

Project Approval

Section 75J of the *Environmental Planning and Assessment Act 1979*

Under the Minister for Planning's delegation of 25 January 2010, I approve the project application referred to in Schedule 1, subject to the conditions in Schedules 2 to 5.

These conditions are required to:

- prevent and/or minimise adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.



Richard Pearson
Deputy Director-General

3rd June 2010

SCHEDULE 1

Application Number:	06_0225 Project
Proponent:	Hanson Construction Materials Pty Ltd
Approval Authority:	Minister for Planning
Land:	Lot 5 and Part Lot 4 in DP1145808
Project:	<ul style="list-style-type: none">- Continued use of the existing asphalt & concrete production and recycling facilities, ancillary infrastructure;- Construction of a Precinct Plan Road through the site; and- Subdivision

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DEFINITIONS

BCA	Building Code of Australia
Council	Blacktown City Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
DECCW	Department of Environment, Climate Change and Water
Department	Department of Planning
Director-General	Director-General of the Department (or delegate)
EP&A Act	<i>Environmental Planning & Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning & Assessment Regulation 2000</i>
EPL	Environmental Protection Licence
Evening	The period from 6pm to 10pm
Incident	An incident causing or threatening material harm to the environment, and/or an exceedance of the limits or performance criteria in this approval
Land	In general, the definition of land is consistent with the definition in the EP&A Act.
Material harm to the environment	Harm to the environment is material if it involves actual or potential harm to the health or safety of human beings or to ecosystems that is not trivial
Minister	Minister for Planning
Mitigation	Activities associated with reducing the impacts of the project
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
NOW	NSW Office of Water
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Precinct Plan	State Environmental Planning Policy No: 59 - Central Western Sydney Economic and Employment Lands - Employment Lands Precinct Plan - Eastern Creek Precinct dated 14 December 2005
Precinct Plan Road	As detailed in Section 10 of the Precinct Plan, in particular Figure 30 – Local Road Pattern.
Proponent	Hanson Construction Materials Pty Ltd, or their successor
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build.
Response to Submissions	The Proponent's response to issues raised in submissions
RTA	Roads and Traffic Authority
SCA	Sydney Catchment Authority
Site	The land referred to in Schedule 1

SCHEDULE 2: ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

1. The Proponent shall implement all practicable measures to prevent and/or minimise any harm to the environment that may result from the operation, or rehabilitation of the project.

Terms of Approval

2. Under this approval, the Proponent has Project approval for:
 - (a) continued use of existing facilities and associated ancillary infrastructure only, as described in the 'site survey' of the facility specified below. Further expansion beyond the existing facilities detailed in the site survey is not permitted without further approval;
 - (b) production from the existing industrial facilities at the following limits:
 - i. Concrete Batch Plant with a production capacity up to 108,000m³ per annum;
 - ii. Concrete Recycling Facility importing and processing up to 75,000 tonnes per annum / Materials Storage Depot (with import of up to 27,000 tonnes of materials per annum); and
 - iii. Asphalt / Emulsion Plant with a production capacity up to 270,000 tonnes per annum and
 - (c) subdivision and construction of the Precinct Plan Road through the site.
3. The proponent shall submit a detailed site survey to the Minister within 4 months of commencement of this approval. The site survey shall include:
 - The location of the land, area, boundaries and adjoining properties
 - Location, size and position of all plant and infrastructure so labelled
 - Location of all buildings, offices and structures, accordingly labelled
 - Position, location and volume of any stock piles, areas of storage of any materials
 - Position, location and volume of any combustible or flammable material
 - Access to/ from the site and internal road circulation
 - Water-bodies, dams, water tanks of any kind, and
 - Significant vegetation
4. The Proponent shall comply with any reasonable requirement/s of the Director-General arising from the Department's assessment of:
 - (a) any reports, plans, programs, strategies or correspondence that are submitted in accordance with this approval; and
 - (b) the implementation of any actions or measures contained in these reports, plans, programs, strategies or correspondence submitted by the Proponent.

Liability to Lapse

5. With the exception of subdivision and construction of the Precinct Plan Road, this approval shall lapse if the Proponent does not physically commence the proposed development contained within the concept plan approval (06_0225 Concept) within three (3) years of the date of this approval.

