

From: erik@jacksonenvironment.com.au
Sent: Monday, 14 November 2022 12:39 PM
To: 'info@epa.nsw.gov.au'
Cc: 'rob.hogan@epa.nsw.gov.au'
Subject: Development Modification for Water Management System and Leachate Treatment Plant Modifications – Patons Lane Resource Recovery Facility - Agency Consultation
Attachments: JEP Pty Ltd - Patons Lane SSD Mod - Consultation Letter - EPA.pdf

To Whom it May Concern,

Jackson Environment and Planning Pty Ltd has been engaged by Bingo Industries Limited (Bingo) to assist in a modification application for their Patons Lane Resource Recovery Centre (PLRRC) located at 123-179 Patons Lane, Orchard Hills (Lot 40, DP 738126).

The PLRRC is within the former Erskine Park Quarry owned by SRC Properties Pty Ltd (a wholly owned subsidiary of Bingo Industries). The facility operates under a State Significant Development approval (MP09_0074) as a resource recovery centre and landfill for commercial and industrial (C&I) and construction and demolition (C&D) wastes (non-putrescible general solid waste).

The purpose of this letter is to provide information and to seek feedback from the NSW Environment Protection Authority (EPA) regarding the proposed development modification to construct and operate integrated water management system and leachate treatment plant modifications at the site. This letter invites EPA to provide feedback on the proposed modification, which includes an additional new raw leachate dam, new contact water dam, leachate treatment plant (LTP), soil wash water treatment plant (SWWTP), infrastructure to support the wash plant, and a future connection to sewer.

We are currently preparing an Statement of Environmental Effects (SEE) for the proposed modification application. Attached is a letter that includes conceptual design plans. We would appreciate if you could provide any feedback your agency has on the proposal within two weeks.

Should you wish to discuss the project, please feel free to contact me on my details below.

Kind regards,

Erik Larson B.Sc., CPESC
Senior Consultant
Jackson Environment and Planning Pty Ltd
Suite 102, Level 1, 25-29 Berry St
North Sydney NSW 2060
M: 0490 252 334
T: 02 8056 1849
E: erik@jacksonenvironment.com.au



14th November 2022

Mr Rob Hogan
Manager Regulatory Operations - Metropolitan West
NSW Environment Protection Authority
Locked Bag 5022
Parramatta NSW 2124

By email to: info@epa.nsw.gov.au
Cc: rob.hogan@epa.nsw.gov.au

Dear Mr Hogan,

Re: Agency Consultation – Development Modification for Water Management System and Leachate Treatment Plant Modifications – Bingo Industries Limited – Patons Lane Resource Recovery Facility

The purpose of this letter is to provide information and to seek feedback from the NSW Environment Protection Authority (EPA) regarding a proposed development modification to construct and operate integrated water management systems and leachate treatment plant modifications at the Patons Lane Resource Recovery Centre (PLRRC). This letter invites the NSW EPA to provide feedback on the Proposed Modification.

The PLRRC is located in Orchard Hills (Lot 40, DP 738126) within the former Erskine Park Quarry owned by SRC Properties Pty Ltd (a wholly owned subsidiary of Bingo Industries). The facility operates under a State Significant Development approval (MP09_0074) as a resource recovery centre and landfill for commercial and industrial (C&I) and construction and demolition (C&D) wastes (non-putrescible general solid waste).

Jackson Environment and Planning Pty Ltd has been engaged by Bingo Industries Limited to prepare a development modification application for upgrades to the existing water management system and the leachate water treatment system.

The proposed elements of the integrated water management system upgrades would include an additional new raw leachate dam, new contact water dam, leachate treatment plant (LTP), soil wash water treatment plant (SWWTP), infrastructure to support the wash plant, and a future connection to sewer (see site plans in Attachment 1).

The SWWTP is proposed to be located on the north-east corner of the existing resource recovery buildings and within the confines of the surrounding earthen bunds (see plans in Attachment 1). The proposed LTP is proposed to be located to the north-east of the proposed raw leachate dam

and a potential future sewer connection point. The compound and infrastructure layout are indicative and subject to final contractor requirements and detailed design.

