

Modification of Development Consent

Section 4.55 (1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces under delegation executed on 9 March 2022, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions outlined in Schedule 2.



Lindsey Blecher
Team Leader
Industry Assessments

Sydney

12 March 2026

File: EF25/16121

SCHEDULE 1

Development Consent

Development Consent: SSD 5855 granted by the Planning Assessment Commission on 28 April 2015

For the following: The construction and operation of a waste transfer terminal

Modification 3

Modification Application: SSD-5855-Mod-3

Modification to:

- increase road transport of FOGO for recycling to 20,000
- permit additional sources and destinations for FOGO transferred by road and non-putrescible waste
- permit receipt of up to 500,000 tonnes per annum of putrescible waste

Applicant: Veolia Environmental Services (Australia) Pty Ltd

Consent Authority: Minister for Planning and Public Spaces

The Land: 14 Beauchamp Road and 34-36 McPherson Street, Banksmeadow
Lot A in DP 36725
Lot B in DP 366725
Lot 1 in DP 435497
Part Lot 20 in DP 1231202

SCHEDULE 2

The consent is modified as follows:

In Schedule 2: Administrative Conditions

1. Delete the definition for Operation and replace with the following:

Receipt and transfer of up to 500,000 tonnes per annum of general solid waste, with non-putrescible waste comprising a maximum of 100,000 tonnes per annum
2. In the definition for 'Modification Assessments' insert a new point (c) immediately after point (b) as follows:

(c) Modification Application SSD-5855-MOD-3 and accompanying document titled, 'Banksmeadow Transfer Terminal – State Significant Development, Modification 3' prepared by Element Environment Pty Ltd, dated 10 November 2025

In Schedule 2: Administrative Conditions

3. Delete Condition 5 and replace with the following:

5. The Applicant must not receive and transfer more than 500,000 tonnes per annum of general solid waste in total, comprising:
 - (a) No more than 500,000 tonnes per annum of general solid waste (putrescible) which is to be transported via rail to the Veolia Woodlawn Eco Precinct or via road per Condition 5A
 - (b) No more than 100,000 tonnes per annum of general solid waste (non-putrescible) which is to be transported via road to a suitably licenced resource recovery facility.
4. Delete Condition 5A and replace with the following:

5A. Within the putrescible waste limit specified in Condition 5(a), the Applicant must not receive more than 20,000 tonnes per annum of food organics and garden organics (FOGO) waste which is to be transported via road to an appropriately licenced resource recovery facility.
5. Delete Condition 5B and the attached note.

In Schedule 3: Environmental Performance Conditions

6. Insert new Condition 35 immediately after Condition 34 as follows:

35. The Applicant must carry out an Odour Audit of the development no later than six months after the approval of Modification 3 of the development. Division 9.4 of Part 9 of the EP&A Act applies to this audit which is for the purpose of ensuring that odour performance is transparently monitored and communicated. The audit must:
 - (a) be carried out by a suitably qualified, experienced and independent person(s), whose appointment has been endorsed by the Planning Secretary;
 - (b) audit the development in full operation;
 - (c) include a summary of odour complaints and any actions that were carried out to address the complaints;
 - (d) assess the operation against odour impact predictions in the EIS and Modification Assessments;
 - (e) review design and management practices in the development against industry best practice for odour management; and
 - (f) include an action plan that identifies and prioritises any odour mitigation measures that may be necessary to reduce odour emissions.

Note: *The Odour Audit may be prepared so that it addresses the requirements of this consent and the EPL for the development.*
7. Insert new Condition 36 immediately after Condition 35 as follows:

36. Within six months of commissioning of the Odour Audit required by Condition 35, or as otherwise agreed by the Planning Secretary, the Applicant must submit a copy of the Odour Audit report to the satisfaction of the Planning Secretary, together with the Applicant's response to any recommendations contained in the Odour Audit report.