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**EPA Advice on the Modification Application for Banksmeadow Waste Transfer Terminal
SSD-5855-Modification 3**

Dear David,

I am writing in response to your request for the NSW Environment Protection Authority (EPA) to review the Modification Application and Report for Modification 3 of Banksmeadow Waste Transfer Terminal (BWTT) at 14 Beauchamp Road, Banksmeadow NSW 2019 (the Premises).

Background

The BWTT is owned and operated by Veolia Environmental Services (Australia) Pty Ltd (Veolia – the Proponent) and is subject to Environment Protection Licence no. 20581 (environment protection licence) issued by the EPA under the *Protection of the Environment Operations Act 1997* (the Act). The Licence authorises the undertaking of ‘waste storage’ and ‘non-thermal treatment of general waste’.

The EPA has reviewed the document titled ‘*Banksmeadow Transfer Terminal – State significant development – Modification 3*’ (version R2), prepared by Element Environment Pty Ltd and dated 10 November 2025 (Modification Report). The EPA notes that the following relevant supporting documents are referred to in the Modification Report and are provided in the Appendices:

- ‘*Odour Memo for Veolia Banksmeadow Transfer Terminal Modification 3*’ (odour memo), prepared by Todoroski Air Sciences and dated 29 September 2025; and
- ‘*Acoustic Review – Banksmeadow Waste Transfer Terminal – SSD Modification 3*’ (acoustic review), prepared by Muller Acoustic Consulting Ltd and dated 10 September 2025.

The EPA understand the Modification Application seeks to modify State Significant Development (SSD) consent 5855 (the consent) to enable:

- the receipt and transfer of up to 500,000 tonnes per annum (tpa) of putrescible waste and up to 100,000 tpa of non-putrescible waste, such that the combined total of putrescible and non-putrescible waste received does not exceed 500,000 tpa;
- an increase in the amount of food organic and garden organic (FOGO) waste permitted to be transported by road from 12,000 tpa to up to 20,000 tpa (if not transferred by rail to Woodlawn Eco Precinct);
- the ability to transport FOGO by road to the TopSoil Organics facility at Forbes, NSW, or alternate resource recovery facilities, and

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- the ability to transport non-putrescible waste by road to the proposed Veolia Materials Recycling Facility at Camellia, NSW, or alternate resource recovery facilities.

The Modification Report states that the modification will not require any construction activities and will not impact any build or operational aspects of the BWTT. Additionally, there will be no change to the at any-one-time waste storage limit of 6,225 tonnes.

EPA Advice

Noise

The EPA's role is to assess the environmental impacts of the activities undertaken at the Premises, which does not include road noise from local traffic movements. Further, the acoustic review states that additional movements for the road transport of FOGO will be accommodated within the limit of 371 trucks per day already permitted at the Premises. As no additional noise impacts are expected at the Premises, EPA has no comments in relation to noise for the Modification proposal.

Air/Odour

Based on the information provided, the proposed modifications **will require** a variation to the existing environment protection licence to allow for the transfer of up to 100,000 tpa more putrescible waste in place of the approved non-putrescible limit, with no change to the total throughput of waste accepted at the premises.

The Modification Report states that three complaints were received from neighbouring commercial/industrial premises in relation to odour during the 2024-25 period – of which only two were verified. The EPA generally agrees that there will be no material change to the odour profile resulting from an increase in putrescible waste. However, the increased volumes of putrescible waste may result in increased odour emissions and impact neighbouring commercial/industrial facilities.

The EPA recommends that the conditions of consent include a requirement for Veolia to engage an appropriately qualified and independent consultant to complete and submit an Odour Impact Review within six (6) months of receiving approval from the consent authority. Given the overall low-risk nature of potential odour impacts associated with the proposed increase in putrescible waste, and noting the existing odour management controls already in place at the Premises, this review is intended to be qualitative.

The Odour Impact Review should demonstrate how the Premises continues to comply with relevant regulatory and legislative requirements relating to odour, and should incorporate:

- a summary of engagement, feedback, and consultation with neighbouring industrial and commercial premises; and
- supporting evidence of odour audits conducted by an appropriately qualified and independent consultant.

The completion of the review would ensure that odour performance is transparently monitored and communicated, while remaining proportionate to overall the low-risk nature of the proposed increase.

If you have any questions about this request, please contact Rajesh Mottey, Senior Operations Officer, EPA via email at Rajesh.Mottey@epa.nsw.gov.au.

Yours sincerely



Trevor Wilson
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Environment Protection Authority