

Reference	Requirement Details	Finding Details	Bettergrow Response
Non-compliance RCF-01_NC-1	<p>A2 Terms of Consent</p> <p>The development may only be carried out:</p> <p>a) in compliance with the conditions of this consent;</p>	<p>Considering the non-compliance raised against CoA A8 and A10, this triggers an additional non-compliance against CoA A2</p> <p>Recommendation: Nil</p>	<p>Accepted.</p> <p>No action required.</p>
Non-compliance RCF-01_NC-2	<p>A8 Notification of Commencement</p> <p>The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:</p> <p>a) construction.</p>	<p>KPMG sighted a letter from Bettergrow to DPHI Re: Notification of commencement of construction in accordance with A8(a), dated 24 January 2023. Ref: SSD-9418-PA-3.</p> <p>The letter advised that construction in the form of minor excavation, consisting of the removal of topsoil only, had commenced on site.</p> <p>Based on the above, it has been determined that the Planning Secretary was not notified at least one month prior to commencement of construction.</p> <p>Recommendation: Nil</p>	<p>Accepted.</p> <p>Notification submitted to Department of Planning, Housing and Infrastructure on 24 January 2024. No further action required.</p>
Non-compliance RCF-01_NC-3	<p>A10 Surrender of Existing Consents or Approvals</p> <p>Within six months of the date of commencement of development to which this consent applies, or within another timeframe agreed by the Planning Secretary, the Applicant must surrender the existing development consent DA140/2016 in accordance with the EP&A Regulation.</p>	<p>KPMG sighted a letter from Bettergrow to Singleton Council Re: Notification of Surrender of Development Application No. 140/2016, dated 20 May 2024.</p> <p>Construction is noted to have commenced 24 January 2023.</p> <p>The development consent was not surrendered within the required 6-month timeframe, taken to</p>	<p>Accepted.</p> <p>Surrendered Singleton Council DA140/2016 on 20 May 2024. No further action required.</p>

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		<p>have been from the date of commencement of construction activities.</p> <p>Recommendation: Nil</p>	
<p>Opportunity for Improvement</p> <p>RCF-01_OFI-01</p>	<p>B5 Pests, Vermin and Priority Weed Management</p> <p>The Applicant must:</p> <p>a) implement suitable measures to manage pests, vermin and declared priority weeds on the site.</p>	<p>KPMG sighted a completed Workplace and Environmental Inspection Checklist, dated 1 July 2024. The sighted example did not include references to pest and vermin. It was observed that an updated version of the checklist had been created by the Environmental Manager which included a pest and vermin checklist section, however, site personnel were not utilizing the current version.</p> <p>Recommendation: It is recommended that the most current version of the Workplace and Environmental Inspection Checklist is provided to and utilised by all employees, including provision of training on any new sections, such as how to undertake pest and vermin checks.</p>	<p>Accepted.</p> <p>Workplace and Environmental Inspection Checklist updated to version dated 7 August 2024 to include for pest, vermin and weed management. Uploaded to company portal and communicated to site personnel 7 August 2024.</p>
<p>Opportunity for Improvement</p> <p>RCF-01_OFI-02</p>	<p>C1 Environmental Management Plan Requirements</p> <p>Management plans required under this consent must be prepared in accordance with relevant guidelines.</p>	<p>It was observed that the Construction Environmental Management Plan (CEMP) and Operational Environmental Management Plan (OEMP) had been 'Authored' and 'Approved' by the same individual.</p> <p>Recommendation: In accordance with industry best practice, it is recommended that a second party</p>	<p>Accepted.</p> <p>Future revisions of the Environmental Management Plans will be reviewed or approved by a second party.</p>

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		<p>review and/or approval of the management plan document is undertaken during future revisions.</p>	
<p>Opportunity for Improvement RCF-01_OFI-03</p>	<p>C1 Environmental Management Plan Requirements Management plans required under this consent must be prepared in accordance with relevant guidelines.</p>	<p>Review of the OEMP against the requirements of the <i>Department of Planning, Industry and Environment (DPIE), Post Approval Guidance, Environmental Management Plan Guideline</i> found that Hold Points had not been considered in the OEMP.</p> <p>The environmental risk assessment included in the Pollution Incident Response Management Plan includes an item for “pollution of waterways from leachate”. One of the preemptive control measures listed is “three ‘chain of pond’ basins on site.” Following the leachate incident, the western leachate pond has been disconnected and all surface water is directed to the Stage 2 leachate dam meaning that this control measure has been compromised.</p> <p>Recommendation: In order to align with DPIE guidelines, there is an opportunity to revise the OEMP to include considerations of hold points, i.e., there may be a hold point prior to the discharge of water from the leachate pond, whereby sampling is to be undertaken and authorisation to discharge is provided by the Environment Manager.</p>	<p>Accepted.</p> <p>The OEMP and PIRMP will be updated as per SSD-9418 condition of consent C8(c) and will include Hold Points and the risk register will be reviewed and updated accordingly.</p>

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		There is also an opportunity to update the risk register in the OEMP PIRMP to confirm that the listed control measures are appropriate.	