



Hymix

2025 Annual Environmental Management Report

Hymix – Chinderah Concrete Plant

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1.0 Background

Hymix Australia Pty Ltd (Hymix) operates Chinderah Concrete Plant, which is located on 12 Ozone Street, NSW 2487 (formally 28-30 ozone street) in the local government area of the Tweed Shire Council (TSC). The site is a concrete batching operation that delivers ready-mix concrete to customers in both Northern New South Wales and South East Queensland.

The plant was commissioned in 2005. Hymix supplies the market with approximately 20,000m³ of concrete per annum

The tenure of property is freehold. It consists of the following land parcel(s):

Freehold - Lot 1 DP1090468 (formerly registered as Lot 17 and 18 DP610959)

Hymix Chinderah Concrete Plant operates under prescribed conditions specified in Development Consent (DA-118-03-2003-i) and Environmental Protection License (EPL 12401). The Development Consent and Environmental Protection License were issued to Hymix on 5 February 2004 and 1 November 2005, respectively.

In 2009, amendments to the Protection of the Environment Operations (POEO) Regulation 2009 deregulated several activities under certain production thresholds. Deregulated activities are no longer required to hold an Environmental Protection License to operate.

As an Environmental Protection License is not required, the local authorities become the regulatory authorities for non-scheduled activities. In general, local councils can regulate non-scheduled activities through notice and enforcement powers in their Local Government Area. However, the EPA can issue a licence to regulate pollution from a non-scheduled activity. If it does, the EPA becomes the regulator for all environmental impacts from the activity under the POEO Act instead of the local council.

In the case of Hymix – Chinderah Concrete Plant, the NSW Department of Planning, Industry and Environment (DPIE) and Tweed Shire Council (TSC) are the administering authorities for the site.

2.0 Purpose

The purpose of this report is to satisfy Schedule 2 condition 7.3 of Development Application DA-118-03-2003-I which states:

“Within 12 months of operation commencing for Stage 1 of the development, and on each subsequent year, the Application shall submit an Annual Environmental Management Report. Submission of the Report in subsequent years shall be concurrent with the EPA’s Annual Return. The report shall:

- a) Include a detailed summary of all complaints received during the past year;*
- b) Include a detailed summary of monitoring results for the past year, and assess; monitoring results against the relevant impact assessment criteria identified within the conditions of the Development Consent and EIS;*
- c) Identify the non-compliances during the previous year; and*
- d) Describe any remedial actions that are being taken to ensure compliance.”*



Figure 1: Hymix - Chinderah Concrete Plant

2.1 Feedback from Previous Annual Review

Currently there has been no feedback provided to Hymix from the 2024 AEMR Submission

3.0 Complaints Register

In summary, Hymix – Chinderah Concrete Plant received zero complaints for the reporting period January 2017 to December 2025 (see Table 1)

Table 1: Summary of Complaints

Year	Nature of Complaint			
	Public	Local	Customer	Other
2025	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil
2024	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil
2023	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil
2022	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil
2021	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil
2020	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil
2019	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil
2018	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil
2017	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil	Air Quality – nil Water – nil Noise – nil

4.0 Monitoring

4.1 Air Quality Results

As prescribed in Section 3.1 to 3.3 of the Development Consent (DA 118-03-2003-i), the applicant shall:

- *Design, construct, operate and maintain the development in a manner that minimises dust emissions from the site*
- *Take all practical measures to ensure that all vehicles entering or leaving the site and carrying a load that may generate dust are managed at all times in a manner that will prevent emissions of dust from the vehicle*
- *Ensure all trafficable areas and vehicles manoeuvring areas on the site shall be maintained in a condition that will minimise the generation or emission of windblown or traffic generated dust from the site at all times*

In 2019 Hymix – Chinderah Concrete Plant implemented an air quality monitoring program to establish baseline data to identify trends and assess operational performance against prescribed air quality criteria. The program satisfies the relevant Australian Standard for dust sampling (AS3580.10.1). No air quality complaints were received for the site during 2025. Dust sampling locations can be found in Figure 2. Air quality results have been provided in table 2.

