



Erskine Park Waste and Resource Management Facility

Section 4.55(1A) Modification to SSD 7075 – Bin Storage

Acknowledgement of Country

EME Advisory recognises the continuing connection First Nations people have to their land. We would like to acknowledge the Traditional Custodians of the lands on which we work and pay our respect to Elders past, present and emerging.

Table of Revisions

Revision	Date	Description	Author	Reviewed	Approved
Rev0	9/01/2025	Modification Report	Paul Bryant	Brian Cullinane	Brian Cullinane
Rev1	11/02/2026	Modification Report	Paul Bryant	Brian Cullinane	Brian Cullinane

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Signed Declaration

Project Details:		
Project Name:	Erskine Park – Bin Storage	
DA Number:	SSD-7075 (Modification 6)	
Site Address:	85-87 Quarry Road, Erskine Park, Penrith NSW 2759	
Lot / DP	Lot 1 on DP1140063	
Applicant Details:		
Applicant name:	Cleanaway Pty Ltd	
ABN:	79 000 164 938	
Applicant address:	PO Box 1824, Milton, QLD 4064	
Report Prepared by:		
Name:	Paul Bryant Senior Environmental Planner	Brian Cullinane Director
Professional qualifications:	B. Environmental Science M. Urban and Environmental Planning	M.Sc. Environmental Science
Proposed Modification:		
Approval Pathway:	Section 4.55(1A) of the Environmental Planning and Assessment Act 1979	
Description:	This modification application is seeking approval for construction of a new hardstand area for the temporary storage of skip bins	
Declaration:		
The undersigned declares that this Modification Report: - Has been prepared in accordance with the <i>Environmental Planning and Assessment Regulation 2021</i> - Contains all available information relevant to the environmental assessment of the modification Project and does not contain information that is false or misleading - Identifies and addresses all relevant statutory requirements, including any relevant matters for consideration in environmental planning instruments - Has been prepared having regard to the <i>State Significant Development Guidelines -Preparing a Modification Report</i>		
Signature:		
Date:	11/02/2026	

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Glossary

Abbreviation	Definition
DCP	Development Control Plan
DPHI	NSW Department of Planning, Housing and Infrastructure
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2021</i>
EPA	NSW Environment Protection Authority
EPI	Environmental planning instrument
EPL	Environment Protection Licence
LEP	Local Environmental Plan
LGA	Local Government Area
Planning Systems SEPP	<i>State Environmental Planning Policy (Planning Systems) 2021</i>
PAC	Planning Assessment Commission
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Resilience and Hazards SEPP	<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>
RRF	Resource Recovery Facility
SEPP	State Environmental Planning Policy
SSD	State significant development
Transport and Infrastructure SEPP	<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>
WRMF	Waste and Resource Management Facility
WTS	Waster Transfer Station

1 Introduction

This section provides an overview of the Project. It identifies the applicant and describes the Site and the existing approved development. It also outlines the purpose and structure of this modification report.

1.1 Modification project overview

Cleanaway Pty Ltd (Cleanaway) is seeking a modification to Development Consent SSD-7075 (Modification 6) to permit the storage of skip bins (the Project) at the existing Waste and Resource Management Facility (WRMF) at 85-87 Quarry Road, Erskine Park (the Site) in the Penrith Local Government Area (LGA) on Lot 1 on DP1140063 (refer **Figure 1**). This modification report has been prepared by EME Advisory to support an application by Cleanaway to modify SSD-7075 under section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.2 Background

The Planning Assessment Commission (PAC), acting as delegate of the Minister for Planning, approved an application for the Erskine Park Waste and Resource Management Facility (WRMF) Staged Development Application (SSD 7075) on 5 October 2016, comprising:

- *A concept plan for a WRMF with a maximum processing capacity of 300,000 tonnes per annum (tpa). All waste received at the WRMF shall enter the Waste Transfer Station (Stage 1); up to 150,000 tpa of this waste may be recycled at the Resource Recovery Facility (Stage 2)*
- *Construction and operation of the Stage 1 Waste Transfer Station with a maximum processing capacity of 300,000 tpa.*

The Stage 1 Waste Transfer Station has been in operation since 2019 and receives commercial and household waste from the Western Sydney region. Basic resource recovery is undertaken with residual waste transported to a licensed waste management facility off-site.

An application for the Stage 2 Resource Recovery Facility (RRF) has not yet been made. Development Consent SSD 7075 requires the undeveloped Stage 2 RRF area to be grassed until such time as construction can commence. Cleanaway is seeking to modify Development Consent SSD 7075 to allow the Stage 2 RRF area (Project Area) to be used for skip bin storage. Cleanaway has communicated previously with DPHI regarding the future of the Stage 2 RRF.

1.3 Application particulars

Details of particulars that are the subject of the Application are provided in **Table 1**.

Table 1: Application Particulars

Particular	Details
Applicant	Cleanaway Pty Ltd Postal Address: PO Box 1824, Milton, QLD 4064 ABN: 79 000 164 938
Nominated Contact	Paul Vella Regional Manager – C&I Metro Solids

Particular	Details
	48 Quarry Road, Erskine Park NSW 2759
Lot/Plan	Lot 1 on DP1140063
Application Type	Modification under section 4.55(1A) of the EP&A Act
Original Consent	SSD-7075
Relevant Environment Protection Licence (EPL)	EPL 20986, issued to Cleanaway Pty Ltd
Land Ownership	The registered owner of the Site is Cleanaway Pty Ltd.
Land Use Zonings	Zoning for the Site is administered under the <i>State Environmental Planning Policy (Industry and Employment) 2021</i> (Industry and Employment SEPP). The Site is zoned as IN1 General Industrial (refer Figure 2)

1.4 Site context

1.4.1 Regional context

The Project is located approximately 42 kilometres (km) from the Sydney central business district; and sits within an area of longstanding industrial and employment uses under the Western Sydney Employment Area (WSEA) (Precinct 7 Erskine Park Employment Lands), which is administered under the *State Environmental Planning Policy (Industry and Employment) 2021* (Industry SEPP). The WSEA was established by the NSW government to provide businesses in the region with new land for industry and employment, including transport and logistics, warehousing and office space (Department of Planning and Environment 2014). The WSEA is now the largest employment area in NSW, covering approximately 2,450 hectares (ha) across four LGAs, these being Blacktown City, Fairfield City, Penrith City, and Liverpool City.

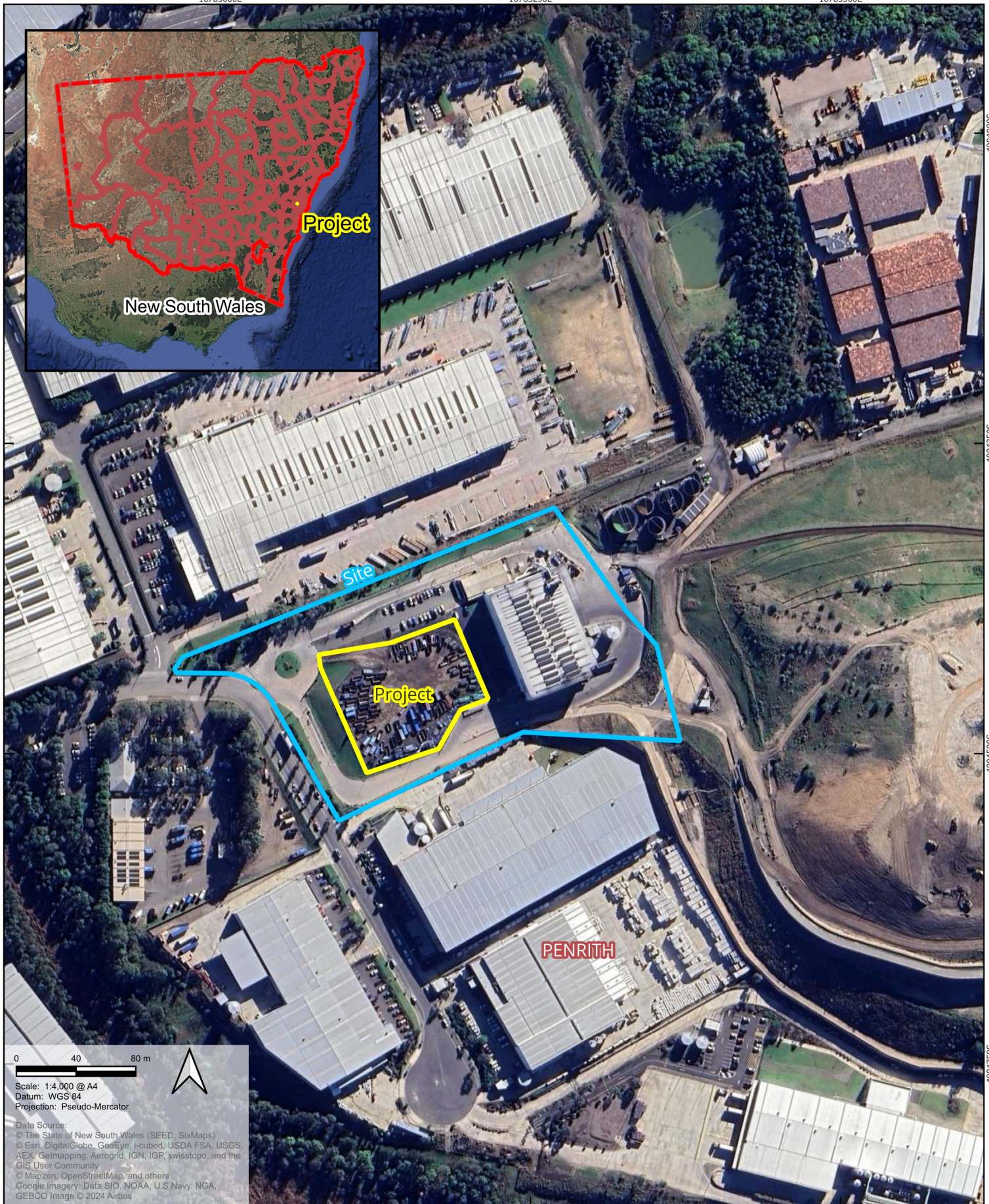
1.4.2 The Site

The Site area is approximately 3.5 ha, with the Project occupying approximately 0.85 ha. The Erskine Park Waste Transfer Station is located on the eastern area of the Site with associated hardstand, parking, surface water infrastructure and load out area. The Site is accessed via Quarry Road with a weighbridge located close to the northern boundary.

The area designated for the Stage 2 Resource Recovery Facility (RRF) is currently undeveloped.

The Erskine Park landfill, owned and operated by Enviroguard (a subsidiary of Cleanaway), is located to the east of the Site, with a Cleanaway Truck Depot located to the west at 48 Quarry Road (the Truck Depot). Existing industrial facilities are located to the north and south.

The nearest residential dwellings are located over 600 m to the north, with developed industrial land parcels and a transmission line corridor occurring between these residences and the Site. Further residential dwellings and a childcare centre occur approximately 620 m to the west of the Site, to the west of Mamre Road.



Cleanaway Pty Ltd
Erskine Park SSD 7075 Modification Application



Figure 1:
Project Location Erskine Park Bin Storage

1.5 Existing approved development

1.5.1 Modification history

If approved, the Application would be the 6th modification to SSD-7075. **Table 2** lists the history of consents and modifications applicable to the Site.

Table 2: Development Consent History

Application Number	Determination Date	Decider	Modification Description
DA 11/0063	June 2011	Sydney West Region Joint Planning Panel	Installation and operation of a Leachate Treatment Plant to manage leachate from the Erskine Park Landfill. SSD 7075 provides for leachate from the WTS to be sent to the LTP for treatment. The Project will not interact with the LTP and it is not located within the RRF area.
SSD 7075	5 October 2016	Planning Assessment Commission	A concept plan for a WRMF with a maximum processing capacity of 300,000 tonnes per annum (tpa). All waste received at the WRMF shall enter the Waste Transfer Station (Stage 1), up to 150,000 tpa of this waste may be recycled at the Resource Recovery Facility (Stage 2) Construction and operation of the Stage 1 Waste Transfer Station with a maximum processing capacity of 300,000 tpa. The construction of the Stage 1 WTS included site wide infrastructure to support the WTS and future RRF, including access road, weighbridge, hardstand, truck parking, office and car parking, surface water infrastructure and site landscaping.
SSD-7075-Mod-1	25 August 2017	A/Director, Industry Assessments	Modifications to the development staging, car and truck parking, the office, the load-out bays, the stormwater management system, site levels, and landfill ramps.
SSD-7075-Mod-2	26 February 2018	Director, Industry Assessments	Modifications to the site levels, access ramp, and car parking.
SSD-7075-Mod-3	24 October 2018	Director, Industry Assessments	Modifications to Stage 1 Waste Transfer Station operation, including the installation of a manual sort line, minor site layout alterations, and minor building design alterations.
SSD-7075-Mod-4	25 October 2018	Director, Industry Assessments	Extension to construction hours.
SSD-7075-Mod-5	7 July 2023	Team Leader, Industry Assessments	Upgrade waste stored at any given time from 1,040 tonnes to 3,000 tonnes, processing up to 35,000 tpa of glass, and update site layout by removing manual sort line and replacing with glass breaking line.

1.6 Document Purpose and Structure

The purpose of this report is to assess the economic, environmental and social impacts of the Project in line with the *State Significant Development Guidelines – Preparing a Modification Report* (Modification Report Guidelines) and pre-application advice provided by the New South Wales (NSW) Department of Planning, Housing and Infrastructure (DPHI). The report is organised as follows:

- **Section 1: Introduction**

- **Section 2: Strategic Context**
- **Chapter 3: Description of the Modification**
- **Chapter 4: Statutory Context**
- **Chapter 5: Engagement**
- **Chapter 6: Assessment of Impacts**
- **Chapter 7: Justification of Modified Project**
- **Appendix A: Site Plans**

Clause 100 of the *Environmental Planning and Assessment Regulation 2021* identifies the information that must be included in a modification application. **Table 3** identifies where this information can be found in the Modification Report.

Table 3 information to be included with a modification application

Ref	Matter	Response
(1)	A modification application must contain the following information -	
(a)	the name and address of the applicant,	Section 1.3
(b)	a description of the development that will be carried out under the development consent,	Section 3
(c)	the address and folio identifier of the land on which the development will be carried out,	Section 1.1
(d)	a description of the modification to the development consent, including the name, number and date of plans that have changed, to enable the consent authority to compare the development with the development originally approved,	Section 1.5 and Section 3
	whether the modification is intended to—	
(e)	(i) merely correct a minor error, misdescription or miscalculation, or	Section 4.1
	(ii) have another effect specified in the modification application,	
(f)	a description of the expected impacts of the modification,	Section 6
(g)	an undertaking that the modified development will remain substantially the same as the development originally approved,	Section 4.2
(h)	for a modification application that is accompanied by a biodiversity development assessment report—the biodiversity credits information,	Not applicable
(i)	if the applicant is not the owner of the land—a statement that the owner consents to the making of the modification application,	Not applicable
	whether the modification application is being made to—	
(j)	(i) the Court under the Act, section 4.55, or	Section 4.3
	(ii) the consent authority under the Act, section 4.56.	
(2)	Subsection (1)(i) does not apply if the consent of the owner is not required under section 98.	Noted

Ref	Matter	Response
(3)	(3) If a modification application under the Act, section 4.55(1A) or (2) relates to BASIX development, or BASIX optional development if the development application was accompanied by a BASIX certificate, the application must be accompanied by—	Not applicable
	the BASIX certificate, or	
	a new BASIX certificate if the current BASIX certificate is no longer consistent with the development.	

2 Strategic Context

This section considers the relevant strategic context for the Project including the need for the Project and the suitability of the Site.

The strategic plans and policies outlined in this section have been considered in the assessment of the Project, with consideration to the relevant objectives and planning priorities. A summary of these strategy documents is provided in **Table 4**.

Table 4: Strategic Context for the Project

Strategy Document	Document Overview	Project Relevance
National Waste Policy: Less Waste, More Resources 2018	The <i>National Waste Policy: Less Waste, More Resources 2018</i> (Australian Government, 2018) provides a national framework for waste management, recycling, and resource recovery in Australia to 2030. The policy outlines roles and responsibilities for collective action across sectors and identifies five principles for managing waste within a circular economy: 1. Avoid waste 2. Improve resource recovery 3. Increase use of recycled materials and build markets for recycled products 4. Better manage material flows for health, environmental, and economic benefits 5. Improve information to support innovation and informed decision-making. The <i>2024 National Waste Policy Action Plan</i> (DCCEEW, 2024) gives effect to the National Waste Policy by identifying targets and priorities to guide investment to 2030, including banning waste exports, reducing waste generation, increasing resource recovery, and phasing out problematic plastics.	Considering the intended goals of the National Waste Policy and findings of the 2018 Senate Inquiry, the Project contributes in several important ways: ▪ Improve operational efficiency in bin transportation, reducing travel distances and associated environmental impacts, noting that transportation is one of the main costs in waste management ▪ Utilise existing industrial infrastructure at the Site, avoiding the need for new land development ▪ Optimise waste handling logistics by centralising empty bin storage at the Site and adjacent to an existing Truck Depot ▪ Support Sydney's growing population and economy by enhancing waste service efficiency without increasing landfill dependency By addressing these goals, the Project contributes positively to these strategies.
2018 Senate Inquiry into Waste and Recycling in Australia	The 2018 Senate Inquiry into Waste and Recycling in Australia found that waste generation is closely linked to population size, household income and economic activity. Sustained population growth occurring over the past decade has seen a significant increase in the amount of waste generated per capita, averaging 2.7 tonnes (t) in 2014-15. The inquiry also reported that due to an expansion of recycling systems, the generation rates of municipal solid waste are in decline, however increased rates of commercial and industrial waste (C&I) and construction and demolition waste (C&D) are being generated due to economic growth and increasing levels of commercial and residential development. The inquiry found that within these growth conditions, landfill operations remain significant in addressing waste management in Australia.	

Strategy Document	Document Overview	Project Relevance
NSW Waste and Sustainable Materials Strategy 2041	The <i>NSW Waste and Sustainable Materials Strategy 2041</i> (Waste Strategy) (DPIE, 2021) updates the State waste strategy under the <i>Waste Avoidance and Resource Recovery Act 2001</i>. It predicts that non-putrescible landfill capacity in Greater Sydney will expire by 2028. The strategy highlights the need for additional waste recovery infrastructure and identifies requirements for over 3 million tpa in non-putrescible landfill airspace by 2030. The complementary <i>NSW Waste and Sustainable Materials Strategy: A Guide to Future Infrastructure Needs</i> identifies infrastructure investments necessary for handling future demand and expanding circular economy efforts. Discussions at the NSW Circular Economy Summit held in November 2024, led by the Minister for Environment and the EPA, emphasize the urgency of addressing the landfill shortage, predicting that Sydney's landfill capacity will run out by 2030. The government has announced actions such as updating infrastructure plans, promoting recycling, and supporting organics separation to reduce waste to landfills. Additionally, moving waste to regional landfill sites is identified as a potential but costly measure due to increased transport costs.	The Project supports the goals of the Waste Strategy by improving the efficiency and sustainability of waste transport and logistics operations in Greater Sydney: ▪ Provide a dedicated, centralised storage area for empty skip bins at the Site and adjacent to the Truck Depot, reducing unnecessary vehicle movements across the region ▪ Optimise bin transport logistics, minimising travel distances, associated costs, and greenhouse gas emissions ▪ Utilise existing industrial land and infrastructure at the Site, avoiding the need for greenfield development ▪ Indirectly support circular economy outcomes by enabling more efficient collection and turnaround of bins for recycling and recovery activities elsewhere ▪ Help maintain the efficiency of Cleanaway's waste services network while broader strategic initiatives to increase recycling and reduce landfill reliance continue to progress
Greater Sydney Region Plan: A Metropolis of Three Cities	The <i>Greater Sydney Region Plan: A Metropolis of Three Cities</i> (Region Plan) (Greater Sydney Commission, 2018) provides a strategic 40-year vision and a 20-year plan for the Greater Sydney region. It sets out 10 directions and 40 objectives aimed at improving liveability, productivity, and sustainability across five districts (Central City, Eastern City, North, South, and Western City). Direction 7: Jobs and Skills for the City focuses on maintaining a strong economy, supported by: ▪ Objective 22: Investment and business activity in centres ▪ Objective 23: Industrial and urban services land is planned, retained and managed Direction 9: An Efficient City also emphasises the importance of sustainable resource use through: ▪ Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change ▪ Objective 35: More waste is re-used and recycled to support the development of a circular economy	The Project supports the objectives of the Region Plan by improving operational efficiency in waste collection and transport activities across Greater Sydney: ▪ Support ongoing business activity at the Site, contributing to the efficient operation of Cleanaway's regional waste services network (Objective 22) ▪ Optimise the use of existing zoned industrial land and infrastructure within the Western Sydney Employment Area, supporting retention and effective management of industrial and urban services land (Objective 23) ▪ Reduce unnecessary vehicle movements and associated greenhouse gas emissions through more efficient bin storage and transport logistics (Objective 33) ▪ Enable more effective collection and turnaround of bins used in recycling and recovery operations, supporting circular economy outcomes (Objective 35) By addressing these objectives, the Project contributes positively to the Region Plan's goals for a more productive, efficient and sustainable Greater Sydney.