The upgrade of water management infrastructure to support the PLRRC and ongoing landfilling operations would not result in changes to the types or volumes of waste approved to be accepted at the facility under the existing approval.

The upgrades would modernise and improve the onsite water treatment systems and result in a positive impact to water quality at the facility. The SWWTP would allow additional resource recovery of aggregates that would otherwise be lost to landfill. The proposed plant and equipment investment by Bingo would improve the quality and quantity of recovered soils, increase landfill diversion rates and assist in delivering the objectives of the NSW Government's *Waste and Sustainable Materials Strategy 2041 Stage 1 – 2021-2027*. Provision of the LTP would improve the reliability and efficacy of the leachate management system, bringing the site in line with modern best practice and improving environmental outcomes.

Whilst EPA's recent proposed policy reform to revoke the *Recovered Fines Resource Recovery Order 2014* has been withdrawn, the EPA remain focused on working with industry to improve the quality of recovered soils from the processing of building waste, and to protect human health and the environment. The Proposed Modification supports these objectives.

Given that the impacts of the proposed integrated water and leachate plant modifications are likely to be minor (and in most cases positive), development consent under s4.55(1a) of the *Environmental Planning and Assessment Act 1979* is considered appropriate. This has been confirmed in consultation with the Department of Planning and Environment.

Specific key environmental matters that are to be addressed in the development modification application include:

- Air quality and odour;
- Visual;
- Noise and vibration;
- Transport and traffic;
- Hazard and risk;
- Soil and water management;
- Cumulative impacts; and
- Consultation with relevant Government authorities, service providers, community groups and affected surrounding landowners.

A Statement of Environmental Effects (SEE) is currently being prepared to address environmental matters. The SEE will discuss potential impacts and provide an overview of mitigation measures as required. To support the preparation of the SEE specialist consultants have been commissioned to carry out technical assessments on potential air quality and odour, noise and vibration and water quality impacts.

This letter has been prepared to consult with the NSW EPA prior to lodgement of the Proposed Modification, to seek feedback and identify any additional key matters we should include in the assessment.

We would appreciate your return response within two weeks of the date of this letter.

Please feel free to contact Mr Erik Larson, Senior Consultant, Jackson Environment and Planning Pty Ltd on 0490 252 334 or email erik@jacksonenvironment.com.au should you need any further information.

Yours sincerely,



Dr Mark Jackson B.Sc. (Hons), PhD, Grad. Cert. Mgmt., Exec. Masters Public Admin. (USYD), Certified Environmental Practitioner CEnvP (1542), Impact Assessment Specialist (IA11071), NSW Registered Environmental Assessment Practitioner REAP (R80020)

Director

Jackson Environment and Planning Pty Ltd

Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060

T: 02 8056 1849

E: admin@jacksonenvironment.com.au

W: www.jacksonenvironment.com.au

Attachments:

- Attachment 1: Site plans.

From: erik@jacksonenvironment.com.au
Sent: Monday, 14 November 2022 12:30 PM
To: 'pencit@penrithcity.nsw.gov.au'
Subject: Development Modification for Water Management System and Leachate Treatment Plant Modifications – Patons Lane Resource Recovery Facility - Agency Consultation
Attachments: JEP Pty Ltd - Patons Lane SSD Mod - Consultation Letter - Penrith City Council.pdf

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The purpose of this letter is to provide information and to seek feedback from Penrith City Council (Council) regarding the proposed development modification to construct and operate integrated water management system and leachate treatment plant modifications at the site. This letter invites Council to provide feedback on the proposed modification, which includes an additional new raw leachate dam, new contact water dam, leachate treatment plant (LTP), soil wash water treatment plant (SWWTP), infrastructure to support the wash plant, and a future connection to sewer.

