

Our ref: SSD-72775222

Mr Paddy Gavin
Director
Demast Pty Ltd
7 Long St
Smithfield NSW 2164

22 December 2025

Subject: Request for Additional Information

Dear Mr Gavin

I refer to the Department of Planning, Housing and Infrastructure's (the Department) letter on 12 December 2025, which advised that the Department would be providing comments following the exhibition of the Environmental Impact Statement for the proposed Demast Sludge Dewatering Plant (SSD-72775222).

As part of your Submissions Report addressing submissions and advice received during exhibition of your application, the Department requests you provide a response to the issues included in **Attachment 1** to this letter.

If you have any questions, please contact David Ansen on (02) 8289 6721 or via email at David.Ansen@planning.nsw.gov.au.

Yours sincerely



Joanna Bakopanos

A/Director

Industry Assessments

as delegate for the Planning Secretary

Attachment 1 – Department's Request for Information

General

1. Provide a copy of the existing development consent and approved plans
2. The Department understands that a modification to the existing Council consent was previously sought for a throughput increase to 96,000 tonnes per annum, but this has not been addressed in the EIS. Please provide detail on this proposal and its outcomes
3. Provide details of all mobile plant operated at the development, including storage and refuelling arrangements

Traffic

4. Section 4.4 of the Traffic and Transport Impact Assessment notes that the driveway to Tait Street within the T-junction with Britton St is not in accordance with AS2890.1:2004. Provide a road safety audit that details how continued safe vehicle access to the development will be achieved with the proposed uplift in vehicle movements
5. Delays are likely to occur with any westbound vehicles turning right into the site from Long St during peak periods, due to the volumes of eastbound traffic. Detail how queueing of vehicles accessing the site would be prevented during peak hours

Water

6. Sydney Water has raised concerns around impacts from increased discharge to sewer as a result of the development. Please respond to the concerns and recommendations raised in the advice received from Sydney Water
7. Provide a characterisation and assessment against Council stormwater quality targets of pollutant loads in runoff directed to stormwater from the first flush system
8. Provide plans which show all bunding on the site as described in the EIS, including detail on bund heights
9. On-site truck washing is discussed in the EIS and Integrated Water Management Strategy. Please show on plans where vehicle washdown is undertaken and describe this process
10. Detail the management of wastewater and sludge from the wheel wash

Flood

11. Section 10.2.3 of the EIS states that it is expected that floodwater and suspended sediment would be contained within building 1 and likely contained within building 2 in a probable maximum flood (PMF) event. Please detail measures that would be in place to provide confidence no conveyance of waste or leachate from the site would occur in any flood event up to and including the PMF

12. Provide additional detail on the primary evacuation route and its constraints, including anticipated time to evacuate to a safe place and under what flood conditions it may be unsuitable
13. The preliminary flood emergency response plan includes several uncertain decision points regarding emergency management strategy and evacuation route. Detail all decision points, triggers and responses in the proposed flood emergency response
14. If shelter-in-place is proposed as an emergency management strategy, provide an assessment against criteria in the *Shelter in place guideline for flash flooding* (DPHI, 2025)

Waste management

15. Provide detail of the proposed groundwater waste stream including its sources, characterisation, testing and receival arrangements; and how groundwater would be incorporated into the waste process
16. The NSW Environment Protection Authority (EPA) has raised concerns around the proposed blending of General Solid Waste soils with existing waste streams. Please provide a detailed response to the concerns raised by the EPA and an assessment of the proposed handling and processing of waste against the EPA *Guidelines on Resource Recovery Orders and Exemptions*
17. The EIS does not clearly identify the purpose of the three covered outdoor storage bays in the hardstand area. Detail what is stored in these bays and what measures would be in place to ensure that waste products stored are not conveyed or windswept outside of the bays and that leachate is not generated