Strategy Document	Document Overview	Project Relevance
Western City District Plan (Subplan of the Region Plan)	The Western City District Plan (Greater Sydney Commission, 2018) implements the Region Plan at a district level. It provides a 20-year framework to support the vision for Greater Sydney as a Metropolis of Three Cities, with the Western Parkland City as a key focus. It identifies Planning Priorities to improve liveability, productivity, and sustainability, supported by district-specific actions. Relevant Planning Priorities for the Project include: - Planning Priority W10: Maximising freight and logistics opportunities and planning and managing industrial and urban services land - Planning Priority W19: Reducing carbon emissions and managing energy, water and waste efficiently The Plan recognises the importance of retaining and optimising industrial and urban services land to support Greater Sydney's growing freight and logistics needs, while also seeking to reduce the environmental impacts of transport and waste activities.	The Project supports Planning Priority W10 by improving the efficiency of Cleanaway's logistics operations through centralised skip bin storage at the Site, optimising the use of existing industrial and urban services land. It also supports Planning Priority W19 by reducing truck kilometres and associated greenhouse gas emissions through more efficient transport logistics.

2.1 Alternatives to the Project

A number of alternative options have been considered and are summarised in **Table 5**. Option 4 is the preferred option as discussed in **Section 2.1.1** to **Section 2.1.3**.

Table 5 Alternative Development Options

Alternative Option	Description
Option 1 – Do nothing	Do not proceed with the Project on the Site or an alternative Site.
Option 2 – Select alternative location	Proceed with the Project at an alternative location
Option 3 – Select alternative technology	Install an alternative technology on the Site
Option 4 – Project (Preferred Option)	Proceed with the Project on the Site

2.1.1 Option 1 – Do Nothing

Option 4 is preferred over Option 1 as the "do nothing" scenario would result in continued inefficiencies in Cleanaway's waste collection network. Without dedicated storage, empty skip bins would need to be transported greater distances between customers and depots or left temporarily at unsuitable locations, increasing transport costs, operational inefficiency and environmental impacts.

The do-nothing approach is also inconsistent with key policy objectives, including:

- NSW Waste and Sustainable Materials Strategy 2041*: Encourages more efficient use of resources and reduced transport-related emissions.
- Greater Sydney Region Plan*: Seeks to optimise infrastructure use and reduce environmental impacts of waste management.

Option 1 fails to address the need for more efficient and sustainable regional waste logistics, which support the economic and industrial growth of Greater Sydney.

2.1.2 Option 2 – Select Alternative Location

Option 4 is preferred over Option 2. The Site is an existing, suitably zoned industrial location within the Western Sydney Employment Area with appropriate separation from residential areas. Selecting an alternative location for the Project is not preferred due to several challenges and inefficiencies:

- Developing a new location would require additional land development and infrastructure, potentially creating greater environmental and community impacts.
- Establishing a new location would involve additional planning approvals and investment, delaying operational benefits.
- A new site would likely be further from Cleanaway's existing waste collection network and key road connections, increasing transport distances and costs.
- The Site provides existing supporting infrastructure, security, and access to the primary Cleanaway Truck Depot and major transport links (M4 and M7).

By utilising the Site, the Project aligns with sustainable land use and efficient transport and logistics management.

2.1.3 Option 3 – Alternative Technology

Option 4 is preferred over Option 3. While other operational solutions (such as additional leased storage sites or temporary bin storage at collection depots) were considered, these alternatives present several limitations:

- Leased storage sites may lack suitable zoning or infrastructure and increase operational complexity.
- Temporary storage at depots or customer sites leads to inefficiencies and potential compliance issues.
- None of these alternatives would achieve the same transport efficiency benefits as consolidated storage at the Site.
- The Project provides a practical and low-impact solution using existing land and infrastructure, with flexibility to accommodate future operational changes.

2.1.4 Option 4 – Project (Preferred Option)

The preferred option is to proceed with the Project. Option 4 provides the following benefits:

- Improves transport efficiency and reduces truck kilometres travelled, supporting reduced greenhouse gas emissions.
- Utilises existing industrial land within the Site, avoiding the need for new land development.
- Supports the goals of the NSW Waste and Sustainable Materials Strategy 2041 and the Greater Sydney Region Plan by improving waste logistics efficiency and optimising the use of existing infrastructure.
- Provides operational flexibility for Cleanaway's waste services in Greater Sydney, supporting continued growth and demand in the region.

The Project represents a balanced and sustainable solution to support Cleanaway's efficient waste collection services while aligning with broader State and regional planning objectives.

3 Description of the Modification

This section of the report provides a detailed description of the Project for which approval is sought.

3.1 The Project

The Project seeks approval for a skip bin storage area on an unutilised area of the Site. The Project addresses the pressing need for additional bin storage space and optimizes bin transportation logistics by consolidating storage at a single location adjacent to the nearby Truck Depot, thereby reducing kilometres travelled to collect equipment. This streamlined operation enhances efficiency, reduces costs, and minimizes the environmental impact of bin transport.

The key elements of the Project are summarised in **Table 6**.

Table 6: Modified Project Description

Project Element	The Project
Project Overview	The Project involves: ▪ Construction of a new concrete access road from the site entrance roundabout to the new storage area ▪ Construction of a new hardstand area using road base or similar material to provide a stable surface that would minimize dust generation ▪ Use of the new hardstand area for the storage of skip bins with capacity for 124 bins ▪ The skip bin storage area will be appropriately fenced to ensure safety and visual screening Refer to site layout plan in Appendix A
Land Area	Approximately 0.65 ha of the Site will be utilised for the Project Located on vacant land designated for the Stage 2 RRF under the approved Concept Plan
Landform	The landscaping plan (Appendix A) proposes a mix of native Australian species selected for their low maintenance requirements and suitability to the local climate. Plantings will include: ▪ Canopy trees: <i>Acmena smithii</i> (Lilly Pilly) and <i>Melaleuca linariifolia</i> (Snow-in-Summer) to provide screening and visual amenity ▪ Mid-layer species: <i>Banksia integrifolia</i> and <i>Banksia ericifolia</i> for habitat value and visual interest ▪ Groundcovers and shrubs: <i>Lomandra longifolia</i> and <i>Callistemon citrinus</i> to stabilise soil and provide lower-level screening The landscaping strategy focuses on establishing robust native vegetation around the perimeter of the bin storage area to provide visual screening from Quarry Road and adjacent properties, while maintaining operational access and sight lines for vehicle movements. Species have been selected for their drought tolerance and low water requirements once established, supporting sustainable site management.
Lifespan of Site	The Project provides a temporary storage solution until the development of the Stage 2 RRF. The timing of the Stage 2 RRF is not known at this stage.
Processing Operations	▪ No processing operations are proposed as part of this Project ▪ The Project does not propose any modifications to the approved waste capacity of 300,000 tonnes per annum (tpa) for the WRMF. ▪ The Project does not involve changes to the types of waste handled, which remain general solid waste (non-putrescible) and general solid waste (putrescible)

Project Element	The Project
Bin Storage and Cleaning Measures	▪ Skip bins will be sourced from other Cleanaway-operated sites to support operational flexibility ▪ Storage is not intended for skip bins operated by third-party or non-Cleanaway providers ▪ All bins will be emptied before being placed in storage ▪ Any residues will be cleaned at an existing washdown facility located at the Cleanaway Truck Depot prior to arrival on Site
Monitoring	Environmental monitoring will continue under existing approved frameworks, ensuring compliance with EPL 20986.
Construction	Grading / levelling of the area followed by laying of road base for the storage area and concrete for the access road / turning area. It is anticipated that construction will take approximately 4 weeks to complete Equipment that is anticipated to be required for construction includes a Pozi Track or Front-End Loader / Rubber Tyre Loader/ Roller
Hours of Operation	No change. In line with Condition B28 of SSD-7075, the Site is authorised to operate 24 hours a day, seven days a week. An assessment of potential noise impacts is provided in Section 6.1 to ensure appropriate noise mitigation measures are employed for the Project.
Access	Access to the Project area will be from Quarry Road using the existing site access. Skip bins deliveries will not be required to pass over the weighbridge, accessing the storage area directly from the site access roundabout.
Traffic	The Project would not involve any material changes to truck movements on the nearby road network as trucks dropping off and picking up skip bins start and end their journey at the adjacent Truck Depot. As there are no changes to waste receipt quantities, the site will continue to operate within the truck movements associated with the approved annual throughput of 300,000 tpa. The site is currently operating significantly below its approved capacity (refer Section 6.3). Truck movements will continue to comply with Condition B30 of SSD-7075 including in relation to avoiding queuing on to the public road network.
Water and Wastewater	Existing stormwater infrastructure will manage runoff associated with the Project with no additional upgrades required, in accordance with Condition B16 of SSD-7075 and EPL 20986, noting the proposed site imperviousness for the bin storage area is less than that proposed for the future Stage 2. The site stormwater infrastructure is based on the full build of the WRMF and includes litter baskets, gross pollutant traps, a below ground on-site detention tank (OSD) and a bioretention basin.
Pest Control	The Site operates under a monthly integrated pest management program delivered by a licensed contractor (Orkin Australia). The program includes inspection and maintenance of 94 rodent monitoring stations across the Site, internal flying insect control units, and preventative residual insecticide treatments to external entry points. Monthly service reports are maintained to demonstrate ongoing compliance with hygiene and pest management requirements.
Weed Control	Weed management will be undertaken as required through mechanical removal and/or herbicide application in accordance with site environmental management procedures. The compacted fine crushed rock surface of the bin storage area will minimize weed establishment, with perimeter landscaping areas subject to routine weed control as part of general site maintenance.

3.2 Modifications to Conditions of Consent

Cleanaway are seeking to modify the Conditions of Consent under SSD-7075 as outlined in **Table 7**.

Table 7: Proposed Condition Changes

Condition Number	Proposed Change
Schedule B Condition A1(e)	Updated site layout plan for concept approval for temporary bin storage until the Stage 2 RRF is constructed
Schedule C Condition A1(e)	Updated site layout plan for Stage 1 consent
Condition B32(e)	Remove reference to 'grassed' which retains the intent of the condition to provide a stabilised finish to prevent run-off and erosion.
Appendix 3 Mitigation Measures	In the section on Visual amenity, remove reference to 'grassed' to make consistent with Condition B32(e).
Schedule B Condition A1(e)	Updated site layout plan for concept approval
Schedule C Condition A1(e)	Updated site layout plan for Stage 1 consent

4 Statutory Context

This section of the report identifies the relevant statutory requirements to be considered in the assessment of the modification application

4.1 Approval pathway

The proposed planning approval pathway for the Project is an application to DPHI under section 4.55(1A) of the EP&A Act to modify Development Consent SSD-7075.

A section 4.55(1A) pathway is available if the consent authority is satisfied that the proposed modification is of minimal environmental impact and that the development, as modified, would be substantially the same as the development for which consent was originally granted.

As discussed in **Section 4.2**, the Project is substantially the same development as the development for which consent was originally granted, being a Waste and Resource Management Facility (WRMF) approved for the handling, transfer and processing of general solid waste (non-putrescible) and general solid waste (putrescible). The Project is likely to have negligible or minor environmental impacts, which can be managed within existing management and mitigation measures (refer to **Section 6**).

4.2 Substantially the Same

The Project is substantially the same development within the meaning of Section 4.55 (1A) as:

- The underlying land use of the Site, being a Waste or Resource Management Facility (consistent with SSD-7075), will not change as a result of the Project
- The Site on which the Project occurs will remain the same
- Traffic generation from the Project will remain well within the rates permitted under the original consent
- There are no significant changes to Site infrastructure
- The Project involves the ancillary storage of skip bins to support existing waste management operations, which is compatible with and subordinate to the approved land use
- Any changes to environmental impact are negligible and can be managed within existing Site infrastructure and approved management controls
- The Project does not limit the development of the future Stage 2 RRF as the bin storage would cease to operate upon development of Stage 2.

Table 8 provides a comparison of the approved development with the Project to demonstrate the development as modified would be substantially the same as the development for which consent was originally granted.

Table 8 Comparison of approved development with the Project

Project Element	Approved development	The Project
Project Overview	The Site is authorised under SSD-7075 to operate as a WRMF including a Stage 1 WTS.	Construction of a hardstand area using road base or similar material for temporary skip bin storage until Stage 2 RRF is developed. The skip bin storage area is ancillary to the approved WRMF.

Project Element	Approved developmnet	The Project
Approved Waste	As per EPL Condition L2.1 and Consent Condition B1, namely General solid waste (putrescible) and General solid waste (non-putrescible) as defined in Schedule 1 of the POEO Act	No change. The Project will not involve the receipt of waste on site.
Annual Max Waste Processing Capacity	The Site is authorised under Condition L2.2 of the EPL to receive up to 300,000 tpa	No change.
Land Area	Operations are conducted within the approved site layout (approx. 3.5 ha) as detailed in Schedule 1A of SSD-7075.	Approximately 0.65 hectares of the Site will be used for the Project
Lifespan of Use	No specific limit imposed, provided operations comply with consent conditions and EPL requirements.	Temporary plan until Stage 2 RRF is developed
Processing Operations	The Waste Transfer Station is approved for waste processing activities, including sorting, compacting, basic resource recovery and transferring waste, in compliance with EPL and SSD-7075 conditions.	No change.
Monitoring	Monitoring is undertaken under the approved EPL 20986.	No change.
Hours of Operation	The Site is authorised to operate 24 hours a day, seven days a week	No change.
Workforce	The Site employs a combination of operational staff and supporting workforce, and is approved for up to 120 vehicle drivers and machine operators and 10 office staff.	No change.
Access	Access via 85-87 Quarry Road, Erskine Park, as outlined in SSD-7075 and EPL 20986.	Bin deliveries and pick up would access the site via the existing site access for 85-87 Quarry Road. Trucks would enter the bin storage area directly off the access / exit roundabout rather than passing over the weighbridge on the northern access road.
Traffic	The Site is approved to receive up to 300,000 tpa of waste equating to approximately 86 truck movements per day at maximum capacity.	The Site is approved to receive up to 300,000 tpa of waste, equating to approximately 86 truck movements per day at maximum capacity. The Project will not result in any significant increase in truck movements at the Site. Skip bin-related truck movements are expected to remain at approximately 10-30 movements per day, consistent with current operations at the neighbouring Truck Depot.
Water and Wastewater	Water management is conducted under an approved stormwater management plan. Wastewater is managed via a sewage connection.	No change.

Project Element	Approved developmnet	The Project
Roadworks	Onsite roads and access tracks are primarily sealed and maintained as per approved conditions under SSD-7075 and EPL 20986.	No change.

The proposed changes can also be considered to be of minimal environmental impact as:

- The scope of construction works is limited to minor ground disturbance to install a new concrete access road hardstand using road base or other suitable material
- The new hardstand will provide a stable surface to minimise dust generation and dirt track-out, supplemented by road sweeping as required
- The Project will remain within the truck movements assessed in the EIS and permitted under the current development consent
- Potential noise impacts associated with the pick-up and drop-off of skip bins are expected to be minimal, given the industrial nature of the surrounding land uses and road networks, the distance to residential areas, and the shielding provided by surrounding industrial buildings and structures, including the neighbouring landfill

Based on the above, a modification under Section 4.55(1A) is an appropriate approval pathway for the Project.

4.3 Power to grant approval

The *Environmental Planning and Assessment Act 1979* (EP&A Act) and the accompanying *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) establish the legal framework for granting development consent in NSW. The power to approve the modification rests with the consent authority, the Minister for Planning, as the consent authority for the original development consent under SSD-7075.

Under Section 4.55(1A) of the EP&A Act, the consent authority may modify a development consent if the proposed modifications ensure the development remains "substantially the same" as the originally approved consent, and is of minimal environmental impact, as has been established for the Project in **Section 4.2**.

4.4 Permissibility

Under the Industry and Employment SEPP, the Site is zoned as IN1 General Industrial as shown in **Figure 2**.

Skip bin storage is ancillary to the approved use of the site as a WRMF and WTS. A WRMF is permissible on the IN1 zoning in accordance with the Division 23 of Part 2.3 of Chapter 2 of the Transport and Infrastructure SEPP 2021.

4.5 Other approvals

In accordance with Sections 4.41 and 4.42 of the EP&A Act, certain approvals under other legislation are not required for approved State Significant Development (SSD), while others must be granted in a manner consistent with the SSD approval. None of the approvals identified under Section 4.41 and 4.42 are relevant to the scope of the Project.

4.6 Pre-conditions to power to grant approval

Before the consent authority may grant approval for the Project, specific conditions must be satisfied. These

pre-conditions ensure compliance with relevant statutory requirements and guide the decision-making process. A summary of these pre-conditions is provided in Table 9.

Table 9 Pre-conditions to power to grant approval

Statutory Reference	Pre-condition	Response
Section 4.55(1A) of the EP&A Act	A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if—	
	(a) it is satisfied that the proposed modification is of minimal environmental impact, and	See Section 6
	(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and	See Section 4.2
	(c) it has notified the application in accordance with— (i) the regulations, if the regulations so require, or (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and	The Regulation does not require a Section 4.55(1A) modification application to be publicly exhibited. The Regulation does require a Section 4.55(1A) application to be notified to relevant concurrence authorities and approval bodies. Referral to TfNSW may be required as traffic generating development under the <i>State Environment Planning Policy (Transport and Infrastructure) 2021</i> (TI SEPP) – see discussion further below. DCP's do not apply to SSD. DPHI's Community Participation Plan also identified non-mandatory public exhibition timeframes. For applications for modification of development consent not required to be publicly exhibited by the regulations, as is the case with Section 4.55(1A) modifications, exhibition timeframes are discretionary based on the urgency, scale and nature of the Project.
	(d) it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.	DPHI will need to consider any submissions received in response to the notification of the application, including any responses by the applicant to issues raised in submissions.

Table 10 identifies the matters that must be considered by a consent authority in assessing and determining an application to modify a consent under Section 4.55 of the Act.

Table 10 Mandatory matters for consideration by the consent authority

Statutory Instrument /Section	Mandatory Consideration	Response
Section 4.55(3)	In determining an application for modification of a consent the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.	
Section 4.15(1)	(i) Any environmental planning instrument	See below.
	(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been definitely or has not been approved)	There are no applicable draft instruments for consideration.
	(iii) any development control plan	Section 2.10 of the Planning Systems SEPP states that development control plans (DCPs) do not apply to SSD. As such, it is not a mandatory requirement for the proposal to be assessed against the <i>Fairfield DCP 2024</i> .
	(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4	There is no Voluntary Planning Agreement (VPA) or draft VPA that applies to the proposal or the site.
	(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)	The modification application will be made in the approved form and in accordance with the <i>State Significant Development Guidelines – Preparing a Modification Report</i> . Information required to be provided in a modification application, as per CI 100 of the Regulation is addressed in Table 3 .
	(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	Section 6
	(c) The suitability of the site for the development	The proposed modification is to an existing industrial

Statutory Instrument /Section	Mandatory Consideration	Response
		development located in the Erskine Park Industrial area.
	(d) any submissions made in accordance with this Act or Regulation	
	(e) the public interest	Section 7
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> Chapter 3 – Hazardous and offensive development	Chapter 3 of the Resilience and Hazards SEPP aims to: ensure that, in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise the impact.	The proposed modification will not change the quantity and type of dangerous goods stored on or transported to the site and will not lead to any change in potential for offensive odour due to the washing of bins prior to their arrival onsite. Therefore, the proposed modification is not a type of development to which Chapter 3 applies.
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> Chapter 2 - Infrastructure	Chapter 2 of the Transport and Infrastructure SEPP aims to facilitate the effective delivery of infrastructure across the State. Section 2.122 of the Transport and Infrastructure SEPP requires traffic generating developments to be referred to TfNSW. Schedule 3 of the SEPP lists 'waste or resource management facilities' as traffic generating developments. The SEPP requires 'waste or resource management facilities' of any size or capacity to be referred to TfNSW.	As the approved waste quantities that can be received and processed on site will not change, the proposed modifications will not result in any increase in traffic levels assessed in the original application. However, the SEPP requires a waste or resource management facility of any size or capacity to be referred to TfNSW.
Part 2.3 Division 5 Electricity transmission or distribution	CI 2.48 requires a consent authority to give written notice to the relevant electricity supply authority where a proposed development involves any of the following: (a) the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower, (b) development carried out— (i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or (ii) immediately adjacent to an electricity substation, or (iii) within 5m of an exposed overhead electricity power line,	An Endeavour Energy 11 kv distribution line easement runs along the eastern side of Quarry Road adjacent to the site. The Project would not trigger any of the criteria identified in CI 2.48 as the location of the new skip bin storage area is approximately 30 m to the east of the easement. Therefore the notification requirements do not apply.



