for periodic review of the plan.	The 2024 Annual Review noted that "Revised management plans will include the suggested contents." Multiquip has reported that a management plan review procedure and associated register has been prepared to enable ongoing compliance with this condition Multiquip submitted updated versions of the Noise Monitoring Program, Air Quality Monitoring Program, Aboriginal Heritage Management Plan, Waste Management Plan, and Visual Impact Assessment to the Department for review between November 2021 and September 2023. These management plans were not approved by the Department and they were reportedly withdrawn in August 2024 at the request of the Department. On 20 March 2025, the Department notified Multiquip that the process for reviewing, revising and resubmitting management plans for assessment and approval could recommence. Project personnel reported that strategies, plans, and programs required under this approval were in the process of being updated and are being progressively submitted to the Department.
N/A	Schedule 5 Condition 10	Review the quarry website to ensure all required information is publicly available.	Required information is available on the Media & Resources or Contact Us sections of the Multiquip website.
N/A	EPL Condition A1.1	Consider whether a variation of the EPL is required to increase the scale of the activity in line with the modification of the project approval.	Project personnel reported that the increased limit on the transport of product permitted under MOD3 of the Project Approval has not yet commenced. A variation of Condition A1.1 may be required in order to match extraction and processing scale with approved product transport.
N/A	EPL Condition L4.1	Ensure a variation of this condition is made prior to product transportation commencing before 7am as permitted under MP07_0155.	This is now Condition L5.1 in the updated EPL. Project personnel reported that the extended hours on the transport of product permitted under MOD3 of the Project Approval has not yet commenced. A variation of Condition A5.1 will be required prior to Multiquip operating extended hours.
N/A	EPL Condition R1.1	Implement a crosscheck to ensure all reporting of complaints aligns.	The 2024 Annual Review noted that "Staff involved in complaints management were informed of the issue and continue to perform regular confirmation of complaints when summarised for website upload."

4.5 EMP, Sub-plans and Post Approval Documents

Multiquip submitted updated versions of the Noise Monitoring Program, Air Quality Monitoring Program, Aboriginal Heritage Management Plan, Waste Management Plan, and Visual Impact Assessment to the Department for review between November 2021 and September 2023. These management plans were not approved by the Department and they were reportedly withdrawn in August 2024 at the request of the Department.

On 20 March 2025, the Department notified Multiquip that the process for reviewing, revising and resubmitting management plans for assessment and approval could recommence. Project personnel reported that strategies, plans, and programs required under this approval were in the process of being updated and will be progressively submitted to the Department. Revised versions of the Noise Monitoring Program (V3.1), Air Quality Monitoring Program (V4.1), Aboriginal Heritage Management Plan (V4.0), and Waste Management Plan (V2.0) were

submitted to the Department between 21 May 2025 and 28 May 2025 which was outside of the Audit Period. Other updated management plans, including the Water Management Plan, Landscape Management Plan, and Traffic Management Plan, are also proposed to be submitted to the Department.

4.6 Environmental Management System (EMS)

There is no project specific Environmental Management System for the project. The Auditors consider that the Environmental Management Strategy (EMS), Environmental Monitoring Program (EMP), and the various management plans will be generally appropriate for managing environmental matters once revision of these documents is completed. Project personnel have advised that a revised EMS and EMP will be submitted to the Department for approval once all management plans have been approved.

4.7 Environmental Performance

Notwithstanding the identified non-compliances, environmental performance of the Project during the Audit Period was considered to be of a generally adequate standard. Further opportunities for improvement have been identified as outlined in Section 4.13 with recommendations made in Section 5.2.

4.8 Complaints

Eleven (11) community complaints were recorded in the Community Complaint Register during the Audit Period.

Ten (10) of these complaints were related to noise and were received from a single complainant who resides to the south-west of the site. Some of the complaints included details of sound levels recorded by the complainant with the maximum being 60dB. Project personnel recorded corrective actions, including collection of measurements, for the majority of the complaints which indicated noise was generally compliant with criteria.

One (1) complaint relating to traffic was made during the Audit Period which alleged that a Multiquip truck drove through Bungonia on 1 December 2023 rather than use the designated Primary Haulage Route along the Bungonia By-pass. The complaint was unable to be substantiated.

4.9 Incidents

No environmental incidents have reportedly occurred during the Audit Period.

4.10 Actual Verses Predicted Environmental Impacts

The Auditors have not identified inconsistencies between actual environmental impacts and the predicted environmental impacts that occurred during the Audit Period.

4.11 Site Inspection

The Auditors carried out a site inspection on 12 May 2025 accompanied by Project personnel referred to in Section 3.4. Photographs taken during the site inspection are provided in **Appendix D**.

4.12 Site Interviews

Interviews on the day of the site inspection involved the Project personnel referred to in Section 3.4. Follow-up queries were issued and responded to by the Project personnel following the site inspection. The majority of the documents and records were provided electronically and reviewed off-site.

4.13 Improvement Opportunities

Opportunities for improvement have been identified as detailed in **Table 18**. Section 5.2 provides seventeen (17) recommendations associated with the opportunities for improvement. Refer to the Independent Audit Tables A1 and A2 (**Appendix A**) for full details.

Table 18: Opportunities for Improvement

Condition ID	Opportunity for Improvement
Schedule 3 Condition 6	A revised Noise Monitoring Program was prepared in 2021, following approval of MOD3 of the Project Approval, and was submitted to the Department for approval on 11 November 2021. The revised Noise Monitoring Program, which includes noise monitoring at additional locations to those

Condition ID	Opportunity for Improvement
	included within the original program, was not approved by the Department and was withdrawn by Multiquip on 22 August 2024. An updated revised Noise Monitoring Program (V3.1) was submitted to the Department on 21 May 2025 which was outside of the Audit Period.
Schedule 3 Condition 7 EPL Conditions O3.1 & U2.1	EPL 13213 has been varied on several occasions during the Audit Period including requiring Multiquip to implement control and management measures nominated in a Dust Management Capacity Assessment Report submitted to the EPA on 11 December 2023. These measures include establishment of a real-time alert system for particulate matter monitoring by 29 November 2024 and completion of a mechanical evaporator system trial at the hard rock processing area by 30 April 2025. Project personnel have reported that these measures have been undertaken and, in accordance with EPL 13212, a report detailing the findings of the mechanical evaporator system trial is to be submitted to the EPA by 14 May 2025, which is outside of the Audit Period.
Schedule 3 Condition 9 EPL Conditions M3.1 & M3.2	A revised Air Quality Monitoring Program was prepared in November 2021, following approval of MOD3 of the Project Approval, and was submitted to the Department for approval on 11 November 2021. The revised Air Quality Monitoring Program was not approved by the Department and was withdrawn by Multiquip on 22 August 2024. An updated revised Air Quality Monitoring Program (V4.1) was submitted to the Department on 21 May 2025 which was outside of the Audit Period. The Annual Reviews note that particulate matter emissions are being monitored by two continuous optical sensor monitors, which provide real-time data, rather than using a high-volume air sampler as stipulated in the condition which would require manual collection and analysis of filters for individual fractions.
Schedule 3 Conditions 13, 14, 16, 17, & 18	A revised Water Management Plan was prepared in March 2022 following approval of MOD3 of the Project Approval. The revised Water Management Plan has not yet been approved by the Department. Project personnel have advised that an updated revised Water Management Plan is planned to be submitted to the Department in September 2025.
Schedule 3 Conditions 20, 21 & 22	A revised Landscape Management Plan was prepared in April 2022 following approval of MOD3 of the Project Approval. The revised Landscape Management Plan has not yet been approved by the Department. Project personnel have advised that an updated revised Landscape Management Plan, including a Rehabilitation Management Plan and Quarry Closure Plan, is being prepared and planned to be submitted to the Department, however a proposed date for submission has not been confirmed.
Schedule 3 Condition 24	A revised Aboriginal Heritage Management Plan was prepared in November 2022 following approval of MOD3 of the Project Approval. The revised Aboriginal Heritage Management Plan has not yet been approved by the Department. An updated revised Aboriginal Heritage Management Plan (V4.0) was submitted to the Department on 28 May 2025 which was outside of the Audit Period.
Schedule 3 Condition 26	A Voluntary Planning Agreement (VPA) was not in place at the time of the Audit. A Heads of Agreement has been accepted by Council and the VPA has been drafted. Council has deferred execution of the VPA while the issue of repairs to roads is being resolved.
Schedule 3 Condition 30	A revised Traffic Management Plan was prepared in March 2022 following approval of MOD3 of the Project Approval. The revised Traffic Management Plan has not yet been approved by the Department. Project personnel have advised that an updated revised Traffic Management Plan is being prepared and planned to be submitted to the Department, however a proposed date for submission has not been confirmed.
Schedule 3 Condition 32	A VIA was completed in March 2021 and then updated in August 2021, following approval of MOD3, to assess impacts at two receivers. The VIA was reportedly submitted to the Department on 26 July 2022, however a response was not received from the Department.
Schedule 3 Condition 33	According to project personnel, owners of privately-owned residences identified in the report have been directed to the website where the VIA is available.
Schedule 3 Condition 38	The storage of chemicals onsite could be improved to reduce the risk of leaks and/or spills from impacting the environment.
Schedule 5 Condition 1 EPL Conditions M3.1 & M3.2	A revised EMS was prepared in March 2022 following approval of MOD3 of the Project Approval. The revised EMS has not yet been submitted or approved by the Department. Project personnel have advised that the revised EMS will be submitted to the Department for approval once all management plans have been approved.
Schedule 5 Condition 2	A revised EMP has been drafted following approval of MOD3 of the Project Approval. The revised EMP has not yet been submitted or approved by the Department. Project personnel have advised that the revised EMP will be submitted to the Department for approval once all management plans have been approved.
Schedule 5 Conditions 5A, 5B & 12	Multiquip submitted updated versions of the Noise Monitoring Program, Air Quality Monitoring Program, Aboriginal Heritage Management Plan, Waste Management Plan, and Visual Impact Assessment to the Department for review between November 2021 and September 2023. These management plans were not approved by the Department and they were reportedly withdrawn in August 2024 at the request of the Department. On 20 March 2025, the Department notified Multiquip that the process for reviewing, revising and resubmitting management plans for assessment and approval could recommence. Project personnel reported that strategies, plans, and programs required under this approval were in the process of being updated and will be progressively submitted to the Department. Revised versions of the Noise Monitoring Program (V3.1), Air Quality Monitoring Program (V4.1), Aboriginal Heritage Management Plan (V4.0), and Waste Management Plan (V2.0) were submitted to the Department between 21 May 2025 and 28 May 2025 which was outside of the Audit Period.

Condition ID	Opportunity for Improvement
Schedule 5 Condition 6	This current Audit should have been conducted in April 2025, however it was not conducted in May 2025 due to a delay in the process to have auditors approved by the Department. Multiquip received a 1-month extension from the Department on 31 March 2025.
Schedule 5 Condition 9	During the Audit Period, the CCC met twice in 2022, twice in 2023, and once in 2024. The CCC has not met since 3 May 2024 as the Chairperson, Don Elder, resigned from the position due to health reasons. 4Pillars, on behalf of Multiquip, emailed the Department on 7 November 2024 proposing a new Chairperson and emailed again on 13 January 2025 including advising that the November 2024 CCC meeting had been postponed due to lack of an approved Chairperson. Project personnel reported that Multiquip has not received a written response from the Department regarding appointment of a Chairperson. Project personnel reported that Multiquip are currently proposing to institute a Chairperson and recommence CCC meetings as soon as possible <i>"without waiting for DPHI's input"</i>.
EPL Condition A1.1	Project Approval MP07_0155 has been modified (MOD3) to permit a maximum of 580,000 tonnes of quarry products to be transported from the site in any calendar year. Project personnel reported that the increased limit on the transport of product permitted under MOD3 of the Project Approval has not yet commenced. A variation of Condition A1.1 may be required in order to match extraction and processing scale with approved product transport.

4.14 Key Strengths

The Auditors consider management of the Project to be generally of an adequate standard in relation to site management, environmental performance, and documents/records management. Project personnel have a good understanding of environmental issues at the site and measures to mitigate or remediate these issues. 4Pillars' involvement, as external environmental advisors, appears to have improved environmental performance of the Project and endeavoured to resolve non-compliances as they have been identified. The recent revisions to specific management plans, along with the planned updates to other management plans, programs, and strategies currently being progressively submitted to the Department for approval, as well as the Pollution Studies and Reduction Programs outlined in EPL 13213, indicate Multiquip's commitment to enhancing the Project's environmental performance.

5. RECOMMENDATIONS AND OPPORTUNITIES FOR IMPROVEMENT

5.1 Recommendations in Relation to Non-compliances

Ten (10) recommendations in relation to non-compliances have been identified as presented in [Table 19](#).

Table 19: Recommendations for Non-compliances

NC#	Condition ID	Non-compliance Recommendation
NC1	Schedule 2 Condition 10	Resolve disputes with Council relating to financial liability for road repairs and ensure required contributions are made to Council.
NC2	Schedule 2 Condition 13	Resolve disputes with Council to enable finalisation and execution of the VPA.
NC3	Schedule 3 Condition 1A	Ensure boundaries of the approved areas of extraction are more clearly marked in a manner that allows them to be easily identified.
NC4	Schedule 3 Condition 4 EPL Condition L5.1	Continue to implement proposed improvements detailed in Multiquip's response to the Show Cause Notice submitted to the Department on 11 December 2024 to ensure operations, including product loading and dispatch of trucks, only occurs during the permissible hours specified in Table 3: Operating Hours. Noting that at the time of this IEA, the hours for product loading and dispatch should still adhere to those approved under Project Approval MOD2.
NC5	Schedule 3 Condition 27	Continue to implement proposed improvements detailed in Multiquip's response to the Show Cause Notice submitted to the Department on 11 December 2024 to ensure truck movements do not exceed the limits in condition 27.
NC6	Schedule 3 Condition 29	No recommendation is made in relation to this non-compliance as the issue has been rectified.
NC7	Schedule 3 Condition 34A	Complete vegetation of the eastern visual bund wall including ensuring that erosion control measures are implemented.
NC8	Schedule 3 Condition 37A	Obtain Department approval of the updated Waste Management Plan and do not import waste material until such time as the Department has approved the Waste Management Plan.
NC9 & NC10	Schedule 4 Condition 1 Schedule 5 Condition 4	Implement an improved system of notifying non-compliances/exceedances to the Department to ensure the Department are notified within seven days of Multiquip becoming aware of the non-compliance/exceedance.
NC11	Schedule 5 Condition 8	Review and, if necessary, revise the sum of the Rehabilitation Bond within 3 months of submitting this Audit Report to the Department. Obtain approval of the Rehabilitation Bond from the Department.
NC12 NC13 & NC14	EPL Conditions P1.3, O4.1, M2.1 & M2.3	Prioritise submission of the revised Water Management Plan (WMP), including changes to the Surface Water Monitoring Program and Groundwater Monitoring Program, to the Department for approval and then vary EPL 13213 to reference the updated WMP and associated changes to monitoring points.
NC15 & NC16	EPL Conditions U1.2 & U1.5	No recommendation is made in relation to these non-compliances as the Licensed Discharge Trial has ended.

5.2 Recommendations in Relation to Opportunities for Improvement

Seventeen (17) recommendations in relation to opportunities for improvement have been identified as presented in [Table 20](#).

Table 20: Recommendations for Opportunities for Improvement

Condition ID	Opportunity for Improvement Recommendation
Schedule 3 Condition 6	Obtain Department approval of the updated Noise Monitoring Program.
Schedule 3 Condition 7 EPL Conditions O3.1 & U2.1	Continue to consider implementation of dust management measures, including those detailed in Dust Management Capacity Assessment, to minimise dust emissions.
Schedule 3 Condition 9	Obtain Department approval of the updated Air Quality Monitoring Program.

Condition ID	Opportunity for Improvement Recommendation
EPL Conditions M3.1 & M3.2	
Schedule 3 Conditions 13, 14, 16, 17, & 18	Prioritise submission of the revised Water Management Plan, including Site Water Balance and any changes to the Surface Water Monitoring Program, Groundwater Monitoring Program, and Surface and Groundwater Response Plan, to the Department for approval.
Schedule 3 Conditions 20, 21 & 22	Prioritise submission of the revised Landscape Management Plan, including the Rehabilitation Management Plan and Quarry Closure Plan, to the Department for approval.
Schedule 3 Condition 24	Obtain Department approval of the updated Aboriginal Heritage Management Plan.
Schedule 3 Condition 26	Resolve disputes with Council to enable finalisation and execution of the VPA.
Schedule 3 Condition 30	Prioritise submission of the revised Traffic Management Plan to the Department for approval.
Schedule 3 Condition 32	Request formal approval of the VIA from the Department.
Schedule 3 Condition 33	Following approval of the VIA from the Department, advise all owners of privately-owned residences identified in the VIA that they are entitled to additional mitigation measures to reduce the visibility of the quarry from their properties.
Schedule 3 Condition 38	The storage of chemicals onsite could be improved to reduce the risk of leaks and/or spills from impacting the environment. This could involve completing a chemical audit to assess the presence and storage of chemicals across the site. The storage of chemicals (e.g. oils) on the eastern side of the maintenance area would benefit from being re-engineered, such as sealing and bunding, rather than relying upon the current use of banded pallets.
Schedule 5 Condition 1 EPL Conditions M3.1 & M3.2	Prioritise submission of the revised EMS, including ensuring test methods are in accordance with "Approved Methods for the Sampling and Analysis of Air Pollutants in NSW", to the Department for approval following approval of all management plans.
Schedule 5 Condition 2	Prioritise submission of the revised EMP to the Department for approval following approval of all management plans.
Schedule 5 Conditions 5A, 5B & 12	Complete update of the strategies, plans, and programs required under this approval and submit to the Department.
Schedule 5 Condition 6	Commence process to appoint independent auditors well enough in advance to allow for potential delays in the approval and appointment of auditors.
Schedule 5 Condition 9	Appoint a suitable Chairperson, plus obtain appropriate representation from other parties listed in Schedule 5 Condition 9, and recommence CCC meetings.
EPL Condition A1.1	A variation of the EPL will be required prior to increasing the scale of activity permitted under MOD3 of the Project Approval.

6. CONCLUSIONS

The Auditors assessed the Project to be compliant with the conditions of the Project Approval and EPL 13213 except for eighteen (18) non-compliances (NCs), of which sixteen (16) were counted (NC1 to NC16) to avoid duplication. Ten (10) recommendations have been made in relation to the non-compliances, as well as seventeen (17) in relation to opportunities for improvement, in relation to the Project Approval and/or EPL 13213.

The Auditors consider management of the Project to be generally of an adequate standard in relation to site management, environmental performance, and documents/records management. 4Pillars' involvement, as external environmental advisors, appears to have improved environmental performance of the Project and endeavoured to resolve non-compliances as they have been identified. The recent revisions to specific management plans, along with the planned updates to other management plans, programs, and strategies currently being progressively submitted to the Department for approval, as well as the Pollution Studies and Reduction Programs outlined in EPL 13213, indicate Multiquip's commitment to enhancing the Project's environmental performance.

APPENDIX A
INDEPENDENT AUDIT TABLES

Table A1: Compliance with MP07_0155					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
SCHEDULE 2 - ADMINISTRATIVE					
Obligation to Minimise Harm to the Environment					
1	The Proponent shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction, operation, or rehabilitation of the project.	- Site inspection. - Interview with project personnel. - R.W. Corkery & Co., Environmental Management Strategy, August 2011 (EMS). - Multiquip, Notification of Non-Compliances with Project Approval PA 07_0155 at the Ardmore Park Quarry, 22/12/2021. - DPE, Development Control Order, 29/11/2023.	Measures to prevent and/or minimise harm to the environment are outlined in the Environmental Management Strategy (EMS) and management plans. Specific requirements of the EMS and management plans are audited under the relevant conditions below. Multiquip has developed and implemented the measures required under the Project Approval to prevent and/or minimise any harm to the environment that may result from their operations and is in the process of revising the EMS and the management plans following the approval of MOD3 of the Project Approval. As discussed below in relation to non-compliance with Schedule 2 Condition 2 (c), Multiquip notified the Department in December 2021 of several activity areas that are not in accordance with the project layout in the Project Approval. Multiquip reported that the environmental impacts arising from the unauthorised disturbance <i>"do not appear to have been detrimental"</i> and provided a proposed plan to manage activities in those areas.	Compliant	
Terms of Approval					
2	The project may only be carried out: (a) in compliance with the conditions of this approval; (b) in accordance with all written directions of the Planning Secretary; and (c) generally in accordance with the EA and the Project Layout in Appendix 1.	- Site inspection. - Interview with project personnel. - Multiquip, Notification of Non-Compliances with Project Approval PA 07_0155 at the Ardmore Park Quarry, 22/12/2021. - DPE, Development Control Order, 29/11/2023. - Land and Environment Court New South Wales, Secretary,	Multiquip notified the Department in December 2021 that it had not complied with condition 2(c) which is outside of the Audit Period. Multiquip had identified several activity areas, that totalled approximately 20.5 ha, that are not in accordance with the project layout in the Project Approval. Multiquip included a proposed plan to manage activities in those areas. The Department issued a Development Control Order (DCO) on 20 April 2022, which is the first day of the Audit Period, in relation to the non-compliances. The DCO was amended to extend Term 3 permitting the use of an area for the purpose of parking equipment, machinery and vehicles on: 20 July 2022: extension until 20 January 2023.	Compliant	

Table A1: Compliance with MP07_0155					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Department of Planning, Housing and Infrastructure v CEAL Limited (Trading as Multiquip Quarries); Decision date 28/03/2025.	20 January 2023: extension until 20 October 2023. 29 November 2023: extension until 16 May 2024. Project personnel have advised that the Project has been carried out in accordance with all written directions of the Department and that works have not been undertaken outside of the approved Project Layout, unless explicitly permitted by the Department, during the Audit Period. On 28 March 2025, the Land and Environment Court convicted Multiquip of two offences under the EP&A Act relating to undertaking development contrary to the conditions of consent. These offences were that Multiquip did not comply with MOD3 in: - its use of silt cells and silt and oversize management areas as Charge 1 under proceeding number 2023/451490; and - that it imported virgin excavated natural material (VENM) to the site when the Department had not approved a Waste Management Plan for the site as Charge 2 under proceeding number 2023/451491. Multiquip was fined \$56,000 for Charge 1 and \$42,500 for Charge 2 and also ordered to pay legal costs of \$45,000 to the Department. The Auditors understand that these offences occurred prior to the Audit Period and that this decision is currently subject to appeal.		
3	If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this approval shall prevail to the extent of any inconsistency.		No inconsistencies have been identified.	Not triggered	
4	The Proponent shall comply with any reasonable requirement/s of the Planning Secretary arising from the Department's assessment of: (a) any reports, plans, programs or correspondence that are submitted in accordance with the conditions of this approval; and (b) the implementation of any actions or measures contained in these reports, plans, programs or correspondence.	- DPE, Notice to Furnish Information and Records, 11/04/2022. - CEAL Limited, Letter to DPE, 20/05/2022. - DPE, Development Control Order, 29/11/2023.	The Department issued a Notice to Furnish Information and Records (NFI) dated 11 April 2022 in relation to the notified activity areas not in accordance with the Project Approval. The deadline for provision of the information was 2 May 2022. CEAL Limited responded to the NFI on 20 May 2022, which was after the deadline stipulated by the Department within the NFI.	Compliant	

Table A1: Compliance with MP07_0155					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
Limits on Approval					
5	Extraction and processing operations may take place until 30 July 2047. <i>Note: Under this approval, the Proponent is required to rehabilitate the site to the satisfaction of the Planning Secretary. Consequently, this approval will continue to apply in all other respects other than the right to conduct extraction and processing operations until the site has been rehabilitated to a satisfactory standard.</i>		The project is within the approved extraction and processing period.	Compliant	
6	A maximum of 580,000 tonnes of quarry products may be transported from the site in any calendar year. <i>Note: Truck movements are further restricted under condition 27 of Schedule 3.</i>	- Interview with project personnel. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31 December 2023, 14/10/2024. - Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025.	The quantity of quarry products dispatched from the site during each calendar year is presented in the Annual Reviews and is reproduced below: 2022 = 297,489 tonnes. 2023 = 256,470 tonnes. 2024 = 244,508 tonnes. Project personnel reported that the increased limit specified in Schedule 2 Condition 6, being 580,000 tonnes, on the transport of product permitted under MOD3 has not yet commenced.	Compliant	
6A	The Applicant must not extract any sand underlying the basalt resource within the Proposed Basalt Extraction Area (see Figure 1 of Appendix 1).	- Site inspection. - Interview with project personnel.	Project personnel reported that extraction from the Proposed Basalt Extraction Area has not reached the underlying sand.	Compliant	
Staging, Combining and Updating Strategies, Plans or Programs					
7	With the approval of the Planning Secretary, the Proponent may: (a) prepare and submit any strategy, plan or program required by this approval on a staged basis (if a clear description is provided as to the specific stage and scope of the project to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy,	- Site inspection. - Interview with project personnel.	Multiquip have updated management plans, programs and the environmental management strategy for the Project. Some these have been submitted to the Department for approval during the Audit Period; however, following advice from the Department, Multiquip has withdrawn those submitted. On 20 March 2025, the Department notified Multiquip	Not triggered	

Table A1: Compliance with MP07_0155					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	plan or program); (b) combine any strategy, plan or program required by this approval (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this approval (to ensure the strategies, plans and programs required under this approval are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the project).		that the process for reviewing, revising and resubmitting management plans for assessment and approval could recommence. Project personnel reported that strategies, plans, and programs required under this approval were in the process of being updated and will be progressively submitted to the Department.		
Structural Adequacy					
8	The Proponent shall ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the BCA. Notes: - Under Part 4A of the EP&A Act, the Proponent is required to obtain construction and occupation certificates for the proposed building works; - Part 8 of the EP&A Regulation sets out the requirements for the certification of the project.	- Site inspection. - Interview with project personnel.	Project personnel reported that no new buildings or structures, or alterations to existing buildings and structures, have been constructed during the Audit Period.	Compliant	
Demolition					
9	The Proponent shall ensure that all demolition work is carried out in accordance with AS 2601- 2001: The Demolition of Structures, or its latest version.	- Site inspection. - Interview with project personnel.	Project personnel reported that no demolition has been undertaken during the Audit Period.	Not triggered	
Protection of Public Infrastructure					
10	The Proponent shall: (a) repair, or pay all reasonable costs associated with repairing, any public infrastructure that is damaged by the project; and (b) relocate, or pay all reasonable costs associated with relocating, any public infrastructure that needs to be relocated as a result of the project.	- Site inspection. - Interview with project personnel. - Multiquip, Goulburn Mulwaree Council and CEAL Limited trading as Multiquip Quarries, 04/12/2023. - Goulburn Mulwaree Council, Ardmore Park Quarry – Pavement rectification works, 08/04/2024.	Goulburn Mulwaree Council (the Council) has reported that the Council has undertaken “emergency maintenance works along the haulage route. It is the view of Council that premature maintenance and reconstruction works were required due to excessive damage caused by Multiquip’s heavy vehicle movements” and that Multiquip has an outstanding debt to the Council in relation to the cost of these works. On 4 December 2023, Multiquip requested Council provide documentation supporting claims made by Council relating to rectification roadworks that had been carried by Council, including financial evidence. Council	Non-compliant	NC1

Table A1: Compliance with MP07_0155					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Consultation response from Goulburn Mulwaree Council, 14/05/2025.	responded to Multiquip on 8 April 2024 declining to provide requested documentation “as if disclosed it would prejudice the commercial position of the person / organisation who supplied it.”; however, Council noted “that the total expenditure on Jerrara Rd amounts to \$2,986,359.27”. Project personnel have reported that Multiquip and Council have held ongoing discussions and negotiations about details and financial liability for road repairs, however this matter has not been resolved during the Audit Period. In addition, Council has reported that “the developer has outstanding developer contributions owing to Council”. Project personnel were unable to provide evidence that all contribution payments were made to Council during the Audit Period. Recommendation: Resolve disputes with Council relating to financial liability for road repairs and ensure required contributions are made to Council.		
Operation of Plant and Equipment					
11	The Proponent shall ensure that all plant and equipment used at the site is: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient condition.	- Site inspection. - Interview with project personnel. - Multiquip, Closed Services Register, 13/06/2025. - Multiquip, Open Repairs Register, 13/06/2025.	Preventative and reactive maintenance is managed via use of the Gearbox software. Service and repair registers for plant and equipment were provided which indicated maintenance was being undertaken during the Audit Period. Project personnel reported that all plant and equipment is appropriately maintained and no significant issues are known.	Compliant	
Crown Land					
12	The Proponent shall not commence any development authorised by this approval on Crown land without the prior approval of DPIE Crown Lands.	- Site inspection. - Interview with project personnel. - Consultation response from NSW Crown Lands & Public Spaces, 14/05/2025.	No development reportedly undertaken on Crown land during the Audit Period.	Not triggered	

Table A1: Compliance with MP07_0155

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
Planning Agreement					
13	Within six months of the date of determination of Modification 3, or other timeframe agreed by the Planning Secretary, the Proponent must enter into a Voluntary Planning Agreement with Council in accordance with: (a) Division 7.1 of Part 7 of the EP&A Act; and (b) the terms of the offer in Appendix 4.	- Interview with project personnel. - Consultation response from Goulburn Mulwaree Council, 14/05/2025. - DPE, Ardmore Park Project – MP07-0155, Warning Letter, Breach of Section 4.2 of the Environmental Planning and Assessment Act 1979, 25/11/2022. 4Pillars, VPA Update, 14/03/2025. - Email from Michael Wood (the Department) to Rhys Thompson (4 Pillars), 18/03/2025. 4Pillars, VPA Update, 27/06/2025.	MOD3 was determined on 18 September 2020. A Voluntary Planning Agreement (VPA) is not yet in place. A Heads of Agreement has been accepted by Council and the VPA has been drafted. Council has deferred signing the VPA and reported that <i>"The primary reason for the VPA having not being finalised can be attributed to unresolved matters in relation to the upgrading of the haulage route (Jerrara Road and Oallen Ford Road)."</i> The Department issued Multiquip with a Warning Letter on 25 November 2022 regarding non-compliance with this condition as the VPA had not been finalised. On 14 March 2025, the Department was provided with an update on the status of the VPA and the ongoing discussions and correspondence between Multiquip and the Council. The Department acknowledged receipt of this update on 18 March 2025 and requested a further update be provided by 27 June 2025 which was provided by 4Pillars on 27 June 2025. Recommendation: Resolve disputes with Council to enable finalisation and execution of the VPA.	Non-compliant	NC2
SCHEDULE 3 - ENVIRONMENTAL PERFORMANCE: GENERAL EXTRACTION AND PROCESSING PROVISIONS					
Identification of Boundaries					
1	One month before the commencement of extraction approved under Modification 3, or other timeframe agreed by the Planning Secretary: (a) a registered surveyor must be engaged to mark out the boundaries of the approved areas of extraction within the site (as set out in Appendix 1); and (b) the Planning Secretary must be provided with a survey plan of such boundaries and their GPS coordinates.	- Total Surveying Solutions, Plan no. 182344.502, Approved Extraction Boundary with Tyre Locations pick up & Location of Placed Star Pickets as advised on 03/11/20, dated 27/01/21. - Total Surveying Solutions, Plan no. 182344.503, Approved Extraction Boundary with Tyre Locations pick up & Location of	Extraction in the Extraction Extension Area, as approved under MOD3 has commenced, although not at increased levels of production. Plans 182344.502 and 182344.503 by Total Surveying Solutions dated 27 January 2021 shows the boundaries and gives coordinates of markers of the originally approved extraction area and Extraction Extension Area approved under MOD3. Email correspondence between project personnel and the Department confirmed that the survey plans were submitted to the Department.	Compliant	