Existing Development Consents and Rights

6. The Proponent shall surrender all previous development consents and / or existing and /or continuing use rights for the land referred to in Schedule 1, within 12 months of this approval.

Structural Adequacy

7. Within 6 months of this approval, the Proponent shall apply for all necessary building certificate(s) from Blacktown Council for existing building and structures on the site.

The Proponent shall provide copies of the building certificate(s) to the Director-General once they have been received.

8. The Proponent shall ensure that 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.*

Demolition

9. The Proponent shall ensure that all demolition work is carried out in accordance with Australian Standard AS 2601:2001: The Demolition of Structures, or its latest version.

Protection of Public Infrastructure

10. Within 6 months of this approval, the Proponent shall:
 - (a) prepare a dilapidation report of the public infrastructure in the vicinity of the site (including roads, gutters, footpaths, etc) in consultation with Council; and
 - (b) submit a copy of this report to the Director-General.
11. The Proponent shall:
 - (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

Operation of Plant and Equipment

12. The Proponent shall ensure that all plant and equipment used on site is:
 - (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

Contributions

13. Within 12 months of this approval, the Proponent shall enter into a planning agreement with the Minister, in accordance with Division 6 of Part 4 of the EP&A Act, and the terms of the offer made to the Department on 2 October 2009 by the Proponent which must include the matters set out in Appendix 3.
14. The Proponent shall contribute \$1,926,000 payable to the Minister for Planning in accordance with the payment schedule detailed in Appendix 3 of this approval, for the provision of regional infrastructure within the broader Western Sydney Employment Area. This contribution would be made available to such works as:
 - (a) the upgrade of Old Wallgrove Road;
 - (b) the upgrade of Archbold Road;
 - (c) signalisation of intersections along Old Wallgrove; and
 - (d) the upgrade of the intersection of Wallgrove and Old Wallgrove Road

SCHEDULE 3: SUBDIVISION

Subdivision Certificate

1. The Proponent shall carry out the subdivision in accordance with the Plan of Subdivision at Appendix 2, titled *"Plan of Proposed Boundary Adjustments at Quarry Road, Eastern Creek No: 71929 R2"*, dated 19 June 2009, prepared by Land Partners.

Easements

2. Easements for services, drainage, maintenance or any other encumbrances and Indemnities required for joint or reciprocal use of part or all of the proposed lots as a consequence of the subdivision, must be created over those lots pursuant to the *Conveyancing Act, 1919*.
3. A drainage easement across the southern portion of the site shall be created and granted in favour of the adjoining landowner to the East, 'Australand' to allow for overland flows from their site.

Note: Any easements in the subdivision plan must nominate Council as the authority to release, vary or modify the easement. The form of the easement must be in accordance with Council's standard recitals for terms of easements, or the standard form for easements accepted by the Department of Lands.

Documentary evidence of restrictions on title

4. Prior to the issuing of the subdivision certificate, the Proponent is to provide documentary evidence of the proposed easements to the accredited certifier or Council.

Costs to be borne by the Proponent

5. All costs associated with the preparation and registration of any covenant or restriction on title, whether directly or indirectly, will be borne solely by the Proponent.

SCHEDULE 4: SPECIFIC ENVIRONMENTAL CONDITIONS

Noise Limits

1. Noise generated by the project must not exceed the noise limits identified in the table below. The noise limits represent the noise contribution from the project site.

Noise Limits (dB(A))

Location	Day	Evening	Night	
	L _{Aeq} (15 Minute)	L _{Aeq} (15 Minute)	L _{Aeq} (15 Minute)	L _{A1} (1 minute)
Minchinbury (south) MB3 Agrafe Place	45	45	45	57
Erskine Park (north) EN1 Warbler Street	35	35	35	57
Erskine Park (south) ES2 Fantail Crescent	35	35	35	57

Notes:

- (a) Noise from the development is to be measured at the most affected point or within the residential boundary, or at the most affected point within 30 metres of a dwelling (rural situations) where the dwelling is more than 30 metres from the boundary, to determine compliance with the L_{Aeq}(15 minute) noise limits in the above table. Where it can be demonstrated that direct measurement of noise from the project is impractical, the DECC may accept alternative means of determining compliance (see Chapter 11 of the NSW Industrial Noise Policy). The modification factors in Section 4 of the NSW Industrial Noise Policy shall also be applied to the measured noise levels where applicable.
- (b) The noise emission limits identified in the above table apply under meteorological conditions of:
 - wind speeds of up to 3 m/s at 10 metres above ground level; or
 - temperature inversion conditions of up to 3°C/100m, and wind speeds of up to 2 m/s at 10 metres above ground level.