Legend

- Project Area
- Site
- NSW Inset**
- NSW State Border
- Cadastre**
- NSW LGA

SEPP Industry Land Zoning

- C2
- IN1
- SP2

Cleanaway Pty Ltd
Erskine Park SSD 7075 Modification Application



Figure 2:
Industry and Employment SEPP Land Zoning Map

5 Engagement

This chapter of the report summarises the stakeholder engagement carried out to date.

A pre-application briefing note was provided to the Department of Planning, Housing and Infrastructure (DPHI) to outline the scope of the Project, the approval pathway and the approach to assessment. Wider community or stakeholder consultation was not considered necessary given the limited scope of the Project and distance from residential areas.

5.1 Department of Planning, Housing and Infrastructure

Engagement with DPHI has been undertaken throughout the preparation of this modification application.

A pre-lodgement scoping report was submitted to DPHI in March 2025. In response, DPHI provided feedback identifying several matters to be addressed, including:

- Justification for the Project and its relationship to the future Stage 2 of the WRMF
- Clarification of the source and management of skip bins
- Visual and surface water impacts associated with the replacement of the Stage 2 landscaped area with a hardstand
- Traffic impacts of skip bin truck movements.

An updated scoping report (Revision 4) was prepared and submitted in April 2025, addressing all feedback received. DPHI subsequently confirmed that the revised scoping report was acceptable, and that preparation of the modification application could proceed.

Further engagement with DPHI's Compliance Branch also occurred to ensure awareness of the temporary nature of the Project and the proposed modification pathway.

5.2 DPHI Compliance Branch

Separate engagement has also occurred with DPHI's Compliance Branch. In February 2025, Cleanaway provided an update to the Compliance Branch advising that landscaping works in the Stage 2 area had been placed on hold pending progression of this modification. This engagement ensured that the Department was aware of the proposed modification pathway and the temporary nature of the Project.

6 Assessment of Impacts

This section of the report provides an assessment of the potential environmental impacts of the Project and details proposed mitigation measures.

6.1 Noise

6.1.1 Method

A Noise Impact Assessment (NIA) was prepared by SLR Consulting Australia (**Appendix D**) in accordance with the *NSW Noise Policy for Industry* (NPfI) and the *Interim Construction Noise Guideline* (ICNG). The assessment included acoustic modelling using SoundPLAN software to predict noise emissions during construction and operation, considering noise-enhancing meteorological conditions and cumulative impacts with existing approved operations.

6.1.2 Existing Environment

The Site is located in an industrial area, with the nearest residential sensitive receivers located over 600 metres away in four distinct noise catchment areas. Additional sensitive receptors include a childcare centre approximately 740 metres to the west and several industrial premises in the immediate vicinity.

Background noise monitoring was previously undertaken in 2015 at four locations surrounding the Site, establishing Rating Background Levels (RBL) ranging from 35 to 46 dBA during the day, 38 to 45 dBA during the evening, and 36 to 44 dBA at night. Given the increase in industrial activity in the area since 2015, adoption of these background levels is considered conservative.

Project Noise Trigger Levels (PNTLs) were established in accordance with the NPfI, ranging from 40 to 58 dBA during the day, 40 to 48 dBA during the evening, and 38 to 46 dBA at night, depending on receiver location. Sleep disturbance screening levels for night-time operations range from 40 to 49 dBA LAeq(15minute) and 52 to 59 dBA LAmax.

6.1.3 Impact Assessment

Construction noise modelling assessed two worst-case scenarios: excavator works and hardstand construction. Predicted construction noise levels range from 19 to 65 dBA at sensitive receivers, complying with all ICNG Noise Management Levels. Construction will be restricted to standard daytime hours (Monday to Friday 7am-6pm, Saturday 8am-1pm).

Operational noise modelling assessed skip bin drop-off and pick-up activities, assuming one delivery every 15 minutes (10-30 movements per day, Monday to Friday). Noise sources include container drops (120 dBA SWL) and hook lift truck movements (102 dBA SWL).

Predicted operational noise levels range from less than 20 to 30 dBA at residential receivers and 47 dBA at industrial receivers during all periods, comfortably meeting all PNTLs with compliance margins of 3 to 21 dB. Maximum noise levels for sleep disturbance assessment range from 23 to 52 dBA, complying with screening levels at all receivers.

The Project represents a transfer of existing skip bin operations from the adjacent Truck Depot rather than new noise sources. When combined with existing approved WTS operations, total noise levels remain well within approved limits. No low-frequency, tonal, or impulsive noise characteristics were identified that would trigger modifying factor corrections.

Traffic noise impacts are negligible, as the Project generates no additional traffic beyond existing approved

movements (10-30 trucks per day versus approved capacity of 288 trucks per day). Any increase in road traffic noise would be significantly less than 2 dB, which is barely perceptible.

6.1.4 Mitigation Measures

Construction and operational noise management will continue to comply with Condition B29 of SSD-7075. Specific measures include:

- Construction:
 - Work restricted to standard daytime construction hours only
 - Use of quieter construction methods where feasible
 - Switching off plant when not in use
 - Broadband squawker reversing alarms on all construction vehicles
 - Maintenance of equipment to ensure proper operation
- Operation:
 - Implementation of best practice noise management measures
 - Minimisation of noise impacts during adverse meteorological conditions
 - Regular monitoring and assessment of noise emissions
 - Maintaining effectiveness of noise suppression equipment
 - Operational adjustments if required to ensure ongoing compliance with EPL 20986 and consent conditions

6.2 Pest and Weed Management

6.2.1 Existing Environment

The Site is located is characterised by established industrial uses, including the adjacent landfill and Truck Depot. The Site is stabilised but not landscaped, with hardstand and disturbed ground surfaces. Weed growth potential is limited to disturbed edges, fence lines and drainage features. As no putrescible waste is stored or handled in the Project area, pest pressures are considered low and primarily limited to rodents and insects typically associated with industrial settings.

6.2.2 Impact Assessment

Uncontrolled weed growth could create visual and operational issues by encroaching on fence lines, hardstand edges and drainage systems, and could provide harbourage for pests. Without management, rodents and insects may also establish around stored bins. Given the absence of food waste and the existing pest control program already in place, the risk of pest infestation is considered low. Effective management is required to demonstrate compliance with Condition B38 of SSD-7075.

6.2.3 Mitigation Measures

Pest and weed management will be undertaken in accordance with the Site's integrated pest management (IPM) program and operational housekeeping practices. Measures include:

Pest Control

- All skip bins will be emptied and cleaned at the Truck Depot bin washing facility prior to arrival at Site, ensuring bins arrive free of food residues and organic matter that could attract pests

- Ongoing monthly pest management service by a licensed contractor (Scientific/Orkin Australia)
- Monitoring and replenishment of rodent bait stations, snap traps and insect light units
- Targeted perimeter sprays with approved residual insecticides where required
- Housekeeping measures including closed bin lids, sweeping of hardstand areas, and maintenance of door seals and fence lines to limit harbourage

Weed Control

- Routine mowing/slashing of vegetation along fence lines and hardstand edges to maintain vegetation below 150 mm
- Periodic spot-spraying by licensed contractors using approved herbicides to manage weeds in joints and perimeter areas
- Removal of seed heads before setting, with all green waste disposed of off-site
- Maintenance of vegetation-free strips around buildings, bins and bait stations to reduce harbourage
- Regular clearing of drainage swales and pits to prevent blockages and standing water
- These measures ensure the Project area is maintained free of pest harbourage and uncontrolled weed growth, consistent with Condition B38 of SSD-7075

6.3 Traffic, Access and Parking

6.3.1 Method

A Traffic Impact Statement (TIS) was prepared by Traffix (**Appendix E**) to assess the traffic and access implications of the Project. The assessment reviewed existing site access arrangements, internal circulation, parking provision, and traffic generation associated with skip bin storage operations.

6.3.2 Existing Environment

The Site is accessed via Quarry Road, a local road that connects to James Erskine Drive and the broader arterial road network including Mamre Road, with connections to the M4 and M7 motorways. The existing vehicular access comprises a 14m wide entry and 13m wide exit driveway from Quarry Road, capable of accommodating 20m articulated vehicles.

The Site operates under SSD-7075 with an approved maximum processing capacity of 300,000 tonnes per annum (tpa), permitting an average of 288 truck arrivals per day. Current operations are significantly below this approved capacity. The surrounding road network is designed to support industrial traffic, with Quarry Road identified by the National Heavy Vehicle Regulator as an approved 26m B-Double route. Current skip bin related traffic comprises 10.2m long hook lift trucks, generating between 10 and 30 daily vehicle movements (Monday to Friday), with up to three vehicle movements per hour during peak periods.

6.3.3 Impact Assessment

The Project involves the relocation of existing skip bin storage operations from the adjacent Cleanaway Truck Depot to the Site. As trucks dropping off and picking up skip bins start and end their journey at the adjacent Truck Depot, the Project represents a redistribution of existing movements within the Cleanaway operational network rather than an increase in overall traffic generation. The Project will continue to operate well within the permitted average traffic generation of 288 truck arrivals per day, with no changes to waste receipt quantities or site throughput.

The proposed internal roadway (7m width) and cul-de-sac style hardstand area comply with AS 2890.2 (2018)

requirements, with swept path analysis confirming adequate manoeuvring space for design vehicles. Skip bin deliveries will access the storage area directly from the site entrance roundabout without passing over the weighbridge, improving operational efficiency.

6.3.4 Mitigation Measures

The Project will continue to comply with Condition B30 of SSD-7075, including:

- Maintaining traffic movements within approved limits for 300,000 tpa throughput
- Avoiding queuing onto the public road network
- Utilising existing access arrangements designed for articulated vehicles

No additional parking or access modifications are required, as the Project does not increase staff numbers or generate additional visitor parking demand.

6.4 Stormwater Management

6.4.1 Method

A surface water impact assessment was prepared by SLR Consulting Australia (**Appendix F**) to evaluate the stormwater implications of the Project. The assessment reviewed the existing stormwater management system, hydrological modelling, water quality controls, and potential impacts associated with the change in land use from grassed area to skip bin storage.

6.4.2 Existing Environment

The existing stormwater infrastructure was designed and constructed as part of Stage 1 to accommodate the full development of the WRMF, including both Stage 1 and the future Stage 2. The original Environmental Impact Statement (EIS) for SSD-7075 included hydrological modelling using DRAINS software and water quality modelling using MUSIC software, which demonstrated compliance with Penrith City Council's pollutant reduction targets.

The installed stormwater management system comprises:

- Ecosol litter baskets for gross pollutant capture
- Two Humeceptor gross pollutant traps (GPTs)
- Below ground on-site detention (OSD) tank (275m³)
- Bioretention basin (providing an additional 465m³ of OSD)

The total OSD capacity of 740m³ ensures that post-development peak flows are slightly less than pre-development conditions.

6.4.3 Impact Assessment

The Project involves construction of an unsealed road base hardstand for skip bin storage within the Stage 2 area. The level of imperviousness proposed for the bin storage area is lower than that anticipated for the developed Stage 2 RRF, meaning less runoff will be generated than originally modelled and approved.

Since the existing OSD system was designed to accommodate the full Stage 2 development with higher imperviousness, no adverse hydrological impacts are anticipated from the Project. Post-development peak flows will remain within the design parameters of the approved stormwater infrastructure.

Water quality risks are considered very low due to the following factors:

- All bins will be emptied prior to arrival and any residues will be removed offsite at the Truck Depot bin washing facility
- No putrescible waste will be stored in the Project area
- Continued operation of the existing water quality treatment train (litter baskets, GPTs, and bioretention basin)

Minor erosion risk during construction will be managed through standard sediment controls.

6.4.4 Mitigation Measures

The Project will continue to operate within the approved stormwater management framework under SSD-7075 and EPL 20986. Specific measures include:

- Maintenance of the unsealed hardstand area to rectify any areas where water pools or surface erosion occurs
- Continued use of the existing water quality treatment train including Ecosol baskets, GPTs, and bioretention basin
- Ongoing monitoring of water quality discharges from the Site and annual reporting as required under EPL 20986
- Implementation of sediment controls during construction as required
- Compliance with Condition B16 of SSD-7075 regarding stormwater management

The Project will ensure continued compliance with water quantity and quality targets established in the original development consent.

6.5 Visual

The landscape in the Erskine Business Park is primarily industrial, with large-scale buildings, associated infrastructure such as transmission lines, and access roads.

The business park features mature tree coverage which partially screen industrial activities from nearby streetscapes. Broader biodiversity corridors within the area further contribute to visual separation. Beyond the immediate industrial surroundings, the following landscapes occur:

- North: Urban residential development
- East and South: Semi-rural landscapes transitioning to industrial developments
- West: Semi-rural properties and open spaces

The Project sits within an area of longstanding industrial and employment uses under the WSEA Precinct 7 Erskine Park Employment Lands. Given the significant separation distance of over 600 meters to the nearest residential areas and the presence of intervening industrial structures, the Site is not visible from these locations. This spatial separation effectively negates any potential for residential visual impacts.

The elevated landform of the adjacent Erskine Park landfill to the north and east provides additional visual screening of the Site from surrounding areas. The proposed landscaping plan (**Appendix A**) will establish native vegetation around the perimeter of the Project area to provide visual screening from Quarry Road and adjacent properties. Plantings include canopy trees (*Acmena smithii* and *Melaleuca linariifolia*), mid-layer species (*Banksia integrifolia* and *Banksia ericifolia*), and groundcovers (*Lomandra longifolia* and *Callistemon citrinus*). Species have been selected for their drought tolerance, low maintenance requirements, and suitability to the

local climate, providing effective screening while supporting sustainable site management.

For industrial receptors in the immediate vicinity, any minor visual changes resulting from the Project are expected to be negligible. The existing landscaping along Quarry Road provides effective screening of the Site, softening its appearance and integrating it into the industrial setting. This ensures the Project's visual profile aligns with the broader character of the area, minimizing its presence from viewpoints.

6.6 Hazard and Risk

The Project does not propose introduction of any dangerous goods at the Site. Therefore, no further assessment for hazardous substances and dangerous goods is required.

6.7 Air Quality and Odour

The Project involves the establishment of a hardstand area for skip bin storage, which does not present any significant risks to air quality as base material has been chosen to provide a stable surface and minimise dust. Dust generation will be minor and managed in accordance with the existing environmental procedures outlined in the EPL supplemented by road sweeping as required. Furthermore, the Project does not include activities that would generate odorous emissions. Any cleaning of the bins that may be required would occur prior to arriving at the Project area in a controlled wash bay with water treatment facilities.

The existing environmental management framework, including dust suppression measures and regular monitoring, will continue to ensure compliance with regulatory requirements. Considering the industrial nature of the area and the substantial separation distance to sensitive receptors, the Project is not expected to result in any adverse impacts on air quality.

7 Justification of Modified Project

This section of the report provides an overall evaluation of the Project, having regard to its environmental, economic and social impacts and the principles of ecologically sustainable development.

The Project supports the ongoing operation of the Waste Transfer Station by providing a skip bin storage area in close proximity to the Cleanaway Truck Depot. Compared to alternative sites this will provide efficiencies in terms of transport time, costs and environmental impacts as well as utilising high value and scarce industrial land in western Sydney.

By supporting the ongoing operations of the Waste Transfer Station, the Project indirectly contributes to strategies and plans to recover resources from waste and to increase the diversion of waste from landfill, as detailed in the NSW *Waste and Sustainable Materials Strategy 2041*.

The Project's location in the Erskine Park Business Park and the wider Western Sydney Employment Area ensures good separation distances to sensitive land uses such as residential.

The design of the storage area aims to provide a stabling working surface while minimising the potential for dust emissions. Off-site cleaning of bins prior to on-site storage reduces the potential for odour and pests while a proposed landscape plan reduces the potential for amenity impacts. Environmental assessments have indicated no or limited changes to previously assessed matters including noise, traffic, surface water and visual.

The Project provides a benefit by supporting the ongoing operation of a critical waste management infrastructure while minimising the potential for environmental impacts and is therefore in the public interest.

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Appendix A Site Plans



SITE INFORMATION

85-87 Quarry Road
Erskine Park, NSW 2759

LOT 1 DP 1140063

Total Site Area = 3.7 Ha

Zone: IN1 - General Industrial

DRAWING SCHEDULE

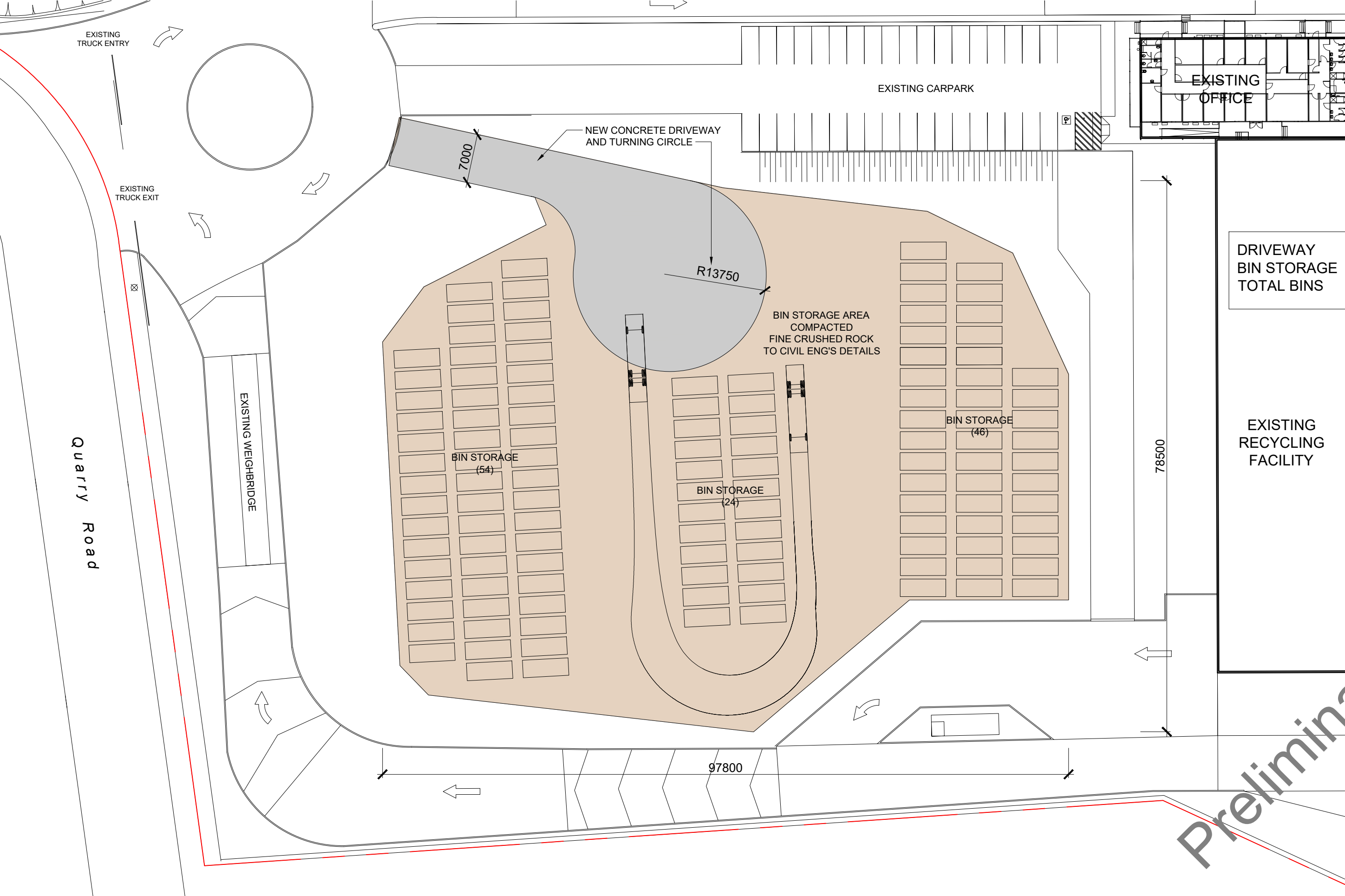
GA-01

SITE PLAN

GA-02

PLAN - BIN STORAGE YARD

Erskine Park Waste and Resource Management Facility



DRIVEWAY	850m ²
BIN STORAGE	5,550m ²
TOTAL BINS	124

Erskine Park Waste and Resource Management Facility

TIM FARRELL PTY LTD

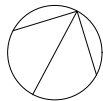
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ISSUE P1 ISSUED FOR PRELIMINARY REVIEW