Table A1: Compliance with MP07_0155

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Placed Star Pickets as advised on 03/11/20, dated 27/01/21. • Email correspondence between Rhys Thompson (4 Pillars) and Michael Wood (DPHI) 14/10/2022, 17/10/2022, and 18/10/2022.			
1A	The boundaries of the approved areas of extraction within the site must be clearly marked in a manner that allows them to be easily identified at all times during the carrying out of quarrying operations.	- Site inspection. - Interview with project personnel.	The extraction area approved under the original Project Approval had been marked with star pickets and white painted tyres. The site inspection confirmed that some of these remain visible, but others have been lost. The extension of the extraction area approved under MOD3 has not been clearly marked, however Project personnel reported that bund walls have been constructed over boundary markers and site staff are aware of these boundaries. Recommendation: Ensure boundaries of the approved areas of extraction are more clearly marked in a manner that allows them to be easily identified.	Non-compliant	NC3

NOISE
Operational Noise Assessment Criteria

2	The Proponent shall ensure that the noise generated by the project does not exceed the noise impact assessment criteria in Table 1 at any residence or on more than 25 per cent of any privately-owned land. Table 1: Noise Impact Assessment Criteria <table><tr><th>Noise Assessment Location</th><th>Day LAeq (15 min)</th><th>5am – 7am LAeq (15 min)</th></tr><tr><td>Residence 6 & 9</td><td rowspan="2">40</td><td>36</td></tr><tr><td>Other privately-owned residences</td><td>35</td></tr></table> Notes:	Noise Assessment Location	Day LAeq (15 min)	5am – 7am LAeq (15 min)	Residence 6 & 9	40	36	Other privately-owned residences	35	• Pulse White Noise Acoustics, Multiquip Aggregates Acoustic Report – November 2022 Assessment, 10/11/2022. • Pulse White Noise Acoustics, Multiquip Aggregates Acoustic Report – August 2023 Assessment, 01/09/2023. • Pulse White Noise Acoustics, Multiquip Aggregates Acoustic Report – March 2024	Noise monitoring associated with the quarry operations was undertaken during the Audit Period at four residences in 2022, four residences in 2023, and five residences in 2024. Noise monitoring associated with the Bungonia Bypass was also undertaken during the Audit Period. According to the Annual Reviews, all noise monitoring undertaken during the Audit Period was compliant with condition criteria. Ten community complaints relating to noise were recorded in the Community Complaint Register during the Audit Period. These complaints were all received from a single complainant who resides to the south-west of the site. Some of the complaints included details	Compliant	
Noise Assessment Location	Day LAeq (15 min)	5am – 7am LAeq (15 min)											
Residence 6 & 9	40	36											
Other privately-owned residences		35											

Table A1: Compliance with MP07_0155					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	- To interpret the locations referred to Table 1, see the figure in Appendix 3. - The noise limits do not apply if the Proponent has an agreement with the relevant owner/s of these residences/land to generate higher noise levels, and the Proponent has advised the Department in writing of the terms of this agreement. - The noise limits do not apply to the Bungonia By-pass. Noise generated on the Bungonia By-pass is controlled under conditions 27 and 29 of Schedule 3.	- Assessment, 26/06/2024. - Pulse White Noise Acoustics, Multiquip Aggregates Ardmore Park, Noise Monitoring Report, 06/01/2025. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31 December 2023, 14/10/2024. - Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025. - Multiquip Quarries, Community Complaint Register.	of sound levels recorded by the complainant with the maximum being 60dB. Project personnel recorded corrective actions, including collection of measurements, for the majority of the complaints which indicated noise was generally compliant with criteria.		
3	Noise generated by the project is to be monitored and measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry. However, the Noise Impact Assessment Criteria are to apply during F-Class temperature inversions and 2 metres/second draining winds during the 5am – 7am morning shoulder, and 3 metres/second wind during the day.	- Pulse White Noise Acoustics, Multiquip Aggregates Acoustic Report – November 2022 Assessment, 10/11/2022. - Pulse White Noise Acoustics, Multiquip Aggregates Acoustic Report – August 2023 Assessment, 01/09/2023.	The noise monitoring reports provided for review referenced the NSW Noise Policy for Industry and the conditions specified in Schedule 3 Condition 3 during which the Noise Impact Assessment Criteria apply.	Compliant	

Table A1: Compliance with MP07_0155

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	NC #										
		- Pulse White Noise Acoustics, Multiquip Aggregates Acoustic Report – March 2024 Assessment, 26/06/2024. - Pulse White Noise Acoustics, Multiquip Aggregates Ardmore Park, Noise Monitoring Report, 06/01/2025.													
Operating Hours															
4	The Proponent shall comply with the operating hours in Table 3. Table 3: Operating Hours <table><tr><th>Activity</th><th>Permissible Hours</th></tr><tr><td>Construction work</td><td> 7 am to 6 pm Monday to Friday 8 am to 1 pm Saturday - At no time on Sundays or public holidays </td></tr><tr><td>Quarrying operations</td><td> 7 am to 6 pm Monday to Friday 7 am to 1 pm Saturday - At no time on Sundays or public holidays </td></tr><tr><td>Product loading and dispatch</td><td> 5 am to 6 pm Monday to Friday 6 am to 1 pm on Saturday - At no time on Sundays or public holidays </td></tr><tr><td>Maintenance, security, officework, cleaning, etc</td><td> - May be conducted at any time, provided that these activities are not audible at any residence on privately-owned land. </td></tr></table> <i>Note: This condition does not apply to delivery of material if that delivery is required by police or other authorities for safety reasons, and/or the operation or personnel or</i>	Activity	Permissible Hours	Construction work	7 am to 6 pm Monday to Friday 8 am to 1 pm Saturday - At no time on Sundays or public holidays	Quarrying operations	7 am to 6 pm Monday to Friday 7 am to 1 pm Saturday - At no time on Sundays or public holidays	Product loading and dispatch	5 am to 6 pm Monday to Friday 6 am to 1 pm on Saturday - At no time on Sundays or public holidays	Maintenance, security, officework, cleaning, etc	May be conducted at any time, provided that these activities are not audible at any residence on privately-owned land.	- Interview with project personnel. - Weighbridge records October 2022 and November 2024. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31 December 2023, 14/10/2024. - Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025. - DPHI, Show Cause Alleged Breach of Section 4.2 of the Environmental Planning and Assessment Act	Project personnel noted that product loading and dispatch prior to 7am, as approved under Project Approval MOD3, has not yet commenced. Review of weighbridge records for October 2022 and November 2024 indicated that two trucks were dispatched after 1pm on Saturday 15 October 2022. The Annual Reviews for 2022, 2023 and 2024 reported numerous non-compliances during 2023 and 2024 relating to truck movements occurring outside of permissible hours as summarised below: 2023: 102 truck movements over 50 days which was later revised, within the 11 December 2024 Multiquip response to the Show Cause Notice, to 96 truck movements over 42 days. 2024: 28 truck movements over 14 days which was later revised, as reported within the 4Pillars letter to the Department dated 4 April 2025, to 80 truck movements over 46 days. Multiquip reportedly notified the Department of non-compliances with this condition on 21 October 2024. A Show Cause Notice was issued by the Department on 22 November 2024 providing the opportunity for Multiquip to make representations as to why the Department should not take formal enforcement action in relation to the alleged breach. Multiquip provided a response to the Show Cause Notice on 11 December 2024 which	Non-compliant	NC4
Activity	Permissible Hours														
Construction work	7 am to 6 pm Monday to Friday 8 am to 1 pm Saturday - At no time on Sundays or public holidays														
Quarrying operations	7 am to 6 pm Monday to Friday 7 am to 1 pm Saturday - At no time on Sundays or public holidays														
Product loading and dispatch	5 am to 6 pm Monday to Friday 6 am to 1 pm on Saturday - At no time on Sundays or public holidays														
Maintenance, security, officework, cleaning, etc	May be conducted at any time, provided that these activities are not audible at any residence on privately-owned land.														

Table A1: Compliance with MP07_0155

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	equipment are endangered. In such circumstances, notification is to be provided to EPA and the affected residents as soon as possible, or within a reasonable period in the case of emergency.	1979, 22/11/2024 (Show Cause Notice). • Multiquip, PA 07_0155 (Mod 3) at 5152 Oallen Ford Road, Bungonia – show cause, 11/12/2024. • 4Pillars, RE: 22 November 2024 Show Cause, 11/12/2024. • DPHI, Penalty Notice – Breach of Section 4.2 of the Environmental Planning and Assessment Act 1979, 05/02/2025. • 4Pillars, Notification of non-compliance: MP07_0155 Schedule 3 Conditions 4 and 27, 04/04/2025. • 4Pillars, RE: 29 April 2025 Show Cause, 22/05/2025.	indicated that the non-compliances had “arisen largely due to reliance on inadequate manual systems” and provided proposed improvements to weighbridge and truck movement management. The 2024 Annual Review noted that most of these improvements were underway. Multiquip, via letter produced by 4Pillars on 4 April 2025, notified the Department that an additional four truck movements, which had not previously been identified by Multiquip or reported to the Department, occurred outside of the permitted hourly limits in December 2024. The Department issued a Show Cause Notice on 29 April 2025 providing the opportunity for Multiquip to make representations as to why the Department should not take formal enforcement action in relation to alleged non-compliance with Schedule 3 Conditions 4 and 27 relating to truck movements. Multiquip, via letter produced by 4Pillars on 22 May 2025 which was outside of the Audit Period, responded to the Show Cause Notice including providing mitigating factors and noted implementation of improvement actions including plan to shortly commence use of a new weighbridge system. The Department has issued Multiquip with two Penalty Notices, dated 5 February 2025 and 18 July 2025 each with a fine of \$15,000, relating to non-compliance with this condition. It is noted that the Penalty Notice dated 18 July 2025 was issued outside of the Audit Period. Recommendation: Continue to implement proposed improvements detailed in Multiquip’s responses to the Show Cause Notices, submitted to the Department on 11 December 2024 and 22 May 2025, to ensure operations, including product loading and dispatch of trucks, only occurs during the permissible hours specified in Table 3: Operating Hours. Noting that at the time of this IEA, the hours for product loading and dispatch should still adhere to those approved under Project Approval MOD2.		

Table A1: Compliance with MP07_0155

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
5	The Proponent shall construct the western earth mound and acoustic barrier prior to the commencement of any extraction (apart from overburden extraction for the purpose of constructing the mound) or processing activities to the east of the earth mound and acoustic barrier, unless otherwise agreed by the Planning Secretary.	Groundwork Plus, Independent Audit Report, January 2019	Assessed as compliant in a prior audit period and is not applicable to this Audit Period.	Not triggered	
Noise Monitoring					
6	The Proponent shall prepare and implement a Noise Monitoring Program for the project to the satisfaction of the Planning Secretary. This plan must: (a) be prepared in consultation with EPA, and be submitted to the Planning Secretary for approval prior to carrying out any development on site; (b) include details of how the noise performance of the project would be monitored and include a noise monitoring protocol for evaluating compliance with the relevant noise limits in this approval; and (c) describe the measures to be implemented to minimise noise from the project.	- Trevor Brown and Associates, 2015 Independent Audit Report, October 2015 - Pulse White Noise Acoustics, Multiquip Aggregates Acoustic Report – November 2022 Assessment, 10/11/2022. - Pulse White Noise Acoustics, Multiquip Aggregates Acoustic Report – August 2023 Assessment, 01/09/2023. - Pulse White Noise Acoustics, Multiquip Aggregates Acoustic Report – March 2024 Assessment, 26/06/2024. - Pulse White Noise Acoustics, Multiquip Aggregates Ardmore Park, Noise Monitoring Report, 06/01/2025. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023.	Preparation of the Noise Monitoring Program assessed as compliant in a prior audit period and is not applicable to this Audit Period. The Noise Monitoring Program provided for annual noise monitoring at two residential locations near the quarry site - Lochmoor Lodge (site R6) and another private residence on Oallen Ford Road, Bungonia (site R9) - once all components of the project were operating. The Noise Monitoring Program also provided for monitoring of traffic noise at two locations adjacent to the Bungonia By-pass once transport operations commenced. Implementation of the Noise Monitoring Program continued during the Audit Period with noise monitoring undertaken every 3 to 6 months. A revised Noise Monitoring Program was prepared in 2021, following approval of MOD3 of the Project Approval, and was submitted to the Department for approval on 11 November 2021. The revised Noise Monitoring Program, which includes noise monitoring at additional locations to those included within the original program, was not approved by the Department and was withdrawn by Multiquip on 22 August 2024. An updated revised Noise Monitoring Program (V3.1) was submitted to the Department on 21 May 2025 which was outside of the Audit Period. The Auditors consider this Condition is generally compliant; however, the following opportunity for improvement (OFI) is provided.	Compliant	

Table A1: Compliance with MP07_0155

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		- Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31 December 2023, 14/10/2024. - Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025. - Interview with project personnel.	Recommendation: Obtain Department approval of the updated Noise Monitoring Program.		

AIR QUALITY
Impact Assessment Criteria

7	The Proponent shall ensure that dust generated by the project does not cause exceedances of the criteria listed in Table 4, at any residence or on more than 25 per cent of any privately-owned land. Table 4: Air quality criteria <table><tr><th>Pollutant</th><th>Averaging period</th><th>Criterion</th></tr><tr><td rowspan="2">Particulate matter < 10 µm (PM10)</td><td>Annual</td><td>^{a, c} 25 µg/m³</td></tr><tr><td>24 hour</td><td>^b 50 µg/m³</td></tr><tr><td rowspan="2">Particulate matter < 2.5 µm (PM2.5)</td><td>Annual</td><td>^{a, c} 8 µg/m³</td></tr><tr><td>24 hour</td><td>^b 25 µg/ m³</td></tr><tr><td>Total suspended particulate (TSP) matter</td><td>Annual</td><td>^{a, c} 90 µg/ m³</td></tr><tr><td>^d Deposited dust</td><td>Annual</td><td>^b 2 g/m²/month (incremental) ^a 4 g/m²/month (total)</td></tr></table> Notes: ^a Total impact (i.e. incremental increase in concentrations	Pollutant	Averaging period	Criterion	Particulate matter < 10 µm (PM10)	Annual	^{a, c} 25 µg/m ³	24 hour	^b 50 µg/m ³	Particulate matter < 2.5 µm (PM2.5)	Annual	^{a, c} 8 µg/m ³	24 hour	^b 25 µg/ m ³	Total suspended particulate (TSP) matter	Annual	^{a, c} 90 µg/ m ³	^d Deposited dust	Annual	^b 2 g/m ² /month (incremental) ^a 4 g/m ² /month (total)	• Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023. • Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31 December 2023, 14/10/2024. • Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025. • Multiquip Quarries, Ardmore Park Quarry, Environmental Monitoring Report, January 2025. • Multiquip Quarries, Ardmore Park Quarry,	The Environmental Monitoring Reports publishes air quality data, with summaries provided in the Annual Reviews, and compares results against the Table 4 Air quality criteria. The site undertakes monthly deposited dust monitoring at four locations as per the requirements of EPL 13213, which does not include concentration limits. While there have been exceedances of the deposited dust criteria specified in Schedule 3 Condition 7 during the Audit Period, Multiquip has assessed that these exceedances as having been generally caused by non-quarry originated combustible (organic) matter or have likely come from off-site based on the prevailing wind direction. Exceedances of the deposited dust criteria in January 2023 and March 2023 were unable to be “<i>definitively ruled out</i>” in relation to Project activities and therefore Multiquip notified the Department of these exceedances on 24 July 2023. Particulate matter emissions (PM2.5 and PM10) are measured continuously by two particulate matter sensors (real-time optical particle counters) installed within weather stations at two locations within the quarry site, east and west of the extraction area. In	Compliant	
Pollutant	Averaging period	Criterion																						
Particulate matter < 10 µm (PM10)	Annual	^{a, c} 25 µg/m ³																						
	24 hour	^b 50 µg/m ³																						
Particulate matter < 2.5 µm (PM2.5)	Annual	^{a, c} 8 µg/m ³																						
	24 hour	^b 25 µg/ m ³																						
Total suspended particulate (TSP) matter	Annual	^{a, c} 90 µg/ m ³																						
^d Deposited dust	Annual	^b 2 g/m ² /month (incremental) ^a 4 g/m ² /month (total)																						

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	due to the project plus background concentrations due to all other sources). ^b Incremental impact (i.e. incremental increase in concentrations due to the project on its own). ^c Excludes extraordinary events such as bushfires, prescribed burning, dust storms, fire incidents or any other activity agreed by the Planning Secretary. ^d Deposited dust is to be assessed as insoluble solids as defined by Standards Australia, AS/NZS 3580.10.1:2003: Methods for Sampling and Analysis of Ambient Air - Determination of Particulate Matter - Deposited Matter - Gravimetric Method.	Environmental Monitoring Report, February 2025. - Multiquip Quarries, Ardmore Park Quarry, Environmental Monitoring Report, April 2025. - Interview with project personnel. - Environment Protection Licence (EPL) 13213. 4Pillars, Dust Management Capacity Assessment, 11 December 2023. 4 Pillars, RE: Project Application 07_0155[sic] (Mod 3) Notification of recorded elevated dust, 24/07/2023.	addition to which there is also a separate meteorological monitoring station. The Annual Reviews for 2022, 2023 and 2024, plus the Environmental Monitoring Reports provided for 2025, showed compliance with the 24-hour particulate matter average criteria. EPL 13213 has been varied on several occasions during the Audit Period including requiring Multiquip to implement control and management measures nominated in a Dust Management Capacity Assessment Report submitted to the EPA on 11 December 2023. These measures include establishment of a real-time alert system for particulate matter monitoring by 29 November 2024 and completion of a mechanical evaporator system trial at the hard rock processing area by 30 April 2025. Project personnel have reported that these measures have been undertaken and, in accordance with EPL 13212, a report detailing the findings of the mechanical evaporator system trial is to be submitted to the EPA by 14 May 2025, which is outside of the Audit Period. The Auditors consider this Condition is generally compliant; however, the following OFI is provided. Recommendation: Continue to consider implementation of dust management measures, including those detailed in Dust Management Capacity Assessment, to minimise dust emissions.		
Operating Conditions					
8	The Proponent shall ensure any visible air pollution generated by the project is assessed regularly, and that quarrying operations are relocated, modified, and/or stopped as required to minimise air quality impacts on privately owned land.	- Site inspection. - Interview with project personnel.	Activities observed during the site inspection did not identify generation of visible air pollution such as dust, however the rock crushing plant was not operating during the site inspection. A water tanker was observed to be operating with evidence of road spraying noted.	Compliant	
Air Quality Monitoring					
9	The Proponent shall prepare and implement an Air Quality Monitoring Program for the project to the satisfaction of the Planning Secretary. This program shall: (c) be prepared in consultation with EPA, and be submitted to the Planning Secretary for approval prior	Trevor Brown and Associates, 2015 Independent Audit Report, October 2015.	The Air Quality Monitoring Program was assessed as compliant in a prior audit period and is not applicable to this Audit Period. A revised Air Quality Monitoring Program was prepared	Not triggered	

Table A1: Compliance with MP07_0155

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	to carrying out any development on site; (d) include an air quality monitoring program that: (i) is capable of evaluating the performance of the project against the air quality criteria; (ii) includes monitoring of particulate matter using a high-volume air sampler for at least three years following the determination of Modification 3; and (iii) includes a protocol for evaluating compliance with the relevant air quality criteria.	- Interview with project personnel. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31 December 2023, 14/10/2024. - Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025.	in November 2021, following approval of MOD3 of the Project Approval, and was submitted to the Department for approval on 11 November 2021. The revised Air Quality Monitoring Program was not approved by the Department and was withdrawn by Multiquip on 22 August 2024. An updated revised Air Quality Monitoring Program (V4.1) was submitted to the Department on 21 May 2025 which was outside of the Audit Period. The Annual Reviews note that particulate matter emissions are being monitored by two continuous optical sensor monitors, which provide real-time data, rather than using a high-volume air sampler as stipulated in the condition which would require manual collection and analysis of filters for individual fractions. The Auditors consider this Condition is not triggered; however, the following OFI is provided. Recommendation: Obtain Department approval of the updated Air Quality Monitoring Program.		
METEOROLOGICAL MONITORING					
10	During the life of the project, the Proponent shall ensure that there is a suitable meteorological station in the vicinity of the site that complies with the requirements in the Approved Methods for Sampling of Air Pollutants in New South Wales guideline.	- Site inspection. - Interview with project personnel.	A meteorological monitoring station is located on the site which, according to Project personnel, complies with the requirements in the Approved Methods for Sampling of Air Pollutants in New South Wales guideline. This station continuously records meteorological parameters (Average Temperature, Average Relative Humidity, Rainfall, Aggregate rainfall, Average wind speed, Std wind speed, Average wind direction, Sigma Theta) at 10-minute sample intervals.	Compliant	
WATER					
Water Supply					
11	The Proponent shall ensure that it has sufficient water for all stages of the project, and if necessary, adjust the scale of operations to match its water supply. <i>Note: The Proponent is required to obtain necessary water licences for the project under the Water Act 1912 and/or Water Management Act 2000.</i>	- Site inspection. - Interview with project personnel. - NSW Department of Climate Change, Energy, the Environment and	The site holds three Water Access Licences (WALs): - WAL 30111 (BHAP6 or "The Production Bore") permitting extraction of groundwater - WAL 41848 ("The Bubbler") permitting extraction of groundwater from the Old Pit, however surface water is also drawn from this location - WAL 25390 permitting extraction of water from	Compliant	

Table A1: Compliance with MP07_0155					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Water, Statement of Conditions WAL number 30111, 18 March 2025. - NSW Department of Climate Change, Energy, the Environment and Water, Statement of Conditions WAL number 41848, 18 March 2025. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31 December 2023, 14/10/2024. - Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025.	Bungonia Creek. The volume of water extracted under WAL 30111 during the Audit Period was below entitlements. The volume of groundwater extracted under WAL41848 was not able to be accurately tracked from December 2022 onwards as surface water was being extracted from the Old Pit under a Licensed Discharge Trial permitted under EPL 13213. Multiquip has estimated that the volume of groundwater extracted under WAL41848 was below entitlements during the Audit Period. Multiquip informed WaterNSW of this issue and requested their input as to a potential solution, however a response was not received from WaterNSW. It is noted that the Licensed Discharge Trial has ended and therefore future reporting periods are expected to return accurate extraction records. No water was taken from Bungonia Creek under WAL 25390 during the Audit Period.		
Discharges					
12	The Proponent shall not discharge any water from the quarry or its associated operations except in accordance with an EPL.	- Site inspection. - Interview with project personnel. - EPL 13213.	The Project holds EPL 13213. The EPL permits the discharge of water under a Licensed Discharge Trial which reportedly commenced on 9 December 2022. The Licensed Discharge Trial was to allow discharge of water from the 'Old Pit' which ceased on 9 August 2023.	Compliant	
Water Management and Monitoring					
13	The Proponent shall prepare a Water Management Plan for the project to the satisfaction of the Planning Secretary. This plan must:	Groundwork Plus, Independent Audit Report, January 2019.	The Water Management Plan was assessed as compliant in a prior audit period and is not applicable to this Audit Period.	Not triggered	

Table A1: Compliance with MP07_0155

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(a) be prepared in consultation with DPIE Water, EPA and NSW Water, and be submitted to the Planning Secretary for approval prior to carrying out any development on site; and (b) include a: • Site Water Balance; • Erosion and Sediment Control Plan; • Surface Water Monitoring Program; • Groundwater Monitoring Program; and • Surface and Groundwater Response Plan. The Applicant must implement the Water Management Plan as approved by the Planning Secretary.	• R.W. Corkery, Water Management Plan, 01/11/2017 • Interview with project personnel.	A revised Water Management Plan was prepared in March 2022 following approval of MOD3 of the Project Approval. The revised Water Management Plan has not yet been approved by the Department. Project personnel have advised that an updated revised Water Management Plan is planned to be submitted to the Department in September 2025. The Auditors consider this Condition is not triggered; however, the following OFI is provided. Recommendation: Prioritise submission of the revised Water Management Plan to the Department for approval.		
14	The Site Water Balance must: (a) include details of: sources and security of water supply; water use on site; water management on site, including the location and capacity of water storages on site and the means of access; off-site water transfers; and reporting procedures; and (b) investigate and describe measures to minimise water use by the project.	• Groundwork Plus, Independent Audit Report, January 2019. • R.W. Corkery, Water Management Plan, 01/11/2017. • Interview with project personnel.	The Site Water Balance was assessed as compliant in a prior audit period and is not applicable to this Audit Period. A revised Water Management Plan was prepared in March 2022 following approval of MOD3 of the Project Approval. The revised Water Management Plan has not yet been approved by the Department. Project personnel have advised that an updated revised Water Management Plan is planned to be submitted to the Department in September 2025. The Auditors consider this Condition is not triggered; however, the following OFI is provided. Recommendation: Prioritise submission of the revised Water Management Plan, including Site Water Balance, to the Department for approval	Not triggered	
15	The Erosion and Sediment Control Plan must: (a) be consistent with the requirements of Managing Urban Stormwater: Soils and Construction, Volume 1, 4th Edition, 2004 (Landcom); (b) identify activities that could cause soil erosion and generate sediment; (c) describe measures to minimise soil erosion and the potential for the transport of sediment to downstream waters;	• Groundwork Plus, Independent Audit Report, January 2019. • R.W. Corkery, Erosion and Sediment Control Plan, 08/09/2017.	The Erosion and Sediment Control Plan dated September 2017 was assessed as compliant in a prior audit period and is not applicable to this Audit Period.	Not triggered	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(d) include principles for the design and construction of waterway crossings along the transport route; (e) describe the location, function, and capacity of erosion and sediment control structures; (f) demonstrate that the design capacity of basins intended to collect storm runoff will not be compromised by storage of operational water; and (g) describe what measures would be implemented to maintain (and if necessary decommission) the structures over time.				
16	The Surface Water Monitoring Program must include: (a) detailed baseline data on surface water flows and quality in downstream watercourses that could be affected by the project; (b) surface water quality and stream health impact assessment criteria, including trigger levels for investigating any potentially adverse surface water impacts; (c) a program to monitor and evaluate: • any surface water discharges; • the effectiveness of the water management system; • impacts on water supply for other water users; and • surface water flows and quality, channel stability and stream health in watercourses that could potentially be impacted by the project; and (d) a detailed description of the surface water management system on the site, including the: • clean water diversion system; • erosion and sediment controls; • dirty water management system; and • water storages.	- Groundwork Plus, Independent Audit Report, January 2019. - R.W. Corkery, Water Management Plan, 01/11/2017. - Interview with project personnel.	The Surface Water Monitoring Program, which is included in the Water Management Plan dated November 2017, was assessed as compliant in a prior audit period. A revised Water Management Plan was prepared in March 2022 following approval of MOD3 of the Project Approval. The revised Water Management Plan has not yet been approved by the Department. Project personnel have advised that an updated revised Water Management Plan is planned to be submitted to the Department in September 2025. The Auditors consider this Condition is not triggered; however, the following OFI is provided. Recommendation: Prioritise submission of the revised Water Management Plan, including any changes to the Surface Water Monitoring Program, to the Department for approval.	Not triggered	
17	The Groundwater Monitoring Program must include: (a) detailed baseline data on groundwater levels, flows and quality in the region, and particularly any groundwater bores, springs and seeps (including spring and seep fed dams) that may be affected by operations on site; (b) groundwater impact assessment criteria, including trigger levels for investigating any potentially adverse groundwater impacts, including impacts on the water supply to any landowner of privately-owned land; and	- Groundwork Plus, Independent Audit Report, January 2019. - R.W. Corkery, Water Management Plan, 01/11/2017. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1	The Groundwater Monitoring Program, which is included in the Water Management Plan dated November 2017, was assessed as compliant in a prior audit period. A revised Water Management Plan was prepared in March 2022 following approval of MOD3 of the Project Approval. The revised Water Management Plan has not yet been approved by the Department. Project personnel have advised that an updated revised Water	Not triggered	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(c) a program to monitor: - groundwater levels and quality in new and existing monitoring bores, including the new bore to be constructed to the north of the extended extraction area; - the impacts of the project on: - any groundwater bores, springs and seeps (including spring and seep fed farm dams) on privately-owned land; and - any groundwater dependent ecosystems.	January 2022 - 31 December 2022, 06/04/2023. - Natural Resources Regulator (NRAR), Direction to Protect Water Source, 10/03/2022. 4Pillars, RE: Required actions at Ardmore Park Quarry, 07/10/2022. - DPE, NRAR Direction – Bore Remediation, 28/10/2022. - EPA, EPA Advice – Ardmore Park Quarry – Bore works, 14/10/2022	Management Plan is planned to be submitted to the Department in September 2025. Groundwater monitoring points in the sand extraction area given in the Groundwater Monitoring Program are no longer present due to the progression of quarrying activities in the southern sand extraction area. The monitoring of groundwater at BH1-6 was replaced by BHS1-6 in March 2020 as noted in the prior audit period. In addition, BHS6 was damaged and could not be monitored during the Audit Period. The Natural Resources Regulator (NRAR) issued a Direction to Protect Water Source in March 2022 which required two monitoring bores used in the Groundwater Monitoring Program (BHAP1 and BHAP5), and some other bores not used in the Groundwater Monitoring Program, to be decommissioned as they did not meet minimum construction requirements. The Direction to Protect Water Source also required Multiquip to consult with the Department and the EPA on this matter. Multiquip issued letters to the Department and the EPA on 7 October 2022 with responses received from the EPA on 14 October 2022 and from the Department on 28 October 2022. Project personnel reported that, while the responses provided by both organisations were considered, the bores were successfully rehabilitated and therefore no associated changes to the EPL or Water Management Plan were required. The Auditors consider this Condition is not triggered; however, the following OFI is provided. Recommendation: Prioritise submission of the revised Water Management Plan, including changes to the Groundwater Monitoring Program, to the Department for approval.		
18	The Surface and Groundwater Response Plan must include: (a) a protocol for the investigation, notification and mitigation of any exceedances of the surface and ground water impact assessment criteria;	Groundwork Plus, Independent Audit Report, January 2019.	The Surface and Groundwater Response Plan, which is included in the Water Management Plan dated November 2017, was assessed as compliant in a prior audit period.	Not triggered	