Hours of Operation

2. The Proponent is permitted to carry out activities associated with the project 24 hours a day, 7 days a week.

Monitoring

3. The Proponent shall prepare and implement a Noise Monitoring Program for the development, in consultation with DECCW, and to the satisfaction of the Director-General. This program must be submitted to the Director-General for approval within 6 months of the date of this approval, and include a noise monitoring protocol for evaluating compliance with the noise impact assessment criteria in this approval.

AIR, ODOUR AND GREENHOUSE GAS

Odour

4. Except as otherwise expressly provided in any Environment Protection Licence condition for the project, the Proponent must comply with section 129 of the POEO Act.

Note:

- Section 129 of the POEO Act, provides that the Proponent must not cause or permit the emission of any offensive odour from the site, but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.

Dust

5. The Proponent shall implement all reasonable and feasible measures to minimise the dust generated by the project.
6. The Proponent shall ensure that dust generated by the project does not cause additional exceedances of the criteria listed in Tables 1 to 3 at any residence on, or on more than 25 percent of, any privately owned land.

Table 1: Long term impact assessment criteria for particulate matter

Pollutant	Averaging period	Criterion
Total suspended particulate (TSP) matter	Annual	90 $\mu\text{g}/\text{m}^3$
Particulate matter < 10 μm (PM ₁₀)	Annual	30 $\mu\text{g}/\text{m}^3$

Table 2: Short term impact assessment criteria for particulate matter

Pollutant	Averaging period	Criterion
Particulate matter < 10 μm (PM ₁₀)	24 hour	50 $\mu\text{g}/\text{m}^3$

Table 3: Long term impact assessment criteria for deposited dust

Pollutant	Averaging period	Maximum increase in deposited dust level	Maximum total deposited dust level
Deposited dust	Annual	2 $\text{g}/\text{m}^2/\text{month}$	4 $\text{g}/\text{m}^2/\text{month}$

Note: Deposited dust is assessed as insoluble solids as defined by Standards Australia, 1991, AS/NZS 3580.10.1-2003: Methods for Sampling and Analysis of Ambient Air - Determination of Particulates - Deposited Matter - Gravimetric Method.

7. The Proponent shall ensure that:
 - all trucks entering or leaving the site with loads have their loads covered;
 - trucks associated with the project do not track dirt onto the public road network; and
 - the public roads used by these trucks are kept clean.
8. The Proponent shall prepare and implement an **Air Quality Management and Monitoring Plan** for the project, in consultation with the DECCW, and to the satisfaction of the Director-General. The **Air Quality Management and Monitoring Plan** shall be submitted to the Director-General within six months (6) of the commencement of this approval. This plan must:
 - a) describe in detail the measures that would be implemented on site to control the odour and air quality impacts of the project, and to ensure that these controls remain effective over time;
 - b) identify triggers for remedial action;

- c) include a program for monitoring the air quality and odour impacts of the project including a real-time dust monitor to measure dust emissions during operation;
- d) Identify the number and location of continuous monitoring points for fine particulates (PM10), ensuring sufficient representation of the relevant sensitive receptors at each stage of the proposed works;
- e) Include development and identification of PM10 concentration trigger levels at which:
 - Dust management actions must be taken, and specification of the relevant actions; and
 - Works at the site must cease.

Greenhouse Gas Emissions

9. The Proponent shall implement all reasonable and feasible measures to minimise:
- a) energy use on site; and
 - b) the scope 1, 2 and 3 greenhouse gas emissions produced on site, to the satisfaction of the Director-General.

METROLOGICAL MONITORING

10. For 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 latest version of Approved Methods for Sampling of Air Pollutants in New South Wales guideline.

