

ENVIRONMENTAL MONITORING PLAN

Dundee Waste Transfer Facility - Waste Collection and Transport

60 Namarada Drive, Dundee Beach, Northern Territory
Pristine Pools and Spas Pty Ltd
Contract Q23-0278
August 2026

Document purpose	Environmental monitoring plan supporting the proposed collection and transport of selected waste streams from the Dundee Waste Transfer Facility to authorised receiving facilities in Darwin.
Waste activity location	Dundee Waste Transfer Facility, 60 Namarada Drive, Dundee Beach NT
Applicant / Contractor	Pristine Pools and Spas Pty Ltd
Waste transport model	Waste remains segregated and contained within the Dundee Waste Transfer Facility until scheduled removal, then is transported directly to an authorised receiving facility in Darwin.
Intermediate storage	No waste will be transported to or stored as part of the proposed waste activity.
Primary record of disposal	Receiving-facility disposal docket, weighbridge ticket, receipt or equivalent record; copies provided to the Contract Manager.

1. Purpose and Monitoring Objectives

This Environmental Monitoring Plan establishes the inspections, monitoring, record keeping and response measures for the selected waste collection and transport activities at the Dundee Waste Transfer Facility. It has been prepared to support the Environmental Management Plan and is structured with reference to the Northern Territory Environment Protection Authority Guideline for the Preparation of an Environmental Management Plan (May 2015, Version 1.0).

The monitoring program is designed to verify that environmental controls are effective, identify deterioration or potential pollution before environmental harm occurs, demonstrate that waste is transported to appropriate receiving facilities, and provide an auditable record of environmental performance.

- Confirm waste remains appropriately segregated and contained while awaiting transport.
- Detect leaks, spills, damaged containers, escaped waste, contaminated runoff or other signs of control failure.
- Confirm loads are appropriately contained and secured prior to transport.
- Confirm waste is transported directly to a facility authorised to receive the relevant waste stream.
- Maintain disposal and transport records sufficient to demonstrate traceability and lawful disposal.
- Trigger prompt corrective action where monitoring identifies a non-conformance or environmental risk.

2. Scope of Monitoring

The monitoring program applies to the selected activities associated with segregation, containment, collection, loading and transport of nominated waste streams from the Dundee Waste Transfer Facility. Waste will generally be removed approximately monthly, or earlier where the applicable safe or lawful quantity or volume limit for transport is approached.

The monitoring plan does not cover waste treatment, processing, recycling or permanent disposal because those activities will not be undertaken by Pristine Pools and Spas Pty Ltd as part of the proposed activity. No intermediate waste storage at 110 Levuka Road is included in the activity scope.

3. Responsibilities

Role	Responsibility	Monitoring duties
Managing Director / Contract Representative	Overall accountability for environmental compliance and implementation of this plan.	Review significant incidents, approve major corrective actions, ensure resources and reporting obligations are met.
Dundee Operations Lead / Supervisor	Day-to-day implementation of monitoring and operational controls.	Complete or verify inspections, ensure segregation and containment, confirm transport readiness, escalate issues.
Administration	Document control and record retention.	Maintain inspection records, disposal dockets, receiving-facility records, incident reports and copies provided to the Contract Manager.
Field Crew / Drivers	Immediate operational monitoring.	Inspect waste and containers during handling, complete pre-transport checks, secure loads, report spills, leaks, damaged containers or other abnormalities immediately.

4. Environmental Monitoring Program

The following schedule is the minimum monitoring requirement. Additional inspections will be undertaken following a spill, significant rainfall, high winds, fire, complaint, damaged container, unusual waste condition, transport incident or any other event that may increase environmental risk.

Environmental aspect	Monitoring / inspection	Frequency	Performance criterion / trigger	Required response / record
Waste segregation	Check that each waste stream remains separated and located in its designated container or area.	At placement and weekly	No incompatible mixing; waste readily identifiable and contained.	Correct segregation immediately and record recurring issues.
Waste oil / liquid waste	Inspect drums or containers for secure closures, damage, corrosion, leakage, staining and stability.	Weekly and before transport	No visible leakage, damaged container or contaminated ground.	Isolate damaged container, contain any release, transfer/overpack as appropriate and record action.
Used batteries	Inspect for damaged cases, leakage, corrosion, unstable stacking and exposure that could cause release.	Weekly and before transport	No leaking or damaged batteries; stable and appropriately contained.	Segregate damaged batteries, contain leakage and arrange prompt transport.
Tyres	Check quantity, storage stability, standing water, fire loading and evidence of vector breeding.	Weekly and after significant rain	No uncontrolled accumulation, standing water or avoidable fire/vector risk.	Remove standing water where practicable, improve storage and schedule earlier removal if needed.
Scrap steel / metals	Check that material remains within designated area and is not contaminated by oils or chemicals.	Weekly	Material remains contained and stable; no contaminated runoff or escaped pieces.	Re-stack, relocate or separate contaminated material.