Table A1: Compliance with MP07_0155

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(b) measures to mitigate and/or compensate potentially affected landowners, including provision of alternative long-term supply of water to the affected landowner that is equivalent to the loss attributed to the project; and (c) the procedures that would be followed if any unforeseen impacts are detected during the project.	R.W. Corkery, Water Management Plan, 01/11/2017.	A revised Water Management Plan was prepared in March 2022 following approval of MOD3 of the Project Approval. The revised Water Management Plan has not yet been approved by the Department. Project personnel have advised that an updated revised Water Management Plan is planned to be submitted to the Department in September 2025. The Auditors consider this Condition is not triggered; however, the following OFI is provided. Recommendation: Prioritise submission of the revised Water Management Plan, including any changes to the Surface and Groundwater Response Plan, to the Department for approval.		
18A	The Proponent must provide a compensatory water supply to any landowner of privately-owned land whose rightful water supply is adversely and directly impacted (other than an impact that is minor or negligible) as a result of quarrying operations, in consultation with DPIE Water, and to the satisfaction of the Planning Secretary.	- Site inspection. - Interview with project personnel.	Project personnel reported that Multiquip have not received any written claims for compensatory water supply during the Audit Period.	Not triggered	
18B	The compensatory water supply measures must provide an alternative long term supply of water that is equivalent, in quality and volume, to the loss attributable to the development. Equivalent water supply should be provided (at least on an interim basis) as soon as practicable after the loss is identified, unless otherwise agreed by the landowner.	- Site inspection. - Interview with project personnel.	Project personnel reported that Multiquip have not received any written claims for compensatory water supply during the Audit Period.	Not triggered	
18C	If the Proponent and the landowner cannot agree on whether the loss of water is attributed to the development or the measures to be implemented, or there is a dispute about the implementation of these measures, then either party may refer the matter to the Planning Secretary for resolution.	- Site inspection. - Interview with project personnel.	Project personnel reported that Multiquip have not received any written claims for compensatory water supply during the Audit Period.	Not triggered	
18D	If the Proponent is unable to provide an alternative long term supply of water, then the Proponent must provide compensation, to the satisfaction of the Planning Secretary.	- Site inspection. - Interview with project personnel.	Project personnel reported that Multiquip have not received any written claims for compensatory water supply during the Audit Period.	Not triggered	
18E	However, conditions 18A to 18D do not apply if the Proponent has a compensatory water agreement with the owner/s of the land and the Applicant has advised the Department in writing of the terms of this agreement. <i>Note: The Water Management Plan (see conditions 16 and</i>	- Site inspection. - Interview with project personnel.	Project personnel reported that Multiquip have not received any written claims for compensatory water supply during the Audit Period.	Not triggered	

Table A1: Compliance with MP07_0155

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #												
	17) is required to include trigger levels for investigating potentially adverse impacts on water supplies.																
LANDSCAPE MANAGEMENT																	
Rehabilitation																	
19	The Proponent must: (a) rehabilitate the site to the satisfaction of the Planning Secretary. This rehabilitation must be consistent with the conceptual rehabilitation plan in Appendix 5 and must comply with the objectives in Table 5; and (b) rehabilitate the site progressively, that is, as soon as reasonably practicable following disturbance. Table 5: Rehabilitation Objectives <table><tr><th>Feature</th><th>Objective</th></tr><tr><td>All areas of the site affected by the project</td><td> - Safe - Hydraulically and geotechnically stable - Non-polluting - Fit for the intended post-quarrying operations land use(s) - Final landform integrated with surrounding natural landforms as far as is reasonable and feasible, and minimising visual impacts when viewed from surrounding land </td></tr><tr><td>Biodiversity</td><td> - Provides at least 14.7 hectares of Yellow Box – Red Gum Woodland </td></tr><tr><td>Surface infrastructure</td><td> - Decommissioned and removed, unless otherwise agreed by the Planning Secretary </td></tr><tr><td>Quarry benches and pit floor</td><td> - Landscaped and vegetated using native tree and understorey species </td></tr><tr><td>Final void</td><td> - No final void permitted </td></tr></table>	Feature	Objective	All areas of the site affected by the project	- Safe - Hydraulically and geotechnically stable - Non-polluting - Fit for the intended post-quarrying operations land use(s) - Final landform integrated with surrounding natural landforms as far as is reasonable and feasible, and minimising visual impacts when viewed from surrounding land	Biodiversity	Provides at least 14.7 hectares of Yellow Box – Red Gum Woodland	Surface infrastructure	Decommissioned and removed, unless otherwise agreed by the Planning Secretary	Quarry benches and pit floor	Landscaped and vegetated using native tree and understorey species	Final void	No final void permitted	- Site inspection. - Interview with project personnel. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31 December 2023, 14/10/2024. - Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025. - Multiquip Aggregates, Notification of Non-Compliances with Project Approval PA 07_0155 at the Ardmore Park Quarry, 22/12/2021. - Department of Planning and Environment, Development Control Order, 29/11/2023.	Rehabilitation of the site has not commenced except for: - a bund constructed along the southern boundary of the Project which is fully re-vegetated and reportedly observed on a regular basis by the Site Supervisor and Quarry Manager - limited backfilling in the western section of the “Old Pit” which was made possible by the Licensed Discharge Trial - backfilling of the “White Pit” in the south-east of the Approved Extraction Area with overburden, with some areas close to attaining final landform. Project personnel reported that rehabilitation of areas subject to the Development Control Order issued in November 2023 will be included within an updated Landscape Management Plan.	Not triggered	
Feature	Objective																
All areas of the site affected by the project	- Safe - Hydraulically and geotechnically stable - Non-polluting - Fit for the intended post-quarrying operations land use(s) - Final landform integrated with surrounding natural landforms as far as is reasonable and feasible, and minimising visual impacts when viewed from surrounding land																
Biodiversity	Provides at least 14.7 hectares of Yellow Box – Red Gum Woodland																
Surface infrastructure	Decommissioned and removed, unless otherwise agreed by the Planning Secretary																
Quarry benches and pit floor	Landscaped and vegetated using native tree and understorey species																
Final void	No final void permitted																

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
Landscape Management Plan					
20	The Proponent shall prepare and implement a Landscape Management Plan for the project to the satisfaction of the Planning Secretary. This plan must: (a) be prepared in consultation with OEH by suitably qualified expert/s whose appointment/s have been approved by the Planning Secretary, and be submitted to the Planning Secretary for approval prior to the commencement of quarrying operations; and (b) include a: • Rehabilitation Management Plan; and • Quarry Closure Plan. <i>Note: The Department accepts that the initial Landscape Management Plan may not include a detailed Quarry Closure Plan. However, the initial plan must include an outline and a timetable for completion of the detailed Quarry Closure Plan.</i>	• Trevor Brown and Associates, 2015 Independent Audit Report, October 2015. • R.W. Corkery and Kevin Mills & Associates, Landscape Management Plan, September 2010 • Interview with project personnel.	The Landscape Management Plan was assessed as compliant in a prior audit period and is not applicable to this Audit Period. A revised Landscape Management Plan is being prepared following approval of MOD3 of the Project Approval but has not yet been submitted to the Department for approval. A revised Landscape Management Plan was prepared in April 2022 following approval of MOD3 of the Project Approval. The revised Landscape Management Plan has not yet been approved by the Department. Project personnel have advised that an updated revised Landscape Management Plan, including a Rehabilitation Management Plan and Quarry Closure Plan, is being prepared and planned to be submitted to the Department, however a proposed date for submission has not been confirmed. The Auditors consider this Condition is not triggered; however, the following OFI is provided. Recommendation: Prioritise submission of the revised Landscape Management Plan to the Department for approval.	Not triggered	
Rehabilitation Management Plan					
21	The Rehabilitation Management Plan must include: (a) the rehabilitation objectives for the site; (b) a description of the short, medium, and long-term measures that would be implemented to: • rehabilitate the site; and • maintain and enhance existing site vegetation outside the disturbance area (c) detailed performance and completion criteria for the site rehabilitation, including triggers for remedial action, where these performance or completion criteria area not met; (d) a detailed description of the measures that would be	• Trevor Brown and Associates, 2015 Independent Audit Report, October 2015. • R.W. Corkery and Kevin Mills & Associates, Landscape Management Plan, September 2010. • Interview with project personnel.	The Rehabilitation Management Plan, which is included in the Landscape Management Plan dated September 2010, was assessed as compliant in a prior audit period. A revised Landscape Management Plan was prepared in April 2022 following approval of MOD3 of the Project Approval. The revised Landscape Management Plan has not yet been approved by the Department. Project personnel have advised that an updated revised Landscape Management Plan, including a Rehabilitation Management Plan, is being prepared and planned to be submitted to the Department, however a proposed date for submission has not been confirmed.	Not triggered	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	implemented, including the procedures to be implemented for: • progressively rehabilitating disturbed areas; • protecting vegetation and soil outside the disturbance areas; • rehabilitating creeks and drainage lines on the site to ensure no net loss of stream length and aquatic habitat; • undertaking pre-clearance surveys; • managing impacts on fauna; • landscaping the site to minimise visual impacts, including a landscape plan for the visual/noise bund and other boundaries of the site; • conserving and reusing topsoil; • screened waste material quality assurance; • collecting and propagating seed for rehabilitation works; • salvaging and reusing material from the site for habitat enhancement; • controlling weeds and feral pests; • controlling access; and • bushfire management; (e) a program to monitor the effectiveness of these measures, and progress against the performance and completion criteria; (f) a description of the potential risks to successful rehabilitation and/or revegetation, and a description of the contingency measures that would be implemented to mitigate these risks; and (g) details of who would be responsible for monitoring, reviewing, and implementing the plan.		The Auditors consider this Condition is not triggered; however, the following OFI is provided. Recommendation: Prioritise submission of the revised Landscape Management Plan, including the Rehabilitation Management Plan, to the Department for approval.		
Quarry Closure Plan					
22	The Quarry Closure Plan must: (a) include provision for certification from a qualified geotechnical engineer that the final proposed landform is stable; (b) define the objectives and criteria for closure of the quarry;	• Trevor Brown and Associates, 2015 Independent Audit Report, October 2015. • R.W. Corkery and Kevin Mills &	The Quarry Closure Plan, which is included in the Landscape Management Plan dated September 2010, was assessed as compliant in a prior audit period. A revised Landscape Management Plan was prepared in April 2022 following approval of MOD3 of the Project	Not triggered	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(c) investigate options for the future use of the site, including any final void; (d) describe the measures that would be implemented to minimise or manage the ongoing (post closure) environmental effects of the project; and (e) describe how the performance of these measures would be monitored over time.	Associates, Landscape Management Plan, September 2010. • Interview with project personnel.	Approval. The revised Landscape Management Plan has not yet been approved by the Department. Project personnel have advised that an updated revised Landscap Management Plan, including a Quarry Closure Plan, is being prepared and planned to be submitted to the Department, however a proposed date for submission has not been confirmed. The Auditors consider this Condition is not triggered; however, the following OFI is provided. Recommendation: Prioritise submission of the revised Landscape Management Plan, including the Quarry Closure Plan, to the Department for approval.		
Rehabilitation Bond					
23	Within three months of the approval of the Landscape Management Plan, the Proponent must lodge a Rehabilitation Bond with the Department to ensure that the rehabilitation of the site is undertaken in accordance with the performance and completion criteria set out in the plan and the relevant conditions of this approval. The sum of the bond must be an amount agreed by the Planning Secretary and determined by: (a) calculating the cost of rehabilitating all disturbed areas of the site, taking into account the likely surface disturbance over the next 3 years of quarrying operations; and (b) employing a suitably qualified, independent and experienced person to verify the calculated costs.	• Groundwork Plus, Independent Audit Report, January 2019 • Interview with project personnel.	Lodgment of the Rehabilitation Bond with the Department, within three months of the approval of the Landscape Management Plan, was assessed as compliant in a prior audit period and is not applicable to this Audit Period. The Rehabilitation Bond will need to be reviewed, and if necessary revised,: - when the revised Landscape Management Plan is approved - within 3 months of submitting a copy of this Audit Report to the Planning Secretary in accordance with Schedule 5 Condition 8.	Not triggered	
23A	The calculation of the Rehabilitation Bond must be submitted to the Department for approval at least 1 month prior to the lodgement of the bond.	• Interview with project personnel. • 4Pillars, RE:MP07-0155 Schedule 5 Condition 8 and Schedule 5 Condition 4, 31/03/2023.	The Rehabilitation Bond was reviewed and resubmitted to the Department following completion of the 2022 Independent Environmental Audit. However, Project personnel reported that the Department has not approved the revised Rehabilitation Bond and therefore it has not been lodged.	Not triggered	
23B	The Rehabilitation Bond must be reviewed and if required, an updated bond must be lodged with the Department within 3 months following: (a) any update or revision to the Landscape Management	• Interview with project personnel. • 4Pillars, RE:MP07-0155 Schedule 5 Condition 8	The Rehabilitation Bond was reviewed and resubmitted to the Department following completion of the 2022 Independent Environmental Audit. The Rehabilitation Bond was reviewed and resubmitted to the Department	Not triggered	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	Plan; (b) the completion of an Independent Environmental Audit in which recommendations relating to rehabilitation have been made; or (c) in response to a request by the Planning Secretary.	and Schedule 5 Condition 4, 31/03/2023.	following completion of the 2022 Independent Environmental Audit. However, Project personnel reported that the Department has not approved the revised Rehabilitation Bond and therefore it has not been lodged. It is noted that the approved Landscape Management Plan has not yet been updated or revised and the 2022 Independent Environmental Audit did not make recommendations relating to rehabilitation.		
23C	If rehabilitation of the site is completed generally in accordance with the relevant performance and completion criteria, to the satisfaction of the Planning Secretary, the Planning Secretary will release the bond.	- Site inspection. - Interview with project personnel.	Rehabilitation of the site has not been completed.	Not triggered	
23D	If rehabilitation of the site is not completed generally in accordance with the relevant performance and completion criteria, the Planning Secretary will call in all, or part of, the bond, and arrange for the completion of the relevant works.	- Site inspection. - Interview with project personnel.	Rehabilitation of the site has not been completed.	Not triggered	
ABORIGINAL HERITAGE					
24	The Proponent shall prepare and implement an Aboriginal Heritage Management Plan for the project to the satisfaction of the Planning Secretary. This plan must: (a) be prepared in consultation with the BCD and Registered Aboriginal Parties, and be submitted to the Planning Secretary for approval prior to the commencement of extraction approved under Modification 3; and (b) include a: - description of the subsurface test pit investigations that would be implemented in the extraction area to determine if archaeological material is present and the significance of any such material; - description of the measures that would be implemented if any new Aboriginal objects or relics are discovered during the project; and - protocol for the ongoing consultation and involvement of the Aboriginal communities in the conservation and management of Aboriginal cultural heritage on the site.	- Kayandel Archaeological Services, Aboriginal Heritage Management Plan dated September 2010. - Trevor Brown and Associates, 2015 Independent Audit Report, October 2015.	The Aboriginal Heritage Management Plan was assessed as compliant in a prior audit period. A revised Aboriginal Heritage Management Plan was prepared in November 2022 following approval of MOD3 of the Project Approval. The revised Aboriginal Heritage Management Plan has not yet been approved by the Department. An updated revised Aboriginal Heritage Management Plan (V4.0) was submitted to the Department on 28 May 2025 which was outside of the Audit Period. The Auditors consider this Condition is not triggered; however, the following OFI is provided. Recommendation: Obtain Department approval of the updated Aboriginal Heritage Management Plan.	Not triggered	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
Road Upgrades					
25	Prior to truck movements at the site (i.e. either arrival or dispatch) exceeding 88 per day or the dispatch of heavy vehicles before 7:00 am, the Proponent must implement the findings of <i>Audit of Existing Transport Route for Ardmore Park Quarry Ref. 17126</i> (prepared by Transport & Urban Planning Pty Ltd and dated 24 September 2018) and the relevant terms of the Planning Agreement (see Appendix 4), to the satisfaction of Council.	• Interview with project personnel. • Multiquip, Truck Movement Summary, Jan-Dec 2024 • Weighbridge records October 2022 and November 2024. • Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023. • Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31 December 2023, 14/10/2024. • Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025.	Project personnel noted that truck movements exceeding 88 per day and product loading and dispatch prior to 7am, as approved under Project Approval MOD3, has not yet commenced. Review of Truck Movement Summary for 2024, weighbridge records for October 2022 and November 2024, and Annual Reviews supports this assertion. Goulburn Mulwaree Council and Multiquip have held ongoing discussions and negotiations about details and financial liability for road repairs. This has stalled Council execution of the Planning Agreement.	Not triggered	
Road Maintenance					
26	The Proponent must contribute toward the maintenance of local roads used for haulage of quarry products, in accordance with the Voluntary Planning Agreement (see condition 13 of Schedule 2).	• Interview with project personnel.	A Voluntary Planning Agreement (VPA) was not in place at the time of the Audit. A Heads of Agreement has been accepted by Council and the VPA has been drafted. Council has deferred execution of the VPA while the issue of repairs to roads is being resolved. The Auditors consider this Condition is not triggered; however, the following OFI is provided. Recommendation: Resolve disputes with Council to enable finalisation and execution of the VPA.	Not triggered	

Table A1: Compliance with MP07_0155

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
Transport Limits					
27	Truck movements at the site (i.e. either arrival or dispatch), must not exceed: (a) 124 per day Monday to Friday; (b) 84 per day on Saturday; (c) 8 in any hour between: i. 5:00 am and 8:00 am; ii. 4:00 pm and 6:00 pm; (d) 14 in any hour between 8:00 am and 4:00 pm. <i>Note: Truck movements to and from the site are also controlled by the operating hours specified in condition 4 of Schedule 3 and provisions in conditions 28 and 29 of Schedule 3.</i>	- Site inspection. - Interview with project personnel. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31 December 2023, 14/10/2024. - Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025. - DPHI, Show Cause Alleged Breach of Section 4.2 of the Environmental Planning and Assessment Act 1979, 22/11/2024 (Show Cause Notice). - Multiquip, PA 07_0155 (Mod 3) at 5152 Oallen Ford Road, Bungonia – show cause, 11/12/2024. 4Pillars, RE: 22 November 2024 Show Cause, 11/12/2024. 4Pillars, Notification of non-compliance: MP07_0155 Schedule 3	Multiquip have reported non-compliances in relation to truck movements during: 2023 “96 truck movements outside of the permitted hourly transport limits, across 42 days.” 2024 “76 truck movements outside of the permitted hourly transport limits, across 31 days.” This was later revised, as reported within the 4Pillars letter to the Department dated 4 April 2025, to 80 truck movements over 46 days. Multiquip reportedly notified the Department of non-compliances with this condition on 21 October 2024. A Show Cause Notice was issued by the Department on 22 November 2024 providing the opportunity for Multiquip to make representations as to why the Department should not take formal enforcement action in relation to the alleged breach. Multiquip provided a response to the Show Cause Notice on 11 December 2024 which indicated that the non-compliances had “arisen largely due to reliance on inadequate manual systems” and detailed a number of proposed improvements to weighbridge and truck movement management. The 2024 Annual Review noted that most of these improvements were underway. The Department issued a Show Cause Notice on 29 April 2025 providing the opportunity for Multiquip to make representations as to why the Department should not take formal enforcement action in relation to alleged non-compliance with Schedule 3 Conditions 4 and 27 relating to truck movements. Multiquip, via letter produced by 4Pillars on 22 May 2025 which was outside of the Audit Period, responded to the Show Cause Notice including providing mitigating factors and noted implementation of improvement actions including plan to shortly commence use of a new weighbridge system. The Department has issued a Penalty Notice, dated 18 July with a fine of \$15,000, to Multiquip relating to non-compliance with this condition. It is noted that this	Non-compliant	NC5

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Conditions 4 and 27, 04/04/2025. • 4Pillars, RE: 29 April 2025 Show Cause, 22/05/2025.	Penalty Notice was issued outside of the Audit Period. Recommendation: Continue to implement proposed improvements detailed in Multiquip's responses to the Show Cause Notices submitted to the Department on 11 December 2024 and 22 May 2025 to ensure truck movements do not exceed the limits in condition 27.		
Principal Local Haulage Route Restrictions					
28	The Proponent must, in relation to the principal local haulage route: (a) restrict product transport to 20,000 tonnes per annum, to be transported at a maximum rate of five laden trucks per day and to be delivered to customers located only within 100km of the site; (b) adhere to limits on weight-restricted bridges and roads at all times; (c) avoid use of the western section of Lumley Road, west of Windellama Road during and after periods of heavy rain; (d) ensure no truck movements occur between the hours of 5:00 am and 7:00 am; (e) ensure no truck movements occur by Windellama Public School between the hours of 8:00 am to 9:30 am and 2:30 pm to 4:00 pm and also ensure that trucks adhere to a speed limit of 40 km/h in the vicinity of the school during school hours; and (f) consult and enter into arrangements with drivers of local school buses along the route to minimise heavy vehicles on the road during school bus pick up and drop off times.	• Site inspection. • Interview with project personnel. • Multiquip Quarries, Community Complaint Register.	Project personnel reported that the requirements of condition 28 were complied with during the Audit Period. One complaint relating to traffic was made during the Audit Period which alleged that a Multiquip truck drove through Bungonia on 1 December 2023 rather than use the designated Primary Haulage Route along the Bungonia By-pass. The complaint was unable to be substantiated.	Compliant	
Transport Operating Conditions					
29	The Proponent must: (a) ensure that all laden trucks entering or exiting the site have their loads covered; (b) ensure that all laden trucks exiting the site are cleaned of material that may fall from vehicles, before leaving the site; (c) ensure that no project-related heavy vehicles ¹ use King Street to get to or from the site, except in an emergency to avoid the loss of lives, property and/or to prevent environmental harm;	• Site inspection. • Interview with project personnel. • The Transport Planning Partnership, Draft Traffic Management Plan, March 2022. • DPHI, Official Caution, 09/02/2023.	The Department issued an Official Caution to Multiquip on 9 February 2023 for "failure to keep accurate and up to date records of truck movements to and from the Ardmore Park Quarry on the company website and in Annual Reviews." The Official Caution noted that Multiquip "have since uploaded an updated truck movement summary report to their website". The Annual Review for 2022 notes that the truck movement summary report for 2022 was completed and	Non-compliant	NC6

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(d) minimise traffic safety issues; (e) take all reasonable steps to ensure that appropriate signage is displayed on all trucks used to transport quarry products from the project so they can be easily identified by other road users; (f) ensure that no heavy vehicles arrive at the site prior to 5:00 am on weekdays and 6:00 am on Saturdays; and (g) keep accurate records of all laden truck movements to and from the site (including time of arrival and dispatch) and publish a summary of records on its website every month and in the Annual Review. <i>Note 1: includes vehicles or trailers with a gross mass greater than 4.5 tonnes that are owned, operated or contracted by the project, including any mobile plant and equipment.</i>	- Multiquip, Truck Movement Summary, Jan-Dec 2024. - Weighbridge records October 2022 and November 2024. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31 December 2023, 14/10/2024. - Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025.	uploaded to the company website on 21 October 2022. The Auditors notes that monthly truck movement summary reports are available in the Annual Reviews and on the Project website, however they are reportedly published to the website on a three-month delay due to competition concerns. Recommendation: No recommendation is made in relation to this non-compliance as the issue has been rectified.		
Traffic Management Plan					
30	The Proponent must prepare a Traffic Management Plan for the project to the satisfaction of the Planning Secretary. This plan must: (a) be prepared by suitably qualified and experienced person/s whose appointment has been endorsed by the Planning Secretary; (b) be prepared in consultation with TfNSW, Council and the Department of Education; (c) include details of all transport routes and traffic types to be used for project-related traffic; (d) include a noise validation program for truck movements between 5:00 am and 7:00 am to meet a road traffic noise level limit of LAeq (1 hour) of 50 dB(A); (e) describe traffic control measures during construction activities on public roads; (f) describe the processes in place for the control of truck	- Site inspection. - Interview with project personnel. - Groundwork Plus, Independent Audit Report, January 2019. - Christopher Hallam & Associates, Traffic Management Plan, September 2010. - The Transport Planning Partnership, Draft Traffic Management Plan, March 2022.	Preparation of the Traffic Management Plan was assessed as compliant in a prior audit period and is not applicable to this Audit Period. According to project personnel, increased truck movements permitted under MOD3 have not yet commenced. A revised Traffic Management Plan was prepared in March 2022 following approval of MOD3 of the Project Approval. The revised Traffic Management Plan has not yet been approved by the Department. Project personnel have advised that an updated revised Traffic Management Plan is being prepared and planned to be submitted to the Department, however a proposed date for submission has not been confirmed.	Not triggered	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	movements entering and exiting the site; (g) include a protocol for the management of quarry vehicles on the Bungonia By-pass, including the prevention of trucks from queuing on Mountain Ash Road; (h) include details of the measures to be implemented to minimise traffic safety issues and disruption to local road users, including minimising potential for conflict with school buses and stock movements; (i) include a Drivers' Code of Conduct that includes procedures to ensure that drivers: - i.adhere to posted speed limits or other required travelling speeds; - ii.adhere to designated transport routes; - iii.avoid travelling on the haulage route prior to 5:00 am on weekdays and 6:00 am on Saturdays; and - iv.implement safe and quiet driving practices; (j) describe the measures to be put in place to ensure compliance with the Drivers' Code of Conduct; and (k) propose measures to minimise the transmission of dust and tracking of material onto the surface of public roads from vehicles exiting the site. The Proponent must ensure that truck movements at the site (i.e. either arrival or dispatch) do not exceed 88 per day until the Traffic Management Plan is approved by the Planning Secretary.		The Auditors consider this Condition is not triggered; however, the following OFI is provided. Recommendation: Prioritise submission of the revised Traffic Management Plan to the Department for approval.		
VISUAL					
Visual Amenity					
31	The Proponent shall minimise the visual impacts of the project to the satisfaction of the Planning Secretary.	- Site inspection. - Interview with project personnel. 4Pillars, Visual Impact Assessment, 10/08/2021.	A Visual Impact Assessment (VIA) was completed in March 2021 and then updated in August 2021, following approval of MOD3, to assess impacts at two receivers. The VIA was reportedly submitted to the Department on 26 July 2022, however a response was not received from the Department.	Compliant	
Visual Impact Mitigation					
32	Within 6 months of this approval, the Proponent shall prepare a report that: (a) identifies the privately-owned residences that are likely to experience significant visual impacts during the	Interview with project personnel.	A VIA was completed in March 2021 and then updated in August 2021, following approval of MOD3, to assess impacts at two receivers. The VIA was reportedly submitted to the Department on 26 July 2022, however	Compliant	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	construction and operation of the project; and (b) describes (in general terms) the additional mitigation measures that could be implemented to reduce the visibility of the quarry from these residences, to the satisfaction of the Planning Secretary.	4Pillars, Visual Impact Assessment, 10/08/2021.	a response was not received from the Department. The Auditors consider this Condition is generally compliant; however, the following OFI is provided. Recommendation: Request formal approval of the VIA from the Department.		
33	Within 3 months of the Planning Secretary approving this report, the Proponent shall advise all owners of privately-owned residences identified in the report that they are entitled to additional mitigation measures to reduce the visibility of the quarry from their properties.	- Interview with project personnel. 4Pillars, Visual Impact Assessment, 10/08/2021.	A VIA was completed in March 2021 and then updated in August 2021, following approval of MOD3, to assess impacts at two receivers. The VIA was reportedly submitted to the Department on 26 July 2022, however a response was not received from the Department. According to project personnel, owners of privately-owned residences identified in the report have been directed to the website where the VIA is available. The Auditors consider this Condition is not triggered; however, the following OFI is provided. Recommendation: Following approval of the VIA from the Department, advise all owners of privately-owned residences identified in the VIA that they are entitled to additional mitigation measures to reduce the visibility of the quarry from their properties.	Not triggered	
34	Upon receiving a written request from an owner of a residence identified in this report, the Proponent shall implement additional visual impact mitigation measures (such as landscaping treatments or vegetation screens) in consultation with the landowner, and to the satisfaction of the Planning Secretary. These mitigation measures must be reasonable and feasible. If within 3 months of receiving this request from the owner, the Proponent and the owner cannot agree on the measures to be implemented, or there is a dispute about the implementation of these measures, then either party may refer the matter to the Planning Secretary for resolution. <i>Note: The additional visual impact mitigation measures must</i>	- Site inspection. - Interview with project personnel.	Project personnel reported that written requests from owners of residences identified in the VIA have not been received during the Audit Period.	Not triggered	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<i>be aimed at reducing the visibility of the quarry from significantly affected residences and do not necessarily require measures to reduce visibility of the quarry from other locations on the affected properties. The additional visual impact mitigation measures do not necessarily have to include measures on the affected property itself (i.e. the additional measures may consist of measures outside the affected property boundary that provide an effective reduction in visual impacts).</i>				
34A	Prior to the commencement of extraction approved under Modification 3, the Proponent must establish and appropriately vegetate the visual bund wall depicted in Figure 1 of Appendix 2. The Proponent must maintain the vegetated bund for the life of the project.	- Site inspection. - Interview with project personnel. - Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025.	Extraction in the Extraction Extension Area approved under MOD3 has commenced, although not at increased levels of production. The eastern visual bund wall depicted in Appendix 1 (not Figure 1 of Appendix 2) has been established and mostly vegetated; however, the site inspection identified that areas appeared to have suffered from erosion and are not currently vegetated. The 2024 Annual Review states that “Vegetation to be completed, pending outcome and further direction from DPE”. Recommendation: Complete vegetation of the eastern visual bund wall including ensuring that erosion control measures are implemented.	Non-compliant	NC7
Lighting Emissions					
35	The Proponent shall: (a) take all practicable measures to mitigate off-site lighting impacts from the project; and (b) ensure that all external lighting associated with the project complies with Australian Standard AS4282 (INT) 1995 – Control of Obtrusive Effects of Outdoor Lighting, to the satisfaction of the Planning Secretary.	- Site inspection. - Interview with project personnel. - Multiquip Quarries, Community Complaint Register.	Project personnel reported that no concerns with off-site impacts of lighting have been identified. No complaints relating to off-site lighting impacts were recorded in the Community Complaint Register during the Audit Period.	Compliant	
Advertising					
36	The Proponent shall not erect or display any advertising structure(s) or signs on the site without the written approval of the Planning Secretary. <i>Note: This does not include traffic management and safety or environmental signs.</i>	- Site inspection. - Interview with project personnel.	No advertising structures or signs were observed on the site during the site inspection.	Compliant	