SOIL, WATER AND WASTEWATER MANAGEMENT

Discharges

11. Except as may be expressly provided in an Environment Protection Licence for the project, the Proponent shall comply with Section 120 of the *Protection of the Environment Operations Act 1997*.

Bunding

12. All chemicals, fuels and oils shall be stored in appropriately banded areas, with impervious flooring and sufficient capacity to contain 110% of the largest container stored within the bund. The bund(s) shall be designed and installed in accordance with the:
- (a) requirements of all relevant Australian Standards; and
 - (b) DECCW's Environmental Protection Manual Technical Bulletin Bunding and Spill Management.

Soil, Water and Wastewater Management Plan

13. The Proponent shall prepare and implement a **Soil, Water and Wastewater Management Plan** for the site to the satisfaction of the Director-General. This plan must:
- (a) be submitted to the Director-General for approval within 6 months of this approval;
 - (b) be prepared by a suitably qualified and experienced expert;
 - (c) be prepared in consultation with the DECCW and Council; and
 - (d) include:
 - a site water balance;
 - an erosion and sediment control plan;
 - a stormwater management scheme;
 - a surface water and groundwater monitoring program; and
 - a surface water and groundwater response plan.
14. The site water balance must:
- (a) include details of all water extracted, transferred, used and/or discharged by the development;

- (b) identify the source of all water collected or stored on the site, including rainfall, stormwater and groundwater;
 - (c) describe the measures that would be implemented to minimise water use on site.
15. The erosion and sediment control plan must:
- (a) be consistent with the requirements in the latest version of Managing Urban Stormwater: Soils and Construction (Landcom);
 - (b) identify the activities on site that could cause soil erosion and generate sediment; and
 - (c) describe what measures would be implemented to:
 - minimise soil erosion and the transport of sediment to downstream waters, including the location, function and capacity of any erosion and sediment control structures; and
 - maintain these structures over time.
16. The stormwater management scheme must:
- (a) be consistent with the guidance in the latest version of Managing Urban Stormwater: Council Handbook (DEC); and
 - (b) include the detailed plans of the surface water management system.
17. The surface water monitoring program must include:
- baseline data;
 - details of the proposed monitoring network; and
 - the parameters for testing and respective trigger levels for action under the surface water response plan (see below).
18. The surface water response plan must:
- (a) include a protocol for the investigation, notification and mitigation of any exceedances of the respective trigger levels; and
 - (b) describe the array of measures that could be implemented to respond to any surface contamination that may be caused by the development.

TRAFFIC

Access

19. Direct access to the Project from Archbold Road is not permitted.
20. Direct access to the Project shall be via Old Wallgrove Road or Wonderland Drive, via the public Precinct Plan Road network, wherever a public road is available.

Precinct Plan Roads

21. Within five years from the date of this approval or when an adjoining land owner is building a precinct road to a common boundary (whichever is sooner), the Proponent shall design and construct, to the satisfaction of Council, those parts of the Precinct Plan Road network that ultimately fall within the site. This precinct road shall be dedicated to council, at no charge, to form part of the public road network.
22. When a Precinct Plan road is constructed, the Proponent shall design and construct any new vehicular connections to the Precinct Plan Road, to the satisfaction of Council.

Vehicle queuing and Parking

23. The proponent shall ensure that:
- (a) All parking is contained within the site;

- (b) No vehicles associated with the project shall park in the public road system; and
- (c) Vehicles do not queue on public roads at any time.

Local and Regional Road Network Contributions

24. Within three years of the date of this approval, or when a Section 94 Contributions Plan that covers the site is made, whichever is sooner, the Proponent shall contribute toward the acquisition, design and construction of the Precinct Plan Road known as the 'Quarry / Link Road' (between Old Wallgrove Road and Wonderland Drive).