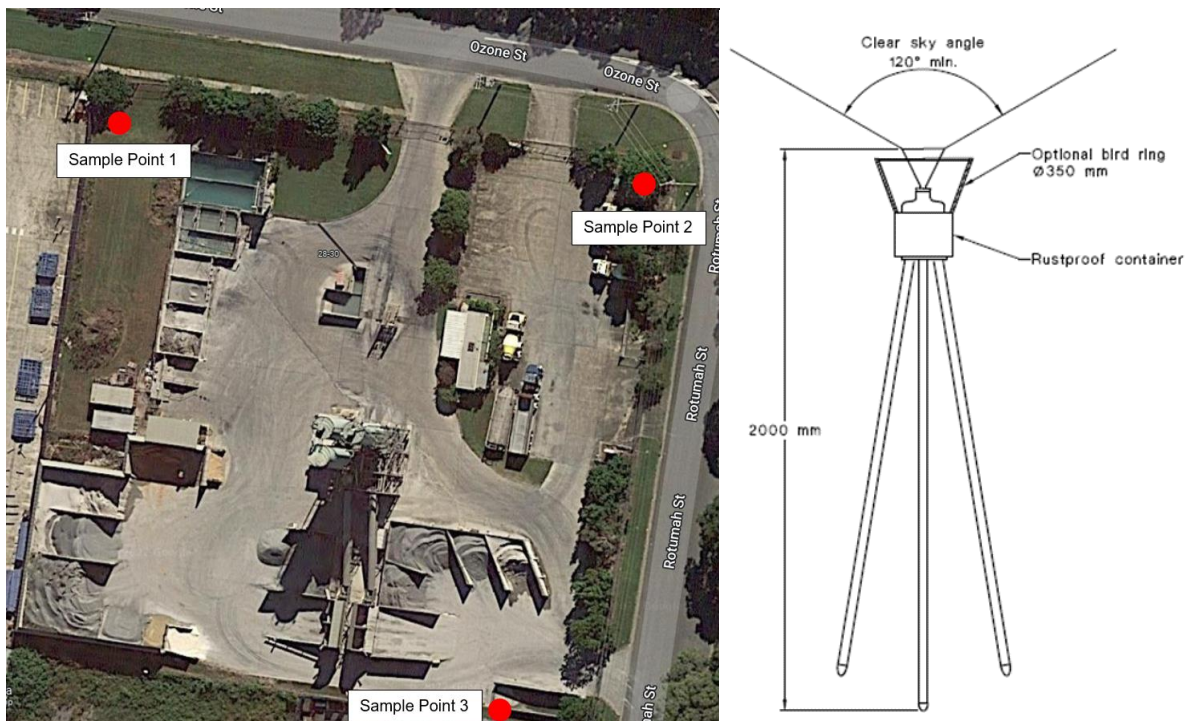


Figure 2: Dust Sampling Locations and Dust Deposition Gauge Design

Table 2: 2025 - 2019 Dust monitoring results

Year	Site Average (g/m ² /month)	Report number	Sample Point 1 (g/m ² /month)	Sample Point 2 (g/m ² /month)	Sample Point 3 (g/m ² /month)
2025	2.14	CE181343	0.8	2.7	4.0
		CE183623	0.5	1.2	3.1
		CE186270	3.4	2.2	1.4
2024	2.05	CE178056	4.5	4.2	0.3
		CE175684	0.5	1.3	1.5
2023	3.1	CE172198	1.0	1.6	3.2
		CE167392	0.7	1.7	4.4
2022	2.1	CE164123	1.0	3.2	4.2
		CE161802	1.0	1.0	2.4
		CE159046	2.6	2.7	1.1
2021	1.0	CE157499	0.4	1.6	1.0
		CE151829	1.1	Sample damaged in transit	Sample damaged in transit
2020		CE150370	2.3	3 (new)	14
		CE148366	0.6	3.1 (new)	2.7
		CE146145	0.8	30*	2.3
2019		CE142882	2.4	120*	13
		CE141009	1.5	74*	8.7
		CE139499	1	12*	4
		CE138658	4.2	210*	9

**These readings were found to be giving a false high reading because of its close proximity to the raw material stockpiles and load point. As a result, sample point 2 was moved in 2020 to the northern boundary to provide results indicative of dust leaving site.*

4.1.1 Air Discussion on Trends and Comparison with EIS

The EIS does not state any limits for air quality however it does state that ‘*typical levels previously recorded in similar locations range from 1.7 to 4.5 g/m²/month*’. The 2025 results at sample points 1, 2 and 3 over the period of Jan to March show a Total Insoluble Solid (TIS) result of 0.8, 2.7 and 4 g/m²/month respectively, March to August shows a TIS of 0.5, 1.2 and 3.1, August to December shows a result of 3.4, 2.2 and 1.4 with a total site average of 2.14 g/m²/month. When compared to historical values the site average in 2025 is 0.09 g/m²/month higher than 2024 however still 0.96 g/m²/month lower than the sites highest result and lower than the maximum typical result (4.5 g/m²/month) as expressed in the EIS. While sample point 1 and 2 have shown a reduction in TIS results compared to previous years, sample points 3 has shown a slight increase. These individual results sit between the mid range observations listed as typical in the EIS and are lower than previous highest result recorded since 2019. Taking these observations and results into

consideration, Hymix will continue to monitor in the current method however if the yearly site average result moves to above 4 g/m²/month, Hymix will take further corrective actions.