27/08/2025



Project
PROPOSED BIN STORAGE AREA
Location
85 QUARRY ROAD ERSKINE PARK, NSW
Project Number
2404

Scale
1:500 @ A3

Drawing Title
PLAN - BIN STORAGE YARD
Date
27 AUGUST 2025
Drawing Number
GA-02(P1)

SCHEDULE OF PLANT MATERIAL

CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	MATURE HEIGHT	CONTAINER SIZE	STAKES
AS	Acmena smithii	Lilly Pilly	13	13m	45 litre	2
ASm	Acmena smithii 'Minor'	Dwarf Lilly Pilly	61	3m	200mm	-
BI	Banksia integrifolia	Coastal Banksia	5	7m	45 litre	2
BE	Banksia ericifolia	Heath Banksia	98	3m	200mm	-
CCi	Callistemon citrinus	Bottlebrush	79	2.5m	200mm	-
LL	Lomandra longifolia	Mat Rush	291	1m	140mm	-
ML	Melaleuca linariifolia	Snow in Summer	8	7m	45 litre	2



Acmena smithii



Acmena smithii 'Minor'



Banksia ericifolia



Banksia integrifolia



Callistemon citrinus



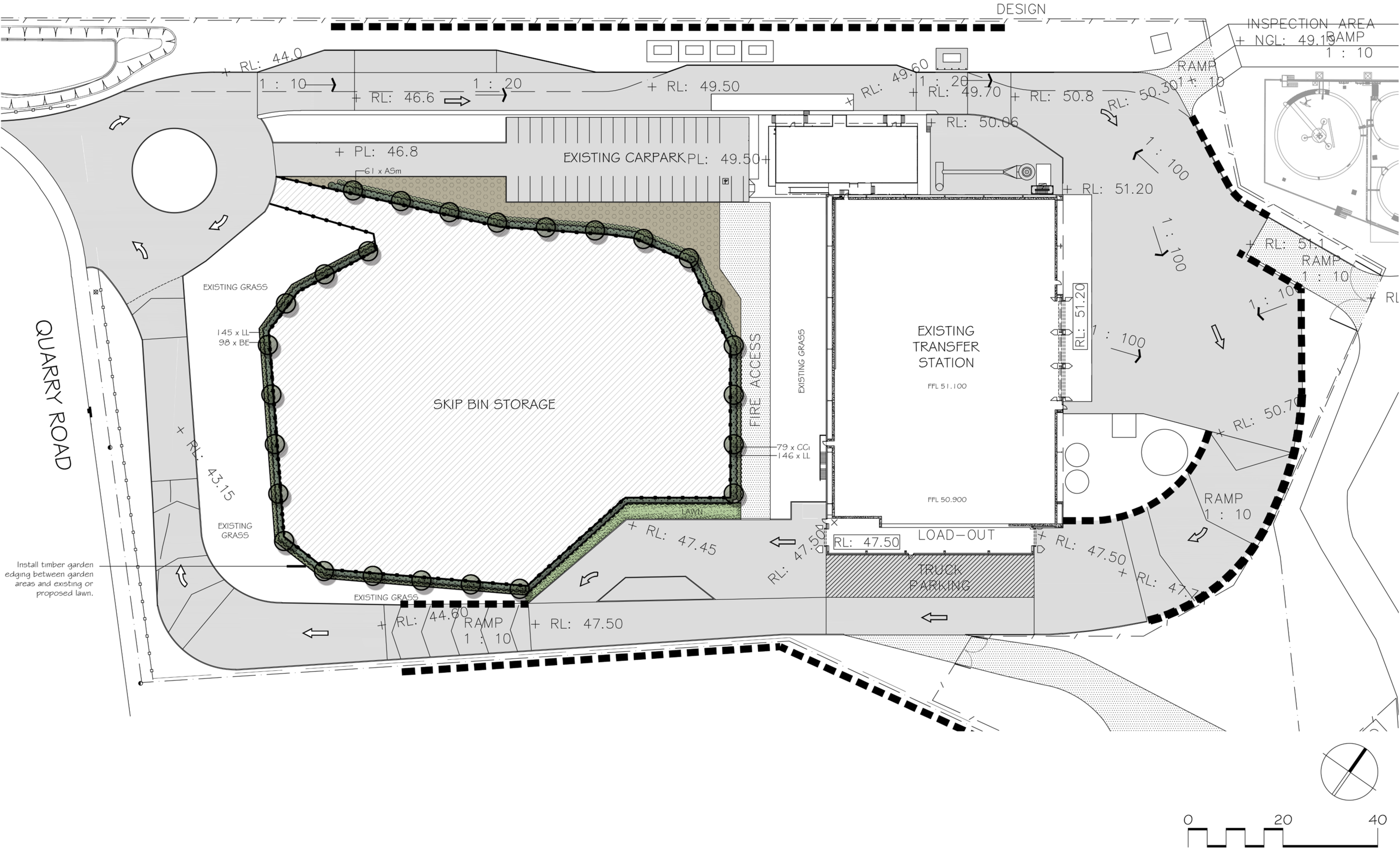
Lomandra longifolia



Melaleuca linariifolia

LEGEND

- NEW TURF LAWN AREAS TO MATCH EXISTING
- MULCH AREA
- TIMBER GARDEN EDGING



Verify all dimensions on site before commencing construction or ordering materials. Verify the dimensions of all manufactured products before installation. Use figured dimensions in preference to scaled dimensions. Report any discrepancies to the Landscape Architect for a decision before work commences.

NOTES

This plan is to be read in conjunction with all documentation prepared by Nicholas & Alexander Architects.



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project
Erskine Park RMF
Waste Transfer Station
Quarry Road, Erskine Park

drawing
Landscape Plan

client
Cleanaway Waste Management

date February 2026
scale 1:400 @ A1
1:800 @ A3
job.dwg no. 08.26/010
no. in set ONE/ONE
designed by HL
drawn by HL

Appendix B EPL and DA

Development Consent

Section 89E of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning under delegation executed on 14 September 2011, the Planning Assessment Commission (the Commission) of New South Wales, approve the Staged Development Application referred to in Schedule 1 subject to the concept proposal conditions in Schedule B and Stage 1 Waste Transfer Station conditions in Schedule C.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts including economic and social impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.

Member of the Commission

Member of the Commission

Member of the Commission

Sydney

4 October 2016

The Department has prepared a consolidated version of the consent which is intended to include all modifications to the original determination instrument.

The consolidated version of the consent has been prepared by the Department with all due care. This consolidated version is intended to aid the consent holder by combining all consents relating to the original determination instrument but it does not relieve a consent holder of its obligation to be aware of and fully comply with all consent obligations as they are set out in the legal instruments, including the original determination instrument and all subsequent modification instruments.

CONSOLIDATED CONSENT

SCHEDULE A

Application Number:	SSD-7075
Applicant:	Cleanaway Pty Ltd
Consent Authority:	Minister for Planning
Site:	85-87 Quarry Road, Erskine Park (Lot 1 DP 1140063)
Development:	Erskine Park Waste and Resource Management Facility Staged Development Application, comprising: - A concept proposal for a Waste and Resource Management Facility (WRMF) with a maximum processing capacity of 300,000 tpa. All waste received at the WRMF shall enter the Waste Transfer Station (Stage 1), up to 150,000 tpa of this waste may be recycled at the Resource Recovery Facility (Stage 2). - Construction and operation of the Stage 1 Waste Transfer Station with a maximum processing capacity of 300,000 tpa.

CONSOLIDATED CONSENT

SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-7075-Mod-1	25 August 2017	A/Director, Industry Assessments	Modifications to the development staging, car and truck parking, the office, the load-out bays, the stormwater management system, site levels and landfill ramps.
SSD-7075-Mod-2	26 February 2018	Director, Industry Assessments	Modifications to the site levels, access ramp and car parking.
SSD-7075-Mod-3	24 October 2018	Director, Industry Assessments	Modifications to Stage 1 Waste Transfer Station operation including the installation of a manual sort line, minor site layout alterations and minor building design alterations.
SSD-7075-Mod-4	25 October 2018	Director, Industry Assessments	Extension to construction hours.
SSD-7075-Mod-5	7 July 2023	Team Leader, Industry Assessments	Upgrade waste stored at any given time from 1,040 tonnes to 3,000 tonnes, processing up to 35,000 tpa of glass, and update site layout by removing manual sort line and replacing with glass breaking line.

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DEFINITIONS

Applicant	Cleanaway Pty Ltd, or anyone else entitled to act on this consent
Construction	The demolition of buildings or works, the carrying out of works, including bulk earthworks, and erection of buildings and other infrastructure covered by this consent
Council	Penrith City Council
Department	Department of Planning and Environment
Development	The development that is approved by this development consent and as generally described in Schedule A
DPI	Department of Primary Industries
EIS	Staged Development Application, Environmental Impact Statement, Erskine Park Resource Management Facility prepared by SLR Consulting Australia Pty Ltd dated October 2015
EP&A	<i>Environmental Planning and Assessment Act 1979</i>
EPA	Environment Protection Authority
EPL	Environment Protection Licence under the <i>Protection of the Environment Operations Act 1997</i>
Feasible	Feasible relates to engineering considerations and what is practical to build
General solid waste (non-putrescible)	As defined in Schedule 1 of POEO Act, but excludes Biosolids
Heavy vehicle	Any vehicle with a gross vehicle mass of 5 tonnes or more
Heritage Item	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> .
Incident	A set of circumstances that: - causes or threatens to cause material harm to the environment; and/or - breaches or exceeds the limits or performance measures/criteria in this consent
Material harm to the environment	Actual or potential harm to the health or safety of human beings or to ecosystems that is not trivial
Mitigation	Activities associated with reducing the impacts of the development prior to orduring those impacts occurring
MOD 1	SSD 7075 MOD 1 and supporting documentation titled <i>Environmental Assessment Proposed minor changes to approved Erskine Park Resource Management Facility (SSD 7075) Stage 1 Waste Transfer Station</i> , prepared by SLR and dated 10 July 2017
MOD 2	SSD 7075 MOD 2 and supporting documentation titled <i>Erskine Park Waste and Resource Management Facility Modification to approved SSD 7075 Environmental Assessment Report</i> , prepared by EME Advisory and dated January 2018
MOD 3	SSD 7075 MOD 3 and supporting documentation titled <i>Erskine Park Waste and Resource Management Facility Modification to approved SSD 7075 Environmental Assessment Report</i> , prepared by EME Advisory and dated May 2018
MOD 4	SSD 7075 MOD 4 and supporting documentation titled <i>Erskine Park Waste and Resource Management Facility Modification to approved SSD 7075 (Modification 4) Environmental Assessment Report</i> , prepared by EME Advisory and dated 16 August 2018
MOD 5	SSD 7075 MOD 5 and supporting documentation titled <i>Erskine Park Waste and Resource Management Facility Modification to approved SSD 7075 (Modification 5) Environmental Assessment Report</i> , prepared by EME Advisory and dated 11 October 2022.
OEH	Office of Environment and Heritage
Operation	The receipt or processing of waste
PCA	Principal Certifying Authority
Planning Secretary	Secretary of the Department of Planning and Environment, or nominee

POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements
Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Response to Submissions (RTS)	Erskine Park Resource Management Facility, Response to Submissions prepared by SLR Consulting Australia Pty Ltd dated 24 February 2016
RMS	Roads and Maritime Services
Site	Land referred to in Schedule A
Stage 1	Stage 1 includes: i. demolition of existing structures; ii. bulk earthworks; iii. construction of infrastructure including hardstand areas, stormwater, carparks, weighbridges and sealed roads; iv. operation of a Waste Transfer Station with a processing capacity of upto 300,000 tpa including an air pollution control system; v. a two storey office building and amenities to service the Waste Transfer Station; vi. construction of ancillary components including security fencing, security gates, rain water harvesting, fire suppression system, signage, landscaping and services.
Stage 2	Resource Recovery Facility designed to process 150,000 tpa of recyclable material from the Waste Transfer Station (Stage 1)
tpa	Tonnes per annum
Waste	As defined under the POEO Act
WMP	Waste Management Plan
WTS	Waste Transfer Station

SCHEDULE B**PART A CONDITIONS OF CONSENT FOR CONCEPT PROPOSAL (STAGES 1 AND 2)****STAGED DEVELOPMENT DESCRIPTION**

A1. Consent is granted to the Concept Proposal as described in:

- a) Schedule A;
- b) Staged Development Application (SSD 7075);
- c) EIS;
- d) RTS;
- e) Site layout plan as identified in Appendix 1A;
- f) MOD 1;
- g) MOD 2;
- h) MOD 3;
- i) MOD 4;
- j) MOD 5; and
- k) conditions contained in this development consent.

A2. If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency.

CONSENT LIMITS

A3. This consent does not permit the construction and operation of the Stage 2 Resource Recovery Facility.

A4. All waste received at the Site must enter at the Waste Transfer Station for initial processing. The Waste Transfer Station must not process more than 300,000 tpa of waste (as identified in the EPL), up to 150,000 tpa of this waste may be recycled at the Resource Recovery Facility (Stage2).

A5. The Applicant shall carry out the development of the Waste Transfer Station in accordance with the conditions outlined in Schedule C.

A5A. The Waste Transfer Station must not process more than 35,000 tpa of glass.

A5B. No more than 3,000 tonnes of waste must be stored within the Waste Transfer Station at any one time.

ADMINISTRATIVE CONDITIONS**Determination of Future Development Applications**

A6. In accordance with section 83B(3) of the EP&A Act, Stage 2 is to be subject of a future development application.

A7. The determination of the future development application(s) are to be consistent with the terms of this development consent as described in Schedule A, and subject to the conditions in ScheduleB.

A8. As per Clause 2.11 of the *State Environmental Planning Policy (Planning Systems) 2021* any future development application(s) shall be classified State Significant Development.

Obligation to Minimise Harm to the Environment

A9. The Applicant shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction or operation of the development.

Statutory Requirements

A10. The Applicant shall ensure that all licences, permits, and approvals/consents are obtained as required by law and maintained as required throughout the life of the Development. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits or approvals/consents.

Inconsistency between Documents

A11. If there is any inconsistency between the plans and documentation referred to above, the most recent document shall prevail to the extent of the inconsistency. However, conditions of this consent prevail to the

extent of any inconsistency.

Lapsing of Approval

A12. This consent lapses five years after the date from which it operates, unless the Stage 1 works have physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse under Section 95 of the Act.

Dispute Resolution

A13. In the event that a dispute arises between the Applicant, Council or a public authority, in relation to an applicable requirement in this consent or relevant matter relating to the development, either party may refer the matter to the **Planning** Secretary for resolution. The **Planning** Secretary's determination of any such dispute shall be final and binding on the parties.

Legal Notices

A14. Any advice or notice to the consent authority shall be served on the **Planning** Secretary.

FOR INFORMATION

SCHEDULE C**CONDITIONS OF CONSENT FOR STAGE 1 - WASTE TRANSFER STATION****PART A ADMINISTRATIVE CONDITIONS****DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTS**

A1. The Applicant shall carry out the Development in accordance with the:

- a) Staged Development Application (SSD 7075);
- b) EIS;
- c) RTS;
- d) Conditions in Schedule B;
- e) Site and elevation plans as identified in Appendix 1B and 2;
- f) MOD 1;
- g) MOD 2;
- h) MOD 3;
- i) MOD 4;
- j) MOD 5; and
- k) management and mitigation measures as identified in Appendix 3.

A2. If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency.

A3. The Applicant shall comply with any reasonable requirement/s of the Planning Secretary arising from the Department's assessment of:

- a) any reports, plans, strategies, programs or correspondence that are submitted in accordance with this consent; and
- b) the implementation of any actions or measures contained in these reports, plans, strategies, programs or correspondence.

LIMITS OF CONSENT**Waste Limits**

A4. The Applicant shall not receive or process on the Site more than 300,000 tonnes of waste per calendar year.

A5. The Applicant must record the amount of waste (in tonnes) received at the Site on a daily basis.

A5A. The glass breaking line approved as part of MOD 5 must only be used to separate glass waste permitted to be received within the WTS.

STAGED SUBMISSION OF PLANS OR PROGRAMS

A6. With the approval of the Planning Secretary, the Applicant may:

- a) submit any strategy, plan or program required by this consent on a progressive basis; and/or
- b) combine any strategy, plan or program required by this consent.

A7. If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program shall clearly describe the specific stage to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program. A clear relationship between the strategy, plan or program that is to be combined shall be demonstrated.

EVIDENCE OF CONSULTATION

A8. Where consultation with any public authority is required by the conditions of this consent, the Applicant shall:

- a) consult with the relevant public authority prior to submitting the required documentation to the Secretary or the PCA for approval, where required;
- b) submit evidence of this consultation as part of the relevant documentation required by the conditions of this consent; and
- c) include the details of any outstanding issues raised by the relevant public authority and an explanation of disagreement between any public authority and the Applicant or any person acting on this development consent.

METEOROLOGICAL MONITORING

A9. Prior to commencement of operations, the Applicant shall ensure that there is a suitable meteorological station on the Site that complies with the requirements in the latest version of the *Approved Methods for Sampling of Air Pollutants in New South Wales*. The Applicant shall operate the meteorological station, and maintain continuous, auditable records of meteorological data, for the life of the Development.

DEMOLITION

A10. The Applicant shall ensure that all demolition work is carried out in accordance with *Australian Standard AS 2601:2001: The Demolition of Structures*, or its latest version.

BUILDING CODE OF AUSTRALIA

A11. The Applicant shall ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures are constructed in accordance with the relevant requirements of the *Building Code of Australia*.

OPERATION OF PLANT AND EQUIPMENT

A12. The Applicant shall ensure that all plant and equipment used for the Development is:

- a) maintained in a proper and efficient condition; and
- b) operated in a proper and efficient manner.

PROTECTION OF PUBLIC INFRASTRUCTURE

A13. The Applicant shall:

- a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the Development; and
- b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the Development.

PART B ENVIRONMENTAL PERFORMANCE

WASTE MANAGEMENT

- B1. The Applicant shall not cause, permit or allow any materials or waste (as defined by the POEO Act) generated outside the Site to be received at the Site for storage, treatment, processing, reprocessing, or disposal on the Site, except as expressly permitted by an EPL.
- B2. From the commencement of operation, the Applicant shall implement a Waste Monitoring Program for the Development. The program must:
- a) be prepared by a suitably qualified and experienced person(s) prior to the commencement of operation;
 - b) include suitable provision to monitor the:
 - (i) quantity, type and source of waste received on-site; and
 - (ii) quantity, type and quality of the outputs produced on-site.
 - c) ensure that:
 - (i) all waste that is controlled under a tracking system has the appropriate documentation prior to acceptance at the Site; and
 - (ii) staff receive adequate training in order to be able to recognise, handle and report any hazardous or other prohibited waste, including asbestos.