Any contribution made by the Proponent under this condition shall be calculated by and made to Council and be to the satisfaction of the Director-General. The Director-General's consideration of an appropriate level of contribution shall consider:

- (a) the level of contribution made by all other landowners within the Eastern Creek Precinct Plan landowners;
- (b) the level of contribution against the value of the relevant land under the *Land Acquisition (Just Terms Compensation) Act 1991*;
- (c) any independent verification from a quantity surveyor on the cost of the works, whose appointment has been approved by the Director-General; and
- (d) the level of contribution against the net developable areas established at Appendix 1 (10.7) ha

Transport Code of Conduct

25. The Proponent shall prepare and implement a Transport Code of Conduct for the development to the satisfaction of the Director-General. This protocol must:
- (a) be submitted to the Director-General for approval prior to the commencement of operations;
 - (b) be prepared in consultation with the RTA and Blacktown Council; and
 - (c) describe the measures that would be implemented to:
 - minimise the impacts of the development on the local and regional road network, including traffic noise.

VISUAL AMENITY

Lighting

26. The Proponent shall ensure that the lighting associated with the project:
- (a) complies with the latest version of Australian Standard AS 4282(INT)-Control of Obtrusive Effects of Outdoor Lighting; and
 - (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

FLORA AND FAUNA MANAGEMENT

Landscape Plan

27. The Proponent shall prepare and implement a **Landscape Plan** for the project to the satisfaction of the Director-General. This plan must:
- (a) be prepared in consultation with Office of Water and Council and be submitted to the Director-General for approval within 6 months of this approval;
 - (b) be prepared in accordance with Office of Water's Guidelines for Controlled Activities – Vegetation Management Plans; and
 - (c) include:
 - plans for the project, which identifies screen plantings to minimise visual impacts, particularly on any amenity berms;
 - detailed plans and procedures to:

- restore and maintain the waterways and riparian zones of the Ropes Creek Tributary;
- manage weeds in the vicinity of the riparian zones;
- integrate works into the proposed landscaping for the rest of the site;
- manage impacts on fauna; and
- monitor the performance of the proposed restoration works.

HERITAGE

28. The Proponent shall not disturb those areas identified as 'High Sensitivity' in the Precinct Plan.

FIRE & RISK

29. Within 6 months of the date of this approval, the Proponent shall prepare and implement an **Emergency & Fire Response Plan** for the site. The plan should be prepared in consultation with the NSW Fire Brigade and should include, but not be limited to:

- (a) suitable measures to minimise the risk of fire on site;
- (b) the number of days hazardous material can be stored on site (if relevant),
- (c) detail procedures to extinguish any fires on site promptly;
- (d) detail measures to maintain adequate fire-fighting capacity on site; and
- (e) detail emergency evacuation procedures

SCHEDULE 5
ENVIRONMENTAL MANAGEMENT, REPORTING & AUDITING

ENVIRONMENTAL MANAGEMENT

Environmental Management Strategy

1. The Proponent shall prepare and implement an Environmental Management Strategy for the project to the satisfaction of the Director-General. The Strategy must:
 - a) be submitted to the Director-General for approval within 6 months of the date of this approval;
 - b) provide the strategic framework for environmental management of the project;
 - c) identify the statutory approvals that apply to the project;
 - d) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the project;
 - e) describe the procedures that would be implemented to:
 - keep the local community and relevant agencies informed about the operation and environmental performance of the project;
 - receive, handle, respond to, and record complaints;
 - resolve any disputes that may arise during the course of the project;
 - respond to any non-compliance; and
 - respond to emergencies;
 - f) include:
 - copies of the various strategies, plans and programs that are required under the conditions of this approval once they have been approved; and
 - a clear plan depicting all the monitoring currently being carried out within the project area.

Annual Review

2. The Proponent shall review the environmental performance of the project to the satisfaction of the Director-General. This review must:
 - a) describe the works that were carried out in the past year, and the works that are proposed to be carried out over the next year;
 - b) include a comprehensive review of the monitoring results and complaints records of the project over the past year, which includes a comparison of these results against the
 - the relevant statutory requirements, limits or performance measures/criteria;
 - the monitoring results of previous years; and
 - the relevant predictions in the EA;
 - c) identify any non-compliance over the last year, and describe what actions were (or are being) taken to ensure compliance;
 - d) identify any trends in the monitoring data over the life of the project;
 - e) identify any discrepancies between the predicted and actual impacts of the project, and analyse the potential cause of any significant discrepancies; and
 - f) describe what measure will be implemented over the next year to improve the environmental performance of the project.