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WASTE MANAGEMENT					
Waste Minimisation					
37	The Proponent must: (a) manage on-site sewage treatment and disposal in accordance with the requirements of an applicable EPL, and to the satisfaction of EPA and Council; (b) minimise the waste generated by the project; (c) ensure that the waste received and generated by the project is appropriately stored, handled, and disposed of; (d) not receive waste at the site for storage, treatment, processing, reprocessing or disposal, unless expressly permitted in an applicable EPL, specific resource recovery order or exemption under the <i>Protection of the Environment Operations (Waste) Regulation 2014</i>.	• Site inspection. • Interview with project personnel.	Project personnel reported that minimal waste is generated by the Project and waste is not received. No non-compliances with this condition were observed during the site inspection or reported by project personnel.	Compliant	
37A	The Proponent must prepare a Waste Management Plan for the project in consultation with EPA and to the satisfaction of the Planning Secretary. This plan must: (a) identify the different types and quantities of screened waste material to be imported to site; (b) describe: i. how and where screened waste material will be stored on site; ii. the process for handling screened waste material, including for use in rehabilitation, product blending and on-sell purposes; (c) provide an indicative schedule of screened waste material to be imported to the site over the life of the project in order to achieve the conceptual final landform. The Proponent must not import any screened waste material until the Waste Management Plan is approved by the Planning Secretary.	• Site inspection. • Interview with project personnel. • RW Corkery & Co., Waste Management Plan, 18/03/2022. • Multiquip, Notice to Furnish Information and Records – 28 November 2022, 04/01/2023. • Land and Environment Court New South Wales, Secretary, Department of Planning, Housing and Infrastructure v CEAL Limited (Trading as Multiquip Quarries); Decision date 28/03/2025. • Benedict Sand & Gravel, Statement of Compliance, 07/07/2025.	A Waste Management Plan was prepared in March 2022 and was submitted to the Department on 15 September 2023 following approval of MOD3 of the Project Approval. The Waste Management Plan has not yet been approved by the Department. An updated revised Waste Management Plan (V2.0) was submitted to the Department on 27 May 2025 which was outside of the Audit Period. In a response dated 4 January 2023 to a Department Notice to Furnish Information and Records, Multiquip reported that “no VENM, ENM or extracted material has been received on site since 22 May 2022 with the exception of 12 tonnes of topsoil that is earmarked for the gardens surrounding the house at 5100 Oallen Ford Rd, Bungonia NSW 2580, being the residence of Mr Steve Mikosic when he is attending the site”. A Statement of Compliance, which project personnel reported was for the same type of topsoil material as had been imported to the site, stated that the material comprised of “Quarried Material and Recovered Fines”. The Auditors note that Quarried Material or Recovered Fines are not specifically mentioned in the definition of “screened waste material” provided in the Project Approval.	Non-compliant	NC8

Table A1: Compliance with MP07_0155					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			Project personnel reported that no waste material, other than the topsoil, was received at the site during the Audit Period. However, the Auditors consider this condition is non-compliant on the basis that material has been received at the site prior to approval of the Waste Management Plan. On 28 March 2025, the Land and Environment Court convicted Multiquip of two offences under the EP&A Act relating to undertaking development contrary to the conditions of consent. These offences were that Multiquip did not comply with MOD3 in: - its use of silt cells and silt and oversize management areas as Charge 1 under proceeding number 2023/451490; and - that it imported virgin excavated natural material (VENM) to the site when the Department had not approved a Waste Management Plan for the site as Charge 2 under proceeding number 2023/451491. Multiquip was fined \$56,000 for Charge 1 and \$42,500 for Charge 2 and also ordered to pay legal costs of \$45,000 to the Department. The Auditors understand that these offences occurred prior to the Audit Period and that this decision is currently subject to appeal. Recommendation: Obtain Department approval of the updated Waste Management Plan and do not import waste material until such time as the Department has approved the Waste Management Plan.		
EMERGENCY AND HAZARDS MANAGEMENT					
Dangerous Goods					
38	The Proponent shall ensure that the storage, handling, and transport of dangerous goods are conducted in accordance with the relevant Australian Standards, particularly AS1940 and AS1596, and the Dangerous Goods Code.	- Site inspection. - Interview with project personnel.	No non-compliances with this condition were observed during the site visit. The Auditors consider this Condition is generally compliant; however, the following OFI is provided. Recommendation: The storage of chemicals onsite could be improved to reduce the risk of leaks and/or spills from impacting the environment. This could involve completing a chemical audit to assess the presence and	Compliant	

Table A1: Compliance with MP07_0155					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			storage of chemicals across the site. The storage of chemicals (e.g. oils) on the eastern side of the maintenance area would benefit from being re-engineered, such as sealing and bunding, rather than relying upon the current use of bunded pallets.		
Safety					
39	The Proponent shall secure the project to ensure public safety to the satisfaction of the Planning Secretary.	- Site inspection. - Interview with project personnel.	No issues relating to public safety arising from site security were identified during the site inspection or reported by project personnel. The property was noted to be fenced.	Compliant	
Bushfire Management					
40	The Proponent shall: (a) ensure that the project is suitably equipped to respond to any fires on-site; and (b) assist the Rural Fire Service and emergency services as much as possible if there is a fire on site.	Multiquip Aggregates, Bushfire Management Plan, 07/08/2018.	A Bushfire Management Plan is in place.	Compliant	
PRODUCTION DATA					
41	The Proponent shall: (a) provide annual production data to the MEG using the standard form for that purpose; and (b) include a copy of this data in the Annual Return.	- Extractive Materials Return 2021-2022, 13/12/2022. - Extractive Materials Return 2022-2023, 31/10/2023. - Royalty Task Details for S1 Return for Extractive Materials, created 22/10/2024. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31 December 2023, 14/10/2024.	The Extractive Materials Returns submitted to the Mineral, Exploration and Geoscience group (MEG), within the Department of Regional NSW, was provided for the following periods: 1 July 2021 to 30 June 2022 1 July 2022 to 30 June 2023. Evidence was also provided to confirm that the Extractive Materials Return was submitted to the MEG for the period 1 July 2023 to 30 June 2024. Annual production data is included in the Annual Reviews for 2022, 2023 and 2024 submitted to the Department.	Compliant	

Table A1: Compliance with MP07_0155					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025.			
SCHEDULE 4 ADDITIONAL PROCEDURES					
NOTIFICATION OF EXCEEDANCES					
1	As soon as practicable and no longer than seven days after obtaining monitoring results showing an exceedance of any impact assessment criteria in Schedule 3 of this approval, the Proponent shall notify the Planning Secretary and the affected landowners and/or existing or future tenants (including tenants of quarry owned properties) accordingly, and provide quarterly monitoring results to each of these parties until the results show that the project is complying with the relevant criteria.	- Interview with project personnel. 4Pillars, RE: Project Application 07_01555[sic] (Mod 3) Notification of recorded elevated dust, 24/07/2023. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31 December 2023, 14/10/2024.	The Annual Review for 2023 noted that exceedances of the deposited dust criteria in January 2023 and March 2023 were unable to be “<i>definitively ruled out</i>” in relation to Project activities. Multiquip notified the Department on 24 July 2024 of these exceedances which is greater than seven days after obtaining the associated monitoring results. Monitoring results (whether within or above criteria) are published on the Multiquip website. No neighbouring landowners or tenants were notified directly of the dust level exceedances as they were not believed to be attributed to quarrying activities. Recommendation: Implement an improved system of notifying exceedances to the Department to ensure the Department are notified within seven days of Multiquip becoming aware of the exceedance.	Non-compliant	NC9
INDEPENDENT REVIEW					
2	If a landowner considers the project to be exceeding the impact assessment criteria in Schedule 3 of this approval, they may ask the Planning Secretary in writing for an independent review of the impacts of the project on their land.	Interview with project personnel.	Project personnel reported that they were not aware of any written requests for an independent review having been provided to the Department in relation to this condition.	Not triggered	
3	If the Planning Secretary is not satisfied that an independent review is warranted, the Planning Secretary will notify the landowner in writing of that decision, and the reasons for that decision.	Interview with project personnel.	Project personnel reported that they were not aware of any written requests for an independent review having been provided to the Department in relation to this condition.	Not triggered	
4	If the Planning Secretary is satisfied that an independent review is warranted, within 3 months, or as otherwise agreed by the Planning Secretary and the landowner, of the Planning Secretary's decision, the Proponent must:	Interview with project personnel.	Project personnel reported that they were not aware of any written requests for an independent review having been provided to the Department in relation to this condition.	Not triggered	

Table A1: Compliance with MP07_0155

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(a) commission a suitably qualified, experienced and independent person, whose appointment has been approved by the Planning Secretary, to: i. consult with the landowner to determine their concerns; ii. conduct monitoring to determine whether the project is complying with the relevant criteria in Schedule 3 of this approval; and iii. if the project is not complying with that criteria, identify measures that could be implemented to ensure compliance with the relevant criteria; and (b) give the Planning Secretary and landowner a copy of the independent review; and (c) comply with any written requests made by the Planning Secretary to implement any findings of the review.				

SCHEDULE 5 ENVIRONMENTAL MANAGEMENT, MONITORING, REPORTING & AUDITING

ENVIRONMENTAL MANAGEMENT STRATEGY

1	The Proponent shall prepare and implement an Environmental Management Strategy for the project to the satisfaction of the Planning Secretary. This strategy shall be submitted to the Planning Secretary prior to carrying out any development on site, and must; (a) provide the strategic context for environmental management of the project; (b) identify the statutory requirements that apply to the project; (c) describe in general how the environmental performance of the project would be monitored and managed; (d) describe the procedures that would be implemented to: • keep the local community and relevant agencies informed about the construction, operation and environmental performance of the project; • receive, handle, respond to, and record complaints; • resolve any disputes that may arise during the life of the project; • respond to any non-compliance; • manage cumulative impacts; and • respond to environmental incidents and emergencies; and	• Site inspection. • Interview with project personnel. • RW Corkery & Co., Environmental Management Strategy (EMS), August 2011. • Trevor Brown and Associates, Independent Audit Report, October 2015.	Preparation of the Environmental Management Strategy (EMS) was assessed as compliant in a prior audit period and is not applicable to this Audit Period. A revised EMS was prepared in March 2022 following approval of MOD3 of the Project Approval. The revised EMS has not yet been submitted or approved by the Department. Project personnel have advised that the revised EMS will be submitted to the Department for approval once all management plans have been approved. The Auditors consider this Condition is not triggered; however, the following OFI is provided. Recommendation: Prioritise submission of the revised EMS to the Department for approval following approval of all management plans.	Not triggered	
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Table A1: Compliance with MP07_0155					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(e) describe the role, responsibility, authority, and accountability of the key personnel involved in the environmental management of the project.				
ENVIRONMENTAL MONITORING PROGRAM					
2	The Proponent shall prepare an Environmental Monitoring Program for the project to the satisfaction of the Planning Secretary. This program must be submitted to the Planning Secretary prior to carrying out any development on site, and consolidate the various monitoring requirements in Schedule 3 of this approval into a single document.	Trevor Brown and Associates, Independent Audit Report, October 2015.	Preparation of the Environmental Monitoring Program (EMP) was assessed as compliant in a prior audit period and is not applicable to this Audit Period. A revised EMP has been drafted following approval of MOD3 of the Project Approval. The revised EMP has not yet been submitted or approved by the Department. Project personnel have advised that the revised EMP will be submitted to the Department for approval once all management plans have been approved. The Auditors consider this Condition is not triggered; however, the following OFI is provided. Recommendation: Prioritise submission of the revised EMP to the Department for approval following approval of all management plans.	Not triggered	
REPORTING					
Incident Reporting					
3	The Proponent must immediately notify the Department and any other relevant agencies immediately after it becomes aware of an incident. The notification must be made in writing through the Department's Major Projects Website and identify the project (including the development application number and name) and set out the location and nature of the incident.	- Interview with project personnel. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31 December 2023, 14/10/2024. - Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1	Project personnel advised that no environmental incidents have been reported during the Audit Period.	Not triggered	

Table A1: Compliance with MP07_0155

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		January 2024 - 31 December 2024, 07/04/2025.			
4	Within seven days of becoming aware of a non-compliance, the Proponent must notify the Department of the non-compliance. The notification must be made in writing through the Department's Major Projects website and identify the project (including the development application number and name), set out the condition of this approval that the project is non-compliant with, why 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. <i>Note: A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance</i>	- Interview with project personnel. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31 December 2023, 14/10/2024. - Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025. 4Pillars, RE: Independent Environmental Audit, 25/10/2022. 4 Pillars, RE: MP07_0155 Schedule 5 Condition 6 and Schedule 5 Condition 4, 31/03/2023. 4 Pillars, RE: Project Application 07_01555[sic] (Mod 3 Notification of recorded elevated dust, 24/07/2023. 4 Pillars, RE: MP07_0155 Schedule 2 Condition 13 non-	The Annual Reviews for 2022, 2023 and 2024 reported the following non-compliances with the Project Approval: 2022: in relation to not publishing truck movements as required by Schedule 3 Condition 29(g) 2023: in relation to: - not adhering to specified operating hours for truck movements as required by Schedule 3 Condition 4 - exceeding the total deposited dust level specified in Schedule 3 Condition 7 - not entering into a Voluntary Planning Agreement as required by Schedule 2 Condition 13 and not notifying the Department in relation to this non-compliance within seven days as required by Schedule 5 Condition 4 - not reviewing and revising the Rehabilitation Bond by the due date as required by Schedule 5 Condition 8. 2024: in relation to: - not adhering to specified operating hours for truck movements as required by Schedule 3 Condition 4 and Schedule 3 Condition 27. The Department was not notified of all non-compliances within seven days of Multiquip becoming aware of the non-compliance. However, it is noted that Department notification of more recent non-compliances has improved. Recommendation: Implement an improved system of notifying non-compliances to the Department to ensure the Department are notified within seven days of Multiquip becoming aware of the non-compliance.	Non-compliant	NC10

Table A1: Compliance with MP07_0155

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		compliance, 22/03/2024. 4 Pillars, RE: MP07_0155 Schedule 3 Condition 4 non-compliance, 21/10/2024. 4 Pillars, Notification of non-compliance: MP07_0155 Schedule 3 Conditions 4 and 17, 04/04/2025.			
Annual Reporting					
5	By the end of March each year, or other timeframe agreed by the Planning Secretary, a report must be submitted to the Department reviewing the environmental performance of the project, to the satisfaction of the Planning Secretary. This review must: (a) describe the project (including any rehabilitation) that was carried out in the previous calendar year, and the project that is proposed to be carried out over the current calendar year; (b) include a comprehensive review of the monitoring results and complaints records of the project over the previous calendar year, including a comparison of these results against the: i. relevant statutory requirements, limits or performance measures/criteria; ii. requirements of any plan or program required under this approval; iii. monitoring results of previous years; and iv. relevant predictions in the documents listed condition 2 of Schedule 2. (c) identify any non-compliance or incident which occurred in the previous calendar year, and describe what actions were (or are being) taken to rectify the non-compliance and avoid reoccurrence; (d) evaluate and report on: i. the effectiveness of the noise and air quality management systems; and ii. compliance with the performance measures, criteria	- Interview with project personnel. - DPE, Ardmore Park Quarry – (MP07_0155), Annual Review 2022, 05/04/2023. - DPHI, Ardmore Park Quarry – Extension request to submit 2024 Annual Review, 31/03/2025. - DPHI, Ardmore Park Quarry – Annual Review – 2024, 23/05/2025. - Email from Katrina O'Reilly (DPE) to Rhys Thompson (4 Pillars), 30/09/2024. - Email from DPE to Rhys Thompson (4Pillars), 14/10/2024. 4Pillars, RE: 2023 Annual Review, 14/10/2024. - DPHI, Ardmore Park Quarry – Revised	The Annual Review for 2022 was initially submitted to the Department on 30 April 2023. The Department requested additional information be provided and approved an extension for submission by 14 April 2023. The revised Annual Review for 2022 was submitted to the Department on 6 April 2023. The Annual Review for 2023 was submitted to the Department on 14 October 2024. On 30 September 2024, the Department had approved an extension to submit the Annual Review by 15 October 2024. The Annual Review for 2024 was submitted to the Department on 7 April 2025, not by the end of March 2025 as required, however on 31 March 2025 the Department approved an extension to the submission date to 7 April 2025.	Compliant	

Table A1: Compliance with MP07_0155

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	and operating conditions of this approval; (e) identify any trends in the monitoring data over the life of the project; (f) identify any discrepancies between the predicted and actual impacts of the project, and analyse the potential cause of any significant discrepancies; and (g) describe what measures will be implemented over the next calendar year to improve the environmental performance of the project. Copies of the Annual Review must be submitted to Council and made available to the CCC and any interested person upon request.	Annual Review 2023, 13/11/2023. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31 December 2023, 14/10/2024. - Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025.			
Revision of Strategies, Plans and Programs					
5A	Within 3 months of: (a) the submission of an incident report under condition 4 above; (b) the submission of an Annual Review under condition 5 above; (c) the submission of an audit report under condition 7 below; or (d) any modification to this approval the Proponent shall review, and if necessary revise, the strategies, plans, and programs required under this approval to the satisfaction of the Planning Secretary. <i>Note: This is to ensure the strategies, plans and programs are updated on a regular basis, and incorporate any recommended measures to improve the environmental performance of the project.</i>	- Interview with project personnel. - Management Plans required under Schedule 3 and Schedule 4 of MP07_0155.	Multiquip submitted updated versions of the Noise Monitoring Program, Air Quality Monitoring Program, Aboriginal Heritage Management Plan, Waste Management Plan, and Visual Impact Assessment to the Department for review between November 2021 and September 2023. These management plans were not approved by the Department and they were reportedly withdrawn in August 2024 at the request of the Department. On 20 March 2025, the Department notified Multiquip that the process for reviewing, revising and resubmitting management plans for assessment and approval could recommence. Project personnel reported that strategies, plans, and programs required under this approval were in the process of being updated and will be progressively submitted to the Department. Revised versions of the Noise Monitoring Program (V3.1), Air Quality Monitoring Program (V4.1), Aboriginal Heritage Management Plan (V4.0), and	Compliant	

Table A1: Compliance with MP07_0155

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			Waste Management Plan (V2.0) were submitted to the Department between 21 May 2025 and 28 May 2025 which was outside of the Audit Period. Multiquip has reported that a management plan review procedure and associated register has been prepared to enable ongoing compliance with this condition. The Auditors consider this Condition is generally compliant; however, the following OFI is provided. Recommendation: Complete update of the strategies, plans, and programs required under this approval and submit to the Department.		
Management Plan Requirement					
5B	The Applicant shall ensure that the Management Plans required under this consent are prepared in accordance with any relevant guidelines, and include: (a) detailed baseline data; (b) a description of: - the relevant statutory requirements (including any relevant approval, licence or lease conditions); - any relevant limits or performance measures/criteria; and - the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures that would be implemented to comply with the relevant statutory requirements, limits, or performance measures/criteria; (d) a program to monitor and report on the: - impacts and environmental performance of the development; and - effectiveness of any management measures (see (c) above); (e) a contingency plan to manage any unpredicted impacts and their consequences; (f) a program to investigate and implement ways to	- Management Plans required under Schedule 3 and Schedule 4 of MP07_0155. - Interview with project personnel.	Preparation of the currently approved Management Plans was assessed as compliant in a prior audit period and is not applicable to this Audit Period. It is noted that several management plans date back to 2010 and have not been progressively updated. As detailed in the findings for Schedule 5 Condition 5A, Multiquip is currently in the process of updating all management plans and is progressively submitting these to the Department. The Auditors consider this Condition is generally compliant; however, the following OFI is provided. Recommendation: Complete update of the management plans required under this approval and submit to the Department.	Compliant	

Table A1: Compliance with MP07_0155					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: - incidents; - complaints; - non-compliances with statutory requirements; and - exceedances of the impact assessment criteria and/or performance criteria; and (h) a protocol for periodic review of the plan. <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i>				
INDEPENDENT ENVIRONMENTAL AUDIT					
6	Within 2 years of the date of the commencement of quarrying operations, and every 3 years thereafter, unless the Director-General directs otherwise, the Proponent shall commission and pay the full cost of an Independent Environmental Audit of the project. This audit must: (a) be conducted by a suitably qualified, experienced, and independent person(s) whose appointment has been approved by the Planning Secretary; (b) include consultation with the relevant agencies; (c) assess the environmental performance of the project, and its effects on the surrounding environment; (d) assess whether the project is complying with the relevant standards, performance measures and statutory requirements; and (e) review the adequacy of any strategy/plan/program required under this approval, and, if necessary, recommend measures or actions to improve the environmental performance of the project, and/or any strategy/plan/program required under this approval. <i>Note: The person(s) conducting the audit should have expertise in the fields of traffic management, hydrogeology and quarry rehabilitation.</i>	- Interview with project personnel. - Trevor Brown and Associates, Independent Audit Report, October 2015. - Groundwork Plus, Independent Audit Report, January 2019. - Ramboll, Independent Environmental Audit, 14/10/2022. - DPHI, Ardmore Park Quarry – Extension request to submit 2024 Annual Review, 31/03/2025.	Three previous Independent Environmental Audits have been completed for the Project. The most recent Independent Environmental Audit was conducted in April 2022, with the final Independent Environmental Audit report completed on 14 October 2022 and submitted to the Department on 25 October 2022. This current Audit should have been conducted in April 2025, however it was not conducted in May 2025 due to a delay in the process to have auditors approved by the Department. Multiquip received a 1-month extension from the Department on 31 March 2025. The Auditors consider this Condition is generally compliant; however, the following OFI is provided. Recommendation: Commence process to appoint independent auditors well enough in advance to allow for potential delays in the approval and appointment of auditors.	Compliant	

Table A1: Compliance with MP07_0155

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
7	Within 6 weeks of completion of each Independent Environmental Audit, the Proponent shall submit a copy of the audit report to the Planning Secretary, with a response to any of the recommendations in the audit report.	- Ramboll, Independent Environmental Audit, 14/10/2022. 4Pillars, RE: Independent Environmental Audit, 25/10/2022.	The 2022 Independent Environmental Audit report was completed on 14 October 2022 and submitted to the Department, with responses to each of the recommendations in the report, on 25 October 2022.	Compliant	
8	Within 3 months of submitting a copy of the audit report to the Planning Secretary, the Proponent shall review and if necessary revise the sum of the Rehabilitation Bond (see Schedule 3), to consider: - the effects of inflation; - any changes to the total area of disturbance; and - the performance of the revegetation against the completion criteria of the Rehabilitation Management Plan, to the satisfaction of the Planning Secretary.	- Interview with project personnel. - DPE, Ardmore Park Project (PA 07_0155), Show Cause, 28/11/2022. - CEAL Limited, Show Cause dated 28/11/2022 Ardmore Park, 15/12/2022. - DPE, Official Caution, Breach of Section 4.2(1)(b) of the Environmental Planning and Assessment Act 1979, 20/01/2023 4Pillars, RE:MP07-0155 Schedule 5 Condition 8 and Schedule 5 Condition 4, 31/03/2023.	The Department issued a Show Cause Notice on 28 November 2022 regarding failure by Multiquip to review the sum of the Rehabilitation Bond within the 3 months following the 2018 Independent Environmental Audit Report. Multiquip provided the Department with a response to the Show Cause Notice on 15 December 2022 which cited a number of reasons for the non-compliance and that an independent calculation of the Rehabilitation Bond had been commissioned. The Department issued an Official Caution on 20 January 2023 regarding this non-compliance. The Auditors note that the Rehabilitation Bond was reviewed and resubmitted to the Department following completion of the 2022 Independent Environmental Audit. However, as noted by 4Pillars in their letter dated 31 March 2023, the Rehabilitation Bond was not submitted to the Department within 3 months of the 2022 Independent Environmental Audit report having been submitted to the Department. The Auditors also note that the Department has not approved the revised Rehabilitation Bond and therefore it has not been lodged by Multiquip. Recommendation: Review and, if necessary, revise the sum of the Rehabilitation Bond within 3 months of submitting this Audit Report to the Department. Obtain approval of the Rehabilitation Bond from the Department.	Non-compliant	NC11
COMMUNITY CONSULTATIVE COMMITTEE					

Table A1: Compliance with MP07_0155

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
9	The Proponent shall establish and operate a Community Consultative Committee (CCC) for the project to the satisfaction of the Planning Secretary, in general accordance with the Department's Guideline for Establishing and Operating Community Consultative Committees for Mining Projects. The CCC must be established within 3 months of the date of this approval, unless otherwise agreed by the Planning Secretary. <i>Notes:</i> <i>The CCC is an advisory committee. The Department and other relevant agencies are responsible for ensuring that the Proponent complies with this approval.</i> <i>In accordance with the Guideline, the Committee should comprise an independent chair and appropriate representation from the Proponent, Council, adjoining landholders, residents of Bungonia village and resident/s along the haulage route.</i>	- Community Consultative Committee (CCC) meeting minutes. - Consultation response from Don Elder, former Chairperson of CCC. - Emails from Rhys Thompson (4Pillars) to Carl Dumpleton (DPHI), 07/11/2024 & 13/01/2025. - Interview with project personnel.	The Community Consultative Committee (CCC) was established in September 2010. During the Audit Period, the CCC met twice in 2022, twice in 2023, and once in 2024. The CCC has not met since 3 May 2024 as the Chairperson, Don Elder, resigned from the position due to health reasons. 4Pillars, on behalf of Multiquip, emailed the Department on 7 November 2024 proposing a new Chairperson and emailed again on 13 January 2025 including advising that the November 2024 CCC meeting had been postponed due to lack of an approved Chairperson. Project personnel reported that Multiquip has not received a written response from the Department regarding appointment of a Chairperson. Project personnel reported that Multiquip are currently proposing to instate a Chairperson and recommence CCC meetings as soon as possible "without waiting for DPHI's input". The Auditors consider this Condition is generally compliant; however, the following OFI is provided. Recommendation: Appoint a suitable Chairperson, plus obtain appropriate representation from other parties listed in Schedule 5 Condition 9, and recommence CCC meetings.	Compliant	
ACCESS TO INFORMATION					
10	Within one month of the determination of Modification 3, until the completion of all rehabilitation required under this approval, the Proponent must: (a) make the following information and documents (as they are obtained, approved or as otherwise stipulated within the conditions of this approval) publicly available on its website: i. the document/s listed in condition 2 (c); ii. all current statutory approvals for the project;	www.mqquarry.com.au/media www.mqquarry.com.au/contact	Required information is available on the Media & Resources or Contact Us sections of the Multiquip website.	Compliant	

Table A1: Compliance with MP07_0155

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	iii.all approved strategies, plans and programs required under the conditions of this approval; iv.minutes of CCC meetings; v.regular reporting on the environmental performance of the project in accordance with the reporting requirements in any plans or programs approved under the conditions of this approval; vi.a comprehensive summary of the monitoring results of the project, reported in accordance with the specifications in any conditions of this approval, or any approved plans and programs; vii.a summary of the current phase and progress of the project; viii.contact details to enquire about the project or to make a complaint; ix.a complaints register, updated monthly; x.the Annual Reviews of the project; xi.audit reports prepared as part of any Independent Environmental Audit of the project and the Proponent's response to the recommendations in any audit report; xii.any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.				
11	Deleted		Condition deleted		
Adaptive Management					
12	The Applicant shall assess and manage development-related risks to ensure that there are no exceedances of the criteria and/or performance measures in schedule 3. Any exceedance of these criteria and/or performance measures constitutes a breach of this consent and may be subject to penalty or offence provisions under the EP&A Act or EP&A Regulation. Where any exceedance of these criteria and/or performance measures has occurred, the Applicant shall, at the earliest opportunity: (a) take all reasonable and feasible measures to ensure that the exceedance ceases and does not recur; (b) consider all reasonable and feasible options for remediation (where relevant) and submit a report to the	- Site inspection. - Interview with project personnel.	Multiquip has notified the Department of a number of non-compliances with the criteria and/or performance measures in Schedule 3. Multiquip has taken reasonable and feasible measures to ensure that the exceedances cease and do not recur, and also considered remediation options (where relevant). On 20 March 2025, the Department notified Multiquip that the process for reviewing, revising and resubmitting management plans for assessment and approval could recommence. Project personnel reported that strategies, plans, and programs required under this approval were in the process of being updated and	Compliant	

Table A1: Compliance with MP07_0155					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	Department describing those options and any preferred remediation measures or other course of action; and (c) implement remediation measures as directed by the Planning Secretary; to the satisfaction of the Planning Secretary.		are being progressively submitted to the Department. The Auditors consider this Condition is generally compliant; however, the following OFI is provided. Recommendation: Complete update of the strategies, plans, and programs required under this approval and submit to the Department.		