AIR QUALITY

Construction Mitigation

- B3. During construction, the Applicant shall ensure that:
- a) all vehicles on-site do not exceed a speed of 30 kilometres per hour;
 - b) all loaded construction vehicles entering or leaving the Site have their loads covered; and
 - c) all construction vehicles leaving the Site are cleaned of dirt, sand and other materials before they leave the Site, to avoid tracking the materials on public roads.

Dust Management

- B4. The premises shall be maintained in a condition that minimises or prevents the emission of dust from the premises.
- B5. Trucks entering and leaving the premises that are carrying loads must be covered at all times, except during loading and unloading within the Waste Transfer Station.

Odour

- B6. The Applicant shall ensure the Development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).
- B7. The Applicant shall ensure that any waste vehicles parked on the Site do not emit offensive odours.

Air and Odour Emissions Mitigation

- B8. The Applicant shall:
- a) operate the Development so that air and odour emissions are minimised during all meteorological conditions;
 - b) implement best management practice, including all reasonable and feasible air and odour emission mitigation measures to minimise emissions from the Development, including but not limited to an Air Pollution Control System comprising of:
 - (i) a wet scrubber, or an alternative air filtration system, approved by the Secretary, that can achieve an equivalent or better level of odour control to a wet scrubber;
 - (ii) dilution stacks;
 - (iii) fast acting roller doors;
 - (iv) dust suppression through the use of water sprays/misters;
 - c) seal on-site surfaces and regularly maintaining them to prevent dust re-entrainment from vehicle movements and other equipment use; and
 - d) ensure regular maintenance of the air pollution control system.

B9. Prior to acceptance of any waste at the Waste Transfer Station, the Air Pollution Control System identified in condition B8b) must be installed and operational. The wet scrubber technology or similar must be sized with an appropriate level of contingency to enable the level of control to be able to be scaled up if necessary.

Odour Management Plan

- B10. Prior to commencement of construction, the Applicant shall prepare an Odour Management Plan to the

satisfaction of the Secretary. The Plan must:

- a) be prepared by a suitable qualified and experienced person(s) in consultation with the EPA;
- b) describe the measures that would be implemented on-site to ensure:
 - (i) all reasonable and feasible measures are employed to minimise odour emissions, including details of the air pollution control device(s) and all other operational odour mitigation measures;
 - (ii) compliance with the relevant conditions of this consent;
 - (iii) contingency measures are deployed to minimise impacts should adverse odour emissions occur or appear likely to occur;
- c) include an ongoing monitoring program;
- d) include well defined triggers for the deployment of odour mitigation and contingency measures;
- e) include a protocol to determine the occurrence of an exceedance of any criteria in the EPL should an exceedance occur; and
- f) include contingency measures for design or system failure.

B11. The Applicant shall carry out the Development in accordance with the Odour Management Plan approved by the **Planning** Secretary (as revised and approved by the **Planning** Secretary from time to time), unless otherwise agreed by the **Planning** Secretary.

Odour Audit

B12. Within 6 months of operation or as otherwise directed by the **Planning** Secretary, the Applicant shall carry out an Odour Audit of the Development. The timing of the audit shall coincide with the receipt of putrescible waste at the Waste Transfer Station. The audit must:

- a) be carried out by a suitably qualified and experienced expert whose appointment has been endorsed by the **Planning** Secretary;
- b) audit the Development whilst it is in full operation;
- c) include a summary of air and odour emission related complaints and any actions that were carried out to address the complaints;
- d) validate the Development against the odour predictions in the RTS;
- e) if, as part of the Odour Audit, or as the result of any other odour monitoring, the odour predictions are demonstrated to be inaccurate, initiate an action plan as per B12 (h).
- f) if odour complaints are received, the Applicant must review the meteorological data for the Site and the region to establish the likelihood that the source of the odour originated from the Site. If it is likely that the odour originated from the site it must be reported in accordance with condition C6.
- g) review design and management practices of the Development against industry best practice for air emissions and odour management; and
- h) include an action plan that identifies and prioritises additional air and odour emission mitigation measures that may be necessary to reduce air and odour emissions.

Note: the aim of the odour audit is to validate the odour predictions in the RTS and therefore the audit should be conducted when large amounts of putrescible waste are present on the Site.

B13. Within two months of commissioning this audit, the Applicant shall submit a copy of the audit report to the **Planning** Secretary, EPA and Penrith City Council, together with its response to any recommendations contained in the audit report.

B14. The Applicant shall comply with any requirement(s) of the **Planning** Secretary arising from the Odour Audit.

SOIL AND WATER

Pollution of Waters

B15. The Development shall comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided in an EPL.

Stormwater

B16. A stormwater management scheme must be prepared for the development and must be implemented in consultation with the EPA. Implementation of the scheme must mitigate the impacts of stormwater run-off from and within the premises following the completion of construction activities. The scheme should be consistent with the Stormwater Management Plan for the catchment.

Leachate Management System

B17. Prior to operation, the Applicant shall prepare a Leachate Management System for the Site, the system must:

- a) be designed by a suitably qualified and experienced person(s) in consultation with the EPA;
- b) provide a management protocol for leachate (including firewater);
- c) control leachate (including firewater) so that it does not mix with any stormwater on the Site; and
- d) include water quality monitoring to determine the performance of the leachate management system.

B18. The Applicant shall carry out the Development in accordance with the Leachate Management System approved by the Planning Secretary (as revised and approved by the Planning Secretary from time to time), unless otherwise agreed by the Planning Secretary.

B19. Should the Waste Transfer Station no longer be able to utilise the adjacent Landfill Leachate Treatment System, no further waste shall be received at the Site until an alternative strategy for leachate management is provided in accordance with Condition B17. The system shall be designed and installed in consultation with the EPA and subject to the Planning Secretary's approval prior to the facility receiving or processing any further waste.

Erosion and Sediment Control

B20. The Applicant shall implement erosion and sediment control measures on-site in accordance with *Managing Urban Stormwater: Soils and Construction Vol. 1* (Landcom, 2004).

Bunding

B21. The Applicant shall store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's *Storing and Handling Liquids: Environmental Protection – Participant's Manual 2007*.

Imported Soil

B22. The Applicant shall:

- a) ensure that only VENM, or ENM, or other material approved in writing by the EPA is used as fill on the Site;
- b) keep accurate records of the volume and type of fill to be used; and
- c) make these records available to the Department upon request.

Compliance Certificate

B23. A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water prior to the commencement of construction.

Groundwater Interception and Extraction

B24. The Applicant shall obtain any necessary water related approvals from DPI in the event that groundwater is likely to be intercepted or extracted during construction.

CONTAMINATION

B25. Prior to commencing any excavation works, the Applicant shall prepare a protocol for the management of unexpected contamination finds which details the procedures for testing, classifying, handling, storing and disposing of contaminated water, soils and/or groundwater if encountered in excavations, in particular during excavation of the stormwater detention basin.

B26. The Applicant shall notify the Department detailing any contamination investigation carried out. This report shall be provided to the Department on completion of construction earthworks.

NOISE AND VIBRATION

Vibration Criteria

B27. The Applicant shall ensure that vibration resulting from the Development does not exceed the continuous or impulsive vibration criteria in EPA's *Assessing Vibration: A Technical Guideline* (February 2006) at residential receivers.

Construction and Operation Hours

B28. The Applicant shall comply with the construction and operation hours in Table 3 unless otherwise agreed to in writing by the Planning Secretary.

Table 3: Hours of Construction and Operation

Activity	Day	Hours
Construction	Monday – Friday	5 am to 6 pm
	Saturday	5 am to 5 pm
	Sunday & Public Holidays	Nil
Operation	24 hours a day, seven days a week	

Noise Mitigation

B29. The Applicant shall:

- implement best practice, including all reasonable and feasible noise management and mitigation measures to prevent and minimise operational, low frequency and traffic noise generated by the Development;
- minimise the noise impacts of the Development during adverse meteorological conditions;
- install and implement broadband squawker reversing alarms for all construction vehicles;
- maintain the effectiveness of any noise suppression equipment on plant at all times and ensure defective plant is not used operationally until fully repaired; and
- regularly assess noise emissions and relocate, modify and/or stop operations to ensure compliance with the relevant conditions of this consent.

TRAFFIC AND ACCESS

B30. The Applicant shall ensure that:

- a total of 37 car parking spaces, including one disabled car parking space are provided;
- trucks shall only be parked in the designated truck park areas as identified in Appendix 1B;
- at least one load compliance inspection parking area is provided;
- Site access, driveways and parking areas are constructed and maintained in accordance with the latest versions of Australian Standards AS 2890.1, AS 2890.2, AS 2890.6 and AS 1428.1;
- the swept path of the longest vehicle entering and exiting the Site, as well as manoeuvrability through the Site, is in accordance with *AUSTROADS Guide to Road Design*;
- unless such deliveries are via Erskine Park Road, truck deliveries and pickups are scheduled to avoid busy morning and afternoon peak hours;
- the egress of B-double waste transportation trucks from the Erskine Park Industrial Estate is confined to Lenore Drive/Erskine Park Link Road;
- the Development does not result in any vehicles parking or queuing on the public roadnetwork;
- all vehicles are wholly contained on-site before being required to stop;
- all loading and unloading of heavy vehicles occurs inside the Waste Transfer Station;

- k) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times; and
- l) all vehicles enter and leave the Site in a forward direction; and
- m) signage is installed to ensure traffic from the adjacent landfill provides right-of-way to the Development traffic; and
- n) right-of-way signage is installed at accessway road junctions from the adjacent landfill.

FIRE MANAGEMENT

B31. The Applicant shall:

- a) implement suitable measures to minimise the risk of fire on-site including but not limited to the recommendations in the EIS;
- b) extinguish any fires on-site promptly; and
- c) maintain adequate fire-fighting capacity on-site.

VISUAL AMENITY

Building Materials and Landscaping

B32. Prior to the commencement of construction, the Applicant shall prepare a Building and Material Schedule and a Landscape Plan for the development to the satisfaction of the **Planning** Secretary. The Schedule and Plan must:

- a) be prepared in consultation with Council;
- b) be consistent with the Penrith City Council Development Control Plan 2014;
- c) include a building materials list for the Waste Transfer Station;
- d) provide details on boundary fences which shall generally have a maximum height of 2.1m and have an "open" nature, e.g. decorative metal and coloured dark grey or black, or complement the adjacent fencing type, other than the southern boundary fence which may be higher than 2.1m and impermeable, as agreed with the adjacent property owner; and
- e) include details on landscaping, in particular how the area allocated for the Resource Recovery Facility will be grassed and stabilised prior to commencement of operation of the Waste Transfer Station to prevent any run-off and erosion.

B33. The Applicant shall carry out the Development in accordance with the approved Building and Material Schedule and Landscape Plan (as revised and approved by the **Planning** Secretary from time to time), unless otherwise agreed by the **Planning** Secretary.

Lighting

B34. All external lighting associated with the Development shall be mounted, screened, and directed in such a manner so as not to create a nuisance to the surrounding environment, properties and roadways. The lighting shall be the minimum level of illumination necessary and shall comply with *Australian Standard AS 4282 1997*.

Signage

B35. The Applicant shall install any new signage in consultation with Council and shall comply with the

State Environmental Planning Policy 64 – Advertising and Signage, as relevant.

Note: This condition does not apply to signage identified as exempt or complying development in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

HERITAGE

B36. The Applicant shall cease all works on-site in the event that any Aboriginal cultural object(s) or human remains are uncovered. If human remains are uncovered, you must immediately stop work, not further disturb the remains and notify NSW Police. OEHL and the Aboriginal community must be contacted if the remains are suspected to be of Aboriginal origin. If other Aboriginal objects are discovered, you must immediately stop work, not further disturb the objects and notify OEHL by calling Environment Line on 131 555. Works must not resume in the designated area until the relevant written consent is received from NSW Police and/or OEHL. Any Aboriginal objects discovered must be registered on the Aboriginal Heritage Management Information System (AHIMS), in accordance with section 89A of the *National Parks and Wildlife Act 1974*.

SECURITY

B37. The Applicant shall:

- a) install and maintain a perimeter fence and security gates on the Site; and
- b) ensure that the security gates on-site are locked whenever the Site is unattended.

PEST, VERMIN & NOXIOUS WEED MANAGEMENT

B38. The Applicant shall:

- a) implement suitable measures to manage pests, vermin and declared noxious weeds on-site; and
- b) inspect the Site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on-site in sufficient numbers to pose an environmental hazard, or cause the loss of amenity in surrounding areas.

FOR INFORMATION

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Construction Environmental Management Plan

C1. Prior to the commencement of construction of the Development, the Applicant shall prepare a Construction Environmental Management Plan to the satisfaction of the **Planning** Secretary. The Plan must:

- a) be prepared by a suitably qualified and experienced person(s);
- b) describe all activities to be undertaken on the Site during construction, including a clear indication of construction stages;
- c) identify the statutory approvals that apply to the Development;
- d) outline all environmental management practices and procedures to be followed during construction (e.g. construction traffic management, dust management and construction noise and vibration management), including all reasonable and feasible mitigation measures to protect the amenity of the surrounding environment;
- e) detail how the environmental performance of construction will be monitored, and what actions will be taken to address identified adverse environmental impacts;
- f) describe the roles and responsibilities for all relevant employees involved in construction;
- g) include arrangements for community consultation and complaints handling procedures during construction; and
- h) consolidate the construction related parts of any management plans and monitoring programs required in the conditions of this consent.

C1A. Prior to commencement of extended construction hours approved as part of MOD 4, the Applicant must submit a revised Construction Environmental Management Plan to the satisfaction of the **Planning** Secretary. The plan must be prepared in consultation with the EPA and detail the environmental management practices and procedures to mitigate construction noise impacts during the out of hours construction periods.

C2. The Applicant shall carry out the development in accordance with the Construction Environmental Management Plan approved by the **Planning** Secretary (as revised approved by the **Planning** Secretary from time to time), unless otherwise agreed by the **Planning** Secretary.

Operational Environmental Management Plan

C3. The Applicant shall prepare an Operational Environmental Management Plan for the Development to the satisfaction of the **Planning** Secretary. This strategy must:

- a) be prepared by a suitably qualified and experienced person(s);
- b) provide a strategic framework for environmental management of the Development;
- c) identify the statutory approvals that apply to the Development;
- d) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the Development;
- e) describe in detail how the environmental performance of the Development would be monitored and managed; and
- f) describe the procedures that would be implemented to:
 - (i) keep the local community and relevant agencies informed about the operation and environmental performance of the Development;
 - (ii) receive, handle, respond to, and record complaints;
 - (iii) resolve any disputes that may arise;
 - (iv) respond to any non-compliance; and
 - (v) respond to emergencies.

The Applicant shall carry out the Development in accordance with the Operational Environmental Management Plan approved by the **Planning** Secretary (as revised approved by the **Planning** Secretary from time to time), unless otherwise agreed by the **Planning** Secretary

Management Plan Requirements

C4. The Applicant shall ensure that the environmental management plans/strategies required under this consent are prepared in accordance with any relevant guidelines and include:

- a) detailed baseline data;
- b) a description of:
 - (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
 - (ii) any relevant limits or performance measures/criteria;

- (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the Development or any management measures;
 - (iv) the measures that would be implemented to comply with the relevant statutory requirements, limits, or performance measures/criteria;
- c) a program to monitor and report on the:
 - (i) impacts and environmental performance of the Development;
 - (ii) effectiveness of any management measures;
 - (iii) a contingency plan to manage any unpredicted impacts and their consequences;
 - (iv) a program to investigate and implement ways to improve the environmental performance of the Development over time;
- d) a protocol for managing and reporting any:
 - (i) incidents;
 - (ii) complaints;
 - (iii) non-compliances with statutory requirements;
 - (iv) exceedances of the impact assessment criteria and/or performance criteria; and
 - (v) a protocol for periodic review of the plan.

C5. The **Planning** Secretary may waive some of the requirements in Condition C4 if they are unnecessary or unwarranted for particular management plans/strategies.

REPORTING AND AUDIT

Incident Reporting

C6. The Applicant shall notify, at the earliest opportunity, the **Planning** Secretary and any other relevant agencies including EPA and Penrith City Council of any incident that has caused, or threatens to cause, material harm to the environment or result in offensive odour at sensitive receivers. For any other incident (including complaints) associated with the Development, the Applicant shall notify the **Planning** Secretary and any other relevant agencies as soon as practicable after the Applicant becomes aware of the incident. Within 7 days of the date of the incident, the Applicant shall provide the **Planning** Secretary and any relevant agencies with a detailed report on the incident, and such further reports as may be requested.

Regular Reporting

C7. The Applicant shall provide regular reporting on the environmental performance of the Development on its website, in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent.

Independent Environmental Audit

C8. Within 1 year of the date of the commencement of operation, and every 3 years thereafter, unless the **Planning** Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit of the Development. This audit must:

- a) be conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the **Planning** Secretary;
- b) led by a suitably qualified auditor, and include experts in fields specified by the **Planning** Secretary;
- c) include consultation with the relevant agencies;
- d) assess the environmental performance of the Development and assess whether it is complying with the requirements in this consent, and any other relevant approvals and relevant EPL/s (including any assessment, plan or program required under the approvals);
- e) review the adequacy of any approved strategy, plan or program required under the abovementioned consents; and
- f) recommend measures or actions to improve the environmental performance of the Development, and/or any strategy, plan or program required under the consents.

C9. Within three months of commissioning this audit, or as otherwise agreed by the **Planning** Secretary, the Applicant shall submit a copy of the audit report to the **Planning** Secretary, together with its response to any recommendations contained in the audit report.

Annual Review

C10. Within 1 year of the date of the commencement of construction, and every year thereafter, the Applicant shall review the environmental performance of the Development. This review must:

- a) describe the activities associated with the Development that were carried out in the previous calendar year, and the activities proposed to be carried out over the next year;
- b) include a comprehensive review of the monitoring results and complaints records of the Development over the previous calendar year, which includes a comparison of the results against the:
 - (i) the relevant statutory requirements, limits or performance measures/criteria;

- (ii) requirements of any plan or program required under this consent;
- (iii) the monitoring results of previous years; and
- (iv) the relevant predictions in the EIS;
- c) identify any non-compliance over the previous year, and describe what actions were (or are being) taken to ensure compliance in the upcoming year;
- d) identify any trends in the monitoring data over the life of the Development;
- e) identify any discrepancies between the predicted and actual impacts of the Development, and analyse the potential cause of any significant discrepancies; and
- f) describe what measures will be implemented over the next year to improve the environmental performance of the Development.

Revision of Strategies, Plans and Programs

C11. Within 3 months of the submission of an:

- a) annual review under Condition C10 above;
- b) incident report under Condition C6 above;
- c) audit under Condition C8 above; or
- d) any modification to this consent,

the Applicant shall review, and if necessary revise, the strategies, plans, and programs required under this consent.

Note: This is to ensure the strategies, plans and programs are updated on a regular basis, and incorporate any recommended measures to improve the environmental performance of the Development.