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Erik Larson B.Sc., CPESC
Senior Consultant
Jackson Environment and Planning Pty Ltd
Suite 102, Level 1, 25-29 Berry St
North Sydney NSW 2060
M: 0490 252 334
T: 02 8056 1849
E: erik@jacksonenvironment.com.au





14th November 2022

Penrith City Council
Civic Centre
601 High Street
PO Box 60
Penrith NSW 2751

By email to: pencit@penrithcity.nsw.gov.au

To Whom it May Concern,

Re: Agency Consultation – Development Modification for Water Management System and Leachate Treatment Plant Modifications – Bingo Industries Limited – Patons Lane Resource Recovery Facility

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Yours sincerely,



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Director

Jackson Environment and Planning Pty Ltd

Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060

T: 02 8056 1849

E: admin@jacksonenvironment.com.au

W: www.jacksonenvironment.com.au

Attachments:

- Attachment 1: Site plans.

From: Kathryn Saunders <kathryn.saunders@penrith.city>
Sent: Thursday, 17 November 2022 6:29 PM
To: erik@jacksonenvironment.com.au
Subject: Council Preliminary Response Advice Regarding Notification of Development Modification for Water Management System and Leachate Treatment Plant Modifications - Patons Lane Resource Recovery Facility - Agency Consultation
Attachments: JEP Pty Ltd - Patons Lane SSD Mod - Consultation Letter - Penrith City Council.pdf

Dear Erik,

Thank you for your email. Please see Council's initial advice below.

- As per the SSD guidelines for preparing a modification report, the application is to be accompanied by a Modification Report rather than an SEE and is to be structured as per Appendix A of the afore mentioned guidelines.
- The application is to address SEPP (Resilience and Hazards) 2021
- The application is to include a detailed statutory compliance table as an Appendix to the Report. The table must identify all the relevant statutory requirements and indicate where they have been addressed in the Report. The Report is to include a table of all proposed condition amendments to the consent, being the subject of the modification.
- Any application is to address the relevant planning legislation including although not limited to the EP&A Regulation, Section 4.55 of the Act, permissibility, and the relevant provisions of SEPP (Precincts – Western Parkland City) 2021 including Chapter 4 Aerotropolis and Section 4.22.
- The proposal will need to address the environmental impacts of the development including airport safeguarding, traffic, noise, lighting impacts, odour, stormwater, water management and air quality.
- All reports including those that address Section 4.22 of SEPP Precincts will need to be prepared by suitably qualified and experience consultants.
- The applicant is encouraged to liaise with NSW EPA, Sydney Water, WSA Co and TfNSW including Metro/OSO teams and the community.
- A Visual Impact Assessment and high-quality landscape plan will be required. The proposal is to address PLEP and DCP provisions as may apply.
- CIV and cost of works are to be addressed.
- All matters raised by DPE are to be addressed.
- Any application is to address applicable development contributions.

Should you require more formal and detailed comments from Council, please contact Council to book a pre lodgement meeting.

Regards,

Kathryn Saunders
Principal Planner

E kathryn.saunders@penrith.city
T +61247328567 | F | M
PO Box 60, PENRITH NSW 2751
www.visitpenrith.com.au
www.penrithcity.nsw.gov.au



From: erik@jacksonenvironment.com.au <erik@jacksonenvironment.com.au>

Sent: Wednesday, 16 November 2022 12:06 PM

To: Gavin Cherry <gavin.cherry@penrith.city>

Cc: Kathryn Saunders <kathryn.saunders@penrith.city>; Michael Middleton <Michael.Middleton@penrith.city>

Subject: RE: Preliminary Response to Notification of Development Modification for Water Management System and Leachate Treatment Plant Modifications - Patons Lane Resource Recovery Facility - Agency Consultation

EXTERNAL EMAIL: This email was received from outside the organisation. Use caution when clicking any links or opening attachments.

Hi Gavin,

Thank you for being in touch regarding this proposed modification. Development consent under s4.55(1a) of the Environmental Planning and Assessment Act 1979 is considered appropriate. This has been confirmed in consultation with the Department of Planning and Environment. Because it is an s4.55(1a) pathway, DPE have indicated that no SEARs are required and DPE will review and determine the modification application.

Bingo has received feedback from the Department on 19 July 2022 outlining considerations for the modification report, which will be prepared in accordance with the SSD guidelines for preparing a modification report.

We are currently putting together the specialist reports for noise and vibration, air quality and water quality (including water balance and water impact assessment) which will form part of the overall environmental assessment and the modification application.