Environmental aspect	Monitoring / inspection	Frequency	Performance criterion / trigger	Required response / record
Litter / escaped waste	Inspect facility grounds and boundaries for windblown or escaped waste.	Routine facility inspection and after high winds	No significant escaped waste or persistent litter accumulation.	Collect promptly and improve containment where recurrence is identified.
Stormwater / runoff	Inspect waste areas and visible drainage pathways for staining, sheen, discolouration, litter or other evidence of contamination.	After significant rainfall and monthly during wet season	No visible contaminated runoff leaving waste storage areas.	Stop source, contain, clean up and improve containment; escalate if off-site impact is suspected.
Spills / leaks during handling	Observe loading and unloading for any release or loss of material.	Every handling / loading event	No uncontrolled release to soil, drainage or surrounding environment.	Stop activity where safe, contain, recover, clean up and report incident.
Pre-transport load condition	Inspect containers, lids, closures, load restraint and vehicle condition before departure.	Every transport movement	Load secure, stable, contained and suitable for road transport.	Do not depart until defect is rectified.
Vehicle / plant leaks	Inspect transport vehicle and handling equipment for fuel, hydraulic or oil leaks.	Pre-start / before use	No active leak likely to cause pollution.	Remove from service or repair; contain and clean any release.
Dust / noise / exhaust	Observe vehicle and loading activities for unreasonable dust, noise or excessive idling.	During operations	No sustained off-site nuisance or avoidable emission.	Reduce speed, cease/resequence activity, maintain equipment or modify operating practice.
Fire risk	Inspect combustible accumulation, ignition sources, access and housekeeping around stored wastes.	Monthly and during high fire-risk periods	No avoidable ignition source or excessive combustible accumulation.	Remove hazard, improve separation/housekeeping and arrange earlier transport where needed.
Transport and disposal traceability	Confirm receiving facility, waste type, date, quantity/estimate and disposal docket / weighbridge ticket / receipt.	Every transport movement	Documentation demonstrates direct delivery to an appropriate receiving facility.	Follow up missing or inconsistent records before closing the movement record.
Complaints / incidents	Review any environmental complaint, near miss, spill, transport incident or regulator enquiry.	As received / immediately	Issue investigated, corrective action assigned and closed out.	Record, investigate, notify relevant parties where required and review controls.

5. Monitoring Methods

5.1 Visual inspections

Routine environmental monitoring will primarily consist of documented visual inspections. This is appropriate to the activity because waste will be segregated and contained pending transport rather than treated or processed. Inspections will focus on early signs of containment failure, leakage, staining, litter, damaged containers, poor segregation, contaminated runoff or other abnormal conditions.

5.2 Waste quantity and accumulation

The type and approximate quantity of each waste stream awaiting removal will be monitored so that transport can be scheduled approximately monthly or earlier where the applicable safe or lawful transport quantity or volume limit is approached. The purpose is to prevent unnecessary accumulation and ensure transport occurs before storage conditions become difficult to manage safely.

5.3 Stormwater observations

Stormwater monitoring will be observational unless the NT EPA or a licence condition requires formal sampling. Following significant rainfall, the waste containment areas and visible drainage pathways will be inspected for hydrocarbons, staining, discolouration, odour, litter or other indicators of contamination.

5.4 Transport verification

Each transport movement will be verified through pre-departure inspection and receiving-facility documentation. The receiving facility will provide a disposal docket, weighbridge ticket, receipt or equivalent record. These records will be retained and copies will be provided to the Contract Manager as requested.