REPORTING

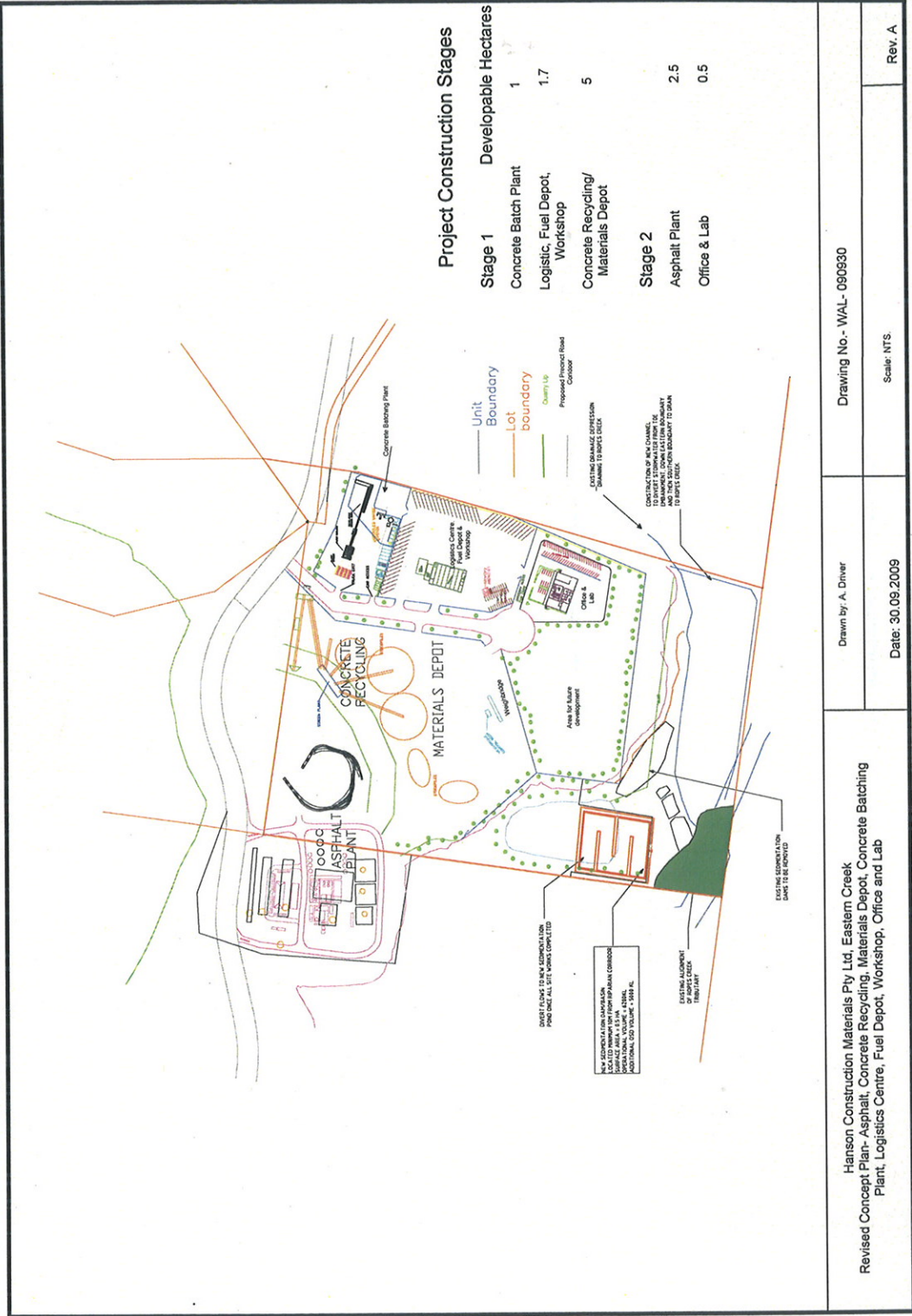
Incident

3. The Proponent shall notify the Director-General and any other relevant agencies of any incident associated with the project as soon as practicable after the Proponent becomes aware of the incident. Within 7 days of the date of the incident, the Proponent shall provide the Director-General and any relevant agencies with a detailed report on the incident.