In general, the site satisfies the requirements of the approval and is deemed compliant as per prescribed air quality conditions. The site effectively manages dust by:

- All traffic areas are sealed and regularly cleaned
- Enclosing the load bay and using a dust extraction system
- Locating plant in an industrial zone
- Using sprays on aggregate ground bins
- Maintaining dust barriers around aggregate ground bins
- Daily housekeeping of hardstand areas

4.2 Noise

As prescribed in Section 3.4 to 3.6 of the Development Consent (DA 118-03-2003-i), the applicant shall:

- *Comply with the requirements of this consent, the development may be operated: 24 hours per day, on Mondays to Fridays; midnight Fridays to 6:00pm Saturday and at no time on Sundays and Public Holidays. Where practicable, delivery of raw materials and cleaning of the yard shall be restricted to daylight hours*
- *Ensure that the noise generated by the development during operation does not exceed the sound pressure level (noise limits) at the described receptors, as presented in table 3.*

Table 3: Noise Limits

Location	Time	LA_{eq(15 minutes)} noise level criteria
All residential locations	07:00am to 6:00pm Monday to Saturday	44 dB(A)*
All residential locations	6:00pm to 10:00pm Monday to Friday	45 dB(A)*
All residential locations	At all other times	43 dB(A)*

*Noise measured at the nearest effected residence on Sand Street Chinderah

The site is surrounded by other industrial activities including a concrete batching operation, a steel truss manufacturer, and a recycling business. The Pacific Motorway is approximately 180m away. The nearest sensitive receptor is approximately 380m from the site (see Figure 3) through vegetated paddocks.

In 2019 Hymix Chinderah Concrete Plant implemented a noise monitoring program to establish baseline data and identify trends and identify and instances of non-compliance. Results from monitoring have been provided in table 4.



Figure 3: Closest Sensitive Receptor

Table 4: 2024 - 2019 Noise Monitoring Data

Year	Date	Time	LA _{eq} (15 minute) Plant Running	LA _{eq} (15 minute) Plant not operating
2025	1.12.2025	9:26 am – 9:59 am		47db (A)
		9:59 am – 10:18 am	47.5	
	2.12.2025	5:05 am – 5:56 am		51.7 dB (A)
		5:57 am – 6:43 am	47.9 dB (A)	
2024	02.12.2024	8:44 am – 9:51 am		47dB (A)
	29.11.2024	8:44 am – 9:45 am	45 dB (A)	
2024 Independent Noise Audit	14.03.2024 - 18.03.2024	Continuous contribution from the plant	30 dB(A)	
2023	22.02.2023	10:15 am – 10:30 am	43 dB (A)	
	22.02.2023	10:38 am – 10:53 am		41 dB (A)
2022	27.02.2022	10:10am – 10:25am	74 dB (A)*	
	27.02.2022	9:55am – 10:10am	78 dB (A)*	
	27.02.2022	9:40am – 9:55am	73 dB (A)*	
	27.02.2022	9:24am – 9:40am	69 dB (A)*	
2021	29.03.2021	8:11am – 8:26am	53 dB (A)	
	29.03.2021	8:26am – 8:41am	53 dB (A)	

	29.03.2021	8:42am – 8:59am		51dB(A)
2020	17.06.2020	7:38am – 8:09am		59 dB (A)
	18.06.2020	8:39am – 9:24am	55 dB (A)	
	12.11.2020	6:53am – 7:08am		47 dB(A)
	12.11.2020	7:08am – 7:39am	50 dB (A)	
2019	29.3.2019	10:51am – 11:15am		45 dB(A)
	05.4.2019	9:20am – 10:00am	47 dB(A)	
Nil monitoring prior to this *2022 Results are considered to be erroneous				

4.2.1 Noise Discussion on Trends and Comparison with EIS

When compared to 2024, noise monitoring results for 2025 show a show a 2.5 to 2.9 dB increase while the plant was operating however also shows a 0 - 4.7 dB increase in noise whilst the plant was not operating (background noise). Overall, the 2025 result of 47.5 dB is the third lowest result conducted by Hymix since 2019. Hymix notes noise emissions from the operation at the monitoring location were not identifiable above traffic noise from the highway, air traffic, and localised environmental noise. This suggests noise at the monitoring location is dominated by other sources and does not reflect a 2.5 to 2.9 dB increase in emissions from the concrete plant.