6. Trigger Levels and Corrective Actions

A monitoring trigger is any observation showing that a control has failed or that environmental harm may occur. Trigger events include, but are not limited to, leaking or damaged containers, visible soil staining, contaminated runoff, escaped waste, incompatible waste mixing, standing water in tyre storage, abnormal fire risk, an unsecured load, a transport spill or a recurring environmental complaint.

- Stop or make safe the relevant activity where necessary.
- Prevent any further release, escape or migration of waste or contaminants.
- Contain and recover spilled or escaped material using appropriate equipment.
- Protect soil, drainage pathways and surrounding land from further impact.
- Repair, replace, overpack or otherwise secure damaged containers before further handling or transport.
- Notify the Operations Lead and Managing Director where the issue is significant, recurring or has potential off-site consequences.
- Record the trigger, immediate response, cause, corrective action, responsible person and close-out date.
- Review procedures, training or operating controls where the event indicates a systemic weakness.

7. Incident and Emergency Monitoring

All spills, leaks, transport incidents, environmental near misses and pollution complaints will be recorded and investigated. After an incident, the affected area will continue to be inspected until the release is contained, clean-up is complete and the relevant corrective actions have been closed. Any statutory notification or licence reporting requirement applicable to the incident will be followed.

8. Data Recording and Quality Control

Monitoring records will be sufficiently clear and complete to allow another person to understand what was inspected, the condition observed and any action taken. Where useful, photographs will be retained with the inspection record. Records will be dated and identify the person completing the inspection.

- Date and time of inspection or transport movement.
- Name of person completing the inspection.
- Waste stream and approximate quantity where relevant.
- Condition of containers, storage areas and load restraint.
- Stormwater, litter, fire-risk and housekeeping observations.
- Non-conformances, incidents or complaints identified.
- Corrective action, responsible person and close-out date.
- Receiving facility, disposal docket, weighbridge ticket or equivalent receipt.
- Copies of disposal documentation provided to the Contract Manager.

Records will be stored with the project environmental and contract records and retained in accordance with applicable legal, licence and contractual requirements.

9. Reporting

Routine monitoring results will be reviewed internally by the Operations Lead and escalated to the Managing Director where significant or recurring issues are identified. Environmental incidents will be reported in accordance with applicable legal and licence requirements. Disposal documentation will be provided to the Contract Manager as required under the contract administration arrangements.

10. Auditing and Review

Implementation of this Environmental Monitoring Plan will be reviewed as part of the Environmental Management Plan review process. An internal review will occur at least annually and earlier following a significant environmental incident, material change in waste streams or transport arrangements, new licence condition, regulator direction, recurring non-conformance or audit finding.

The monitoring program will be amended where monitoring shows that existing controls are not achieving the required environmental objectives or where a more effective monitoring method becomes appropriate.

11. Environmental Monitoring Checklist

o.	Inspection item	Status / comments	Action / close-out
1	Waste streams correctly segregated and identifiable.		
2	Liquid-waste containers secure, closed and leak-free.		
3	Batteries stable and free from visible leakage or damage.		
4	Tyres safely stored with no standing water or abnormal fire risk.		
5	Scrap metal contained within designated area.		
6	No visible staining, spill residue or contaminated runoff.		
7	No escaped or windblown waste requiring attention.		
8	Spill-response materials accessible and serviceable where required.		
9	Plant and transport vehicles free of active leaks.		
10	Waste quantities remain suitable for continued temporary holding.		
11	Pre-transport containers and load restraint satisfactory.		
2	Receiving facility confirmed as appropriate for the waste stream.		
3	Disposal docket / weighbridge ticket / receipt obtained.		
14	Copy of disposal documentation provided to Contract Manager.		
15	Previous corrective actions completed and closed out.		

12. Reference

Northern Territory Environment Protection Authority, Guideline for the Preparation of an Environmental Management Plan, May 2015, Version 1.0. The guideline identifies monitoring objectives, monitoring locations/parameters/frequency, data recording and quality control, auditing, reporting, review, training and communication as relevant EMP components.

13. Document Control and Approval

Document	Environmental Monitoring Plan - Dundee Waste Collection and Transport
Prepared for	Pristine Pools and Spas Pty Ltd
Operational location	Dundee Waste Transfer Facility, 60 Namarada Drive, Dundee Beach NT
Review frequency	At least annually and following significant change, incident or regulatory direction
Approved by	Bjorn Farley - Managing Director

Approval signature: _____

Date: _____