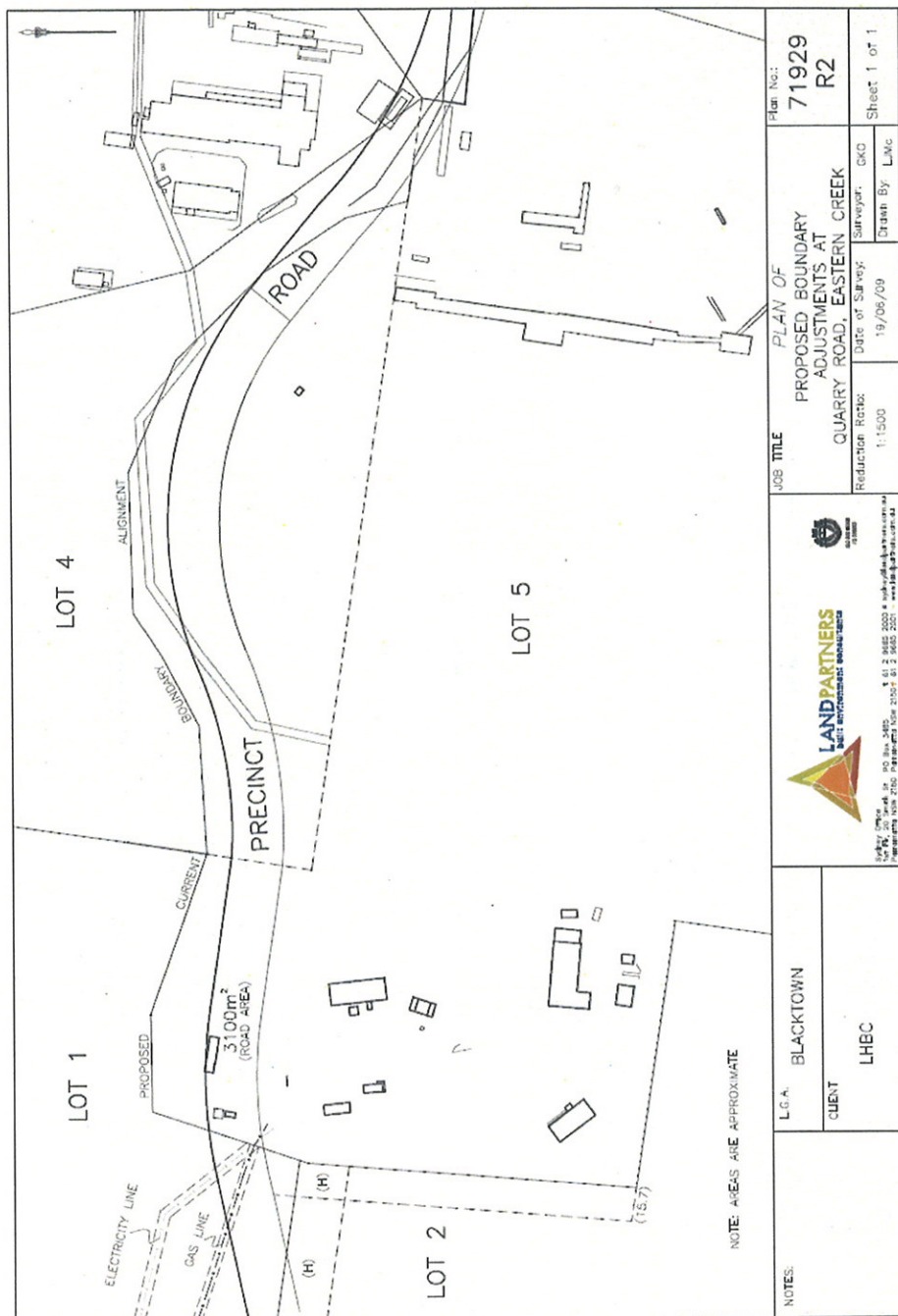
Regular Reporting

4. The Proponent shall provide regular reporting on the environmental performance of the project on its website, in accordance with the reporting arrangements in any plans or programs approved under the conditions of this approval, and to the satisfaction of the Director-General.