The EIS states:

‘Design goals are predicted to be exceeded at residences at 64 Sand Street by 1 to 2 dB during night under a prevailing wind.’

The design goals from the EIS are noted to be equal to the noise limits shown in table 3. When compared to the EIS, the measured sound levels for 2025 were 3.5 dB higher than the design criteria expected for the 7am-6pm Monday to Saturday time frame and 4.9 higher than the design criteria expected for the 10pm-7am Monday to Saturday time frame, however as already discussed in the previous paragraph, this result contains a high amount of background noise and is not associated with the operation.

Hymix believes that no environmental harm or noise nuisance has occurred from the operation during the reporting period and is therefore compliant with noise criteria.

4.3 Water

As prescribed in Section 3.7 of the Development Consent (DA 118-03-2003-i), the applicant shall:

- *Comply with Section 120 of the Protection of the Environment Operations Act 1997 during the carrying out of the development*

Although Hymix Chinderah Concrete Plant does not have a mandated water quality performance criterion, the site continually works towards minimising environmental harm through effective implementation of the Operational Environmental Management Plan (OEMP).

In November 2023, the site commissioned an automated water treatment system. The system uses an automated dosing program in combination with high level sensors in the main water storage pit, to ensure that once the high level is reached, only water within the selected water criterion is released. Currently the system is set to only release water with pH between 6.5 and 8.5 as per the relevant criteria specified in Section 15 of the OEMP. The location of the water treatment system can be seen in Figure 4: Location of Water Treatment System.

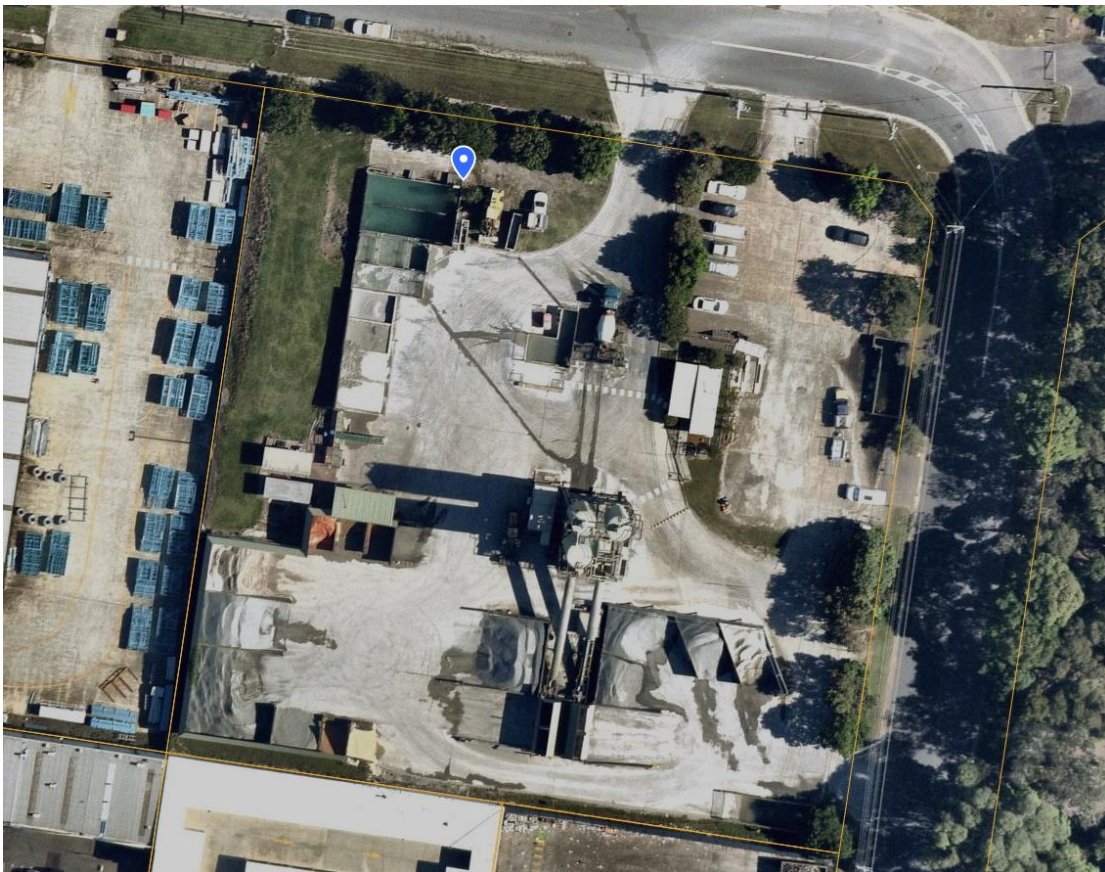


Figure 4: Location of Water Treatment System

A summary of results from the water treatment system is shown below in Table 5: Water monitoring results.