Table A2: Compliance with EPL 13213														
Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	NC #									
1 Administrative Conditions														
A1 What the licence authorises and regulates														
A1.1	This licence authorises the carrying out of the scheduled activities listed below at the premises specified in A2. The activities are listed according to their scheduled activity classification, fee-based activity classification and the scale of the operation. Unless otherwise further restricted by a condition of this licence, the scale at which the activity is carried out must not exceed the maximum scale specified in this condition. <table><thead><tr><th>Scheduled Activity</th><th>Fee Based Activity</th><th>Scale</th></tr></thead><tbody><tr><td>Crushing, grinding or separating</td><td>Crushing, grinding or separating</td><td>> 100000 - 500000 T annual processing capacity</td></tr><tr><td>Extractive activities</td><td>Extractive activities</td><td>> 100000 - 500000 T annually extracted or processed</td></tr></tbody></table>	Scheduled Activity	Fee Based Activity	Scale	Crushing, grinding or separating	Crushing, grinding or separating	> 100000 - 500000 T annual processing capacity	Extractive activities	Extractive activities	> 100000 - 500000 T annually extracted or processed	- Site inspection. - Interview with project personnel. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31 December 2023, 14/10/2024. - Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025.	The Scheduled Activities listed in Condition A1.1 were being carried out at the time of the site inspection. The quantity of quarry products dispatched from the site during each calendar year is presented in the Annual Reviews and is reproduced below: 2022 = 297,489 tonnes. 2023 = 256,470 tonnes. 2024 = 244,508 tonnes. Project Approval MP07_0155 has been modified (MOD3) to permit a maximum of 580,000 tonnes of quarry products to be transported from the site in any calendar year. Project personnel reported that the increased limit on the transport of product permitted under MOD3 of the Project Approval has not yet commenced. A variation of Condition A1.1 may be required in order to match extraction and processing scale with approved product transport. The Auditors consider this Condition is compliant; however, the following opportunity for improvement (OFI) is provided. Recommendation: A variation of the EPL will be required prior to increasing the scale of activity permitted under MOD3 of the Project Approval.	Compliant	
Scheduled Activity	Fee Based Activity	Scale												
Crushing, grinding or separating	Crushing, grinding or separating	> 100000 - 500000 T annual processing capacity												
Extractive activities	Extractive activities	> 100000 - 500000 T annually extracted or processed												

Table A2: Compliance with EPL 13213

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #																								
A2 Premises or plant to which this licence applies																													
A2.1	The licence applies to the following premises: <table><tr><td>Premises Details</td></tr><tr><td>"ARDMORE PARK" QUARRY</td></tr><tr><td>5152 OALLEN FORD ROAD</td></tr><tr><td>BUNGONIA</td></tr><tr><td>NSW 2580</td></tr><tr><td>LOT 24 DP 1001312</td></tr></table>	Premises Details	"ARDMORE PARK" QUARRY	5152 OALLEN FORD ROAD	BUNGONIA	NSW 2580	LOT 24 DP 1001312	- Site inspection. - Interview with project personnel.	The site inspection confirmed that Scheduled Activities listed in Condition A1.1 take place within the premises described in Condition A2.1.	Compliant																			
Premises Details																													
"ARDMORE PARK" QUARRY																													
5152 OALLEN FORD ROAD																													
BUNGONIA																													
NSW 2580																													
LOT 24 DP 1001312																													
A3 Information supplied to the EPA																													
A3.1	Works and activities must be carried out in accordance with the proposal contained in the licence application, except as expressly provided by a condition of this licence. In this condition the reference to "the licence application" includes a reference to: a) the applications for any licences (including former pollution control approvals) which this licence replaces under the Protection of the Environment Operations (Savings and Transitional) Regulation 1998; and b) the licence information form provided by the licensee to the EPA to assist the EPA in connection with the issuing of this licence.	- Site inspection. - Interview with project personnel.	The Auditors have not sighted the proposal or licence application but have no reason to believe Condition A3.1 is not being complied with.	Compliant																									
2 Discharges to Air and Water and Applications to Land																													
P1 Location of monitoring / discharge points and areas																													
P1.1	The following points referred to in the table below are identified in this licence for the purposes of monitoring and/or the setting of limits for the emission of pollutants to the air from the point. <table><tr><td colspan="4">Air</td></tr><tr><td>EPA identification no.</td><td>Type of Monitoring Point</td><td>Type of Discharge Point</td><td>Location Description</td></tr><tr><td>1</td><td>Dust Monitoring Point</td><td></td><td>"Inverary Park" 40 Broadhead Lane, Bungonia, NSW 2580</td></tr><tr><td>2</td><td>Dust Monitoring Point</td><td></td><td>"The Osiers" 5028 Oallen Ford Road, Bungonia, NSW 2580</td></tr><tr><td>3</td><td>Dust Monitoring Point</td><td></td><td>"Lochmoor Lodge" 5046 Oallen Ford Road, Bungonia, NSW 2580</td></tr><tr><td>4</td><td>Dust Monitoring Point</td><td></td><td>Ardmore Park Quarry - Front Entrance</td></tr></table>	Air				EPA identification no.	Type of Monitoring Point	Type of Discharge Point	Location Description	1	Dust Monitoring Point		"Inverary Park" 40 Broadhead Lane, Bungonia, NSW 2580	2	Dust Monitoring Point		"The Osiers" 5028 Oallen Ford Road, Bungonia, NSW 2580	3	Dust Monitoring Point		"Lochmoor Lodge" 5046 Oallen Ford Road, Bungonia, NSW 2580	4	Dust Monitoring Point		Ardmore Park Quarry - Front Entrance	- Interview with project personnel. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31	The Environmental Monitoring Reports publishes air quality data with summaries provided in the Annual Reviews. These documents are also available on the Multiquip website. Monthly deposited dust monitoring was reportedly undertaken at four locations during the Audit Period as per the requirements of Condition P1.1 and M2.2. It is noted that EPL 13213 does not	Compliant	
Air																													
EPA identification no.	Type of Monitoring Point	Type of Discharge Point	Location Description																										
1	Dust Monitoring Point		"Inverary Park" 40 Broadhead Lane, Bungonia, NSW 2580																										
2	Dust Monitoring Point		"The Osiers" 5028 Oallen Ford Road, Bungonia, NSW 2580																										
3	Dust Monitoring Point		"Lochmoor Lodge" 5046 Oallen Ford Road, Bungonia, NSW 2580																										
4	Dust Monitoring Point		Ardmore Park Quarry - Front Entrance																										

Table A2: Compliance with EPL 13213																	
Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	NC #												
	Note: Monitoring points 1 to 4 are shown in the document "Environmental Monitoring Locations Ardmore Park Quarry EPL 13213", prepared by CEAL Limited, July 2020, and held on file by the EPA as DOC20/616852.	December 2023, 14/10/2024. • Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025. • Multiquip Quarries, Ardmore Park Quarry, Environmental Monitoring Report, January 2025. • Multiquip Quarries, Ardmore Park Quarry, Environmental Monitoring Report, February 2025. • Multiquip Quarries, Ardmore Park Quarry, Environmental Monitoring Report, April 2025.	specify air quality criteria and therefore results of dust monitoring are compared against the Table 4 Air quality criteria within Schedule 3 Condition 7 of the Project Approval.														
P1.2	The following utilisation areas referred to in the table below are identified in this licence for the purposes of the monitoring and/or the setting of limits for any application of solids or liquids to the utilisation area.		No utilisation areas included in licence.	Not triggered													
P1.3	The following points referred to in the table are identified in this licence for the purposes of the monitoring and/or the setting of limits for discharges of pollutants to water from the point. Water and land <table><tr><th>EPA ID no.</th><th>Type of Monitoring Point</th><th>Type of Discharge Point</th><th>Location Description</th></tr><tr><td>5</td><td>Groundwater monitoring point. Hard rock bore.</td><td></td><td>BHAP1</td></tr><tr><td>6</td><td>Groundwater monitoring point. Hard rock bore.</td><td></td><td>BHAP5</td></tr></table>	EPA ID no.	Type of Monitoring Point	Type of Discharge Point	Location Description	5	Groundwater monitoring point. Hard rock bore.		BHAP1	6	Groundwater monitoring point. Hard rock bore.		BHAP5	• CEAL Limited, Annual Return, Licence 13213, 21/08/2021 to 20/08/2022. • CEAL Limited, Annual Return, Licence 13213, 21/08/2022 to 20/08/2023. • CEAL Limited, Annual Return, Licence 13213, 21/08/2023 to 20/08/2024.	The Annual Returns for 2021/22, 2022/23 and 2023/24 reported that monitoring was not completed at Point 23 (BHS6) during the Audit Period due to “damage to bore”. The Auditors consider this non-compliant with Condition P1.3 as Point 23 (BHS6) has been damaged and not replaced, however it is noted that in the Annual Returns Multiquip have stated that “Missed monitoring data at ... Point 23 is not considered to have posed a significant impact to	Non-compliant	NC12
EPA ID no.	Type of Monitoring Point	Type of Discharge Point	Location Description														
5	Groundwater monitoring point. Hard rock bore.		BHAP1														
6	Groundwater monitoring point. Hard rock bore.		BHAP5														

Table A2: Compliance with EPL 13213

APPROVAL (ID)	REQUIREMENT		EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	7	Groundwater monitoring point. Hard rock bore.	BHAP6	<i>environmental monitoring at the Premises".</i> Recommendation: Prioritise submission of the revised Water Management Plan (WMP), including changes to the Surface Water Monitoring Program and Groundwater Monitoring Program, to the Department for approval and then vary EPL 13213 to reference the updated WMP and associated changes to monitoring points.		
	8	Groundwater monitoring point. Hard rock bore	BHAP10			
	14	Groundwater monitoring point. Shallow sand bore.	BH6			
	15	Surface water monitoring point.	Phil's Spring			
	16	Surface water monitoring point.	Southern Spring			
	17	Surface water monitoring point.	Western Spring			
	18	Groundwater monitoring point. Shallow sand bore	BHS1			
	19	Groundwater monitoring point. Shallow sand bore.	BHS2			
	20	Groundwater monitoring point. Shallow sand bore.	BHS3			
	21	Groundwater monitoring point. Shallow sand bore.	BHS4			
	22	Groundwater monitoring point. Shallow sand bore.	BHS5			
	23	Groundwater monitoring point. Shallow sand bore.	BHS6			
	24	Water quality monitoring	'Old Pit' labelled "S1" - Figure 1, in document titled "Statement of Environmental Effects" 16 November 2022 (DOC22/1025421)			
	25	Volume monitoring	Volumetric flow meter labelled "M2" Figure 8 in document titled "Statement of Environmental Effects" 16 November 2022			

Table A2: Compliance with EPL 13213							
Approval (ID)	Requirement			Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	NC #
	(DOC22/1025421)						
	26	Discharge to Waters	Point where discharge from 'Old pit" crosses premises boundary labelled "D1"- Figure 1 in document titled "Statement of Environmental Effects" 16 November 2022 (DOC22/1025421)				
	27	Ambient Water Quality Monitoring	Upstream ambient monitoring point labelled "US" - Figure 7, in document titled "Statement of Environmental Effects" 16 November 2022 (DOC22/1025421)				
	28	Ambient Water Quality Monitoring	Representative downstream ambient water quality monitoring - location to be advised by licensee				
	29	Ambient Water Quality Monitoring	Discharge Channel Dam labelled "DCD" in Figure 5, in document titled "Statement of Environmental Effects" 16 November 2022 (DOC22/1025421)				
Note: Monitoring points 5-8 and 14-23 are shown in the document							

Table A2: Compliance with EPL 13213

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	"Environmental Monitoring Locations Ardmore Park Quarry EPL 13213", prepared by CEAL Limited, July 2020, and held on file by the EPA as DOC20/616852.				
3 Limit Conditions					
L1 Pollution of waters					
L1.1	Except as may be expressly provided in any other condition of this licence, the licensee must comply with section 120 of the Protection of the Environment Operations Act 1997.	- Site inspection. - Interview with project personnel. - Environment Protection Licence (EPL) 13213, 24/03/2025.	EPL 13213 permits the discharge of water under a Licensed Discharge Trial which reportedly commenced on 9 December 2022. The Licensed Discharge Trial was to allow discharge of water from the 'Old Pit' which initially ceased on 9 August 2023 however, in accordance with Condition U1.7, a discharge trial extension commenced on 10 January 2024 and ceased on 9 May 2024. No information has been identified to indicate that Multiquip have not complied with section 120 of the Protection of the Environment Operations Act 1997 (POEO Act).	Compliant	
L2 Concentration limits					
L2.1	For each monitoring/discharge point or utilisation area specified in the table/s below (by a point number), the concentration of a pollutant discharged at that point, or applied to that area, must not exceed the concentration limits specified for that pollutant in the table.	- Interview with project personnel. - CEAL Limited, Annual Return, Licence 13213, 21/08/2021 to 20/08/2022. - CEAL Limited, Annual Return, Licence 13213, 21/08/2022 to 20/08/2023. - CEAL Limited, Annual Return, Licence 13213, 21/08/2023 to 20/08/2024.	The Annual Returns for 2021/22, 2022/23 and 2023/24 did not report non-compliances in relation to Condition L2.1. Project personnel confirmed that no non-compliances with Condition 2.1 had been identified during the Audit Period.	Compliant	
L2.2	Where a pH quality limit is specified in the table, the specified percentage of samples must be within the specified ranges.	Interview with project personnel.	The Annual Returns for 2021/22, 2022/23 and 2023/24 did not report non-compliances in relation to	Compliant	

Table A2: Compliance with EPL 13213

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #																								
		- CEAL Limited, Annual Return, Licence 13213, 21/08/2021 to 20/08/2022. - CEAL Limited, Annual Return, Licence 13213, 21/08/2022 to 20/08/2023. - CEAL Limited, Annual Return, Licence 13213, 21/08/2023 to 20/08/2024.	Condition L2.2. Project personnel confirmed that no non-compliances with Condition 2.2 had been identified during the Audit Period.																										
L2.3	To avoid any doubt, this condition does not authorise the pollution of waters by any pollutant other than those specified in the table(s).		Noted.	Not triggered																									
L2.4	Water and/or Land Concentration Limits POINT 26 <table> <tr> <th>Pollutant</th><th>Units of Measure</th><th>50 Percentile concentration limit</th><th>90 Percentile concentration limit</th><th>3DGM concentration limit</th><th>100 percentile concentration limit</th></tr> <tr> <td>Electrical conductivity</td><td>deciSiemens per metre</td><td></td><td></td><td></td><td>500</td></tr> <tr> <td>pH</td><td>pH</td><td></td><td></td><td></td><td>6.5-8.5</td></tr> <tr> <td>Total suspended solids</td><td>milligrams per litre</td><td></td><td></td><td></td><td>30</td></tr> </table>	Pollutant	Units of Measure	50 Percentile concentration limit	90 Percentile concentration limit	3DGM concentration limit	100 percentile concentration limit	Electrical conductivity	deciSiemens per metre				500	pH	pH				6.5-8.5	Total suspended solids	milligrams per litre				30	- Interview with project personnel. - CEAL Limited, Annual Return, Licence 13213, 21/08/2021 to 20/08/2022. - CEAL Limited, Annual Return, Licence 13213, 21/08/2022 to 20/08/2023. - CEAL Limited, Annual Return, Licence 13213, 21/08/2023 to 20/08/2024. - Multiquip, Ardmore Park Quarry, EPL 13213, Licensed Discharge Trial – Two-monthly report: Report 1, March 2023, 17/03/2023. - Multiquip, Ardmore Park Quarry, EPL 13213, Licensed Discharge Trial – Two-	The Annual Returns for 2021/22, 2022/23 and 2023/24 and Licensed Discharge Trial reports issued in March, August and September 2023 did not report non-compliances in relation to Condition L2.4. Project personnel confirmed that no non-compliances with Condition 2.4 had been identified during the Audit Period.	Compliant	
Pollutant	Units of Measure	50 Percentile concentration limit	90 Percentile concentration limit	3DGM concentration limit	100 percentile concentration limit																								
Electrical conductivity	deciSiemens per metre				500																								
pH	pH				6.5-8.5																								
Total suspended solids	milligrams per litre				30																								

Table A2: Compliance with EPL 13213

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	NC #										
		monthly report: Report 4, August 2023, 24/08/2023. Multiquip, Ardmore Park Quarry, EPL 13213, Licensed Discharge Trial – Final Report, September 2023, 01/09/2023.													
L3 Waste															
L3.1	The licensee must not cause, permit or allow any waste to be received at the premises, except the wastes expressly referred to in the column titled “Waste” and meeting the definition, if any, in the column titled “Description” in the table below. Any waste received at the premises must only be used for the activities referred to in relation to that waste in the column titled “Activity” in the table below. Any waste received at the premises is subject to those limits or conditions, if any, referred to in relation to that waste contained in the column titled “Other Limits” in the table below. This condition does not limit any other conditions in this licence. <table><thead><tr><th>Code</th><th>Waste</th><th>Description</th><th>Activity</th><th>Other Limits</th></tr></thead><tbody><tr><td>NA</td><td>Virgin excavated natural material</td><td>As defined in Schedule 1 of the POEO Act, in force from time to time.</td><td>Waste disposal (application to land) Waste storage</td><td></td></tr></tbody></table>	Code	Waste	Description	Activity	Other Limits	NA	Virgin excavated natural material	As defined in Schedule 1 of the POEO Act, in force from time to time.	Waste disposal (application to land) Waste storage		- Site inspection - Interview with project personnel.	Project personnel reported that no waste material had been brought onto the site during the Audit Period.	Compliant	
Code	Waste	Description	Activity	Other Limits											
NA	Virgin excavated natural material	As defined in Schedule 1 of the POEO Act, in force from time to time.	Waste disposal (application to land) Waste storage												
L4 Noise limits															
L4.1	Noise generated at the premises must not exceed the noise limits presented in the table below:	- Interview with project personnel. - Pulse White Noise Acoustics, Multiquip Aggregates Acoustic Report – November	Noise monitoring associated with quarry operations was undertaken during the Audit Period at four residences in 2022, four residences in 2023, and five residences in 2024. Noise monitoring associated with the Bungonia Bypass was also undertaken	Compliant											

Table A2: Compliance with EPL 13213

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #																											
	<table><thead><tr><th>Noise Assessment Location</th><th>Address</th><th>LAeq (15 minute)</th></tr></thead><tbody><tr><td>Residence 1</td><td>"Reevesdale" 346 Inverary Road, Bungonia, NSW 2580</td><td>35</td></tr><tr><td>Residence 2</td><td>"Inverary" 590 Inverary Road, Bungonia, NSW 2580</td><td>35</td></tr><tr><td>Residence 3</td><td>"Inverary Park" 40 Broadhead Lane, Bungonia, NSW 2580</td><td>35</td></tr><tr><td>Residence 4</td><td>"Damar Lodge" 5025 Oallen Ford Road, Bungonia, NSW 2580</td><td>35</td></tr><tr><td>Residence 5</td><td>"The Osiers" 5028 Oallen Ford Road, Bungonia, NSW 2580</td><td>35</td></tr><tr><td>Residence 6</td><td>"Lochmoor Lodge" 5046 Oallen Ford Road, Bungonia, NSW 2580</td><td>36</td></tr><tr><td>Residence 8</td><td>"Lumley Park" Bungonia, NSW 2580</td><td>35</td></tr><tr><td>Residence 9</td><td>The primary private residence at 5194 Oallen Ford Road, Bungonia, NSW 2580</td><td>36</td></tr></tbody></table> Note: The Noise Assessment Locations as shown in the table above are shown in the document "Neighbouring Receivers Ardmore Park Quarry EPL 13213", prepared by CEAL Limited, July 2020, and held on file by the EPA as DOC20/616844.	Noise Assessment Location	Address	LAeq (15 minute)	Residence 1	"Reevesdale" 346 Inverary Road, Bungonia, NSW 2580	35	Residence 2	"Inverary" 590 Inverary Road, Bungonia, NSW 2580	35	Residence 3	"Inverary Park" 40 Broadhead Lane, Bungonia, NSW 2580	35	Residence 4	"Damar Lodge" 5025 Oallen Ford Road, Bungonia, NSW 2580	35	Residence 5	"The Osiers" 5028 Oallen Ford Road, Bungonia, NSW 2580	35	Residence 6	"Lochmoor Lodge" 5046 Oallen Ford Road, Bungonia, NSW 2580	36	Residence 8	"Lumley Park" Bungonia, NSW 2580	35	Residence 9	The primary private residence at 5194 Oallen Ford Road, Bungonia, NSW 2580	36	2022 Assessment, 10/11/2022. • Pulse White Noise Acoustics, Multiquip Aggregates Acoustic Report – August 2023 Assessment, 01/09/2023. • Pulse White Noise Acoustics, Multiquip Aggregates Acoustic Report – March 2024 Assessment, 26/06/2024. • Pulse White Noise Acoustics, Multiquip Aggregates Ardmore Park, Noise Monitoring Report, 06/01/2025. • Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023. • Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31 December 2023, 14/10/2024. • Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025. • Multiquip Quarries, Community Complaint Register.	during the Audit Period. According to the Annual Reviews and Project personnel, all noise monitoring undertaken during the Audit Period was compliant with Condition L4.1. Ten community complaints relating to noise were recorded in the Community Complaint Register during the Audit Period. These complaints were all received from a single complainant who resides to the south-west of the site. Some of the complaints included details of sound levels recorded by the complainant with the maximum being 60dB. Project personnel recorded corrective actions, including collection of measurements, for the majority of the complaints which indicated noise was generally compliant with criteria presented in Condition L4.1.		
Noise Assessment Location	Address	LAeq (15 minute)																														
Residence 1	"Reevesdale" 346 Inverary Road, Bungonia, NSW 2580	35																														
Residence 2	"Inverary" 590 Inverary Road, Bungonia, NSW 2580	35																														
Residence 3	"Inverary Park" 40 Broadhead Lane, Bungonia, NSW 2580	35																														
Residence 4	"Damar Lodge" 5025 Oallen Ford Road, Bungonia, NSW 2580	35																														
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Residence 8	"Lumley Park" Bungonia, NSW 2580	35																														
Residence 9	The primary private residence at 5194 Oallen Ford Road, Bungonia, NSW 2580	36																														

Table A2: Compliance with EPL 13213

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	NC #																	
L4.2	Noise generated by the project is to be measured in accordance with the relevant requirements of the NSW Industrial Noise Policy.	• Pulse White Noise Acoustics, Multiquip Aggregates Acoustic Report – November 2022 Assessment, 10/11/2022. • Pulse White Noise Acoustics, Multiquip Aggregates Acoustic Report – August 2023 Assessment, 01/09/2023. • Pulse White Noise Acoustics, Multiquip Aggregates Acoustic Report – March 2024 Assessment, 26/06/2024. • Pulse White Noise Acoustics, Multiquip Aggregates Ardmore Park, Noise Monitoring Report, 06/01/2025.	The noise monitoring reports provided for review referenced the NSW Noise Policy for Industry.	Compliant																		
L5 Hours of operation																						
L5.1	The licensee must comply with the operating hours in the Table below: <table><tr><th>Activity</th><th>Day</th><th>Time</th></tr><tr><td rowspan="3">Construction Work</td><td>Monday - Friday</td><td>7.00am to 6.00pm</td></tr><tr><td>Saturday</td><td>8.00am to 1.00pm</td></tr><tr><td>Sunday and Public Holidays</td><td>None</td></tr><tr><td rowspan="3">Quarrying, processing (including overburden removal) and product transportation</td><td>Monday - Friday</td><td>7.00am to 6.00pm</td></tr><tr><td>Saturday</td><td>7.00am to 1.00pm</td></tr><tr><td>Sunday and Public Holidays</td><td>None</td></tr></table>	Activity	Day	Time	Construction Work	Monday - Friday	7.00am to 6.00pm	Saturday	8.00am to 1.00pm	Sunday and Public Holidays	None	Quarrying, processing (including overburden removal) and product transportation	Monday - Friday	7.00am to 6.00pm	Saturday	7.00am to 1.00pm	Sunday and Public Holidays	None	• Interview with project personnel. • Weighbridge records October 2022 and November 2024. • Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023. • Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31	Review of weighbridge records for October 2022 and November 2024 indicated that two trucks were dispatched after 1pm on Saturday 15 October 2022. The Annual Reviews for 2022, 2023 and 2024 reported numerous non-compliances during 2023 and 2024 relating to truck movements occurring outside of permissible hours as summarised below: • 2023: 102 truck movements over 50 days which was later revised to 96 truck movements over 42 days. • 2024: 28 truck movements over 14	Non-compliant	Refer to NC4 under Schedule 3 Condition 4 in Table A1
Activity	Day	Time																				
Construction Work	Monday - Friday	7.00am to 6.00pm																				
	Saturday	8.00am to 1.00pm																				
	Sunday and Public Holidays	None																				
Quarrying, processing (including overburden removal) and product transportation	Monday - Friday	7.00am to 6.00pm																				
	Saturday	7.00am to 1.00pm																				
	Sunday and Public Holidays	None																				

Table A2: Compliance with EPL 13213

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		December 2023, 14/10/2024. - Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025. - CEAL Limited, Annual Return, Licence 13213, 21/08/2023 to 20/08/2024. - DPHI, Show Cause Alleged Breach of Section 4.2 of the Environmental Planning and Assessment Act 1979, 22/11/2024 (Show Cause Notice). - Multiquip, PA 07_0155 (Mod 3) at 5152 Oallen Ford Road, Bungonia – show cause, 11/12/2024. 4Pillars, RE: 22 November 2024 Show Cause, 11/12/2024. - DPHI, Penalty Notice – Breach of Section 4.2 of the Environmental Planning and Assessment Act 1979, 05/02/2025. 4Pillars, Notification of non-compliance: MP07_0155 Schedule 3 Conditions 4 and 27, 04/04/2025.	days which was later revised, as reported within the 4Pillars letter to the Department dated 4 April 2025, to 80 truck movements over 46 days. Multiquip reported that “a total of 16 trucks were recorded entering/exiting the Premises outside the hours of operation specified in the EPL during the reporting year” in their Annual Return for 2023/2024. Multiquip also reportedly notified the Department of non-compliances with this condition on 21 October 2024. A Show Cause Notice was issued by the Department on 22 November 2024 providing the opportunity for Multiquip to make representations as to why the Department should not take formal enforcement action in relation to the alleged breach. Multiquip provided a response to the Show Cause Notice on 11 December 2024 which indicated that the non-compliances had “arisen largely due to reliance on inadequate manual systems” and provided proposed improvements to weighbridge and truck movement management. The 2024 Annual Review noted that most of these improvements were underway. Multiquip, via letter produced by 4Pillars on 4 April 2025, notified the Department that an additional four truck movements, which had not previously been identified by Multiquip or reported to the Department, occurred outside of the permitted		

Table A2: Compliance with EPL 13213					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		4Pillars, RE: 29 April 2025 Show Cause, 22/05/2025.	hourly limits in December 2024. The Department issued a Show Cause Notice on 29 April 2025 providing the opportunity for Multiquip to make representations as to why the Department should not take formal enforcement action in relation to alleged non-compliance with Schedule 3 Conditions 4 and 27 relating to truck movements. Multiquip, via letter produced by 4Pillars on 22 May 2025 which was outside of the Audit Period, responded to the Show Cause Notice including providing mitigating factors and noted implementation of improvement actions including plan to shortly commence use of a new weighbridge system. The Department has issued Multiquip with two Penalty Notices, dated 5 February 2025 and 18 July 2025 each with a fine of \$15,000, relating to non-compliance with Schedule 3 Condition 4. It is noted that the Penalty Notice dated 18 July 2025 was issued outside of the Audit Period. Recommendation: Continue to implement proposed improvements detailed in Multiquip's responses to the Show Cause Notices submitted to the Department on 11 December 2024 and 22 May 2025 to ensure operations, including product loading and dispatch of trucks, only occurs during the operating hours specified in the table within Condition L5.1.		

Table A2: Compliance with EPL 13213					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
4 Operating Conditions					
O1 Activities must be carried out in a competent manner					
O1.1	Licensed activities must be carried out in a competent manner. This includes: a) the processing, handling, movement and storage of materials and substances used to carry out the activity; and b) the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity.	- Site inspection. - Interview with project personnel.	Activities observed during the site inspection appeared to be carried out in a competent manner including the presence clear signage: - reminding plant operators to communicate their location and movement via UHF radio; and - indicating storage locations for different material types.	Compliant	
O2 Maintenance of plant and equipment					
O2.1	All plant and equipment installed at the premises or used in connection with the licensed activity: a) must be maintained in a proper and efficient condition; and b) must be operated in a proper and efficient manner.	- Site inspection. - Interview with project personnel. - Multiquip, Closed Services Register, 13/06/2025. - Multiquip, Open Repairs Register, 13/06/2025. - Training and licence records including Verification of Competency records for Leah Trinder (28/02/2022), Jason Wisbey (12/09/2022), Shaun Compton (12/09/2022), and Simon Graves (30/03/2022).	Preventative and reactive maintenance is managed via use of the Gearbox software. Service and repair registers for plant and equipment were provided which indicated maintenance was being undertaken during the Audit Period. Project personnel reported that all plant and equipment is appropriately maintained and no significant issues are known. The Auditors noted that Verification of Competency assessment is undertaken for Multiquip staff who operate specific plant; however, the records provided had expired. Project personnel reported that there have been no plant or equipment-related incidents at the site during the Audit Period.	Compliant	
O3 Dust					
O3.1	The premises must be maintained in a condition which minimises or prevents the emission of dust from the premises.	- Site inspection. - Interview with project personnel. - CEAL Limited, Annual Return, Licence 13213, 21/08/2021 to 20/08/2022.	Activities observed during the site inspection did not identify generation of visible air pollution such as dust, however the rock crushing plant was not operating during the site inspection. A water cart/tanker was observed to be operating with evidence	Compliant	

Table A2: Compliance with EPL 13213

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		- CEAL Limited, Annual Return, Licence 13213, 21/08/2022 to 20/08/2023. - CEAL Limited, Annual Return, Licence 13213, 21/08/2023 to 20/08/2024. 4 Pillars, RE: Project Application 07_01555[sic] (Mod 3) Notification of recorded elevated dust, 24/07/2023. - EPA, Notice of Variation of Licence No. 13213, 27/09/2023 4Pillars, Dust Management Capacity Assessment, 11 December 2023. - EPA, Ardmore Park – Dust Management Capacity Assessment – EPL 13213, 27/05/2024.	of road spraying noted. The Annual Returns for 2021/22, 2022/23, and 2023/24 did not identify any non-compliances with this condition. EPL 13213 has been varied on several occasions during the Audit Period, including addition of Conditions U2.1 to U2.5, requiring Multiquip to implement control and management measures nominated in a Dust Management Capacity Assessment Report submitted to the EPA on 11 December 2023. These measures include establishment of a real-time alert system for particulate matter monitoring by 29 November 2024 and completion of a mechanical evaporator system trial at the hard rock processing area by 30 April 2025. Project personnel have reported that these measures have been undertaken and, in accordance with Condition U2.5, a report detailing the findings of the mechanical evaporator system trial is to be submitted to the EPA by 14 May 2025, which is outside of the Audit Period. The Auditors consider this Condition is generally compliant; however, the following OFI is provided. Recommendation: Continue to consider implementation of dust management measures, including those detailed in Dust Management Capacity Assessment, to minimise dust emissions.		