APPENDIX 1 INDICATIVE DEVELOPABLE AREAS OF SUBSEQUENT PROJECT CONSTRUCTION STAGES



APPENDIX 2 PLAN OF SUBDIVISION



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| NOTES: | L.G.A. BLACKTOWN | 
LANDPARTNERS
BUILT ENVIRONMENT PROFESSIONALS
<small>Surveying, Engineering, Planning, Architecture, Urban Design, Environmental Management, Heritage, Archaeology, Forestry, Geomatics, Construction Management, Project Management, Risk Management, Sustainability, Transport Planning, Water Management, Environmental Impact Assessment, Social Impact Assessment, Cultural Heritage Assessment, Heritage Impact Assessment, Archaeological Assessment, Environmental Assessment, Planning Assessment, Urban Design Assessment, Transport Assessment, Water Assessment, Sustainability Assessment, Risk Assessment, Project Assessment, Social Assessment, Cultural Assessment, Heritage Assessment, Archaeological Assessment, Environmental Assessment, Planning Assessment, Urban Design Assessment, Transport Assessment, Water Assessment, Sustainability Assessment, Risk Assessment, Project Assessment, Social Assessment, Cultural Assessment, Heritage Assessment, Archaeological Assessment, Environmental Assessment, Planning Assessment, Urban Design Assessment, 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PRECINCT (COLLECTOR) ROAD ALIGNMENT THROUGH THE SITE

APPENDIX 3: GENERAL TERMS FOR THE PLANNING AGREEMENT

The agreement will provide that:

1. The Proponent contribute \$1,926,000 payable to the Minister for Planning in accordance with the payment schedule in table 1 below, for the provision of regional infrastructure within the broader Western Sydney Employment Hub (**the Contribution**) in relation to Lot 11 in DP 558723, Part Lot 2 in DP 262213 and Part Lot 1 in DP 400697 under the Hanson Eastern Creek Asphalt and Concrete Project, shown as proposed Lot 10 in DP241859 on the proposed plan of subdivision at Appendix 3. The contribution is made on the basis of the indicative land areas shown in the table below at the rate of \$180,000 per hectare. The final contribution made by the Proponent shall reflect the actual areas (hectares) in each stage, as identified by a registered surveyor.
 2. If a special infrastructure contribution (**SIC**) is determined under section 94EE of the Act (or 116O of the amended Act) that covers the land which is the subject of the Hanson Eastern Creek Asphalt and Concrete Project Approval:
 - prior to the Proponent making the Contribution, the Proponent will pay the value of the SIC as if it had applied to the Hanson Eastern Creek Asphalt and Concrete Project subject to the amount being \$1,926,000; or
 - after the Proponent makes the Contribution and the value of the Contribution is more than the SIC, the Proponent will be entitled to a credit for that difference in amount.
 3. With the agreement of the Minister for Planning (or his delegate), the Proponent may provide regional infrastructure within the Western Sydney Employment Hub in to Lot 11 in DP 558723, Part Lot 2 in DP 262213 and Part Lot 1 in DP 400697 under the Hanson Eastern Creek Asphalt and Concrete Project Approval or dedicate land for the provision of this infrastructure, and obtain a credit against the Contribution.
- The value of the credit shall be determined by an independent person, and
- in relation to the provision of regional infrastructure works, be based on the cost of providing the works; and
 - in relation to the dedication of land for the provision of regional infrastructure works, be calculated in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991* as if a compulsory acquisition had occurred.
4. The Proponent will provide suitable security for the Contribution once the planning agreement is entered into.

Table 1: Regional Contributions Schedule

Land Area	Total Regional Contributions
Stage 1 – Concrete batch plant, logistics, fuel depot and workshop, concrete recycling and materials depot 7.7 ha Refer to Plan at Appendix 1	\$1,386,000 Payable at construction certificate stage, or equivalent, for any project construction component of Stage 1
Stage 2 – Asphalt Plant, Office & Lab 3 ha Refer to Plan at Appendix 1	\$540,000 Payable at construction certificate stage, or equivalent, for any project construction component of Stage 2