

Ms Sheelagh Laguna
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By email: sheelagh.laguna@planning.nsw.gov.au

SSD-11606719 – DADEC Throughput Increase – EPA Response to *Bingo DADEC throughput SSDA AASR Response letter*

Dear Ms. Laguna,

Thank you for the referral to the Environmental Protection Authority (**EPA**) requesting review and advice on the *Supporting Document- Bingo DADEC throughput SSDA AASR Response letter*, dated 15 January 2026, prepared by ARCADIS Pty Ltd, for the Eastern Creek Recycling Ecology Park, operated by Dial-A-Dump (EC) (**Proponent**), and located at 1 Kangaroo Avenue, Eastern Creek (**Premises**).

The Proponent has prepared a response to comments, including those made by the EPA, on the *Eastern Creek REP Throughput Increase Addendum Amendment and Submissions Report*, provided to the Department of Planning, Housing and Infrastructure (**DPHI**) on 25 November 2025. The EPA's comments of the 25 November 2025 included recommended conditions of consent.

The EPA has reviewed the Proponents responses to the comments and recommended conditions provided by the EPA and provides the following further comments.

Air Quality Impact Assessment

1. The Proponent agrees to the proposed condition of consent to limit access and internal road speeds, in accordance with the *Amended Air Quality Impact Assessment*.
2. The Proponent agrees to the proposed licence conditions for the implementation of real-time monitoring, the development of a site-specific trigger action response plan (TARP) and the evaluation of the effectiveness of reactive management practices.

Noise

1. The EPA does not agree that adopting the existing noise limits, approved under the current development consent (MP06_0139), is the most appropriate and balanced approach. Nor is it appropriate to adopt limits higher than what the Environmental Assessments (**EA's**) provide as achievable.

As noted on the 25 November 2025, when predicted noise levels are identified in the EA's provided with an application, the EPA is guided by '*What the NSW EPA Considers when Developing Noise Conditions for Activities Assessed using the Noise Policy for Industry Acoustics Australia Vol. 51, No. 2, June 2023*'. The noise limits recommended by the EPA (25 November 2025) are based on the achievable levels of performance outlined in the revised *Noise and Vibration Impact Assessment* (NVIA), a document that has been declared to not contain false and misleading information. These remain the EPAs position, with the following exception.

Subsequent to our previous advice, the EPA notes that the *Noise Policy for Industry* (NPfI, EPA, 2017) allows for the minimum daytime limit to be 40dBA for an existing development. As such, the EPA can support the daytime limit for the Erskine Park Residential Receivers being increased from 35dBA to 40dBA.

2. The EPA acknowledges that the hours of operation for the Site Workshop and the Maintenance and Manufacturing Workshop were erroneously specified as 5am to 9pm on Saturday, Sunday and Public Holidays. The Proponent has amended this to be 6am – 6pm each day (including weekends and public holidays). The EPA raise no objections to this.

Water

1. The Proponent agrees to the proposed condition of consent:
 - a. to construct Basin B prior to Stage 2;
 - b. to design, construct, operate and maintain Basin B in accordance with *Managing Urban Stormwater: Soils and Construction Volume 1* (NSW Department of Housing, 2004); and
 - c. that Basin B be designed to capture and treat all sediment-laden runoff during a 90th-percentile 5-day rainfall event.
2. The Proponent agrees to provide details for a new discharge point for Basin B in a licence variation application.
3. The Proponent agrees to the proposed condition of consent to install the water management infrastructure approved under MP06_0139-Mod 9 (**Mod 9**) prior to an increase in site throughput. However, the Proponents' response to DPHI regarding this matter differs.

The Proponent's response to DPHI asserts that an increase in material throughput does not impact the stormwater quality because the volume of stormwater will not change and stockpiling of more 'inert material' does not alter current land use practices.

The EPA reiterate that a 500,000-tonne increase in material being processed each year will increase the amount of waste being stored in an area draining to the north-west treatment train. This waste has been identified as likely contributing to the elevated pollutants identified in the *amended Surface Water Impact Assessment* (SWIA), by AT&L (ammonia, copper, electrical conductivity, pH and zinc). The water treatment infrastructure in the north-west treatment train, now approved under Mod 9, was originally part of SSD 11606719 and should not be considered separate. The EPA support the construction of the water treatment infrastructure, approved under Mod 9, prior to any increase in throughput.

4. The infrastructure approved as part of Mod 9 includes "consideration of the potential throughput increase in the sizing and design". However, as stated above, the development of the north-west water treatment train cannot be considered separate just because it was assessed in Mod 9, they were originally combined and have regard to stormwater treatment from both Mod 9 and the throughput increase. As the Proponent has agreed to construct the water treatment infrastructure, approved under Mod 9, prior to any throughput increase, the inclusion of the 500,000-tonne increase in material processing will be included

in the 12-month discharge monitoring program required by condition 28aa of the Mod 9 consent by default. The EPA is satisfied with this.

5. The Site Workshop and Maintenance and Manufacturing Workshop are not waste facilities and will not be used to store waste. The EPA is satisfied that the Proponent will incorporate measures during the detailed design phase to exclude stormwater from activities within the buildings.

The EPA is satisfied with the responses provided by the Proponent and requires no further information. The EPA provides no further recommended conditions of consent.

The EPA advises that should the Project be granted approval, the Proponent will need to apply for a variation to the environment protection licence (EPL) No.13426 and No.20121 for the Premises pursuant to Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act).

If you have any further questions about this issue, please contact Damon Bolton on (02) 9995 6621 or at damon.bolton@epa.nsw.gov.au.

Yours sincerely,

A handwritten signature in blue ink that reads "DAMIEN ROSE". The signature is written in a cursive, slightly stylized font.

4.02.2026

Damien Rose
Unit Head Regulatory Operations
Sydney West and City