Table A2: Compliance with EPL 13213					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
O4 Processes and management					
O4.1	The activities carried out at the premises must be undertaken in accordance with the "Ardmore Park Quarry Water Management Plan", prepared by R.W. Corkery & Co. Pty Limited, Strategic Environmental and Engineering Consulting and Larry Cook & Associates Pty Ltd August, 2010.	- Interview with project personnel. - R.W. Corkery, Water Management Plan, 01/11/2017 - CEAL Limited, Annual Return, Licence 13213, 21/08/2021 to 20/08/2022. - CEAL Limited, Annual Return, Licence 13213, 21/08/2022 to 20/08/2023. - CEAL Limited, Annual Return, Licence 13213, 21/08/2023 to 20/08/2024.	EPL 13213 references a 2010 Water Management Plan, whilst Project personnel report that monitoring is currently undertaken in accordance with the Water Management Plan produced in November 2017. The Annual Returns for 2021/22, 2022/23 and 2023/24 reported non-compliance with Condition O4.1 due to this. A revised Water Management Plan was prepared in March 2022 following approval of MOD3 of the Project Approval. The revised Water Management Plan has not yet been approved by the Department. Project personnel have advised that an updated revised Water Management Plan is planned to be submitted to the Department in August 2025. Recommendation: Prioritise submission of the revised Water Management Plan (WMP), including changes to the Surface Water Monitoring Program and Groundwater Monitoring Program, to the Department for approval and then vary EPL 13213 to reference the updated WMP and associated changes to monitoring points.	Non-compliant	NC13
5 Monitoring and Recording Conditions					
M1 Monitoring records					
M1.1	The results of any monitoring required to be conducted by this licence or a load calculation protocol must be recorded and retained as set out in this condition.	Refer to conditions M1.2 & M1.3	Refer to conditions M1.2 and M1.3	Compliant	
M1.2	All records required to be kept by this licence must be: a) in a legible form, or in a form that can readily be reduced to a legible form; b) kept for at least 4 years after the monitoring or event to which they relate took place; and	Multiquip Quarries, Ardmore Park Quarry, Environmental	The Auditors were provided with examples of water and dust monitoring chain of custody forms which were in a legible form.	Compliant	

Table A2: Compliance with EPL 13213					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	c) produced in a legible form to any authorised officer of the EPA who asks to see them.	Monitoring Report, January 2025. - Multiquip Quarries, Ardmore Park Quarry, Environmental Monitoring Report, February 2025. - Multiquip Quarries, Ardmore Park Quarry, Environmental Monitoring Report, April 2025. 4Pillars, Chain of Custody Form, 20210210MUL – Water monitoring: Annual (Oct), 03/10/2023. 4Pillars, Chain of Custody Form, 20210210MUL – Multiquip Dust May, 03/06/2022. - Interview with project personnel.	Environmental Monitoring Reports includes results of environmental monitoring undertaken with examples provided for 2025. Project personnel confirmed that monitoring records are kept for at least 4 years.		
M1.3	The following records must be kept in respect of any samples required to be collected for the purposes of this licence: a) the date(s) on which the sample was taken; b) the time(s) at which the sample was collected; c) the point at which the sample was taken; and d) the name of the person who collected the sample.	4Pillars, Chain of Custody Form, 20210210MUL – Water monitoring: Annual (Oct), 03/10/2023. 4Pillars, Chain of Custody Form, 20210210MUL – Multiquip Dust May, 03/06/2022.	The Auditors were provided with examples of water and dust monitoring chain of custody forms which provided the required records.	Compliant	
M2 Requirement to monitor concentration of pollutants discharged					
M2.1	For each monitoring/discharge point or utilisation area specified below (by a point number), the licensee must monitor (by sampling and obtaining results by analysis) the concentration of each pollutant specified in Column 1. The licensee must use the sampling method, units of measure, and sample at the frequency,	Refer to conditions M2.2 to M2.5	Refer to conditions M2.2 to M2.5. The Auditors consider this to be non-compliant as Condition M2.3 is non-	Non-compliant	Refer to NC14

Table A2: Compliance with EPL 13213

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #								
	specified opposite in the other columns:		compliant.		under M2.3								
M2.2	Air Monitoring Requirements POINT 1,2,3,4 <table><tr><th>Pollutant</th><th>Units of measure</th><th>Frequency</th><th>Sampling Method</th></tr><tr><td>Particulates - Deposited Matter</td><td>grams per square metre per month</td><td>Monthly</td><td>Australian Standard 3580.10.1-2003</td></tr></table>	Pollutant	Units of measure	Frequency	Sampling Method	Particulates - Deposited Matter	grams per square metre per month	Monthly	Australian Standard 3580.10.1-2003	• Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023. • Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31 December 2023, 14/10/2024. • Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025. • Multiquip Quarries, Ardmore Park Quarry, Environmental Monitoring Report, January 2025. • Multiquip Quarries, Ardmore Park Quarry, Environmental Monitoring Report, February 2025. • Multiquip Quarries, Ardmore Park Quarry, Environmental Monitoring Report, April 2025.	The Environmental Monitoring Reports publishes air quality data with summaries provided in the Annual Reviews. Monthly deposited dust monitoring was reportedly undertaken at four locations during the Audit Period as per the requirements of Conditions P1.1 and M2.2. It is noted that EPL 13213 does not specify air quality criteria and therefore results of dust monitoring are compared against the Table 4 Air quality criteria within Schedule 3 Condition 7 of the Project Approval. Whilst there have been exceedances of the deposited dust criteria specified in Schedule 3 Condition 7 of the Project Approval during the Audit Period, Multiquip has assessed these exceedances as having been generally caused by non-quarry originated combustible (organic) matter or have likely come from off-site based on the prevailing wind direction. Exceedances of the deposited dust criteria in January 2023 and March 2023 were unable to be “<i>definitively ruled out</i>” in relation to Project activities and therefore Multiquip notified the Department of these exceedances on 24 July 2023.	Compliant	
Pollutant	Units of measure	Frequency	Sampling Method										
Particulates - Deposited Matter	grams per square metre per month	Monthly	Australian Standard 3580.10.1-2003										
M2.3	Water and/ or Land Monitoring Requirements	• CEAL Limited, Annual Return, Licence 13213,	The Annual Returns for 2021/22, 2022/23 and 2023/24 reported that monitoring at the following points was	Non-compliant	NC14								

	POINT 5,6,7,8				21/08/2021 to 20/08/2022. - CEAL Limited, Annual Return, Licence 13213, 21/08/2022 to 20/08/2023. - CEAL Limited, Annual Return, Licence 13213, 21/08/2023 to 20/08/2024. - Multiquip Quarries, Ardmore Park Quarry, Environmental Monitoring Report, January 2025. - Multiquip Quarries, Ardmore Park Quarry, Environmental Monitoring Report, February 2025. - Multiquip Quarries, Ardmore Park Quarry, Environmental Monitoring Report, April 2025. - Multiquip, Ardmore Park Quarry, EPL 13213, Licensed Discharge Trial – Two-monthly report: Report 1, March 2023, 17/03/2023. - Multiquip, Ardmore Park Quarry, EPL 13213, Licensed Discharge Trial – Two-monthly report: Report 4, August 2023, 24/08/2023. - Multiquip, Ardmore Park Quarry, EPL 13213, Licensed Discharge Trial – Final	not conducted in accordance with the requirements of EPL 13213: 2021/22: monitoring at Point 16 (Southern Spring) and Point 23 (BHS6). 2022/23: monitoring at Point 23 (BHS6). 2023/24: monitoring at Point 14 (BH6) and Point 23 (BHS6). The Annual Returns for 2021/22, 2022/23 and 2023/24 reported the below in relation to the non-compliances of monitoring: - Monitoring was not completed at Point 23 (BHS6) during the Audit Period due to “<i>damage to bore</i>”. - Nine monthly flow measurements were recorded at Point 16 (Southern Spring) during 2021/22 rather than 12 due to missing data. - Measurement of standing water level (SWL) at Point 14 (BH6) was not undertaken in April 2024 due to access difficulties. Recommendation: Prioritise submission of the revised Water Management Plan (WMP), including changes to the Surface Water Monitoring Program and Groundwater Monitoring Program, to the Department for approval and then vary EPL 13213 to reference the updated WMP and associated changes to monitoring points.							
	Pollutant	Units of measure	Frequency	Sampling Method									
	Calcium	milligrams per litre	Yearly	Grab sample									
	Chloride	milligrams per litre	Yearly	Grab sample									
	Electrical conductivity	deciSiemens per metre	Yearly	Grab sample									
	Iron	milligrams per litre	Yearly	Grab sample									
	Magnesium	milligrams per litre	Yearly	Grab sample									
	Mangenese	milligrams per litre	Yearly	Grab sample									
	pH	pH	Yearly	Grab sample									
	Potassium	milligrams per litre	Yearly	Grab sample									
	Sodium	milligrams per litre	Yearly	Grab sample									
	Sulfate	milligrams per litre	Yearly	Grab sample									
	Total dissolved solids	milligrams per litre	Yearly	Grab sample									
	POINT 5,6,7,8,14,18,19,20,21,22,23												
	Pollutant	Units of measure	Frequency	Sampling Method									
	Standing Water Level	metres (Australian Height Datum)	Monthly	In situ									
	POINT 14,15,16,18,19,20,21,22,23												
	Pollutant	Units of measure	Frequency	Sampling Method									
	Benzene	milligrams per litre	Quarterly	Grab sample									
	Calcium	milligrams per litre	Quarterly	Grab sample									
	Chloride	milligrams per litre	Quarterly	Grab sample									
	Electrical	deciSiemens per	Quarterly	Grab sample									

Table A2: Compliance with EPL 13213

Approval (ID)	Requirement				Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	NC #
	conductivity	metre			Report, September 2023, 01/09/2023.			
	Ethyl benzene	milligrams per litre	Quarterly	Grab sample				
	Iron	milligrams per litre	Quarterly	Grab sample				
	Manganese	milligrams per litre	Quarterly	Grab sample				
	pH	pH	Quarterly	Grab sample				
	Potassium	milligrams per litre	Quarterly	Grab sample				
	Sodium	milligrams per litre	Quarterly	Grab sample				
	Sulfate	milligrams per litre	Quarterly	Grab sample				
	Toluene	milligrams per litre	Quarterly	Grab sample				
	Total dissolved solids	milligrams per litre	Quarterly	Grab sample				
	Total petroleum hydrocarbons	milligrams per litre	Quarterly	Grab sample				
	Xylene	milligrams per litre	Quarterly	Grab sample				
	POINT 15, 16							
	Pollutant	Units of measure	Frequency	Sampling Method				
	Flow	litres per day	Monthly	In situ				
	POINT 17							
	Pollutant	Units of measure	Frequency	Sampling Method				
	Benzene	milligrams per litre	Special Frequency 1	Grab sample				
	Calcium	milligrams per litre	Special Frequency 1	Grab sample				

Table A2: Compliance with EPL 13213												
Approval (ID)	Requirement				Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	NC #				
	Chloride	milligrams per litre	Special Frequency 1	Grab sample								
	Electrical conductivity	deciSiemens per metre	Special Frequency 1	Grab sample								
	Ethyl benzene	milligrams per litre	Special Frequency 1	Grab sample								
	Flow	litres per day	Special Frequency 1	In situ								
	Iron	milligrams per litre	Special Frequency 1	Grab sample								
	Manganese	milligrams per litre	Special Frequency 1	Grab sample								
	Potassium	milligrams per litre	Special Frequency 1	Grab sample								
	Sodium	milligrams per litre	Special Frequency 1	Grab sample								
	Sulfate	milligrams per litre	Special Frequency 1	Grab sample								
	Toluene	milligrams per litre	Special Frequency 1	Grab sample								
	Total dissolved solids	milligrams per litre	Special Frequency 1	Grab sample								
	Total petroleum hydrocarbons	milligrams per litre	Special Frequency 1	Grab sample								
	Xylene	milligrams per litre	Special Frequency 1	Grab sample								
	POINT 24											
	Pollutant	Units of measure	Frequency	Sampling Method								
Chemical oxygen demand	milligrams per litre	Monthly during discharge	Grab sample									

Table A2: Compliance with EPL 13213								
Approval (ID)	Requirement				Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	NC #
	Electrical conductivity	deciSiemens per metre	Monthly during discharge	Grab sample				
	Oil and grease	milligrams per litre	Monthly during discharge	Grab sample				
	pH	pH	Monthly during discharge	Grab sample				
	TSS	milligrams per litre	Monthly during discharge	Grab sample				
	POINT 25							
	Pollutant	Units of measure	Frequency	Sampling Method				
	Volumetric flowrate	kilolitres per day	Continuous during discharge	Continuously				
	POINT 27							
	Pollutant	Units of measure	Frequency	Sampling Method				
	Chemical oxygen demand	milligrams per litre	Monthly during discharge	Grab sample				
	Electrical conductivity	deciSiemens per metre	Monthly during discharge	Grab sample				
	Oil and grease	milligrams per litre	Monthly during discharge	Grab sample				
	pH	pH	Monthly during discharge	Grab sample				

Table A2: Compliance with EPL 13213

APPROVAL (ID)	REQUIREMENT				EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	TSS	milligrams per litre	Monthly during discharge	Grab sample				
	POINT 28, 29							
	Pollutant	Units of measure	Frequency	Sampling Method				
	Chemical oxygen demand	milligrams per litre	Monthly during discharge	Grab sample				
	Electrical conductivity	deciSiemens per metre	Monthly during discharge	Grab sample				
	Oil and grease	milligrams per litre	Monthly during discharge	Grab sample				
	pH	pH	Monthly during discharge	Grab sample				
	TSS	milligrams per litre	Monthly during discharge	Grab sample				
M2.4	Special Frequency 1 for Point 17 in the table above requires quarterly measurement of the pollutants during periods of flow.				• Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023. • Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31 December 2023, 14/10/2024. • Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31	The Annual Reviews for 2022, 2023 and 2024 stated that flow was not observed at Point 17 (Western Spring) “during any of the monthly inspections, with the amount of water in the adjacent pond fluctuating slightly with rainfall. Samples were collected from this pond at the Western Spring during the year”.	Compliant	

Table A2: Compliance with EPL 13213					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		December 2024, 07/04/2025. • Multiquip Quarries, Ardmore Park Quarry, Environmental Monitoring Report, January 2025. • Multiquip Quarries, Ardmore Park Quarry, Environmental Monitoring Report, February 2025. • Multiquip Quarries, Ardmore Park Quarry, Environmental Monitoring Report, April 2025.			
M2.5	Special Frequency 2 for Point 17 in the table above requires monthly measurement of the pollutants during periods of flow.	• CEAL Limited, Annual Return, Licence 13213, 21/08/2021 to 20/08/2022. • CEAL Limited, Annual Return, Licence 13213, 21/08/2022 to 20/08/2023. • CEAL Limited, Annual Return, Licence 13213, 21/08/2023 to 20/08/2024. • Multiquip Quarries, Ardmore Park Quarry, Environmental Monitoring Report, January 2025. • Multiquip Quarries, Ardmore Park Quarry, Environmental Monitoring Report, February 2025.	The Annual Reviews for 2022, 2023 and 2024 stated that flow was not observed at Point 17 (Western Spring) <i>"during any of the monthly inspections, with the amount of water in the adjacent pond fluctuating slightly with rainfall. Samples were collected from this pond at the Western Spring during the year"</i> .	Compliant	

Table A2: Compliance with EPL 13213

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Multiquip Quarries, Ardmore Park Quarry, Environmental Monitoring Report, April 2025.			
M3 Testing methods - concentration limits					
M3.1	Monitoring for the concentration of a pollutant emitted to the air required to be conducted by this licence must be done in accordance with: - any methodology which is required by or under the Act to be used for the testing of the concentration of the pollutant; or - if no such requirement is imposed by or under the Act, any methodology which a condition of this licence requires to be used for that testing; or - if no such requirement is imposed by or under the Act or by a condition of this licence, any methodology approved in writing by the EPA for the purposes of that testing prior to the testing taking place. Note: The <i>Protection of the Environment Operations (Clean Air) Regulation 2022</i> requires testing for certain purposes to be conducted in accordance with test methods contained in the publication "Approved Methods for the Sampling and Analysis of Air Pollutants in NSW".	- Interview with project personnel. - RW Corkery & Co., Environmental Management Strategy, August 2011.	Relevant standards and guidelines are quoted in the Environmental Management Strategy. A number of the quoted standards and guidelines have been superseded by later versions. A revised EMS was prepared in March 2022 following approval of MOD3 of the Project Approval. The revised EMS has not yet been submitted or approved by the Department. Project personnel have advised that the revised EMS will be submitted to the Department for approval once all management plans have been approved. In addition, a revised Air Quality Monitoring Program was prepared in November 2021, following approval of MOD3 of the Project Approval, and was submitted to the Department for approval on 11 November 2021. The revised Air Quality Monitoring Program was not approved by the Department and was withdrawn by Multiquip on 22 August 2024. An updated revised Air Quality Monitoring Program (V4.1) was submitted to the Department on 21 May 2025 which was outside of the Audit Period.	Compliant	

Table A2: Compliance with EPL 13213

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			The Auditors consider this Condition is generally compliant; however, the following OFI is provided. Recommendation: Prioritise submission of the revised EMS, including ensuring test methods are in accordance with "<i>Approved Methods for the Sampling and Analysis of Air Pollutants in NSW</i>", to the Department for approval. Obtain Department approval of the updated Air Quality Monitoring Program.		
M3.2	Subject to any express provision to the contrary in this licence, monitoring for the concentration of a pollutant discharged to waters or applied to a utilisation area must be done in accordance with the Approved Methods Publication unless another method has been approved by the EPA in writing before any tests are conducted.	- Interview with project personnel. - RW Corkery & Co., Environmental Management Strategy, August 2011.	Relevant standards and guidelines are quoted in the Environmental Management Strategy. Some of the quoted standards and guidelines have been superseded by later versions. A revised EMS was prepared in March 2022 following approval of MOD3 of the Project Approval. The revised EMS has not yet been submitted or approved by the Department. Project personnel have advised that the revised EMS will be submitted to the Department for approval once all management plans have been approved. The Auditors consider this Condition is generally compliant; however, the following OFI is provided. Recommendation: Prioritise submission of the revised EMS, including ensuring test methods are in accordance with the "<i>Approved Methods Publication</i>", to the Department for approval.	Compliant	

Table A2: Compliance with EPL 13213

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #																											
M4 Weather monitoring																																
M4.1	The licensee shall ensure that a meteorological station is in operation at the premises which is capable of continuously recording the meteorological parameters in the following table: <table><tr><th>Measured Parameter</th><th>Unit</th><th>Sample interval</th></tr><tr><td>Average temperature</td><td>Degrees</td><td>10 minutes</td></tr><tr><td>Average relative humidity</td><td>Percent</td><td>10 minutes</td></tr><tr><td>Rainfall (10 minute)</td><td>mm</td><td>10 minutes</td></tr><tr><td>Aggregate rainfall</td><td>mm</td><td>10 minutes</td></tr><tr><td>Average wind speed</td><td>km/h</td><td>10 minutes</td></tr><tr><td>Std wind speed</td><td>km/h</td><td>10 minutes</td></tr><tr><td>Average wind direction</td><td>Degrees</td><td>10 minutes</td></tr><tr><td>Sigma Theta</td><td>Degrees</td><td>10 Minutes</td></tr></table>	Measured Parameter	Unit	Sample interval	Average temperature	Degrees	10 minutes	Average relative humidity	Percent	10 minutes	Rainfall (10 minute)	mm	10 minutes	Aggregate rainfall	mm	10 minutes	Average wind speed	km/h	10 minutes	Std wind speed	km/h	10 minutes	Average wind direction	Degrees	10 minutes	Sigma Theta	Degrees	10 Minutes	- Site inspection. - Interview with project personnel. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2022 - 31 December 2022, 06/04/2023. - Multiquip Quarries, Ardmore Park Quarry Annual Review, 1 January 2023 - 31 December 2023, 14/10/2024. - Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025.	A meteorological monitoring station is located at the site. This station reportedly continuously records meteorological parameters (Average Temperature, Average Relative Humidity, Rainfall, Aggregate rainfall, Average wind speed, Std wind speed, Average wind direction, Sigma Theta) at 10-minute sample intervals. The Annual Reviews for 2022, 2023 and 2024 provided a summary of meteorological parameters recorded during the Audit Period.	Compliant	
Measured Parameter	Unit	Sample interval																														
Average temperature	Degrees	10 minutes																														
Average relative humidity	Percent	10 minutes																														
Rainfall (10 minute)	mm	10 minutes																														
Aggregate rainfall	mm	10 minutes																														
Average wind speed	km/h	10 minutes																														
Std wind speed	km/h	10 minutes																														
Average wind direction	Degrees	10 minutes																														
Sigma Theta	Degrees	10 Minutes																														
M5 Recording of pollution complaints																																
M5.1	The licensee must keep a legible record of all complaints made to the licensee or any employee or agent of the licensee in relation to pollution arising from any activity to which this licence applies.	- Multiquip Quarries, Community Complaint Register. www.mqquarry.com.au/media	Multiquip maintains a Community Complaint Register. An extract of the Register, with no personal details, is published on the Multiquip website.	Compliant																												
M5.2	The record must include details of the following: a) the date and time of the complaint; b) the method by which the complaint was made; c) any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect; d) the nature of the complaint; e) the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant; and f) if no action was taken by the licensee, the reasons why no action was taken.	Multiquip Quarries, Community Complaint Register.	Multiquip maintains a Community Complaint Register that meets the requirements of M5.2.	Compliant																												

Table A2: Compliance with EPL 13213

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
M5.3	The record of a complaint must be kept for at least 4 years after the complaint was made.	- Multiquip Quarries, Community Complaint Register. www.mqquarry.com.au/media	The extract of the Community Complaint Register provided to the Auditors contained records from the start of the Audit Period in April 2022. The Community Complaint Register published on the Multiquip website includes details of complaints received from the start of 2018. The Auditors have no reason to believe that four years of records are not being maintained.	Compliant	
M5.4	The record must be produced to any authorised officer of the EPA who asks to see them.	Interview with project personnel.	Project personnel reported that no requests to produce records to any authorised officers of the EPA were made during the Audit Period.	Not triggered	
M6 Telephone complaints line					
M6.1	The licensee must operate during its operating hours a telephone complaints line for the purpose of receiving any complaints from members of the public in relation to activities conducted at the premises or by the vehicle or mobile plant, unless otherwise specified in the licence.	- Interview with project personnel. www.mqquarry.com.au/contact	A number for the Environmental & Community Contact Line is available on the Contact Us section of the Multiquip website.	Compliant	
M6.2	The licensee must notify the public of the complaints line telephone number and the fact that it is a complaints line so that the impacted community knows how to make a complaint.	- Interview with project personnel. www.mqquarry.com.au/contact	A number for the Environmental & Community Contact Line is available on the Contact Us section of the Multiquip website.	Compliant	
M6.3	The preceding two conditions do not apply until 3 months after: the date of the issue of this licence.		Not relevant to this Audit Period.	Not Triggered	
6 Reporting Conditions					
R1 Annual return documents					
Note: The term "reporting period" is defined in the dictionary at the end of this licence. Do not complete the Annual Return until after the end of the reporting period. Note: An application to transfer a licence must be made in the approved form for this purpose.					
R1.1	The licensee must complete and supply to the EPA an Annual Return in the approved form comprising: - a Statement of Compliance, - a Monitoring and Complaints Summary, - a Statement of Compliance - Licence Conditions, - a Statement of Compliance - Load based Fee, - a Statement of Compliance - Requirement to Prepare Pollution Incident Response Management Plan, - a Statement of Compliance - Requirement to Publish Pollution Monitoring Data; and	- CEAL Limited, Annual Return, Licence 13213, 21/08/2021 to 20/08/2022. - CEAL Limited, Annual Return, Licence 13213, 21/08/2022 to 20/08/2023.	Annual Returns were submitted by Multiquip in the approved form during the Audit Period.	Compliant	

Table A2: Compliance with EPL 13213

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	7. a Statement of Compliance - Environmental Management Systems and Practices. At the end of each reporting period, the EPA will provide to the licensee notification that the Annual Return is due.	CEAL Limited, Annual Return, Licence 13213, 21/08/2023 to 20/08/2024.			
R1.2	An Annual Return must be prepared in respect of each reporting period, except as provided below.	- CEAL Limited, Annual Return, Licence 13213, 21/08/2021 to 20/08/2022. - CEAL Limited, Annual Return, Licence 13213, 21/08/2022 to 20/08/2023. - CEAL Limited, Annual Return, Licence 13213, 21/08/2023 to 20/08/2024.	Annual Returns were submitted by Multiquip in respect of each reporting period during the Audit Period.	Compliant	
R1.3	Where this licence is transferred from the licensee to a new licensee: a) the transferring licensee must prepare an Annual Return for the period commencing on the first day of the reporting period and ending on the date the application for the transfer of the licence to the new licensee is granted; and b) the new licensee must prepare an Annual Return for the period commencing on the date the application for the transfer of the licence is granted and ending on the last day of the reporting period.	EPL 13213	The EPL was not transferred during the Audit Period.	Not triggered	
R1.4	Where this licence is surrendered by the licensee or revoked by the EPA or Minister, the licensee must prepare an Annual Return in respect of the period commencing on the first day of the reporting period and ending on: a) in relation to the surrender of a licence - the date when notice in writing of approval of the surrender is given; or b) in relation to the revocation of the licence - the date from which notice revoking the licence operates.	EPL 13213	The EPL was not surrendered or revoked during the Audit Period.	Not triggered	
R1.5	The Annual Return for the reporting period must be supplied to the EPA via eConnect EPA or by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the 'due date').	https://app.epa.nsw.gov.au/prpoeoapp/	Review of the POEO Public Register identified that, during the Audit Period, Annual Returns were submitted to the EPA not later than 60 days after the end of each reporting period.	Compliant	
R1.6	The licensee must retain a copy of the Annual Return supplied to the EPA for a period of at least 4 years after the Annual Return was due to be supplied to the EPA.	Interview with project personnel.	Project personnel reported that copies of Annual Returns for the last 4 years are retained by Multiquip. The Annual	Compliant	

Table A2: Compliance with EPL 13213					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		- CEAL Limited, Annual Return, Licence 13213, 21/08/2021 to 20/08/2022. - CEAL Limited, Annual Return, Licence 13213, 21/08/2022 to 20/08/2023. - CEAL Limited, Annual Return, Licence 13213, 21/08/2023 to 20/08/2024.	Returns submitted during the Audit Period were reviewed by the Auditors.		
R1.7	Within the Annual Return, the Statements of Compliance must be certified and the Monitoring and Complaints Summary must be signed by: a) the licence holder; or b) by a person approved in writing by the EPA to sign on behalf of the licence holder.	- CEAL Limited, Annual Return, Licence 13213, 21/08/2021 to 20/08/2022. - CEAL Limited, Annual Return, Licence 13213, 21/08/2022 to 20/08/2023. - CEAL Limited, Annual Return, Licence 13213, 21/08/2023 to 20/08/2024.	The Statement of Compliance and the Monitoring and Complaints Summary in the Annual Return for 2023/2024 was not certified or signed, however Project personnel reported that this Annual Return was digitally signed via eConnect.	Compliant	
R2 Notification of environmental harm Note: The licensee or its employees must notify all relevant authorities of incidents causing or threatening material harm to the environment immediately after the person becomes aware of the incident in accordance with the requirements of Part 5.7 of the Act.					
R2.1	Notifications must be made by telephoning the Environment Line service on 131 555.	Interview with project personnel.	Project personnel reported that no notifications were made via the Environment Line service during the Audit Period.	Not triggered	
R2.2	The licensee must provide written details of the notification to the EPA within 7 days of the date on which they became aware of the incident.	Interview with project personnel.	Project personnel reported that no notifications were made via the Environment Line service during the Audit Period and therefore no written details of the notification were provided to the EPA.	Not triggered	

Table A2: Compliance with EPL 13213					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
R3 Written report					
R3.1	Where an authorised officer of the EPA suspects on reasonable grounds that: a) where this licence applies to premises, an event has occurred at the premises; or b) where this licence applies to vehicles or mobile plant, an event has occurred in connection with the carrying out of the activities authorised by this licence, and the event has caused, is causing or is likely to cause material harm to the environment (whether the harm occurs on or off premises to which the licence applies), the authorised officer may request a written report of the event.	Interview with project personnel.	Project personnel reported that no written reports were requested by an authorized officer of the EPA during the Audit Period.	Not triggered	
R3.2	The licensee must make all reasonable inquiries in relation to the event and supply the report to the EPA within such time as may be specified in the request.	Interview with project personnel.	Project personnel reported that no written reports were requested by an authorized officer of the EPA during the Audit Period and therefore no reasonable inquiries or reports were made.	Not triggered	
R3.3	The request may require a report which includes any or all of the following information: a) the cause, time and duration of the event; b) the type, volume and concentration of every pollutant discharged as a result of the event; c) the name, address and business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event; d) the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, unless the licensee has been unable to obtain that information after making reasonable effort; e) action taken by the licensee in relation to the event, including any follow-up contact with any complainants; f) details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event; and g) any other relevant matters.	Interview with project personnel.	Project personnel reported that no written reports were requested by an authorized officer of the EPA during the Audit Period and therefore no reports were made.	Not triggered	
R3.4	The EPA may make a written request for further details in relation to any of the above matters if it is not satisfied with the report provided by the licensee. The licensee must provide such further details to the EPA within the time specified in the request.	Interview with project personnel.	Project personnel reported that no written reports were requested by an authorized officer of the EPA during the Audit Period and therefore no reports were made.	Not triggered	

Table A2: Compliance with EPL 13213					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
7 General Conditions					
G1 Copy of licence kept at the premises or plant					
G1.1	A copy of this licence must be kept at the premises to which the licence applies.	- Site inspection. - Interview with project personnel.	A copy of the EPL is available at the premises.	Compliant	
G1.2	The licence must be produced to any authorised officer of the EPA who asks to see it.	- Site inspection. - Interview with project personnel.	Project personnel reported that the EPL is available to be produced to any authorised officer of the EPA who asks to see it.	Not triggered	
G1.3	The licence must be available for inspection by any employee or agent of the licensee working at the premises.	- Site inspection. - Interview with project personnel.	Project personnel reported that the EPL is available for inspection by any employee or agent of the licensee working at the premises.	Compliant	
8 Pollution Studies and Reduction Programs					
U1 Licensed Discharge Trial					
U1.1	An eight (8) month Pollution Reduction Study (PRS) will commence from the date of notification by the licensee to the EPA, with the discharge to waters from the licenced premises going no longer than eight (8) months from this notification date.	- Multiquip, Ardmore Park Quarry, EPL 13213, Licensed Discharge Trial – Two-monthly report: Report 1, March 2023, 17/03/2023. - Multiquip, Ardmore Park Quarry, EPL 13213, Licensed Discharge Trial – Two-monthly report: Report 4, August 2023, 24/08/2023. - Multiquip, Ardmore Park Quarry, EPL 13213, Licensed Discharge Trial – Final Report, September 2023, 01/09/2023.	The Licensed Discharge Trial reports state that the discharge commenced on 9 December 2022 and ceased on 9 August 2023 which is an eight-month period. The Auditors note that the trial was subsequently extended in accordance with Condition U1.7.	Compliant	
U1.2	The discharge trial must be undertaken in accordance with: a) the Statement of Environmental Effects dated 16 November 2022, received by the EPA on 16 November 2022 (DOC22/1025421); and	4 Pillars, Environmental Protection Licence No. 13213 Variation, Statement of	The Annual Returns for 2022/2023 and 2023/2024 reported that Multiquip was non-compliant with Condition U1.2 as detailed below:	Non-compliant	NC15

Table A2: Compliance with EPL 13213

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	b) in compliance with the conditions of the licence.	Environmental Effects, 16/11/2022. - EPL 13213. - CEAL Limited, Annual Return, Licence 13213, 21/08/2022 to 20/08/2023. - CEAL Limited, Annual Return, Licence 13213, 21/08/2023 to 20/08/2024.	2022/2023: "Instances where breaks longer than 72 hours between pumping occurred, and one instance where discharge occurred that was not preceded by an associated characterisation sample." 2023/2024: "two instances where a discharge campaign commenced more than 7 days after the characterisation sample was taken; - two instances where no characterisation sample was taken prior to a discharge campaign commencing; 18 instances where only a single validation sample was taken." Recommendation: No recommendation is made in relation to this non-compliance as the Licensed Discharge Trial has ended.		
U1.3	The licensee must cease discharging from Point 26 at the end of the eight (8) month trial.	Multiquip, Ardmore Park Quarry, EPL 13213, Licensed Discharge Trial – Final Report, September 2023, 01/09/2023.	The Licensed Discharge Trial - Final Report states that the discharge from Point 26 ceased on 9 August 2023 which was eight-months following commencement of the trial. The Auditors note that the trial was subsequently extended in accordance with Condition U1.7.	Compliant	
U1.4	By end of the eight (8) month PRS trial, if the licensee intends to use turbidity (NTU) in place of Total Suspended Solids (TSS) to determine compliance with Condition L2.4, the licensee must: - develop a statistical correlation which identifies the relationship between NTU and TSS for water quality in the 'Old pit' in order to determine the NTU equivalent of 30mg/L TSS before its use; - the licensee must provide the EPA with a copy of the statistical correlation assessment methodology and results; and - the licensee must develop and implement a method to enable the ongoing verification of the relationship between NTU and TSS.	Multiquip, Ardmore Park Quarry, EPL 13213, Licensed Discharge Trial – Final Report, September 2023, 01/09/2023.	The Licensed Discharge Trial - Final Report contains "Appendix 1 – Turbidity and TSS relationship" which details an assessment of statistical correlation between turbidity (NTU) and Total Suspended Solids (TSS) and a methodology to enable ongoing verification of this relationship.	Compliant	