The proposed modification is for upgrades to the water management systems on the site. No additional waste tonnages or vehicle movements over the existing approval are proposed. No variation to the existing EPLs for the site is required. The EPA has also been provided this consultation letter requesting their feedback.

Any feedback Council could provide prior to lodging the modification application with DPE would be appreciated.

Hope this clarifies a bit more. Feel free to call me direct on my mobile to discuss further.

Kind regards,

Erik

From: Gavin Cherry <gavin.cherry@penrith.city>

Sent: Wednesday, 16 November 2022 11:14 AM

To: erik@jacksonenvironment.com.au

Cc: Kathryn Saunders <kathryn.saunders@penrith.city>; Michael Middleton <Michael.Middleton@penrith.city>

Subject: Preliminary Response to Notification of Development Modification for Water Management System and Leachate Treatment Plant Modifications - Patons Lane Resource Recovery Facility - Agency Consultation

Morning Erik

I refer to the below email and attached letter.

Can you please confirm what application pathway you are seeking to pursue this modification application under. Is this an application that you intend to lodge with DPE as an amendment to the SSD determination?.

You reference the site operates under a State Significant Development consent issue by DPE however you reference the preparation of a statement of environmental effects. DPE would typically require an Environmental Impact Statement. They would also typically require an application for SEAR's to be lodged ahead of any modification application which is then notified, and Council is afforded an opportunity to review and comment on the proposal that then informs the SEAR's response.

Please confirm the lodgement intention. Please also note that requests for engagement or advice from Council require a formalised pre-lodgement meeting to be booked with fees payable. This is Council's adopted process for all proposals especially matters progressed as State Significant Development where engagement with Council is encouraged from DPE. To pursue this booking please contact Council's Planning Administration Officer via the following email planning.admin@penrith.city

It must also be noted that the suggested 2 x weeks' timeframe for review and comment is not likely feasible.

Regards

Gavin

Gavin Cherry
Development Assessment Coordinator

E Gavin.Cherry@penrith.city
T [+61247328125](tel:+61247328125) | F +612 4732 7958 | M
PO Box 60, PENRITH NSW 2751
www.visitpenrith.com.au
www.penrithcity.nsw.gov.au





From: erik@jacksonenvironment.com.au <erik@jacksonenvironment.com.au>

Sent: Monday, 14 November 2022 12:30 PM

To: Penrith City Council - RECORDS <council@penrith.city>

Subject: Development Modification for Water Management System and Leachate Treatment Plant Modifications - Patons Lane Resource Recovery Facility - Agency Consultation

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To Whom it May Concern,

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Should you wish to discuss the project, please feel free to contact me on my details below.

Kind regards,

Erik Larson B.Sc., CPESC

Senior Consultant
Jackson Environment and Planning Pty Ltd
Suite 102, Level 1, 25-29 Berry St
North Sydney NSW 2060
M: 0490 252 334
T: 02 8056 1849
E: erik@jacksonenvironment.com.au



Virus-free. www.avg.com

Mark Jackson

From: Brad Searle <Brad.Searle@bingoindustries.com.au>
Sent: Friday, 9 December 2022 1:59 PM
To: mark@jacksonenvironment.com.au
Cc: Mamdouh Elomar; Sean Fishwick; Jason Goodman
Subject: FW: Sydney Water / Bingo - Introduction meeting

Hi Mark

See below.

We have made contact with Chris Gaant at Sydney Water regarding a future recycled water connection to the site from AWRC plant located in the Twin Creeks area to the south of our site. This is expected to come on line in 2026.

We will have a potable water connection established in the near term.