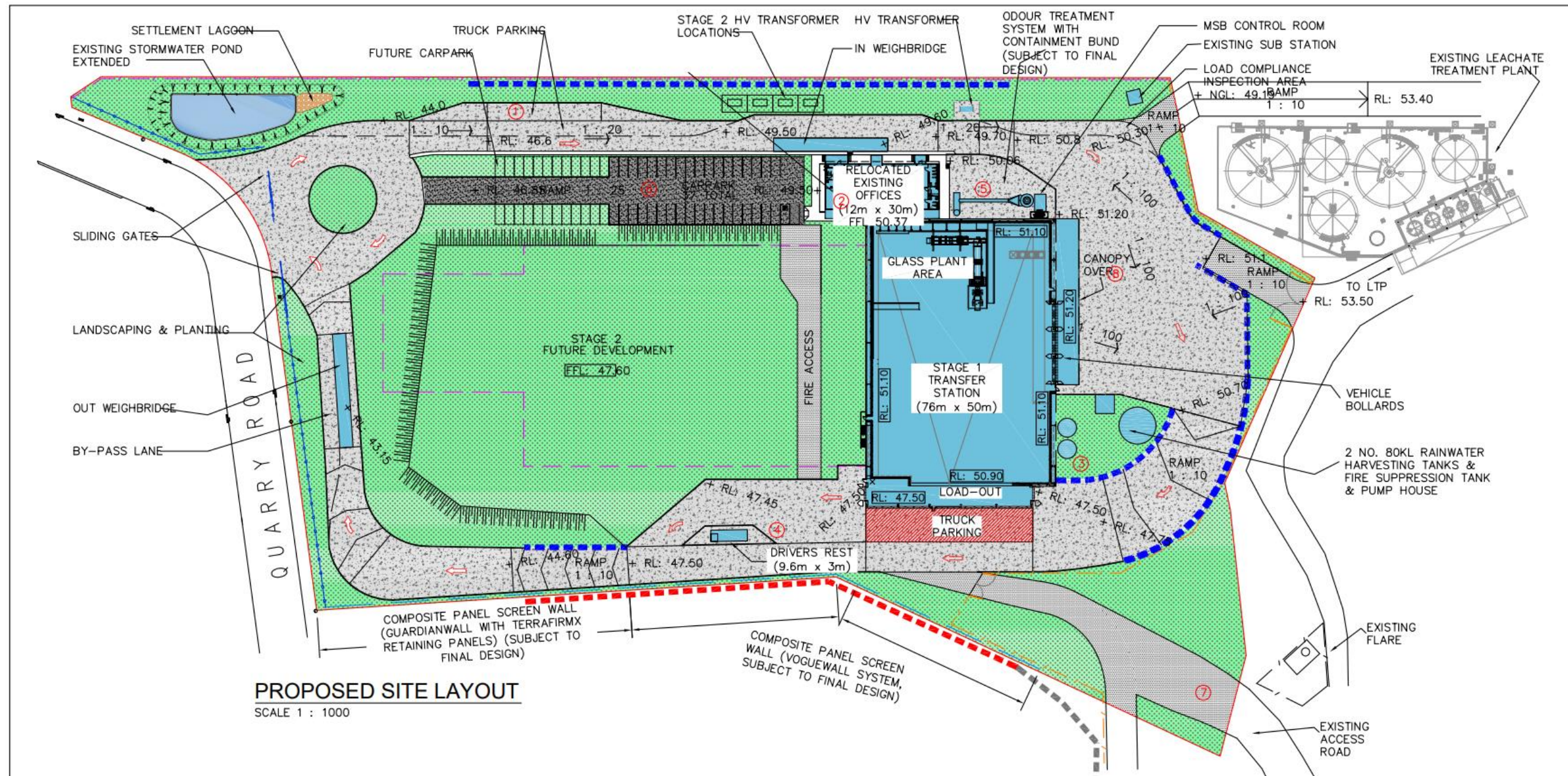
C12. The Applicant shall ensure that the operation of the Development is undertaken in accordance with all relevant updated and/or amended strategies, management plans and programs approved by the **Planning** Secretary (or as revised and approved by the **Planning** Secretary), unless otherwise agreed by the **Planning** Secretary.

Access to Information

C13. The Applicant shall:

- a) make copies of the following publicly available on its website:
 - (i) the documents referred to in Condition A1;
 - (ii) all current statutory approvals for the Development;
 - (iii) all approved strategies, plans and programs required under the conditions of this consent;
 - (iv) a comprehensive summary of the monitoring results of the Development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;
 - (v) a complaints register, updated on a monthly basis;
 - (vi) the annual reviews of the Development;
 - (vii) any independent environmental audit of the Development, and the Applicant's response to the recommendations in any audit;
 - (viii) any other matter required by the **Planning** Secretary; and
- b) keep this information up to date

APPENDIX 1A and 1B – SITE LAYOUT PLAN – CONCEPT PROPOSAL WASTE AND RESOURCE MANAGEMENT FACILITY



LEGEND

	DEVELOPMENT BOUNDARY		GRAVEL HARDSTAND		EXISTING FENCELINE		2.4M HIGH NEW COMPOSITE PANEL SCREEN WALL
	ASPHALT HARDSTAND		LANDSCAPED AREAS		1.5M HIGH NEW BLACK PALISADE FENCE		EXISTING RETAINING WALL
	CONCRETE HARDSTAND		TRAFFIC DIRECTIONS		CHAIN LINK FENCE		REMOVED/MODIFIED PROPOSED RETAINING WALL

SCHEDULE OF CHANGES – MOD 3 – MOD 4

1. REPLACE MANUAL SORT LINE WITH NEW GLASS PLANT

PROJECT :
**ERSKINE PARK RMF - STAGE 1
WASTE TRANSFER STATION**
FOR
**CLEANAWAY WASTE
MANAGEMENT LTD**



ARCHITECTS DOCUMENTATION:



NICHOLAS & ALEXANDER ARCHITECTS
37 Bevan Street, Albert Park, 3206
Tel: 9696 5822
Email: naarch@bigpond.net.au
A.C.N. 070 432 932

**PROPOSED SITE LAYOUT -
STAGE 1 - MOD 4**

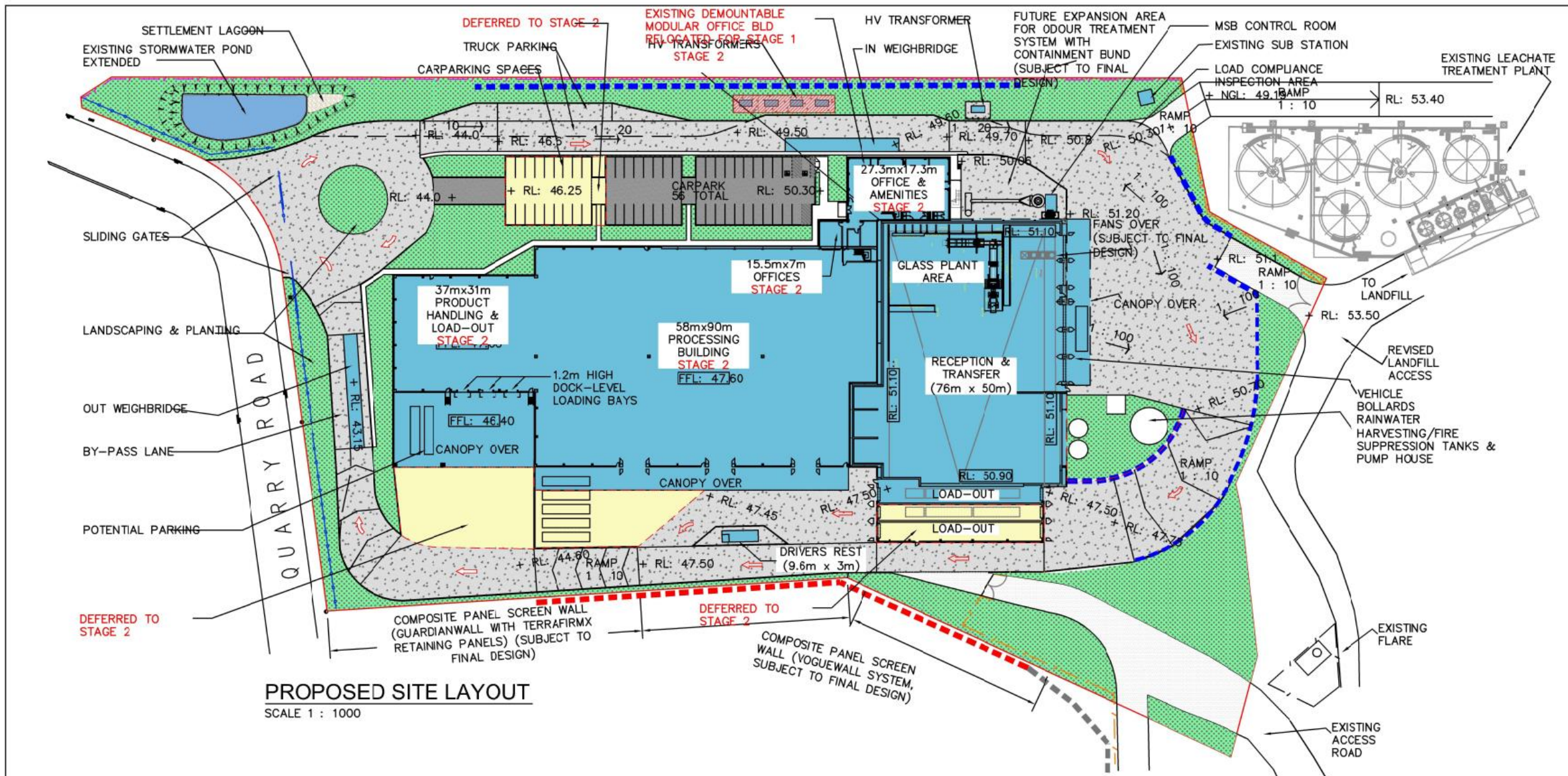
DEVELOPMENT CONSENT

DRWG. No.	17567
DOCUMENTATION	JH
DRAWN	JH
CHECKED	ND

DATE SEPTEMBER 2022
SCALE AS SHOWN @ A3

PLOT SCALE 1 : 1

SHEET. No.	003
REV.	19



LEGEND

	DEVELOPMENT BOUNDARY		GRAVEL HARDSTAND		EXISTING FENCELINE		2.4M HIGH NEW COMPOSITE PANEL SCREEN WALL
	ASPHALT HARDSTAND		LANDSCAPED AREAS		1.5M HIGH NEW BLACK PALISADE FENCE		EXISTING RETAINING WALL
	CONCRETE HARDSTAND		TRAFFIC DIRECTIONS		CHAIN LINK FENCE		REMOVED/MODIFIED PROPOSED RETAINING WA

SCHEDULE OF CHANGES - MOD 3 - MOD 4
1. REPLACE MANUAL SORT LINE WITH NEW GLASS PLANT



PROJECT :
ERSKINE PARK RMF - STAGE 1
WASTE TRANSFER STATION
FOR
CLEANAWAY WASTE
MANAGEMENT LTD

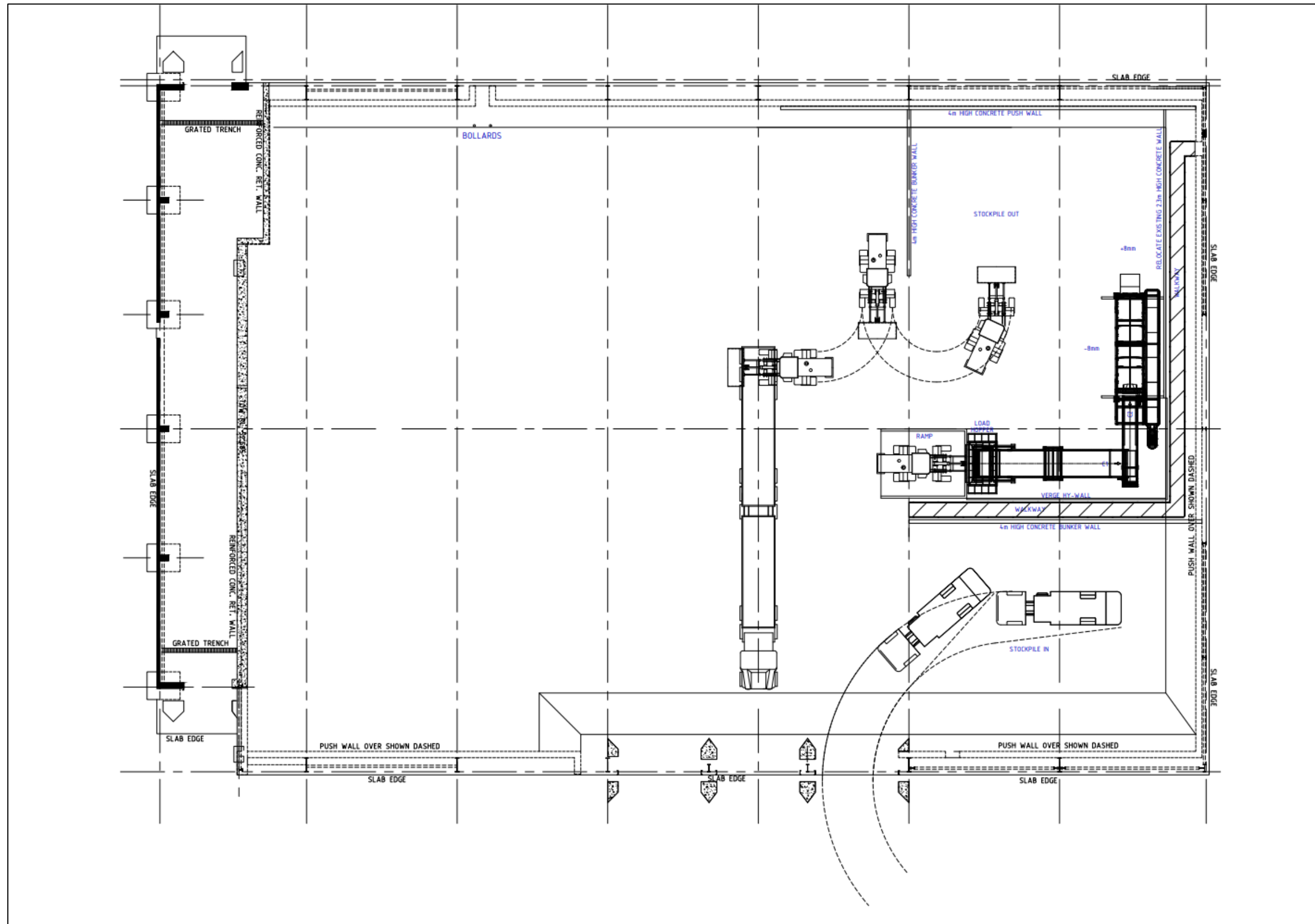


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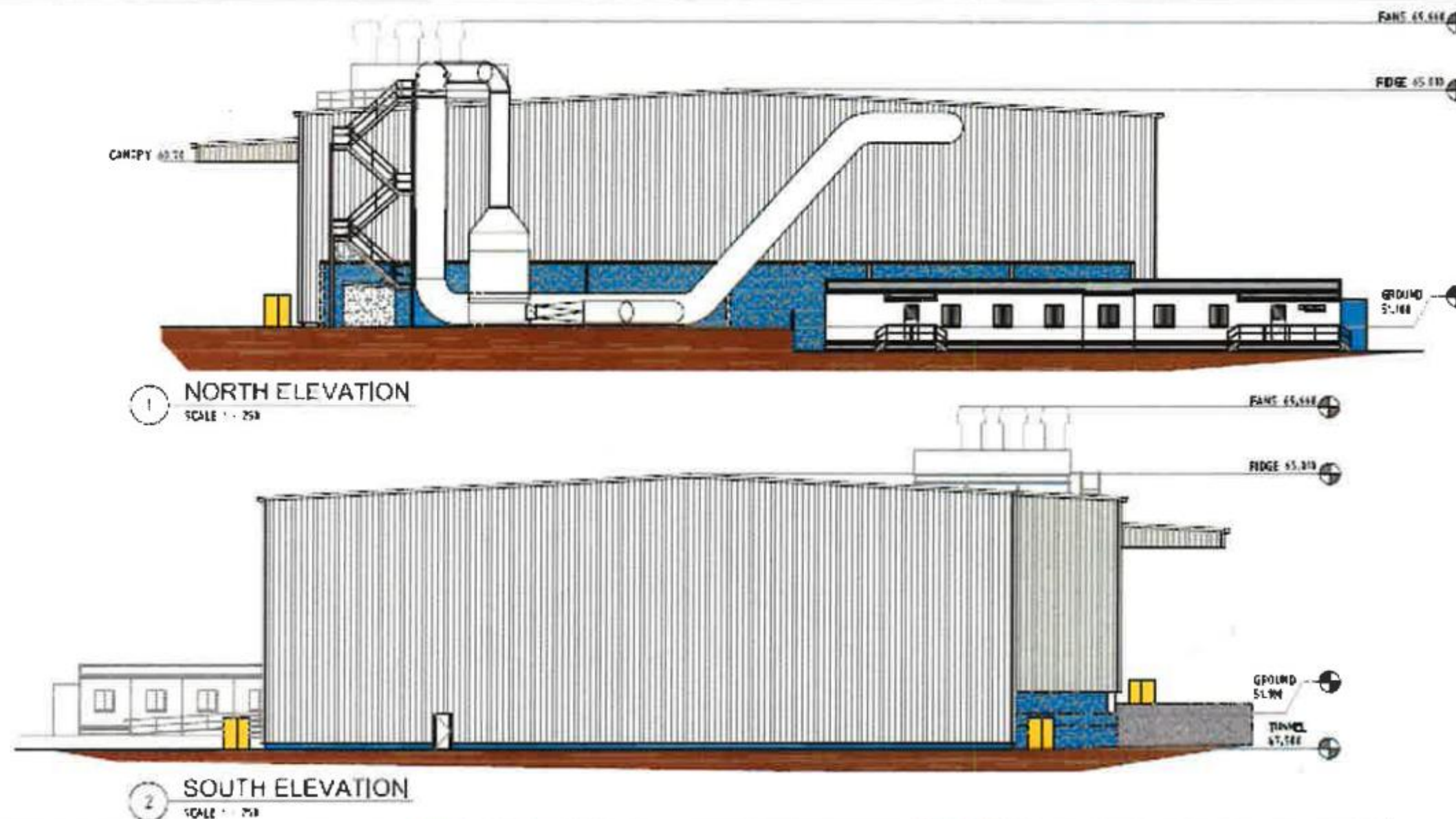


NICHOLAS & ALEXANDER ARCHITECTS
37 Bevan Street, Albert Park, 3206
Tel: 9656 5822
Email: naarch@bigpond.net.au
A.C.N. 070 432 932

SITE LAYOUT - CONCEPT PLAN		DATE	SEPTEMBER 2022
FULL SITE DEVELOPMENT - MOD 3		SCALE	AS SHOWN @ A3
DEVELOPMENT CONSENT		PLOT SCALE	1 : 1
DRWG. No.	DOCUMENTATION	SHEET. No.	REV.
17567	JH	103	06
	JH		
	ND		



APPENDIX 2 – ELEVATION PLANS - WASTE TRANSFER STATION



Cladding External sheet, walled & framed. Corrugated metal, vertical ribbed, galvanized steel, incorporating flash boards and steel bolts, as required to make as adjacent cladding. External sheet, Roof: As wall construction incorporating 50mm insulation performed and/or full backed fibreglass or equivalent & safety wire mesh & incorporate rooflights & fly screens. External sheet, Cladding to roof & walls: Vertical ribbed, galvanized steel, finished to be finished from the Corrugated Colour Range or similar approved. Doors Steel & Glazed doors, metal frames & painted to be finished to match powder coating to the same RAL colour as adjacent cladding.	Cladding to office/warehouse To be insulated bulk up system, cladding profile & colour to match as rest of building. Windows Single or double glazed double glazed windows with 60% opening lights, using aluminium to avoid solar gain, & providing solar shading to North & East elevations. Finishes Key 1. Wall cladding to be Corrugated 'Dumfries' colour. 2. Window frames, door frames & roller shutter doors - highlight colour to be 'Dumfries' 'Dumfries'. 3. Facets gutters, downpipes, flue & roof to be Corrugated 'Dumfries' colour. 4. Base cladding to be fair faced concrete then painted Dulux 'Cleanaway Blue'.	Roof maintenance Roof to be fitted with external fall arrest system with access walkways, or similar approved, for safe access to maintain, clean & inspect the roof, rooflights, fly screens & gutters. Fall arrest system to comply with all current legislation, and be installed such that the roof does not leak. Access to be by trained personnel, with equipment stored within the office building.
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PROJECT: ERSKINE PARK RMF - STAGE 1 WASTE TRANSFER STATION FOR CLEANAWAY WASTE MANAGEMENT LTD	CLEANAWAY Making a sustainable future possible	ARCHITECTS DOCUMENTATION:  NICHOLAS & ALEXANDER ARCHITECTS 31 Bevan Street, Albert Park, 3206 Tel: 9446 5822 Email: narch@bigpond.net.au A.C.N. 318 412 937	NORTH & SOUTH ELEVATIONS - MCD 3		DATE: MARCH 2018
			DEVELOPMENT CONSENT		SCALE: AS SHOWN @ A3
			DRG No: 17567	DOCUMENTATION: JH DRAWN: JH CHECKED: ND	PLOT SCALE: 1:1 SHEET No: 023 REV: 08



APPENDIX 3 – MANAGEMENT AND MITIGATION MEASURES

Cleanaway commits to the implementation of the operational mitigation measures, monitoring activities and management strategies outlined in **Section 7** of the EIS for all activities associated with the Development (SSD 7075). The table below presents the key commitments proposed in this EIS, in order to effectively mitigate and/or manage the potential environmental and socio-economic impacts of the Development. Additional commitments identified in the Response to Submissions are also included (highlighted in italics).