Table A2: Compliance with EPL 13213

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
U1.5	Every two months from the commencement of the trial, until its completion, the licensee must submit a report to the EPA which includes: a) an analysis of the environmental monitoring results, including but not limited to, discharge water quality, ambient water quality monitoring and creek integrity monitoring; b) volume of water released to the environment over the two (2) month trial period; c) if the licensee's trigger action management plan is enacted, detail what actions the licensee took; d) if the licensed discharge breaches a condition of the licence, detail what actions the license took to return to compliance; e) if the licensee is proposing any modifications to the discharge program following the two month period. Within 6 weeks of the completion of the trial, the licensee must submit a final report to the EPA outlining an assessment of the trial's compliance with the conditions of the EPL.	CEAL Limited, Annual Return, Licence 13213, 21/08/2023 to 20/08/2024.	The Annual Return for 2023/2024 states that <i>"the two-monthly reports required by this condition were not submitted within the required timeframe for the Licensed Discharge Trial extension period."</i> The Annual Return for 2023/2024 also notes that this non-compliance was caused by <i>"Delays in digitising the validation and characterisation data collected during the discharge trial extension."</i> Recommendation: No recommendation is made in relation to this non-compliance as the Licensed Discharge Trial has ended.	Non-compliant	NC16
U1.6	At end of PRP trial period, the EPA will consider a short term continuance of the trial whilst it considers the reported findings. This will be dependant [sic] on a demonstration by the licensee during the trial of the capacity of the discharge program in meeting the conditions of the licence. Should this short term continuance occur, the EPA advises that during this period the project must meet all the requirements of the trial and licence conditions. Note: An ongoing discharge to waters will be considered by the EPA following submission of the report as required by Condition U1.5.	- Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025. - CEAL Limited, Annual Return, Licence 13213, 21/08/2023 to 20/08/2024.	The Annual Review for 2024 states that <i>"During the reporting period, the four-month continuation of the trial (i.e. discharge trial extension) occurred, which commenced on 10 January 2024 and ceased on 9 May 2024. Four characterisation samples and four monthly ambient samples were obtained during this period."</i> No non-compliances with requirements of the trial and associated licence conditions were reported by Multiquip during the discharge trial extension period.	Compliant	
U1.7	The licensee is permitted a four month short term continuance of the discharge trial, commencing from the date of notification by the licensee to the EPA, with the discharge to waters from the licenced premises going no longer than four months from this notification date.	Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025.	The Annual Review for 2024 states that <i>"During the reporting period, the four-month continuation of the trial (i.e. discharge trial extension) occurred, which commenced on 10 January 2024 and ceased on 9 May 2024. Four characterisation samples and four monthly ambient samples were obtained during this period."</i>	Compliant	

Table A2: Compliance with EPL 13213					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			These dates indicate the discharge was compliant with this licence condition.		
U2 Dust Management Capacity Assessment					
U2.1	The Licensee must implement the following control and management measures nominated in the 'Dust Management Capacity Assessment Report' submitted to the EPA on 11 December 2023, to prevent the emittance of dust from the premises.	- Site inspection. - Interview with project personnel. - CEAL Limited, Annual Return, Licence 13213, 21/08/2023 to 20/08/2024. 4 Pillars, RE: Project Application 07_01555[sic] (Mod 3) Notification of recorded elevated dust, 24/07/2023. - EPA, Notice of Variation of Licence No. 13213, 27/09/2023. 4Pillars, Dust Management Capacity Assessment, 11 December 2023. - EPA, Ardmore Park – Dust Management Capacity Assessment – EPL 13213, 27/05/2024.	The Dust Management Capacity Assessment Report, submitted to the EPA on 11 December 2023, details a number of control and management measures which Multiquip are required to implement in accordance with Conditions U2.2, U2.3, and U2.4. Activities observed during the site inspection did not identify generation of visible air pollution such as dust, however the rock crushing plant was not operating during the site inspection. The Annual Return for 2023/24 did not identify any non-compliances with this condition during the Audit Period. The Auditors consider this Condition is generally compliant; however, the following OFI is provided. Recommendation: Continue to consider implementation of dust management measures, including those detailed in Dust Management Capacity Assessment, to minimise dust emissions.	Compliant	
U2.2	By 15 November 2024, water cart/s must be utilised at the premises in a manner which prevents the emittance of dust off-site from all operational areas (including haul roads) at the premises in dry weather or dust generating conditions.	- Site inspection. - Interview with project personnel. - Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31	Activities observed during the site inspection did not identify generation of visible air pollution such as dust, however the rock crushing plant was not operating during the site inspection. A water cart/tanker was observed to be operating with evidence	Compliant	

Table A2: Compliance with EPL 13213

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		December 2024, 07/04/2025.	of road spraying noted. Project personnel and the Annual Review for 2024 stated that this condition has been complied with during the Audit Period.		
U2.3	By 29 November 2024, the Licensee must establish a real-time alert system for the 'Sensation SPS20 Particulate Matter Sensor'. The real-time alert system must trigger a review of the current site conditions and active dust suppression controls and management measures (including water cart and mechanical evaporator system operation) when PM2.5 or PM10 exceeds the value of 12ug/mg3. Should the review determine that active dust suppression controls are insufficient for preventing dust emittance off-site, the frequency or volume of water application for dust suppression must be increased. Prior to the establishment of the real-time alert system described above, the Licensee must undertake a daily desktop assessment (carried out on weekdays when the premises is operational) to monitor particulate matter levels of PM2.5 and PM10. Should the value of PM2.5 or PM10 exceed 12ug/mg3, the Licensee must alert site management to review the current on site conditions and active dust suppression measures including water cart and mechanical evaporation system.	- Site inspection. - Interview with project personnel. - Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025.	Project personnel and the Annual Review for 2024 stated that this condition has been complied with during the Audit Period.	Compliant	
U2.4	By 30 April 2025, the Licensee must commence a mechanical evaporator system trial at the hard rock processing area at the premises, for a minimum period of 4 weeks. The mechanical evaporator system must be operated on days when the rock crusher at the premises is active, and/or when particulate matter levels of PM2.5 and PM10 exceed 12ug/mg3.	- Site inspection. - Interview with project personnel. - Multiquip Quarries, Ardmore Park Quarry, Annual Review, 1 January 2024 - 31 December 2024, 07/04/2025.	Janine Goodwin of the NSW EPA verbally confirmed to the Auditors on 9 May 2025 that Condition U2.4 should state "By 30 April 2025, the Licensee must complete a mechanical evaporator system trial at the hard rock processing area at the premises, for a minimum period of 4 weeks. The mechanical evaporator system must be operated on days when the rock crusher at the premises is active, and/or when particulate matter levels of PM2.5 and PM10 exceed 12ug/mg3." Project personnel and the Annual	Compliant	

Table A2: Compliance with EPL 13213					
Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	NC #
			Review for 2024 stated that this condition has been complied with during the Audit Period and the mechanical evaporator system trial had been completed by 30 April 2025.		
U2.5	By 14 May 2025, the Licensee must provide a written report to the EPA detailing the findings of the mechanical evaporator system trial, including whether the Licensee intends to permanently establish the mechanical evaporator system at the premises as a dust control measure, or extend the trial period.	- Interview with project personnel. - Email from Rhys Thompson (4Pillars) to Environment Line, dated 14/05/2025.	Project personnel reported that a report detailing the findings of the mechanical evaporator system trial was submitted to the EPA by 14 May 2025, which is outside of the Audit Period.	Not triggered	

APPENDIX B

AUDIT TEAM

MP07_0155-PA-58
Mr Stephen Wall
Quarry Operations Manager
CEAL LIMITED 5152
OALLEN FORD ROAD
BUNGONIA New South Wales 2580

28 April 2025

Subject: Ardmore Park Quarry – Independent Environmental Audit (IEA) 2025 - Auditor approval

Dear Mr Wall,

Reference is made to your post approval matter, MP07_0155-PA-58, request for the Planning Secretary's approval of suitably qualified, experienced, and independent person/s to conduct an Independent Environmental Audit of Ardmore Park Quarry, submitted as required by Schedule 5, Condition 6 of MP07_0155 as modified (the consent) to NSW Department of Planning, Housing and Infrastructure (NSW Planning) on 16 April 2025.

NSW Planning has reviewed the independent auditor nominations and based on the information you have provided is satisfied that the proposed persons are suitably qualified, experienced, and independent.

Consequently, as nominee of the Planning Secretary, I approve the appointment of the below audit team from Ramboll Australia Limited to undertake the IEA and prepare the IEA report:

- Victoria Sedwick as Lead Auditor,
- James Walker,
- Fiona Robinson, and
- Tawna Krause

I note this audit team replaces previously approved auditor Annabelle Tungol from ARTEA GREEN VENTURES (MP07_0155-PA-49).

The experts must attend site (unless otherwise agreed by the Secretary) and the IEA report must include specific sections (and/or an appended report) prepared by the experts which addresses their assessment of compliance (and recommendations for improvements) in respect to the conditions, management plans and any other matters considered relevant for their areas of expertise.

This approval is conditional on the audit team being independent of the development and maintaining Exemplar Global certification. NSW Planning reserves the right to request an alternate auditor or audit team for future audits.

Please ensure this correspondence is appended to the Audit Report.

The audit is to be conducted in accordance with the Independent Audit Post Approval Requirements (NSW Planning, 2020 or as updated). A copy of this guideline can be located at <https://www.planning.nsw.gov.au/sites/default/files/2023-02/independent-audit-par->

[202005.pdf](#). Auditors may wish to have regard to AS/NZS ISO 19011 Australian/New Zealand Standard: Guidelines for quality and/or environmental management systems auditing.

The audit report is to include the following:

- consultation with the relevant agencies;
- a compliance table indicating the compliance status of each condition of approval and any relevant EPL;
- not use the term “partial compliance”;
- recommend actions in response to non-compliances;
- review the adequacy of plans and programs required under this consent; and
- identify opportunities for improved environmental management and performance.

Failure to meet these requirements will require revision and resubmission of the Audit Report.

Within six weeks of completing of this audit, you are to submit a copy of the audit report to the Secretary, together with CEAL’s response to any recommendations contained in the audit report and a timetable to implement the recommendations. Prior to submitting the audit report to the Secretary, it is recommended that you review the report to ensure it complies with the relevant consent condition Failure to meet these requirements will require revision and resubmission.

Within 3 months of submitting a copy of the audit report to the Planning Secretary, the Proponent shall review and if necessary, revise the sum of the Rehabilitation Bond (see Schedule 3), to consider:

- the effects of inflation;
- any changes to the total area of disturbance; and
- the performance of the revegetation against the completion criteria of the Rehabilitation Management Plan, to the satisfaction of the Planning Secretary.

If you have any questions please call me on 0429400261 or email compliance@planning.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read "K. H. H.", is placed over a faint rectangular stamp.

As nominee of the Planning Secretary

APPENDIX C

INDEPENDENT AUDIT DECLARATION FORM

Appendix E – Independent Audit Report Declaration Form Template

Independent Audit Report Declaration Form

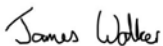
Project Name	Ardmore Park Quarry
Consent Number	MP07_0155
Description of Project	Sand and hard rock quarry
Project Address	5152 Oallen Ford Road, Bungonia, New South Wales
Proponent	CEAL Limited
Title of Audit	Independent Environmental Audit, MP07_0155, Ardmore Park Quarry
Date	12 February 2026

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Compliance Requirements (Department 2019)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Auditor	James Walker
Signature	
Qualification	BSc. Geography. Certified Professional Soil Scientist.
Company	Ramboll Australia Pty Ltd
Company Address	Level 3, 100 Pacific Highway, North Sydney, New South Wales, 2060

Appendix E – Independent Audit Report Declaration Form Template

Independent Audit Report Declaration Form

Project Name	Ardmore Park Quarry
Consent Number	MP07_0155
Description of Project	Sand and hard rock quarry
Project Address	5152 Oallen Ford Road, Bungonia, New South Wales
Proponent	CEAL Limited
Title of Audit	Independent Environmental Audit, MP07_0155, Ardmore Park Quarry
Date	12 February 2026

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Compliance Requirements (Department 2019)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Auditor	Victoria Sedwick
Signature	
Qualification	Master of Engineering Science
Company	Ramboll Australia Pty Ltd
Company Address	Level 3, 100 Pacific Highway, North Sydney, New South Wales, 2060

APPENDIX D

SITE INSPECTION PHOTOGRAPHS



Photo 1: Site entrance off Oallen Ford Road, looking southeast.



Photo 2: Office and weighbridge buildings, looking northeast.

Title: Independent Environmental Audit MP07_0155	Project-No.: 318002295	Report Date:
Site: Ardmore Park Quarry		12 February 2026
Client: CEAL Limited trading as Multiquip Aggregates Pty Ltd		



Photo 3: The Old Sand Pit, looking west.



Photo 4: Sand processing and product storage, looking northwest across the lower Reuse Pond.

Title: Independent Environmental Audit MP07_0155	Project-No.: 318002295	Report Date:
Site: Ardmore Park Quarry		12 February 2026
Client: CEAL Limited trading as Multiquip Aggregates Pty Ltd		



Photo 5: Sand processing plant and product storage, looking southeast across the upper Reuse Pond.



Photo 6: Sand processing plant and product storage, looking south.

Title: Independent Environmental Audit MP07_0155	Project-No.: 318002295	Report Date: 12 February 2026
Site: Ardmore Park Quarry		
Client: CEAL Limited trading as Multiquip Aggregates Pty Ltd		



Photo 7: White Sand Pit, looking south.



Photo 8: Southern vegetated bund wall to south of White Sand Pit, looking southwest.

Title: Independent Environmental Audit MP07_0155	Project-No.: 318002295	Report Date:
Site: Ardmore Park Quarry		12 February 2026
Client: CEAL Limited trading as Multiquip Aggregates Pty Ltd		



Photo 9: Basalt Extraction area, looking south.



Photo 10: Basalt Extraction area, looking north.

Title: Independent Environmental Audit MP07_0155	Project-No.:	Report Date:
Site: Ardmore Park Quarry	318002295	12 February 2026
Client: CEAL Limited trading as Multiquip Aggregates Pty Ltd		



Photo 11: Basalt processing equipment within Basalt Extraction area, looking northwest.



Photo 12: Northern Visual Barrier, looking east.

Title: Independent Environmental Audit MP07_0155	Project-No.: 318002295	Report Date:
Site: Ardmore Park Quarry		12 February 2026
Client: CEAL Limited trading as Multiquip Aggregates Pty Ltd		



Photo 13: Northern Visual Barrier, looking southwest from Inverary Road.



Photo 14: Maintenance workshop, looking south.

Title:	Independent Environmental Audit MP07_0155	Project-No.:	Report Date:
Site:	Ardmore Park Quarry	318002295	12 February 2026
Client:	CEAL Limited trading as Multiquip Aggregates Pty Ltd		



Photo 15: Lubricant storage at maintenance workshop with most items stored on portable bunds, however some soil staining evident, looking south.



Photo 16: Sand drier and storage shed, looking south.

Title: Independent Environmental Audit MP07_0155	Project-No.:	Report Date:
Site: Ardmore Park Quarry	318002295	12 February 2026
Client: CEAL Limited trading as Multiquip Aggregates Pty Ltd		



Photo 17: AdBlue storage tank and dispenser with self-bunded diesel storage tank in background, looking south.



Photo 18: Self-bunded diesel storage tank, looking southeast.

Title: Independent Environmental Audit MP07_0155	Project-No.: 318002295	Report Date: 12 February 2026
Site: Ardmore Park Quarry		
Client: CEAL Limited trading as Multiquip Aggregates Pty Ltd		

APPENDIX E CONSULTATION

05 May 2025

Department of Planning, Housing and Infrastructure
c/- 4Pillars Environmental Consulting
Level 1, 5 George St, North Strathfield NSW 2137
Attention: Rhys Thompson
Email: Rhys@4pillars.com.au

Dear Rhys,

**RE: Request for Consultation with the Department of Planning, Housing & Infrastructure
07_0155 – Independent Environmental Audit - Ardmore Park Quarry**

Ramboll Australia Pty Ltd (Ramboll) has been engaged by Multiquip Aggregates Pty Ltd (Multiquip) to conduct an Independent Environmental Audit (IEA) of the Ardmore Park Quarry project as required under Project Approval 07_0155. The Audit Team is seeking to consult with relevant agencies, including the Department of Planning, Housing and Infrastructure (DPHI), in accordance with Condition 6(b) of Schedule 5 of Project Approval 07_0155 and the *Independent Audit Post Approval Requirements* (2020).

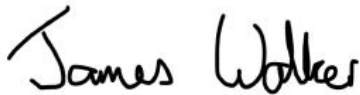
Ramboll requests that DPHI provide any specific requirements in relation to the IEA to James Walker (jwalker@ramboll.com; 0417 069 585) for the purpose of this consultation. We would greatly appreciate a prompt response.

Ramboll understands that 4Pillars Environmental Consulting, on behalf of Multiquip, will submit this request to DPHI via the Planning Portal.

Please contact the undersigned if you have any queries.

Yours faithfully,

Ramboll Australia Pty Ltd



James Walker
Senior Managing Consultant

Ramboll Australia Pty Ltd
Level 3, 100 Pacific Highway
PO Box 560
North Sydney NSW 2060

T +61 2 9954 8100
www.ramboll.com

Ref: P223706



Post Approval

Proponent Details

Personal Details

Title	Mr
First Name	Stephen
Last name	Wall
Email	stephen.w@multiquip.com.au
Phone	0418255535
Role/Position	Quarry Operations Manager
Address	5152 OALLEN FORD ROAD BUNGONIA New South Wales 2580 AUS

Company Details

Applying as a company/business?
Yes

Company Name	CEAL LIMITED
ABN	44101930714
Branch Name	

Primary contact

Title	Mr
First Name	Rhys
Last Name	Thompson
Email	rhys@4pillars.com.au
Phone	0481982049
Role/Position	Consultant

Post Approval Details

Project:
Ardmore Park Quarry - MP07_0155-PA-59

Name of Document
IEA Consultation Request

Related matter
Monitoring Report

Type of Document Lodgement
New Document

Description of the document and reason for submission / Overview of changes made to existing documents
Consultation Request from Auditors.
DPHI to please respond directly to James Walker (jwalker@ramboll.com; 0417 069 585) for the purpose of this consultation.

Applicable Conditions

Schedule	Condition
5	6(b)

Consultation through the Major Projects portal

Consultation required as part of the preparation of the document?
No

Attachment of Post Approval application

File Name	Category
ARDMOR-1.PDF	Post Approval Document

James Walker

From: Katrina O'Reilly <Katrina.OReilly@planning.nsw.gov.au>
Sent: Friday, 9 May 2025 11:31 AM
To: James Walker
Cc: Michael Wood
Subject: Ardmore Park IEA consultation

You don't often get email from katrina.oreilly@planning.nsw.gov.au. [Learn why this is important](#)

Good morning James,

Further to our discussion NSW Planning would like the below agencies to be consulted:

NSW Planning would like the below agencies to be consulted:

- Biodiversity and Conservation Division of the NSW Department of Climate Change, Energy, the Environment and Water
- TfNSW
- Goulburn Council
- Community Consultative Committee (CCC)
- NSW Environment Protection Authority
- Heritage NSW, the NSW Department of Climate Change, Energy, the Environment and Water
- Local Aboriginal Land Councils - Registered Aboriginal Parties
- New South Wales Rural Fire Service
- DPIE Crown Lands Crown Lands Group within the Department
- DPIE Water Water Group within the Department
- WaterNSW
- Mining, Exploration and Geoscience within the Department of Regional NSW

Areas of focus to include:

- Assessment of compliance of activities with approved footprint.
- Compliance with current Development Control Order (DCO).
- Compliance with limits of consent such as production, extraction, truck movements, hours of operations.
- Status of road upgrades/repairs and VPA.
- Assessment of rehabilitation bond conditions.
- Ensure you assess compliance with all conditions of consent applicable to the phase of the development that is being audited and all post approval and compliance documents prepared to satisfy the conditions of consent, including management plans.
- Detailed assessment of compliance with commitments, monitoring and reporting requirements in **all** management plans.
- Review the environmental performance of the development including; actual impacts compared to predicted impacts, incidents, non-compliances, complaints, the physical extent of the development in comparison with the approved boundary.
- A high-level assessment and review of Construction Environmental Management Plans and Sub-plans and whether they are adequate, specifically the Landscape Management Plan, Traffic Management Plan, Aboriginal Heritage Management Plan etc.
- Ensuring all notifications have been carried out, eg incident/non-compliance reporting, commencement of construction/operation etc.
- Ensuring all environmental controls have been installed, maintained and are adequate, specifically in relation to managing water, noise and dust.
- Sediment and erosion controls are installed and in accordance with the requirements of *Managing Urban Stormwater: Soils and Construction (Landcom, 2004)* and the relevant management plans.

- Are accurate records are being kept, specifically in relation to community complaints and actions.
- Assessment of complaints register and the monitoring recording, tracking and actioning of.

If you have any questions please call me on 0429400261.

Regards

Katrina

Katrina O'Reilly

Team Leader

Development Assessment

Department of Planning, Housing and Infrastructure

M 0429400261 | **E** katrina.oreilly@planning.nsw.gov.au

dpie.nsw.gov.au



The Department of Planning, Housing and Infrastructure acknowledges the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please note that I work flexibly. I'm sending this message now because it's a good time for me, but I don't expect that you will read, respond to or action it outside of your own regular hours.

If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via compliance@planning.nsw.gov.au.

The Department has recently upgraded the Major Projects Website to improve the timeliness and transparency of its post approval and compliance functions. As part of this upgrade, proponents are now requested to submit all post approval and compliance documents online, via the Major Projects Website. To do this, please refer to the instructions available [here](#).

Our Vision: Together, we create thriving environments, communities and economies.

James Walker

From: Michael Wood <Michael.Wood@environment.nsw.gov.au>
Sent: Thursday, 29 May 2025 9:32 AM
To: James Walker
Cc: Katrina O'Reilly
Subject: re: Ardmore Park Quarry - Request for consultation response as part of IEA

Follow Up Flag: Follow up
Flag Status: Flagged

Hi James,

Re: Ardmore IEA – the scope of the IEA must include an audit on the full infrastructure approval and any Environmental Protection Licence requirements.

Whilst the audit would include the full scope, it is proposed that there can be a focus on the following:

- Water Management Plan – monitoring and reporting;
- Traffic, transport and access management, monitoring and reporting;
 - Please also check processes for managing truck movements are in accordance with revised conditions of MOD 3 – especially if they are trucking at the higher rate.
- Review and update of strategies, plans and programs;
- Incident / non-compliance reporting to DPIE;
- Compliance tracking processes eg transport;
- Maintenance of website with information to be made publicly available;
- Voluntary Planning Agreement with Council
- Compliance with DCO
- Check regarding Truck noise. The TMP required them to include a noise validation program for truck movements between 5:00 am and 7:00 am to meet a road traffic noise level limit of LAeq (1 hour) of 50 dB(A).
- Check any imported screened waste material is handled on site in accordance with MOD 3.

If you have any questions please don't hesitate to call me

Regards

Michael Wood
Senior Investigator
0459890661
Compliance | Development Assessment & Infrastructure
Department of Planning, Housing and Infrastructure

This email is intended for the addressee(s) named and may contain confidential and/or privileged information.

If you are not the intended recipient, please notify the sender and then delete it immediately. Any views expressed in this email are those of the individual sender except where the sender expressly and with authority states them to be the views of the NSW Office of Environment, Energy and Science.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

James Walker

From: Gina Guinane <gina.guinane@crownland.nsw.gov.au>
Sent: Friday, 16 May 2025 1:29 PM
To: James Walker
Subject: RE: Ardmore Park Quarry - Request for consultation response as part of IEA

You don't often get email from gina.guinane@crownland.nsw.gov.au. [Learn why this is important](#)

Hi James,

Thank you for your email.

I can confirm no Crown land has been directly or indirectly impacted by the Ardmore Park Quarry operations you refer to below.

There is no adjoining Crown land or waterways and the road providing access to the site is not a Crown road.

Kind regards,

Gina Guinane

Natural Resource Management Project Officer

Crown Lands and Public Spaces | Department of Planning Housing and Infrastructure

P: (02) 4824 3708 or 1300 886 235 **E:** gina.guinane@crownland.nsw.gov.au

www.dphi.nsw.gov.au

PO Box 2185

DANGAR, NSW 2309

Working days Monday to Friday



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Classification: Confidential

From: James Walker <JWALKER@ramboll.com>
Sent: Thursday, 15 May 2025 10:28 AM
To: Crown lands Enquiries Mailbox <cl.enquiries@crownland.nsw.gov.au>
Subject: RE: Ardmore Park Quarry - Request for consultation response as part of IEA

Hi Crown Lands NSW,

The project we are undertaking the Independent Environmental Audit on is located at 5152 Oallen Ford Road, Bungonia NSW 2580 being Lot 24 DP1001312.

The project site is not Crown Land, however we are seeking to understand if Crown Land has been impacted by the project.

Kind regards

James Walker

Senior Managing Consultant - Compliance, Strategy and Transactions

M +61417069585

jwalker@ramboll.com

Ramboll Australia Pty Ltd.

ACN 095 437 442

ABN 49 095 437 442

Classification: Confidential

From: Crown lands Enquiries Mailbox

Sent: Wednesday, May 14, 2025 2:34 PM

To: James Walker

Subject: Re: Ardmore Park Quarry - Request for consultation response as part of IEA

Thank you for your email.

We require further information in regard to your enquiry.

What do you need to do?

1. Reply with the Lot and DP or address of the land for us to progress this enquiry.
2. Additionally, you can identify if the area is Crown land through a general land search using the [Planning Portal Spatial Viewer](#) and provide a screenshot of the area.

For historical information about the land, you can apply for a status search as per below instructions:

What you need to do

You will need to submit a [historical land status search](#).

What will happen next

A quote will be provided and payment in full is required prior to commencement of the search.

Need to search something else?

A complete list of Searches is available on [our website](#).

Need help? Contact one of our friendly staff today:



cl.enquiries@crownland.nsw.gov.au



1300 886 235



www.crownland.nsw.gov.au

Have your contact details changed? Did you know you can update your contact details on the NSW Crown land website: [Change or verification of details | Crown Lands \(nsw.gov.au\)](#)

Kind Regards,

Kim

Customer Service and Advice Team

Crown Lands & Public Spaces | Department of Planning, Housing and Infrastructure

T [1300 886 235](tel:1300886235) | **E** enquiries@crownland.nsw.gov.au **W:** www.crownland.nsw.gov.au

Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically

Classification: Confidential

From: James Walker <JWALKER@ramboll.com>

Sent: Tuesday, 13 May 2025 2:57 PM

To: Crown lands Enquiries Mailbox <cl.enquiries@crownland.nsw.gov.au>

Subject: Ardmore Park Quarry - Request for consultation response as part of IEA

FAO NSW Crown Lands Group,

Ramboll is conducting an Independent Environmental Audit (IEA) of the Ardmore Park Quarry operated by Multiquip Aggregates as required under the conditions of the site's development consent (Project Approval 07_0155 as modified).

As part of the IEA we are consulting with relevant agencies to understand if there are particular issues or concerns that they would like the IEA to consider. The NSW Crown Lands Group within the Department of Planning, Housing and Infrastructure is considered to be a relevant agency.

Therefore we would appreciate your response which can be provided by return email or verbally on 0417 069 585.

Kind regards

James Walker

Senior Managing Consultant - Compliance, Strategy and Transactions
Environment & Health

M +61417069585

jwalker@ramboll.com

Ramboll
Level 3, 100 Pacific Highway,
PO Box 560,
North Sydney,
NSW 2060,
<https://ramboll.com>

Ramboll Australia Pty Ltd.
ACN 095 437 442
ABN 49 095 437 442

Classification: Confidential

James Walker

From: Janine Goodwin <Janine.Goodwin@epa.nsw.gov.au>
Sent: Monday, 5 May 2025 5:17 PM
To: James Walker
Subject: RE: Ardmore Park Quarry - EPL 13213 - Request for consultation response as part of IEA

Follow Up Flag: Follow up
Flag Status: Completed

Hi James
I am happy for you to make a time to meet – pls send a meeting invite to block out time to discuss.

Many thanks
Janine

Janine Goodwin
Unit Head – Central West and Southern Coast & Tablelands
NSW Environment Protection Authority
D 02 6229 7002 | M 0409 719 764



www.epa.nsw.gov.au @NSW_EPA
The EPA acknowledges the traditional custodians of the land and waters where we work. As part of the world's oldest surviving culture, we pay our respect to Aboriginal elders past, present and emerging.

I work on Ngambri and Ngunnawal Country.



Report pollution and environmental incidents 131 555 or +61 2 9995 5555

Classification: Confidential

From: James Walker <JWALKER@ramboll.com>
Sent: Monday, 5 May 2025 3:22 PM
To: Janine Goodwin <Janine.Goodwin@epa.nsw.gov.au>
Cc: INFOEnvironment Mailbox <info@environment.nsw.gov.au>
Subject: Ardmore Park Quarry - EPL 13213 - Request for consultation response as part of IEA

Hi NSW EPA / Janine,

Ramboll is conducting an Independent Environmental Audit (IEA) of the Ardmore Park Quarry operated by Multiquip Aggregates as required under the conditions of the site's development consent (Project Approval 07_0155 as modified).

As part of the IEA we are consulting with relevant agencies to understand if there are particular issues or concerns that they would like the IEA to consider. The site holds an Environment Protection Licence (EPL 13213) and the EPA is considered to be a relevant agency.

We have been given your details as a contact at the EPA who may be able to assist with this consultation and we would appreciate your response which can be provided by return email or verbally on 0417 069 585.

If you are not the appropriate person for this consultation, we would appreciate it if you could forward this email the appropriate person for their response.

Kind regards

James Walker

Senior Managing Consultant - Compliance, Strategy and Transactions
Environment & Health

M +61417069585

jwalker@ramboll.com

Ramboll
Level 3, 100 Pacific Highway,
PO Box 560,
North Sydney,
NSW 2060,

<https://ramboll.com>

Ramboll Australia Pty Ltd.
ACN 095 437 442
ABN 49 095 437 442

Classification: Confidential

This email is intended for the addressee(s) named and may contain confidential and/or privileged information.

If you are not the intended recipient, please notify the sender and then delete it immediately.

Any views expressed in this email are those of the individual sender except where the sender expressly and with authority states them to be the views of the Environment Protection Authority.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

James Walker

From: Scott Martin <Scott.Martin@goulburn.nsw.gov.au>
Sent: Wednesday, 14 May 2025 3:50 PM
To: James Walker
Cc: George Angelis
Subject: Re: Ardmore Park Quarry - Request for consultation response as part of IEA

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from scott.martin@goulburn.nsw.gov.au. [Learn why this is important](#)

Hi James

The following information is provided in confidence pending a report being presented to Council at its meeting to be held on 20 May 2025.

Since the commencement of operations at Ardmore Park, payment of development contributions has been infrequent. The current outstanding debt in this regard stands at (as at 7 May 2025).

In addition to the outstanding contributions, an additional outstanding debt of exists for works undertaken by Council on the haulage route in line with one of the agreed terms of the proposed Voluntary Planning Agreement. Refer to Clause 5, Table 1 within Appendix 4 (page 25) of the consolidated Mod 3 Consent.

A further debt in excess of remains outstanding relating to costs borne from Council as part of emergency maintenance works along the haulage route. It is the view of Council that premature maintenance and reconstruction works were required due to excessive damage caused by Multiquip's heavy vehicle movements.

Kind regards
Scott



Resilient. Vibrant. Connected.

Scott Martin
Director Planning & Environment

P 02 4823 4452
E Scott.Martin@goulburn.nsw.gov.au
www.goulburn.nsw.gov.au
Locked Bag 22 | Goulburn NSW 2580



 + 

**Something need fixing?
Just Snap, Send, Solve it.**





Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay our respects to Elders past, present and emerging.