Cheers

Brad

Kind Regards,

Brad Searle

Environment, Approvals and Regulatory Compliance Manager
(M) 0408 204 054



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Victoria Office 372-374 Dynon Rd, West Melbourne, Kulin Country, VIC, 3003
bingoindustries.com.au

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From: Chris Gantt <CHRIS.GANTT@sydneywater.com.au>
Sent: Thursday, 8 December 2022 11:50 AM
To: Tara Osborne <Tara.Osborne@bingoindustries.com.au>; Brad Searle <Brad.Searle@bingoindustries.com.au>; Matt Hyatt <Matt.Hyatt@bingoindustries.com.au>
Cc: Django Seccombe <DJANGO.SECCOMBE@sydneywater.com.au>; Daniel Cooper <DANIEL.COOPER@sydneywater.com.au>; Chris Gould <CHRIS.GOULD@sydneywater.com.au>
Subject: RE: Sydney Water / Bingo - Introduction meeting

Tara, Brad and Matt,

Let me know how I can help and support from a customer relationship management perspective.

I am away from 15 December until the second week in January.

I look forward to connecting when the time suits your project(s)/schedule.

Best,

Chris

Chris Gantt
Head of City Growth & Development
Business Development Group



M +61 447 675 280
E chris.gantt@sydneywater.com.au

From: Chris Gould <CHRIS.GOULD@sydneywater.com.au>
Sent: Wednesday, 7 December 2022 7:59 PM
To: Tara.Osborne@bingoindustries.com.au; Brad.Searle@bingoindustries.com.au; Matt.Hyatt@bingoindustries.com.au
Cc: Django Seccombe <DJANGO.SECCOMBE@sydneywater.com.au>; Chris Gantt <CHRIS.GANTT@sydneywater.com.au>
Subject: RE: Sydney Water / Bingo - Introduction meeting

Hi Tara, Brad and Matt

It was great meeting you on Monday. Good catch up.

Here are the connections on the three areas we spoke about

- 1) Chris Gantt – Head of City Growth and Development – for your Eastern Creek facility re: Recycled Water and connecting with AWRC (chris.gantt@sydneywater.com.au)
- 2) Django Seccombe – A/Head of Western Sydney Development – for what we are doing / could be doing in the pyrolysis tech space (django.seccombe@sydneywater.com.au)
- 3) Dan Cooper – Head of Innovation and Product Development – for the Liverpool Waste to Energy Project and if there are any synergies there (dan.cooper@sydneywater.com.au)

Feel free to reach out to them when the timing suits. Look forward to meeting again soon.

Chris

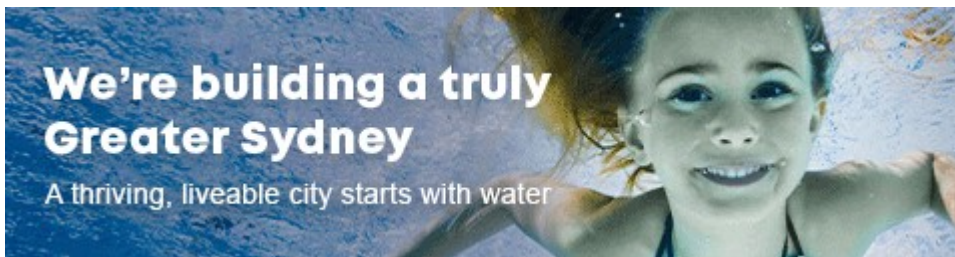
Chris Gould

General Manager Business Development
Business Development Group

Mobile 0435 685 839
chris.gould@sydneywater.com.au

Level 13, 1 Smith Street
Parramatta NSW 2150





Sydney Water respectfully acknowledges the traditional custodians of the land and waters on which we work, live and learn. We pay respect to Elders past and present.

[Read more](#) about our commitment to reconciliation.



-----Original Appointment-----

From: WOODLEY, MEGAN <MEGAN.WOODLEY@sydneywater.com.au>

Sent: Tuesday, 15 November 2022 12:11 PM

To: WOODLEY, MEGAN; GOULD, CHRIS; Tara.Osborne@bingoindustries.com.au;

Brad.Searle@bingoindustries.com.au; Matt.Hyatt@bingoindustries.com.au

Subject: Sydney Water / Bingo - Introduction meeting

When: Monday, 5 December 2022 2:00 PM-3:00 PM (UTC+10:00) Canberra, Melbourne, Sydney.

Where: Microsoft Teams Meeting

Purpose: Introduction session between our respective organisations

Microsoft Teams meeting

Join on your computer, mobile app or room device

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