Statement of Commitments

Aspect/Commitment	Section
General	
A Construction Environmental Management Plan (CEMP) will be prepared for the Development, with sub-plans for specific environmental risk areas, including but not limited to noise, dust and traffic issues.	Section 7.11.5
A site-specific Operational Environmental Management Plan (OEMP) will be developed and submitted to DP&E for approval. The OEMP will ensure that the commitments made within the EIS, along with the conditions imposed by the development consent and EPL, are fully implemented and complied with. The OEMP will establish the framework for managing and mitigating the potential environmental impacts of the Development over the life of the operation.	Section 7.11.5
Air Quality and Odour	
A program of construction air quality monitoring will be implemented.	Section 7.1.5
An air pollution control system will be implemented to provide multiple levels of control and an integrated solution for emission control. The system will include: • Containment: containment of dust and odour within the building using fast acting doors and an air extraction system; • Internal air management: the installation of a dust suppression system to control internal dust concentrations; • Air pollution control: the operation of a wet scrubber, required to achieve the 'design standard' with the plant operating at full capacity in the 'normal operations' scenario, or during the 'emergency operations' scenario; and • Emission control: the use of dilution fans to maximise the dispersion and dilution of the extracted, and scrubbed, air.	Section 7.1.5
Within the first 12 months of operations, monitoring of odour will be undertaken to perform efficiency trials on the scrubber system to demonstrate optimal performance. Cleanaway will also undertake follow-up monitoring during the operational lifetime of the WTS, on a basis to be agreed with the relevant authorities.	
Noise and Vibration	
Other than the noise mitigation achieved by the enclosed nature of the building design, no additional noise mitigation measures are warranted.	n/a

Aspect/Commitment	Section
<i>Cleanaway owned vehicles operating on the site will be fitted with the High and Low Buzzer system, designed to minimise noise associated with reversing alarms in accordance with the Australian Vehicle Standard (Australian Design Rule 42/04) and Heavy Vehicle National Law Act 2012.</i>	RTS ¹ Section 3.4
<i>All mobile plant operation will occur inside the WTS building and will be fitted with low frequency white noise reversing alarms.</i>	RTS Section 3.4
Traffic and Transport	
The Construction Traffic Management Plan will be updated in response to pre-construction approvals required as part of the Conditions of Approval. This will be implemented for the duration of construction activities.	Section 7.3.5
Cleanaway will schedule its delivery and transfer trucks to avoid the busy morning and afternoon peak hours.	Section 7.3.5
Transfer trucks departing the site will use the Erskine Park Link Road connection to the M7 rather than the Mamre Road or Erskine Park Road routes to the M4.	Section 7.3.5
<i>Designated pedestrian access will be provided from Quarry Road to the offices.</i>	RTS Section 3.4
<i>Any existing unnecessary property access will be removed, the kerb reinstated to suit the existing kerb, and the verge area reinstated with grass seeded topsoil or turf, which will be addressed in further designed stages.</i>	RTS Section 3.4
Visual Amenity	
Lighting will be designed and installed in accordance with AS 4282-1997 to avoid obtrusive effects to surrounding residents.	Section 7.4.5
Disturbed areas will be rehabilitated on completion of construction.	Section 7.4.5
Mature trees will be fenced and protected for the duration of construction.	Section 7.4.5
Landscape works will be implemented as part of the Development.	Section 7.4.5
<i>Further detail on the architectural treatment of the facility will be provided as the detailed design progresses.</i>	RTS Section 3.4
<i>Black palisade fencing located behind landscaping fronting on to Quarry Road will be provided.</i>	RTS Section 3.4
<i>Upon completion of the WTS, the undeveloped RRF area will be grassed until such time as construction can commence on the second stage.</i>	RTS Section 3.4
Indigenous Heritage	
Should any Aboriginal artefact be uncovered during construction or operation all works will cease in that locale and the OEI will be notified. Works will only recommence when an appropriate and approved management strategy has been agreed to by all of the relevant stakeholders.	Section 7.5.3
Soils and Geology	
Cut and fill slopes will be battered or retained for stability and to reduce the risk of erosion.	Section 7.6.4

¹ RTS - Response to Submissions

Aspect/Commitment	Section
An Erosion and Sediment Control Plan (ESCP) will be prepared as part of the CEMP setting out detailed measures for the management of erosion and sediment.	Section 7.6.4
A program of groundwater monitoring would be undertaken, building on the ongoing groundwater monitoring program undertaken for the landfill.	Section 7.6.4
In the event that unexpected contaminated material is encountered during construction excavations: • An environmental management plan will be developed and implemented; and • A suitably qualified environmental consultant will be consulted to assess any unexpected conditions or subsurface facilities discovered during the proposed earthworks.	Section 7.6.4
In the event that salinity is identified during construction the following measures will be considered: • minimisation of exposure of saline and sodic soils in temporary faces or stockpiles during site preparation works; and • the collection and controlled discharge of stormwater from hard surfaces such that the potential for localised ponding or waterlogging is minimised.	Section 7.6.4
Surface Water	
An Erosion and Sediment Control Plan (ESCP) will be prepared as part of the CEMP setting out detailed measures for the management of erosion and sediment.	Section 7.7.5
Storage of hazardous materials during construction such as oils, chemicals and refuelling activities will occur in bunded areas.	Section 7.7.5
Water quality monitoring of water within the sediment basins will be carried out during the construction phase in accordance with the CEMP.	Section 7.7.5
A minimum of 740 m ³ of OSD will be provided within an underground tank and above ground storage within the detention basin.	Section 7.7.5
Rainwater harvesting tanks will be implemented, which will provide a minimum of 56 KL of water storage for supplying greywater for toilet flushing in the buildings.	Section 7.7.5
Cleanaway will develop a detailed maintenance and operations plan for the entire stormwater system in accordance with Penrith Councils WSUD Policy (PCC, 2013) and will be included within the OEMP.	Section 7.7.5
Flora and Fauna	
Given the highly disturbed and artificial nature of the subject site at Erskine Park, there is no requirement for the implementation of any species specific impact amelioration or environment management measures with respect to threatened or other native biota.	n/a
Greenhouse Gas	
The building will be designed to comply with all National Construction Code and Council requirements and a Section J Energy Efficiency Assessment will be performed prior to construction.	Section 7.9.4
The following points would be considered to reduce the emissions caused from on-site electricity usage:	Section 7.9.4

Aspect/Commitment	Section
- A percentage of electricity could be generated on-site through the use of photovoltaic cells, for example; - Use of light sensors minimise lighting related electricity usage; and - Where possible, high efficiency lighting should be used.	
The following points should be considered to reduce the overall energy use from vehicles and stationary equipment: - Variable frequency drive motor controls will be used on stationary equipment to minimise electricity consumption; - Waste transfer vehicles should leave the site with full loads to reduce the number of traffic movements required; - Waste transfer vehicle configuration should be designed to maximise waste transport efficiency; - All vehicles/plant and machinery should be turned off when not in use and regularly serviced to ensure efficient operation; and - Truck routes and loading capacity should be designed and optimised to reduce the distance and effort required by the vehicles.	Section 7.9.4
Hazard and Risk	
The SEPP 33 screenings for storage and transportation of dangerous goods indicates that the development is below the SEPP thresholds and therefore is not considered a hazardous or offensive development in accordance with the guidelines. As such a Preliminary Hazard Assessment is not required.	n/a
Socio-Economic	
A Community Information Strategy will be implemented throughout construction.	Section 7.11.5
Waste Management	
All received waste will be transported off-site to an appropriately licensed waste management facility in accordance with relevant waste management regulations.	Section 6.12
A Construction Waste Management Plan will be prepared setting out specific measures for the management of waste during the construction period.	Section 7.12.4
An operation WMP will be implemented throughout the life of the operation and will be updated on a regular basis (e.g. annually) to ensure the Plan remains applicable.	Section 7.12.4



Environment Protection Licence

Licence - 20986

Licence Details	
Number:	20986
Anniversary Date:	18-September

Licensee	
CLEANAWAY PTY LTD	
85-87 QUARRY RD	
ERSKINE PARK NSW 2759	

Premises	
ERSKINE PARK WASTE TRANSFER STATION	
85-87 QUARRY ROAD	
ERSKINE PARK NSW 2759	

Scheduled Activity	
Chemical storage	
Waste processing (non-thermal treatment)	
Waste storage	

Fee Based Activity	Scale
General chemicals storage	0-5000 kL storage capacity
Non-thermal treatment of general waste	Any annual processing capacity
Waste storage - other types of waste	Any other types of waste stored

Contact Us	
NSW EPA	
4 Parramatta Square	
12 Darcy Street	
PARRAMATTA NSW 2150	
Phone: 131 555	
Email: info@epa.nsw.gov.au	
Locked Bag 5022	
PARRAMATTA NSW 2124	



Environment Protection Licence

Licence - 20986

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Environment Protection Licence

Licence - 20986

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Environment Protection Licence

Licence - 20986

Information about this licence

Dictionary

A definition of terms used in the licence can be found in the dictionary at the end of this licence.

Responsibilities of licensee

Separate to the requirements of this licence, general obligations of licensees are set out in the Protection of the Environment Operations Act 1997 ("the Act") and the Regulations made under the Act. These include obligations to:

- ensure persons associated with you comply with this licence, as set out in section 64 of the Act;
- control the pollution of waters and the pollution of air (see for example sections 120 - 132 of the Act);
- report incidents causing or threatening material environmental harm to the environment, as set out in Part 5.7 of the Act.

Variation of licence conditions

The licence holder can apply to vary the conditions of this licence. An application form for this purpose is available from the EPA.

The EPA may also vary the conditions of the licence at any time by written notice without an application being made.

Where a licence has been granted in relation to development which was assessed under the Environmental Planning and Assessment Act 1979 in accordance with the procedures applying to integrated development, the EPA may not impose conditions which are inconsistent with the development consent conditions until the licence is first reviewed under Part 3.6 of the Act.

Duration of licence

This licence will remain in force until the licence is surrendered by the licence holder or until it is suspended or revoked by the EPA or the Minister. A licence may only be surrendered with the written approval of the EPA.

Licence review

The Act requires that the EPA review your licence at least every 5 years after the issue of the licence, as set out in Part 3.6 and Schedule 5 of the Act. You will receive advance notice of the licence review.

Fees and annual return to be sent to the EPA

For each licence fee period you must pay:

- an administrative fee; and
- a load-based fee (if applicable).



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The EPA publication “A Guide to Licensing” contains information about how to calculate your licence fees. The licence requires that an Annual Return, comprising a Statement of Compliance and a summary of any monitoring required by the licence (including the recording of complaints), be submitted to the EPA. The Annual Return must be submitted within 60 days after the end of each reporting period. See condition R1 regarding the Annual Return reporting requirements.

Usually the licence fee period is the same as the reporting period.

Transfer of licence

The licence holder can apply to transfer the licence to another person. An application form for this purpose is available from the EPA.

Public register and access to monitoring data

Part 9.5 of the Act requires the EPA to keep a public register of details and decisions of the EPA in relation to, for example:

- licence applications;
- licence conditions and variations;
- statements of compliance;
- load based licensing information; and
- load reduction agreements.

Under s320 of the Act application can be made to the EPA for access to monitoring data which has been submitted to the EPA by licensees.

This licence is issued to:

CLEANAWAY PTY LTD
85-87 QUARRY RD
ERSKINE PARK NSW 2759

subject to the conditions which follow.



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1 Administrative Conditions

A1 What the licence authorises and regulates

A1.1 This licence authorises the carrying out of the scheduled activities listed below at the premises specified in A2. The activities are listed according to their scheduled activity classification, fee-based activity classification and the scale of the operation.

Unless otherwise further restricted by a condition of this licence, the scale at which the activity is carried out must not exceed the maximum scale specified in this condition.

Scheduled Activity	Fee Based Activity	Scale
Chemical storage	General chemicals storage	0 - 5000 kL storage capacity
Waste processing (non-thermal treatment)	Non-thermal treatment of general waste	Any annual processing capacity
Waste storage	Waste storage - other types of waste	Any other types of waste stored

A2 Premises or plant to which this licence applies

A2.1 The licence applies to the following premises:

Premises Details
ERSKINE PARK WASTE TRANSFER STATION
85-87 QUARRY ROAD
ERSKINE PARK
NSW 2759
LOT 1 DP 1140063

A3 Information supplied to the EPA

A3.1 Works and activities must be carried out in accordance with the proposal contained in the licence application, except as expressly provided by a condition of this licence.

In this condition the reference to "the licence application" includes a reference to:

- a) the applications for any licences (including former pollution control approvals) which this licence replaces under the Protection of the Environment Operations (Savings and Transitional) Regulation 1998; and
- b) the licence information form provided by the licensee to the EPA to assist the EPA in connection with the issuing of this licence.



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2 Discharges to Air and Water and Applications to Land

P1 Location of monitoring/discharge points and areas

P1.1 The following utilisation areas referred to in the table below are identified in this licence for the purposes of the monitoring and/or the setting of limits for any application of solids or liquids to the utilisation area.

3 Limit Conditions

L1 Pollution of waters

L1.1 Except as may be expressly provided in any other condition of this licence, the licensee must comply with section 120 of the Protection of the Environment Operations Act 1997.

L2 Waste

L2.1 The licensee must not cause, permit or allow any waste to be received at the premises, except the wastes expressly referred to in the column titled “Waste” and meeting the definition, if any, in the column titled “Description” in the table below.

Any waste received at the premises must only be used for the activities referred to in relation to that waste in the column titled “Activity” in the table below.

Any waste received at the premises is subject to those limits or conditions, if any, referred to in relation to that waste contained in the column titled “Other Limits” in the table below.

This condition does not limit any other conditions in this licence.

Code	Waste	Description	Activity	Other Limits
NA	General solid waste (putrescible)	As defined in Schedule 1 of the POEO Act, as in force from time to time	Waste processing (non-thermal treatment) Waste storage	
NA	General solid waste (non-putrescible)	As defined in Schedule 1 of the POEO Act, as in force from time to time	Waste processing (non-thermal treatment) Waste storage	

L2.2 No more than 300,000 tonnes of waste is to be received at the Premises per annum.

L2.3 The amount of waste received at the Premises must be recorded (in tonnes) on a daily basis.

L2.4 The authorised amount of waste permitted on the Premises must not exceed 1,040 tonnes at any one time.

L3 Noise limits

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- L3.1 Noise emissions from the Premises must be in compliance with the requirements of the NSW EPA's Industrial Noise Policy.

L4 Hours of operation

- L4.1 The hours of operation are 24 hours per day seven days a week.

L5 Potentially offensive odour

- L5.1 No condition of this licence identifies a potentially offensive odour for the purposes of section 129 of the Protection of the Environment Operations Act 1997.

Note: Section 129 of the Protection of the Environment Operations Act 1997, provides that the licensee must not cause or permit the emission of any offensive odour from the premises but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.

4 Operating Conditions

O1 Activities must be carried out in a competent manner

- O1.1 Licensed activities must be carried out in a competent manner.
This includes:
- a) the processing, handling, movement and storage of materials and substances used to carry out the activity; and
 - b) the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity.

O2 Maintenance of plant and equipment

- O2.1 All plant and equipment installed at the premises or used in connection with the licensed activity:
- a) must be maintained in a proper and efficient condition; and
 - b) must be operated in a proper and efficient manner.

O3 Dust

- O3.1 Trucks entering or leaving the Premises that are carrying loads must be covered, except during loading and unloading.
- O3.2 All vehicles leaving the Premises must not track dirt, sand or other materials onto public roads.
- O3.3 The premises must be maintained in a condition which minimises or prevents the emission of dust from the premises.

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O4 Other operating conditions

- O4.1 The licensee must ensure that any waste received and/or stored at the Premises is assessed and classified in accordance with the EPA's *Waste Classification Guidelines* as in force from time to time.

5 Monitoring and Recording Conditions

M1 Monitoring records

- M1.1 The results of any monitoring required to be conducted by this licence or a load calculation protocol must be recorded and retained as set out in this condition.
- M1.2 All records required to be kept by this licence must be:
- a) in a legible form, or in a form that can readily be reduced to a legible form;
 - b) kept for at least 4 years after the monitoring or event to which they relate took place; and
 - c) produced in a legible form to any authorised officer of the EPA who asks to see them.
- M1.3 The following records must be kept in respect of any samples required to be collected for the purposes of this licence:
- a) the date(s) on which the sample was taken;
 - b) the time(s) at which the sample was collected;
 - c) the point at which the sample was taken; and
 - d) the name of the person who collected the sample.

M2 Weather monitoring

- M2.1 The Licensee must ensure that there is a suitable meteorological station on the Premises that complies with the requirements in the latest version of the *Approved Methods of Sampling of Air Pollutants in New South Wales*.
- M2.2 The Licensee must operate the meteorological station and maintain continuous, auditable records of meteorological data.

M3 Recording of pollution complaints

- M3.1 The licensee must keep a legible record of all complaints made to the licensee or any employee or agent of the licensee in relation to pollution arising from any activity to which this licence applies.
- M3.2 The record must include details of the following:
- a) the date and time of the complaint;
 - b) the method by which the complaint was made;
 - c) any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect;
 - d) the nature of the complaint;
 - e) the action taken by the licensee in relation to the complaint, including any follow-up contact with the

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complainant; and

f) if no action was taken by the licensee, the reasons why no action was taken.

M3.3 The record of a complaint must be kept for at least 4 years after the complaint was made.

M3.4 The record must be produced to any authorised officer of the EPA who asks to see them.

M4 Telephone complaints line

M4.1 The licensee must operate during its operating hours a telephone complaints line for the purpose of receiving any complaints from members of the public in relation to activities conducted at the premises or by the vehicle or mobile plant, unless otherwise specified in the licence.

M4.2 The licensee must notify the public of the complaints line telephone number and the fact that it is a complaints line so that the impacted community knows how to make a complaint.

M4.3 The preceding two conditions do not apply until one (1) month the date of the issue of this licence.

6 Reporting Conditions

R1 Annual return documents

R1.1 The licensee must complete and supply to the EPA an Annual Return in the approved form comprising:

1. a Statement of Compliance,
2. a Monitoring and Complaints Summary,
3. a Statement of Compliance - Licence Conditions,
4. a Statement of Compliance - Load based Fee,
5. a Statement of Compliance - Requirement to Prepare Pollution Incident Response Management Plan,
6. a Statement of Compliance - Requirement to Publish Pollution Monitoring Data; and
7. a Statement of Compliance - Environmental Management Systems and Practices.

At the end of each reporting period, the EPA will provide to the licensee notification that the Annual Return is due.

R1.2 An Annual Return must be prepared in respect of each reporting period, except as provided below.

Note: The term "reporting period" is defined in the dictionary at the end of this licence. Do not complete the Annual Return until after the end of the reporting period.

R1.3 Where this licence is transferred from the licensee to a new licensee:

- a) the transferring licensee must prepare an Annual Return for the period commencing on the first day of the reporting period and ending on the date the application for the transfer of the licence to the new licensee is granted; and
- b) the new licensee must prepare an Annual Return for the period commencing on the date the application for

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the transfer of the licence is granted and ending on the last day of the reporting period.

Note: An application to transfer a licence must be made in the approved form for this purpose.

- R1.4 Where this licence is surrendered by the licensee or revoked by the EPA or Minister, the licensee must prepare an Annual Return in respect of the period commencing on the first day of the reporting period and ending on:
- a) in relation to the surrender of a licence - the date when notice in writing of approval of the surrender is given; or
 - b) in relation to the revocation of the licence - the date from which notice revoking the licence operates.
- R1.5 The Annual Return for the reporting period must be supplied to the EPA via eConnect *EPA* or by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the 'due date').
- R1.6 The licensee must retain a copy of the Annual Return supplied to the EPA for a period of at least 4 years after the Annual Return was due to be supplied to the EPA.
- R1.7 Within the Annual Return, the Statements of Compliance must be certified and the Monitoring and Complaints Summary must be signed by:
- a) the licence holder; or
 - b) by a person approved in writing by the EPA to sign on behalf of the licence holder.

R2 Notification of environmental harm

- R2.1 Notifications must be made by telephoning the Environment Line service on 131 555.

Note: The licensee or its employees must notify all relevant authorities of incidents causing or threatening material harm to the environment immediately after the person becomes aware of the incident in accordance with the requirements of Part 5.7 of the Act.