From: James Walker <JWALKER@ramboll.com>
Sent: Wednesday, 14 May 2025 9:36 AM
To: Scott Martin <Scott.Martin@goulburn.nsw.gov.au>
Cc: George Angelis <George.Angelis@goulburn.nsw.gov.au>
Subject: RE: Ardmore Park Quarry - Request for consultation response as part of IEA

Hi Scott,

Thanks for your email providing the matters which Council would like the IEA to specifically assess.

Can you provide more background and information relating to the outstanding developer contributions owed to Council?

Kind regards
James Walker

Senior Managing Consultant - Compliance, Strategy and Transactions

M +61417069585
jwalker@ramboll.com
Ramboll Australia Pty Ltd.
ACN 095 437 442
ABN 49 095 437 442

Classification: Confidential

From: Scott Martin <Scott.Martin@goulburn.nsw.gov.au>
Sent: Wednesday, May 14, 2025 8:50 AM
To: James Walker <JWALKER@ramboll.com>
Cc: George Angelis <George.Angelis@goulburn.nsw.gov.au>
Subject: Re: Ardmore Park Quarry - Request for consultation response as part of IEA

You don't often get email from scott.martin@goulburn.nsw.gov.au. [Learn why this is important](#)

Good Morning James

Thank you for your email. In terms of audit scope, Council would be asking for the following matters to be addressed:

- The developer has outstanding developer contributions owing to Council.
- The Community Consultative Committee has not met in over 12 months. There is already a lack of trust between the community and the company, therefore the lack of such a Committee is only serving to create further distrust.

It is Council's understanding that the Ardmore Park Quarry is operating under the Mod 2 Consent. A number of matters remain outstanding prior to Mod 3 being able to become operational, including the Voluntary Planning Agreement (VPA) between Council and Multiquip. The primary reason for the VPA having not being finalised can be attributed to unresolved matters in relation to the upgrading of the haulage route (Jerrara Road and Oallen Ford Road).

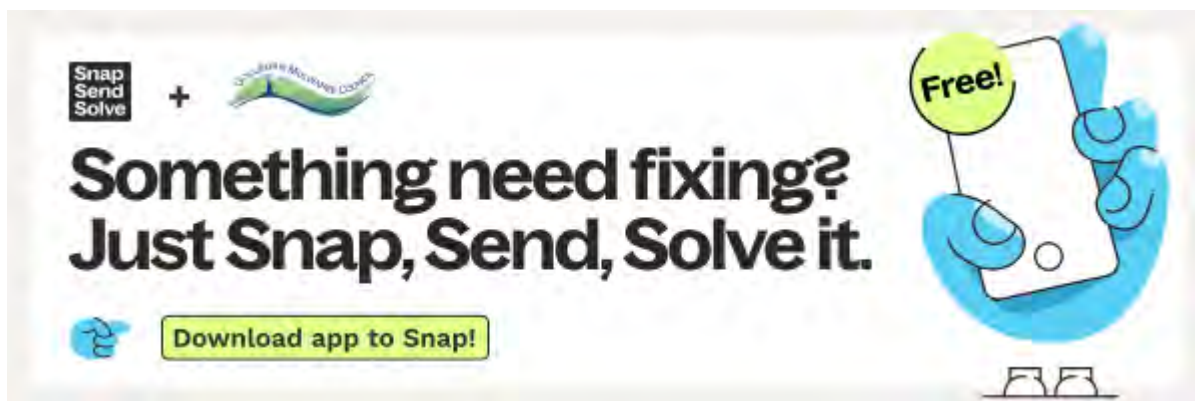
Please contact either myself or George Angelis (Director Assets and Operations) should you require any further information.

Kind regards
Scott



Scott Martin
Director Planning & Environment
P 02 4823 4452
E Scott.Martin@goulburn.nsw.gov.au
www.goulburn.nsw.gov.au
Locked Bag 22 | Goulburn NSW 2580





Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay our respects to Elders past, present and emerging.

From: James Walker <JWALKER@ramboll.com>

Sent: Monday, 5 May 2025 3:29 PM

To: Council <Council@goulburn.nsw.gov.au>

Subject: Ardmore Park Quarry - Request for consultation response as part of IEA

Hi Goulburn Mulwaree Council,

Ramboll is conducting an Independent Environmental Audit (IEA) of the Ardmore Park Quarry operated by Multiquip Aggregates as required under the conditions of the site's development consent (Project Approval 07_0155 as modified).

As part of the IEA we are consulting with relevant agencies to understand if there are particular issues or concerns that they would like the IEA to consider. Goulburn Mulwaree Council is considered to be a relevant agency.

Therefore we would appreciate your response which can be provided by return email or verbally on 0417 069 585.

Kind regards

James Walker

Senior Managing Consultant - Compliance, Strategy and Transactions
Environment & Health

M +61417069585

jwalker@ramboll.com

Ramboll
Level 3, 100 Pacific Highway,
PO Box 560,
North Sydney,
NSW 2060,
<https://ramboll.com>

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ACN 095 437 442
ABN 49 095 437 442

Classification: Confidential

James Walker

From: Alison Lamond <alison.lamond@environment.nsw.gov.au>
Sent: Monday, 26 May 2025 3:53 PM
To: James Walker
Subject: RE: Ardmore Park Quarry - Request for consultation response as part of IEA

You don't often get email from alison.lamond@environment.nsw.gov.au. [Learn why this is important](#)

Hello James

Thank you for your referral seeking comment from Heritage NSW on the scope for the Independent Environmental Audit for your project. Please consider as a part of your audit scope any conditions relating to heritage within the Conditions of Consent for the project and any approved Management Plans. It is recommended that the Department of Climate Change, Energy, the Environment and Water Compliance Team be contacted via compliance@planning.nsw.gov.au to determine if there is any non-compliance with Conditions of Consent for the project.

If you have any questions regarding these comments, please contact heritagemailbox@environment.nsw.gov.au.

Kind regards,

Alison Lamond BSci, BA (Hons), (she/her)
A/ Strategic Manager - Major Projects
Heritage NSW
**Department of Climate Change,
Energy, the Environment and Water**

M 0419 762 918 **E** alison.lamond@environment.nsw.gov.au

dcceew.nsw.gov.au

Level 3, 6 Stewart Ave
Newcastle West NSW 2303

Locked Bag 1002, Dangar NSW 2309

Working days Monday to Friday, 9:00am - 5:00pm



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

From: James Walker <JWALKER@ramboll.com>
Sent: Tuesday, 13 May 2025 2:37 PM
To: heritagemailbox@environment.nsw.gov.au
Subject: Ardmore Park Quarry - Request for consultation response as part of IEA

Hi Heritage NSW,

Ramboll is conducting an Independent Environmental Audit (IEA) of the Ardmore Park Quarry operated by Multiquip Aggregates as required under the conditions of the site's development consent (Project Approval 07_0155 as modified).

As part of the IEA we are consulting with relevant agencies to understand if there are particular issues or concerns that they would like the IEA to consider. Heritage NSW is considered to be a relevant agency.

Therefore we would appreciate your response which can be provided by return email or verbally on 0417 069 585.

Kind regards

James Walker

Senior Managing Consultant - Compliance, Strategy and Transactions
Environment & Health

M +61417069585

jwalker@ramboll.com

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James Walker

From: Natural Resources Access Regulator <cspconnect@service-now.com>
Sent: Tuesday, 6 May 2025 10:37 AM
To: James Walker
Subject: NRAR0014457 : Ardmore Park Quarry - Request for consultation response as part of IEA

You don't often get email from cspconnect@service-now.com. [Learn why this is important](#)

Dear James

Thank you for sending your email to Natural Resources Access Regulator (NRAR), due to a recent restructure, the Department of Climate Change, Energy, the Environment & Water- Water Licensing (DCCEEW- Water) is now responsible for controlled activity approvals, works on waterfront land and licences and approvals for large water users.

All other licences and approvals continue to be managed by WaterNSW.

Your matter will now be dealt with by Department of Climate Change, Energy, the Environment & Water- Water Licensing (DCCEEW- Water) and you will have to email your enquiry to waterlicensing.servicedesk@dpie.nsw.gov.au or contact DCCEEW Water on 1300 081 047.

For any further emails to Department of Climate Change, Energy, the Environment & Water- Water Licensing (DCCEEW- Water) please email waterlicensing.servicedesk@dpie.nsw.gov.au

Kind regards

Julie

Regulatory Support Team

Natural Resources Access Regulator (NRAR)

E nrar.enquiries@nrar.nsw.gov.au | W nrar.nsw.gov.au | P 1800 633 362

Postal Address: Locked Bag 5022, Parramatta NSW 2124

Working Days: Monday to Friday | 9:00am - 5:00pm



Simplify water compliance with
regular updates straight to your inbox.

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To make a confidential report about a suspicious activity visit our [website](#)

I acknowledge the traditional custodians of the land and pay respects to Elders past and present.

I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

James Walker

From: James Walker
Sent: Tuesday, 13 May 2025 2:26 PM
To: 'info@environment.nsw.gov.au'
Subject: Ardmore Park Quarry - Request for consultation response as part of IEA

Hi DCCEEW – Biodiversity and Conservation Division,

Ramboll is conducting an Independent Environmental Audit (IEA) of the Ardmore Park Quarry operated by Multiquip Aggregates as required under the conditions of the site's development consent (Project Approval 07_0155 as modified).

As part of the IEA we are consulting with relevant agencies to understand if there are particular issues or concerns that they would like the IEA to consider. The Department of Climate Change, Energy, the Environment & Water - Biodiversity and Conservation Division is considered to be a relevant agency.

Therefore we would appreciate your response which can be provided by return email or verbally on 0417 069 585.

Kind regards

James Walker

Senior Managing Consultant - Compliance, Strategy and Transactions
Environment & Health

M +61417069585
jwalker@ramboll.com

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PO Box 560,
North Sydney,
NSW 2060,

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James Walker

From: James Walker
Sent: Monday, 26 May 2025 4:02 PM
To: compliance@planning.nsw.gov.au
Subject: Ardmore Park Quarry - Request for consultation response as part of IEA
Attachments: Fw: Ardmore Park Quarry - Request for consultation response as part of IEA CRM:0122580

Hi DCCEEW – Compliance Team,

Ramboll is conducting an Independent Environmental Audit (IEA) of the Ardmore Park Quarry operated by Multiquip Aggregates as required under the conditions of the site's development consent (Project Approval 07_0155 as modified).

As part of the IEA we are consulting with relevant agencies to understand if there are particular issues or concerns that they would like the IEA to consider. The Department of Climate Change, Energy, the Environment & Water – Compliance Team is considered to be a relevant agency.

Note that Ramboll have previously received the attached response from the DCCEEW water assessments team.

Therefore we would appreciate your response which can be provided by return email or verbally on 0417 069 585.

Kind regards

James Walker

Senior Managing Consultant - Compliance, Strategy and Transactions
Environment & Health

M +61417069585

jwalker@ramboll.com

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James Walker

From: Patricia Borges <patricia.borges@dpie.nsw.gov.au> on behalf of DPIE Water Assessments Mailbox <water.assessments@dpie.nsw.gov.au>
Sent: Thursday, 8 May 2025 10:23 AM
To: James Walker
Subject: Fw: Ardmore Park Quarry - Request for consultation response as part of IEA CRM:0122580
Attachments: DCCEEW Water - Ardmore Park Quarry - PA07_0155 - IEA input.PDF

You don't often get email from water.assessments@dpie.nsw.gov.au. [Learn why this is important](#)

Hi James,

Thank you for your email.

Please find the NSW DCCEEW Water response attached.

Kind Regards,

Patricia Borges

Assistant Projects Officer

Knowledge Office | Department of Climate Change, Energy, the Environment and Water

E patricia.borges@dpie.nsw.gov.au

Level 17, 4 Parramatta Square, Parramatta NSW 2124

www.dcceew.nsw.gov.au

The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

----- Original Message -----

From: James Walker <JWALKER@ramboll.com>;

Received: Tue May 06 2025 11:31:48 GMT+1000 (Australian Eastern Standard Time)

To: Licensing Approval <waterlicensing.servicedesk@dpie.nsw.gov.au>; Water Licensing Service Desk Mailbox <waterlicensing.servicedesk@dpie.nsw.gov.au>;

Subject: Ardmore Park Quarry - Request for consultation response as part of IEA

Hi DCCEEW – Water Licensing,

Ramboll is conducting an Independent Environmental Audit (IEA) of the Ardmore Park Quarry operated by Multiquip Aggregates as required under the conditions of the site's development consent (Project Approval 07_0155 as modified).

As part of the IEA we are consulting with relevant agencies to understand if there are particular issues or concerns that they would like the IEA to consider. The Department of Climate Change, Energy, the Environment & Water-Water Licensing is considered to be a relevant agency.

Therefore we would appreciate your response which can be provided by return email or verbally on 0417 069 585.

Kind regards

James Walker

Senior Managing Consultant - Compliance, Strategy and Transactions
Environment & Health

M +61417069585

jwalker@ramboll.com

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Our ref: OUT25/5363

James Walker
Ramboll
Email: jwalker@ramboll.com

8/05/2025

Subject: Ardmore Park Quarry - Independent Environmental Audit - (PA07_0155)

Dear James,

I refer to your request seeking advice from the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) Water Group on an upcoming audit for the above matter. It is understood this consultation is in accordance with conditions of approval for the project.

NSW DCCEEW Water Group understands that the scope of the audit as outlined under the development consent and the reference guideline, "Independent Audit Post Approval Requirements (2020)" extends to at least the following:

- Identification of compliance requirements and documentation of any non-compliances.
- Assessment of the adequacy and implementation of management plans and sub plans.
- Assessment of compliance against relevant regulatory requirements and legislation.
- Assessment of compliance between actual and predicted impacts in the environmental assessment.
- Reporting requirements for management plans.
- Identification of strengths of the project in environmental management and opportunities for improvement.

NSW DCCEEW Water Group requests that the audit address compliance with the following specific elements of the consent conditions and related legislative requirements in a manner consistent with the above audit scope:

- The requirement to prepare and implement management plans that relate to water sources and their dependent ecosystems and users, and associated impact management and mitigation. These plans may include:
 - o Water Management Plans and related sub-plans e.g., Site Water Balance, Erosion and Sediment Control Plan, Stormwater Management Plan, Surface and Groundwater Management Plan.
 - o Extraction Plans and related sub-plans e.g., Water Management Plan, Subsidence Management Plan.

- The requirement to prepare and implement trigger action response plans for water source impacts which set clearly defined limits and actions. This is to be reported on within annual and exceedance-based reporting.
- Water supply availability is clearly defined for the project.
- Water take at the site via storage, diversion, interception or extraction is clearly documented and is authorised by a relevant Water Access Licence or exemption under the Water Management (General) Regulation 2018.
- Water metering at the site is in accordance with the NSW Non-Urban Metering Framework where relevant.
- Water Access Licence/s used to account for water take by the project nominates the work where the water is being taken from.
- Annual reporting clearly documents; 1) water take, use and water source impacts, 2) compares results with previous years, and 3) identifies exceedances and how these are managed/mitigated.

Should you have any further queries in relation to this submission please do not hesitate to contact DCCEEW - Water Assessments at water.assessments@dpie.nsw.gov.au

Yours sincerely,

A handwritten signature in blue ink, appearing to read "T. Baker".

Tim Baker
Senior Project Officer
Water Assessments
NSW Department of Climate Change, Energy, the Environment and Water

James Walker

From: James Walker
Sent: Tuesday, 13 May 2025 3:10 PM
To: industry.engagement@regional.nsw.gov.au
Subject: Ardmore Park Quarry - Request for consultation response as part of IEA

FAO Mining, Exploration and Geoscience,

Ramboll is conducting an Independent Environmental Audit (IEA) of the Ardmore Park Quarry operated by Multiquip Aggregates as required under the conditions of the site's development consent (Project Approval 07_0155 as modified).

As part of the IEA we are consulting with relevant agencies to understand if there are particular issues or concerns that they would like the IEA to consider. The Mining, Exploration and Geoscience group within the Department of Regional NSW is considered to be a relevant agency.

Therefore we would appreciate your response which can be provided by return email or verbally on 0417 069 585.

Kind regards

James Walker

Senior Managing Consultant - Compliance, Strategy and Transactions
Environment & Health

M +61417069585
jwalker@ramboll.com

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Level 3, 100 Pacific Highway,
PO Box 560,
North Sydney,
NSW 2060,

<https://ramboll.com>

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ABN 49 095 437 442

James Walker

From: Anna Paul <anna.paul@transport.nsw.gov.au>
Sent: Wednesday, 28 May 2025 10:34 AM
To: James Walker
Subject: TfNSW Ref STH25/00189/001- Ardmore Park Quarry - TfNSW response to IEA
Attachments: 625_Ardmore Park Quarry – Management Plan Requirements (Ref: CD18/00392) - Transport for NSW (Our Ref: STH09/00243/09)

You don't often get email from anna.paul@transport.nsw.gov.au. [Learn why this is important](#)

Hi James

Further to your email below dated 15 May 2025, Transport for NSW (TfNSW) understands:

- The Independent Environmental Audit is being undertaken in accordance with Condition 6, of Schedule 5, of Mod 3 of MP 07_0155 (the consent).
- The Independent Environmental Audit is looking to assess the environmental performance of the project, and its effects on the surrounding environment and to assess whether the project is complying with the relevant standards, performance measures and statutory requirements.
- The consent does not specifically require consultation with TfNSW as part of the Independent Environmental Audit, however, does require 'consultation with relevant agencies'. TfNSW notes there is a condition in the consent that does require consultation with TfNSW (Condition 30 – Traffic Management Plan, in Schedule 3 of the Mod 3 approval)

Having regard to the above, TfNSW provides the following comments:

- There are no specific compliance issues relevant to the development that TfNSW would like the Ardmore Quarry to focus on at this time.
- Advice has been previously provided on TfNSW requirements/comments for the 'Traffic Management Plan' as required by Condition 30 in Schedule 3 of Mod 3 of MP 07_0155 (see email attached FYI). The audit should ensure the requirements of this plan are being complied with during Quarry operations.
- Separate consultation should be had with Goulburn Mulwaree Council. TfNSW is aware of Council concerns regarding pavement deterioration associated with heavy vehicle movements along Lumley Road and Windellama Road. Additional concerns have been raised about the deterioration of the pavement at the intersection of Lumley Road and Braidwood Road intersection, as well as the deterioration of line marking at this intersection, from heavy vehicle movements.

Should you have any questions concerning the above please let me know.

Kind regards,
Anna

Anna Paul

Development Services Case Officer, Development Services
Transport Planning - Planning, Integration and Passenger
Transport for NSW

P 02 9595 4624 E anna.paul@transport.nsw.gov.au

Working days Monday, Tuesday, Wednesday



I acknowledge the Aboriginal people of the country on which I work, their traditions, culture and a shared history and identity. I also pay my respects to Elders past and present and recognise the continued connection to country.

OFFICIAL

From: James Walker <JWALKER@ramboll.com>

Sent: Thursday, 15 May 2025 10:24 AM

To: Development South <development.south@transport.nsw.gov.au>

Subject: Ardmore Park Quarry - Request for consultation response as part of IEA

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Hi Transport for NSW,

Ramboll is conducting an Independent Environmental Audit (IEA) of the Ardmore Park Quarry operated by Multiquip Aggregates as required under the conditions of the site's development consent (Project Approval 07_0155 as modified).

As part of the IEA we are consulting with relevant agencies to understand if there are particular issues or concerns that they would like the IEA to consider. Transport for NSW is considered to be a relevant agency.

Therefore we would appreciate your response which can be provided by return email or verbally on 0417 069 585.

Kind regards

James Walker

Senior Managing Consultant - Compliance, Strategy and Transactions
Environment & Health

M +61417069585

jwalker@ramboll.com

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James Walker

From: Jack Sharples <Jack.Sharples@waternsw.com.au>
Sent: Wednesday, 21 May 2025 8:20 AM
To: James Walker
Cc: Nicole Wallwood
Subject: RE: CS0747253 - Independent Environmental Audit (IEA) of the Ardmore Park Quarry
- Request for consultation response as part of IEA-James Walker

Follow Up Flag: Follow up
Flag Status: Flagged

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Thanks James for providing us an opportunity to comment as part of the IEA. Apologies for the delayed response.

As part of the SoEE prepared in 2022, we noted the following considerations:

- the EPL No. 13213 was subsequently varied with EPA to allow a trial monitoring period (8 months with further extension) and discharge from the site for the Old Pit. Would recommend the audit include specific details of compliance with the EPL (varied 2022, 2023 and 2025).
- Irrigation (Reuse Options Assessment) was not taken forward however it appears EPL was varied in 2025 to permit mechanical evaporator system trial at the hard rock processing area.
- Armouring works may require approval from DECCEEW (former NRAR) as a Controlled Activity
- Monitoring of the creek's structural integrity (bed and banks) should be undertaken – 3 month trial previously considered
- Monitoring of the impact on water quality the downstream dam (as per their previous proposal)

As noted Water NSW also previously noted in 2022 for the previous IEA confirmation of:

- the size of sedimentation basins had been increased
- the Water Management Plan including surface and ground monitoring had been updated
- the hardstand area associated Jerra Road upgrade had been rehabilitated.

If possible WaterNSW would appreciate receiving a copy of the final audit report when available.

Please let me know if you have any questions.

Regards,

Jack Sharples
Catchment Assessment Officer



Beresfield NSW 2322 (Hunter Hub)
jack.sharples@waternsw.com.au
waternsw.com.au

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WaterNSW acknowledges the Traditional Custodians of the land and water on which we work and recognises the continuing cultural and spiritual connections that Aboriginal and Torres Strait Islander People have to Country. We pay our respects to Elders past and present.

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From: James Walker <jwalker@ramboll.com>
Sent: Tuesday, 20 May 2025 10:01 AM
To: Jack Sharples <Jack.Sharples@waternsw.com.au>
Subject: [EXTERNAL] RE: CS0747253 - Independent Environmental Audit (IEA) of theArdmore Park Quarry - Request for consultation response as part of IEA-James Walker

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Hi Jack,

Thanks for your email.

Yes please provide your response when you are able.

Kind regards
James Walker

Senior Managing Consultant - Compliance, Strategy and Transactions

M +61417069585
jwalker@ramboll.com

Ramboll Australia Pty Ltd.
ACN 095 437 442
ABN 49 095 437 442

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From: Jack Sharples <Jack.Sharples@waternsw.com.au>
Sent: Tuesday, May 20, 2025 6:16 AM
To: James Walker <jwalker@ramboll.com>
Subject: RE: CS0747253 - Independent Environmental Audit (IEA) of theArdmore Park Quarry - Request for consultation response as part of IEA-James Walker

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Hi James,

Apologies for the delay, I have been working through the previous responses we provided and will come back to you today if that is ok?

Regards,

Jack Sharples
Catchment Assessment Officer



Beresfield NSW 2322 (Hunter Hub)
jack.sharples@waternsw.com.au
waternsw.com.au

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WaterNSW acknowledges the Traditional Custodians of the land and water on which we work and recognises the continuing cultural and spiritual connections that Aboriginal and Torres Strait Islander People have to Country. We pay our respects to Elders past and present.

From: Customer Service Desk <customer.helpdesk@waternsw.com.au>

Sent: Tuesday, 6 May 2025 8:38 AM

To: Environmental Assessments <Environmental.Assessments@waternsw.com.au>

Subject: CS0747253 - Independent Environmental Audit (IEA) of the Ardmore Park Quarry - Request for consultation response as part of IEA-James Walker



Hi team,

Can we please assist the customer on their request below.

Thanks for your assistance.

Regards,

Deepak

Customer Service Centre



Follow us on socials:



WaterNSW acknowledges the Traditional Custodians of the land and water on which we work and recognises the continuing cultural and spiritual connections that Aboriginal and Torres Strait Islander People have to Country. We pay our respects to Elders past and present.



Contact License/Account:

Contact Name: James Walker **Contact Phone:** **Contact Mobile:** 0417069585

Contact Email: jwalker@ramboll.com

Case Opened Date: 05-05-2025 15:45:11

Description:

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Hi Water NSW,

Ramboll is conducting an Independent Environmental Audit (IEA) of the Ardmore Park Quarry operated by Multiquip Aggregates as required under the conditions of the site's development consent (Project Approval 07_0155 as modified).

As part of the IEA we are consulting with relevant agencies to understand if there are particular issues or concerns that they would like the IEA to consider. Water NSW is considered to be a relevant agency.

Therefore we would appreciate your response which can be provided by return email or verbally on 0417 069 585. Dr Girja Sharma provided a response to our request submitted during the IEA we conducted on the project in 2022.

Kind regards

James Walker

Senior Managing Consultant - Compliance, Strategy and Transactions
Environment & Health

M +61417069585
jwalker@ramboll.com

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Level 3, 100 Pacific Highway,
PO Box 560,
North Sydney,
NSW 2060,

<https://ramboll.com>

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ACN 095 437 442
ABN 49 095 437 442

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Ref:MSG6441220

James Walker

From: James Walker
Sent: Tuesday, 24 June 2025 1:36 PM
To: Martin Webster
Cc: Joanne Laundess
Subject: RE: Advice: Ardmore Park Quarry - Request for consultation response as part of IEA

Hi Martin,

The Ardmore Park Quarry is located at 5152 Oallen Ford Road, Bungonia NSW 2580.

You may not have any record of previous involvement, however we have been asked by the Department of Planning, Housing and Infrastructure to check if RFS had any particular concerns with the quarry operations.

Kind regards
James Walker

Senior Managing Consultant - Compliance, Strategy and Transactions

M +61417069585
jwalker@ramboll.com

Ramboll Australia Pty Ltd.
ACN 095 437 442
ABN 49 095 437 442

From: Martin Webster <Martin.Webster@rfs.nsw.gov.au>
Sent: Tuesday, June 24, 2025 1:30 PM
To: James Walker <jwalker@ramboll.com>
Cc: Joanne Laundess <Joanne.Laundess@rfs.nsw.gov.au>
Subject: Re: Advice: Ardmore Park Quarry - Request for consultation response as part of IEA

You don't often get email from martin.webster@rfs.nsw.gov.au. [Learn why this is important](#)

Hi James,

Can you provide any additional details for this site as we are having difficulty finding any record of previous involvement or relevant details.

Regards,
Marty Webster

Development Assessment and Planning Coordinator | Planning & Environment Services (South)



P 02 4472 0600 M 0429 438 896

Unit 2 63 Cranbrook Rd BATEMBA

www.rfs.nsw.gov.au  

From: Joanne Laundess <Joanne.Laundess@rfs.nsw.gov.au>
Sent: Tuesday, June 24, 2025 11:39
To: Martin Webster <Martin.Webster@rfs.nsw.gov.au>
Subject: FW: Advice: Ardmore Park Quarry - Request for consultation response as part of IEA

Hi Marty,

For your advice please.

Thanks

Jo

Jo Laundess

Administration Officer, Planning & Environment Services (South)

P 02 4472 0600

NSW RURAL FIRE SERVICE

From: Anna Jones <Anna.Jones@rfs.nsw.gov.au>
Sent: Tuesday, 24 June 2025 11:21 AM
To: Joanne Laundess <Joanne.Laundess@rfs.nsw.gov.au>
Subject: RE: Advice: Ardmore Park Quarry - Request for consultation response as part of IEA

Can't find a response to this sorry

From: Joanne Laundess <Joanne.Laundess@rfs.nsw.gov.au>
Sent: Thursday, 19 June 2025 4:08 PM
To: Anna Jones <Anna.Jones@rfs.nsw.gov.au>
Subject: FW: Advice: Ardmore Park Quarry - Request for consultation response as part of IEA

Hey Anna,

Can you email me a copy of your response to the below enquiry?

Thanks

J

From: Planning & Environment Services
Sent: Tuesday, 20 May 2025 8:59 AM
To: Anna Jones <anna.jones@rfs.nsw.gov.au>
Subject: Advice: Ardmore Park Quarry - Request for consultation response as part of IEA

Hi Anna,

Are you able to advise any further action required please?

There are no assessments related to Ardmore Park in Guardian.

Thanks

Jo

From: James Walker
Sent: Tuesday, 13 May 2025 2:52 PM
To: Planning & Environment Services
Subject: Ardmore Park Quarry - Request for consultation response as part of IEA

You don't often get email from jwalker@ramboll.com. [Learn why this is important](#)
FAO NSW Rural Fire Service,

Ramboll is conducting an Independent Environmental Audit (IEA) of the Ardmore Park Quarry operated by Multiquip Aggregates as required under the conditions of the site's development consent (Project Approval 07_0155 as modified).

As part of the IEA we are consulting with relevant agencies to understand if there are particular issues or concerns that they would like the IEA to consider. The NSW Rural Fire Service is considered to be a relevant agency.

Therefore we would appreciate your response which can be provided by return email or verbally on 0417 069 585.

Kind regards

James Walker

Senior Managing Consultant - Compliance, Strategy and Transactions

Environment & Health

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From: [James Walker](#)
To: ["pejar1@outlook.com"](mailto:pejar1@outlook.com)
Subject: Ardmore Park Quarry - Request for consultation response as part of IEA
Date: Tuesday, 13 May 2025 2:49:00 PM

FAO Pejar Local Aboriginal Land Council,

Ramboll is conducting an Independent Environmental Audit (IEA) of the Ardmore Park Quarry operated by Multiquip Aggregates as required under the conditions of the site's development consent (Project Approval 07_0155 as modified).

As part of the IEA we are consulting with relevant agencies to understand if there are particular issues or concerns that they would like the IEA to consider. The Pejar Local Aboriginal Land Council is considered to be a relevant agency.

Therefore we would appreciate your response which can be provided by return email or verbally on 0417 069 585.

Kind regards

James Walker

Senior Managing Consultant - Compliance, Strategy and Transactions
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James Walker

From: Maxine & Don Elder <elder@goulburn.net.au>
Sent: Tuesday, 20 May 2025 9:40 AM
To: James Walker
Subject: RE: Ardmore Park Quarry - Request for consultation response as part of IEA

Hi James

Thank you for your email.

My resignation in May last year from the Ardmore Park CCC was entirely due to health reasons.

At that time, construction and maintenance of roads was an ongoing issue. These are matters within the province of the Department, the proponent and Goulburn-Mulwarree Council. The best the CCC can do is advise.

I am concerned that a year has elapsed without an independent chairman being appointed. This is integral to the CCC functioning as a viable body.

If I can supply further information, please let me know.

Regards
Don Elder

From: James Walker <JWALKER@ramboll.com>
Sent: Tuesday, 13 May 2025 3:42 PM
To: elder@goulburn.net.au
Subject: Ardmore Park Quarry - Request for consultation response as part of IEA

Hi Don,

Ramboll is conducting an Independent Environmental Audit (IEA) of the Ardmore Park Quarry operated by Multiquip Aggregates as required under the conditions of the site's development consent (Project Approval 07_0155 as modified).

As part of the IEA we are consulting with relevant parties/agencies to understand if there are particular issues or concerns that they would like the IEA to consider. The Community Consultative Committee (CCC) is considered to be a relevant party.

We understand you resigned as Chairperson of the CCC in the last meeting held in May 2024 and that a replacement Chairperson has not as yet been appointed.

Therefore we would appreciate your response which can be provided by return email or verbally on 0417 069 585.

Kind regards
James Walker

Senior Managing Consultant - Compliance, Strategy and Transactions
Environment & Health

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