Table 5: Water monitoring results

Year	Date	Location	Reading	Year average
2025	December	O1	7.6	7.6
	November	O1	7.9	
	October	O1	8.1	
	September	O1	Nil discharge	
	August	O1	7.5	
	July	O1	6.5	
	June	O1	7.3	
	May	O1	7.4	
	April	O1	6.9	
	March	O1	7.5	
	Feb	O1	7.9	
	Jan	O1	8.1	
2024	December	O1	8.1	7.8
	November	O1	8.1	
	October	O1	7.9	
	September	O1	7.9	
	August	O1	8.2	
	July	O1	7.8	
	June	O1	8.0	
	May	O1	7.9	
	April	O1	7.8	
	March	O1	7.5	
	Feb	O1	7.6	
	Jan	O1	7.1	
2023	5/12/2023	O1	pH7.2*	8.7
	28/11/2023	O1	pH7.6*	
	21/11/2023	O1	pH 8.4*	
	6/11/2023	O1	pH9.5	
	5/07/2023	O1	pH9	
	17/05/2023	O1	pH9	
	16/05/2023	O1	pH9	
	15/05/2023	O1	pH9.5	
	22/03/2023	O1	pH9	
	24/02/2023	O1	pH9.5	
	25/01/2023	O1	pH8.5	
2022	05.07.2020	O1	pH 9.1	9.3
	26.05.2022	O1	pH 9.6	
	25.05.2022	O1	pH 9.5	
	24.05.2022	O1	pH 9.4	
	09.05.2022	O1	pH 8.9	

2021	2021 results were lost when batch computer failed. Results are now being stored on a remote server to prevent reoccurrence.			
2020	20.05.2020	O1 O2 O3	pH 9 pH 9 pH 9	9
2019	22.2.2019	O1 O2 O3	pH9 pH9 pH9	8.9
	27.2.2019	O1 O2 O3	pH9 pH9 pH8.5	

4.3.1 Water Discussion on Trends and Comparison with EIS

Hymix Chinderah is now in it’s second year of operating the water treatment system. Multiple discharges may occur during any given day of the month so for ease of reporting an average monthly value is shown above in table 5. Observations from these results show that the pH level has remained consistent since the implementation of the pH water system.

The EIS states:

‘The collection and treatment of runoff from the site and work area in settlement tanks will ensure that no suspended solids will leave site and enter the natural drainage system. Contaminated water from containing suspended solids will be collected, treated and recycled.

Even in periods of high rain, the first flush containing suspended solids will be retained. Only excess runoff will overflow to successive stages of collection pits and it would only be during exceptional periods of rainfall that excess runoff will overflow the drainage system. Since the volume of water and suspended particles naturally carried by the drainage system is high during storm events , the contribution from the batch plant site will be insignificant. Impacts on water quality will be low.’

Previously there has been no indication that suspended solids were leaving site and therefore no formal suspended solids results were recorded. During 2025 suspended solids were evaluated and shown to be less than the limit of reporting and therefore still considered to have a negligible effect on the receiving waters.

5.0 Improvements carried out during 2025

Throughout 2025, Hymix continued to maintain the environmental management/monitoring systems implemented in 2019 to improve the environmental performance of the site.

Hymix Chinderah continued using recycled aggregates in general concrete mixes as part of our national sustainability measures.

Hymix Chinderah removed the dust suppression sprays from the second load bay and commissioned the installation of a dust extraction system. This has reduced the amount of dust generated from loading in this bay and reduced the amount water used onsite for dust suppression.

Statement of Compliance

Hymix thanks the Department for taking the time to review the 2025 Annual Environmental Management Report for Hymix Chinderah.

Hymix can confirm that the operation remained compliant with conditions of the site's Development Consent and Environmental Protection License, and no complaints have been received against the operation. Hymix will continue to monitor the operations environmental performance as required and will notify the Department should any instances of non-compliance be identified.