- R2.2 The licensee must provide written details of the notification to the EPA within 7 days of the date on which they became aware of the incident.

R3 Written report

- R3.1 Where an authorised officer of the EPA suspects on reasonable grounds that:
- a) where this licence applies to premises, an event has occurred at the premises; or
 - b) where this licence applies to vehicles or mobile plant, an event has occurred in connection with the carrying out of the activities authorised by this licence,
- and the event has caused, is causing or is likely to cause material harm to the environment (whether the harm occurs on or off premises to which the licence applies), the authorised officer may request a written report of the event.
- R3.2 The licensee must make all reasonable inquiries in relation to the event and supply the report to the EPA within such time as may be specified in the request.
- R3.3 The request may require a report which includes any or all of the following information:

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- a) the cause, time and duration of the event;
- b) the type, volume and concentration of every pollutant discharged as a result of the event;
- c) the name, address and business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event;
- d) the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, unless the licensee has been unable to obtain that information after making reasonable effort;
- e) action taken by the licensee in relation to the event, including any follow-up contact with any complainants;
- f) details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event; and
- g) any other relevant matters.

R3.4 The EPA may make a written request for further details in relation to any of the above matters if it is not satisfied with the report provided by the licensee. The licensee must provide such further details to the EPA within the time specified in the request.

7 General Conditions

G1 Copy of licence kept at the premises or plant

- G1.1 A copy of this licence must be kept at the premises to which the licence applies.
- G1.2 The licence must be produced to any authorised officer of the EPA who asks to see it.
- G1.3 The licence must be available for inspection by any employee or agent of the licensee working at the premises.

8 Special Conditions

E1 Financial Assurance

- E1.1 A financial assurance in the form of an unconditional and irrevocable and on demand guarantee from a bank, building society or credit union operating in Australia as "Authorised Deposit-taking Institutions" under the *Banking Act 1959* of the Commonwealth of Australia and supervised by the Australian Prudential Regulatory Authority (APRA) must be provided to the EPA by 30 January 2019.
- E1.2 The financial assurance must be in favour of the Environment Protection Authority in the amount of two hundred thousand dollars (\$200,000). The financial assurance is required to secure or guarantee funding for works or programs required by or under this licence. The financial assurance must contain a term that provides that any monies claimed can be paid to the EPA or, at the written direction of the EPA to any other person. The licensee must provide to the EPA, along with the original counterpart guarantees, confirmation in writing that the financial institution providing the guarantees is subject to supervision by APRA.
- E1.3 The financial assurance must be maintained during the operation of the facility and thereafter until such time as the EPA is satisfied the premises is environmentally secure.

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- E1.4 The EPA may require an increase in the amount of the financial assurance at any time as a result of reassessment of the total likely costs and expenses of rehabilitation of the premises.
- E1.5 The EPA may claim on a financial assurance under s303 of the POEO Act if a licensee fails to carry out any work or program required to comply with the conditions of this licence.
- E1.6 The financial assurance must be replenished by the full amount claimed or realised if the EPA has claimed on or realised the financial assurance or any part of it to undertake a work or program required to be carried out by the licence which has not been undertaken by the licence holder.

E2 Environmental obligations of licensee

- E2.1 While the licensee's premises are being used for the purpose to which the licence relates, the licensee must:
 - a) Clean up any spill, leak or other discharge of any waste(s) or other material(s) as soon as practicable after it becomes known to the licensee or to one of the licensee's employees or agents.
 - b) In the event(s) that any liquid and non-liquid waste(s) is unlawfully deposited on the premises, such waste(s) must be removed and lawfully disposed of as soon as practicable or in accordance with any direction given by the EPA.
 - c) Provide all monitoring data as required by the conditions of this licence or as directed by the EPA.
- E2.2 In the event of an earthquake, storm, fire, flood or any other event where it is reasonable to suspect that a pollution incident has occurred, is occurring or is likely to occur, the licensee must:
 - a) Make all efforts to contain all fire water on the premises;
 - b) Make all efforts to control air pollution from the premises;
 - c) Make all efforts to contain any discharge, spill or run-off from the premises;
 - d) Make all efforts to prevent flood water entering the premises;
 - e) Remediate and rehabilitate any exposed areas of soil and/or waste;
 - f) Lawfully dispose of all liquid and solid waste(s) stored on the premises that is not already securely disposed of;
 - g) At the request of the EPA, monitor groundwater beneath the premises and its potential to migrate from the premises;
 - h) At the request of the EPA, monitor surface water leaving the premises; and
 - i) Ensure the premises is secure.
- E2.3 After the licensee's premises cease to be used for the purposes to which the licence relates or in the event that the licensee ceases to carry out the activity that is the subject of this licence, that licensee must:
 - a) Remove and lawfully dispose of all liquid and non-liquid waste stored on the licensee's premises; and
 - b) Rehabilitate the premises, including conducting an assessment of the site and if required remediation of any site contamination.

E3 Post-commissioning Odour Audit

- E3.1 The licensee must carry out an Odour Audit within six (6) months of commencement of operation of the Waste Transfer Station.
- E3.2 A copy of the audit report from the Odour Audit referred to in condition E3.1 must be submitted to the EPA within two (2) months of commissioning the Odour Audit and must include the Licensee's response to recommendations contained in the audit report



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Dictionary

General Dictionary

3DGM [in relation to a concentration limit]	Means the three day geometric mean, which is calculated by multiplying the results of the analysis of three samples collected on consecutive days and then taking the cubed root of that amount. Where one or more of the samples is zero or below the detection limit for the analysis, then 1 or the detection limit respectively should be used in place of those samples
Act	Means the Protection of the Environment Operations Act 1997
activity	Means a scheduled or non-scheduled activity within the meaning of the Protection of the Environment Operations Act 1997
actual load	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
AM	Together with a number, means an ambient air monitoring method of that number prescribed by the <i>Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales</i> .
AMG	Australian Map Grid
anniversary date	The anniversary date is the anniversary each year of the date of issue of the licence. In the case of a licence continued in force by the Protection of the Environment Operations Act 1997, the date of issue of the licence is the first anniversary of the date of issue or last renewal of the licence following the commencement of the Act.
annual return	Is defined in R1.1
Approved Methods Publication	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
assessable pollutants	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
BOD	Means biochemical oxygen demand
CEM	Together with a number, means a continuous emission monitoring method of that number prescribed by the <i>Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales</i> .
COD	Means chemical oxygen demand
composite sample	Unless otherwise specifically approved in writing by the EPA, a sample consisting of 24 individual samples collected at hourly intervals and each having an equivalent volume.
cond.	Means conductivity
environment	Has the same meaning as in the Protection of the Environment Operations Act 1997
environment protection legislation	Has the same meaning as in the Protection of the Environment Administration Act 1991
EPA	Means Environment Protection Authority of New South Wales.
fee-based activity classification	Means the numbered short descriptions in Schedule 1 of the Protection of the Environment Operations (General) Regulation 2009.
general solid waste (non-putrescible)	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997

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flow weighted composite sample	Means a sample whose composites are sized in proportion to the flow at each composites time of collection.
general solid waste (putrescible)	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
grab sample	Means a single sample taken at a point at a single time
hazardous waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
licensee	Means the licence holder described at the front of this licence
load calculation protocol	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
local authority	Has the same meaning as in the Protection of the Environment Operations Act 1997
material harm	Has the same meaning as in section 147 Protection of the Environment Operations Act 1997
MBAS	Means methylene blue active substances
Minister	Means the Minister administering the Protection of the Environment Operations Act 1997
mobile plant	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
motor vehicle	Has the same meaning as in the Protection of the Environment Operations Act 1997
O&G	Means oil and grease
percentile [in relation to a concentration limit of a sample]	Means that percentage [eg.50%] of the number of samples taken that must meet the concentration limit specified in the licence for that pollutant over a specified period of time. In this licence, the specified period of time is the Reporting Period unless otherwise stated in this licence.
plant	Includes all plant within the meaning of the Protection of the Environment Operations Act 1997 as well as motor vehicles.
pollution of waters [or water pollution]	Has the same meaning as in the Protection of the Environment Operations Act 1997
premises	Means the premises described in condition A2.1
public authority	Has the same meaning as in the Protection of the Environment Operations Act 1997
regional office	Means the relevant EPA office referred to in the Contacting the EPA document accompanying this licence
reporting period	For the purposes of this licence, the reporting period means the period of 12 months after the issue of the licence, and each subsequent period of 12 months. In the case of a licence continued in force by the Protection of the Environment Operations Act 1997, the date of issue of the licence is the first anniversary of the date of issue or last renewal of the licence following the commencement of the Act.
restricted solid waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
scheduled activity	Means an activity listed in Schedule 1 of the Protection of the Environment Operations Act 1997
special waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
TM	Together with a number, means a test method of that number prescribed by the <i>Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales</i> .



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TSP	Means total suspended particles
TSS	Means total suspended solids
Type 1 substance	Means the elements antimony, arsenic, cadmium, lead or mercury or any compound containing one or more of those elements
Type 2 substance	Means the elements beryllium, chromium, cobalt, manganese, nickel, selenium, tin or vanadium or any compound containing one or more of those elements
utilisation area	Means any area shown as a utilisation area on a map submitted with the application for this licence
waste	Has the same meaning as in the Protection of the Environment Operations Act 1997
waste type	Means liquid, restricted solid waste, general solid waste (putrescible), general solid waste (non - putrescible), special waste or hazardous waste

Ms Ruth Owler

Environment Protection Authority

(By Delegation)

Date of this edition: 18-September-2017

End Notes		
2	Licence varied by notice	1572918 issued on 30-Nov-2018
3	Licence varied by notice	1602571 issued on 18-Nov-2020
4	Licence varied by notice	1614895 issued on 11-Jan-2022

Appendix C DPHI Correspondence

From: [David Ansen](#)
To: [Paul Bryant](#)
Subject: RE: Erskine Park Storage - SSD7075
Date: Wednesday, 11 June 2025 10:20:56 AM
Attachments: [image001.png](#)

Hi Paul,

Thanks for your call this morning.

Just confirming the issues for assessment at the Erskine Park Waste Facility based on the accepted scoping report are as follows:

- Surface water – this should include justification for providing no additional sediment controls in lieu of landscaping the Stage 2 area
- Traffic – noting that skip bin deliveries were not considered in the approved development
- Noise

A landscaping plan should be prepared to provide additional opportunities for visual screening and a surface water buffer for the Stage 2 area, and a list of proposed mitigation and management measures for any other potential impacts of the development should be included.

For further information on preparing a modification report, please see the *State significant development guidelines – preparing a modification report* at <https://www.planning.nsw.gov.au/sites/default/files/2023-03/ssd-guidelines-preparing-a-modification-report.pdf>

Drop me a line if you have any questions.

Kind regards,

David Ansen (*he/him*)

Planning Officer

Industry Assessments

Department of Planning, Housing and Infrastructure

T 02 8289 6721 | **E** david.ansen@planning.nsw.gov.au

A Locked Bag 5022, Parramatta NSW 2124

Working days Monday – Friday

From: Paul Bryant <Paul@emeadvisory.com>
Sent: Thursday, 1 May 2025 12:50 PM
To: David Ansen <david.ansen@planning.nsw.gov.au>
Subject: FW: Erskine Park Storage - SSD7075

Hi David,

Just following up on the updated scoping report for the Erskine Park Storage Project (Rev4), which we submitted following your advice last week.

Before you head off on leave, I wanted to check if there's anything further required from our side — or if you're in a position to confirm acceptance of the revised report so we can progress to the next step in the process.

Appreciate your time and support on this. If we don't speak before then, hope you have a great break in New Zealand.

Kind regards,

Paul Bryant
[Senior Environmental Planner](#)

0434 936 047

From: Paul Bryant
Sent: Thursday, 24 April 2025 2:39 PM
To: David Ansen <david.ansen@planning.nsw.gov.au>
Cc: Brian Cullinane <brian@emeadvisory.com>
Subject: RE: Erskine Park Storage - SSD7075

Hi David,

Thanks for your time on the phone and for your clarifications below.
I've updated the scoping report (Rev4) for the Mod in line with your suggestions; please see *Table 3: Environmental and Social Considerations* for the traffic and surface water considerations.

If I don't speak to you before next Friday, have a great time in New Zealand

Kind regards,

Paul Bryant
[Senior Environmental Planner](#)

0434 936 047

From: David Ansen <david.ansen@planning.nsw.gov.au>
Sent: Thursday, 24 April 2025 1:41 PM
To: Paul Bryant <Paul@emeadvisory.com>
Subject: RE: Erskine Park Storage - SSD7075

Hi Paul,

Thanks for returning my call. Just recapping the issues raised:

- Traffic – no further action required in the scoping report, but there will need to be a comparison between baseline traffic as assessed in SSD-7075 and traffic resulting from skip bin trucks the modification report stage
- Surface water – the modification report will need to include an assessment that demonstrates the surface water management system will meet water quantity and quality targets, given the removal of landscaping of the Stage 2 area. No assessment needs to be undertaken at the scoping stage, but please update the scoping report to note that an assessment of surface water will be undertaken.

Let me know if any issues.

Kind regards,

David Ansen (*he/him*)

Planning Officer

Industry Assessments

Department of Planning, Housing and Infrastructure

T 02 8289 6721 | **E** david.ansen@planning.nsw.gov.au

A Locked Bag 5022, Parramatta NSW 2124

Working days Monday – Friday

From: David Ansen

Sent: Thursday, 24 April 2025 10:21 AM

To: Paul Bryant <Paul@emeadvisory.com>

Subject: RE: Erskine Park Storage - SSD7075

Hi Paul,

I tried calling this morning to further clarify the traffic and surface water issues before we proceed to accept this modification in the Portal.

- Traffic – skip bin truck movements must be assessed against the baseline from SSD-7075 as modified
- Surface water – my understanding of the original assessment of SSD-7075 is that to achieve stormwater quality targets, the water management system relied on landscaping of the Stage 2 area. Therefore, an assessment of surface water impacts from the proposed hardstand area compared to the intended landscaped area must be provided.

Please give me a call to discuss the above.

Kind regards,

David Ansen (*he/him*)

Planning Officer

Industry Assessments
Department of Planning, Housing and Infrastructure

T 02 8289 6721 | **E** david.ansen@planning.nsw.gov.au
A Locked Bag 5022, Parramatta NSW 2124

Working days Monday – Friday

From: David Ansen
Sent: Tuesday, 8 April 2025 1:57 PM
To: 'Paul Bryant' <Paul@emeadvisory.com>
Subject: RE: Erskine Park Storage - SSD7075

Hi Paul,

Received. I'll take a closer look over the next couple of days.

Kind regards,
David Ansen (*he/him*)
Planning Officer
Industry Assessments
Department of Planning, Housing and Infrastructure

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A Locked Bag 5022, Parramatta NSW 2124

Working days Monday – Friday

From: Paul Bryant <Paul@emeadvisory.com>
Sent: Tuesday, 8 April 2025 9:30 AM
To: David Ansen <david.ansen@planning.nsw.gov.au>
Cc: Lindsey Blecher <Lindsey.Blecher@planning.nsw.gov.au>; brian <brian@emeadvisory.com>
Subject: RE: Erskine Park Storage - SSD7075

Morning David,

Thank you for your patience while we pulled this update together. Please see the attached scoping report with your points addressed.

For your convenience, I've included a reference table below against each of your queries and where to find this information in the brief

Question/Consideration	Report Section	Response
General		
<i>It appears that there is no existing approved</i>		<i>"Cleanaway's commercial business at 48</i>

storage for skip bins at the site. Waste was expected to be received from household waste collection trucks, side-loader collection trucks, and stationary compactor loads. What has resulted in the need for skip bin storage at the site?	Section 3 (Project Need and Suitability)	Quarry Road, Erskine Park intends to use the space for empty bins to reduce kilometres travelled to collect equipment and control equipment assets.”
Provide an indicative timeframe for Stage 2.	Appendix B - DPHI Correspondence - RRF	"any works other works in the stage 2 of the transfer station have been put on hold indefinitely."
Outline how the skip bin storage will impact the delivery of Stage 2 and if the intent is for the modification to be temporary and time-limited, or if a further modification will be made to remove the bin storage when a Stage 2 DA is made.	Section 2 (Project Overview) Appendix B - DPHI Correspondence - RRF	“Temporary Nature of the Project: The Project will only continue until the Stage 2 RRF is developed.”
What is the source of the skip bins? Are all the bins associated with Stage 1 of the development or are bins from other Cleanaway sites?	Section 2 (Project Overview)	“Skip bins will be sourced from other Cleanaway-operated sites to support operational flexibility”
Confirm whether storage is intended for use by non-Cleanaway skip bins.	Section 2 (Project Overview)	“Storage is not intended for skip bins operated by third-party or non-

		<i>Cleanaway providers”</i>
<i>Is it realistic to expect that there will be no waste residue in cleaned skip bins? Are there controls proposed to prevent water entering stored bins and potentially generating leachate?</i>	Section 2 (Project Overview) & Section 4.2 (Surface Water)	<i>“All bins will be emptied before being placed in storage. Any residues will be cleaned at an existing washdown facility located at 48 Quarry Road, Erskine Park... The washdown facility has appropriate water management measures to ensure compliance with environmental standards.”</i>
Layout		
<i>Will the skip bin storage be fenced?</i>	Section 2 (Project Overview)	<i>“The skip bin storage area will be appropriately fenced to ensure safety and visual screening”</i>
Assessment		
	Section 4.2	<i>“The Site will accommodate skip bin storage without introducing new permanent structures. Vehicle</i>

<i>Traffic – proposed on-site skip bin storage traffic will need to be assessed against approved traffic generation; and a swept path should be provided.</i>	(Traffic) <i>If required, technical assessments to be undertaken during development of Mod Report</i>	<i>access and manoeuvring within the site will be planned to ensure safe and efficient movement of trucks... Skip bin-related truck movements are expected to remain at approximately 20 movements per day.”</i>
<i>Surface water – an assessment of the surface water management system capacity to achieve quantity and quality objectives given additional runoff from the sealed bin storage area.</i>	Section 4.2 (Surface Water)	<i>“The Project will not introduce additional impacts to those approved under SSD 7075 and EPL 20986. Further, all bins will be emptied before being placed in storage. Any residues will be cleaned at a neighbouring washdown facility.”</i>
<i>Visual – consideration of</i>	Section 4.2 (Visual) If required, technical	<i>“Site is not visible to residential receptors. Any impacts to industrial</i>

<i>whether the change results in new adverse visual impacts.</i>	assessments to be undertaken during development of Mod Report	<i>receptors would be mitigated by existing landscaping facing towards Quarry Road.”</i>
<i>Include a copy of the approved Landscape Plan. This plan will need to be updated in consultation with Penrith City Council.</i>	To be completed during development of Mod Report	
<i>Provide a bin storage layout plan.</i>	To be completed during development of Mod Report	
<i>Detail management measures for bin storage (i.e. where they will be placed first/last, pests/vermin/weeds, maximum capacity).</i>	To be completed during development of Mod Report	
<i>Prepare indicative preferred wording for updated conditions of consent.</i>	Section 4.4 (Conditions to be Modified) To be finalised during development of Mod Report	<i>“To accommodate the Project, the following minor modifications to conditions of SSD-7075 are proposed: Schedule B Condition A1(e) – updated site layout plan for concept approval...”</i>

If there's anything else you need, please reach out at any time.

Kind regards,

Paul Bryant

0434 936 047

From: David Ansen <david.ansen@planning.nsw.gov.au>
Sent: Thursday, 13 March 2025 4:46 PM
To: Paul Bryant <Paul@emeadvisory.com>
Cc: Lindsey Blecher <Lindsey.Blecher@planning.nsw.gov.au>
Subject: RE: Erskine Park Storage - SSD7075

Hi Paul,

I have reviewed the pre-modification scoping report for the Erskine Park Waste Facility.

Please update the scoping report to address the following considerations:

General

- It appears that there is no existing approved storage for skip bins at the site. Waste was expected to be received from household waste collection trucks, side-loader collection trucks and stationery compactor loads. What has resulted in the need for skip bin storage at the site?
- Provide an indicative timeframe for Stage 2
- Outline how the skip bin storage will impact the delivery of Stage 2 and if the intent is for the modification to be temporary and time-limited, or if a further modification will be made to remove the bin storage when a Stage 2 DA is made
- What is the source of the skip bins? Are all the bins associated with Stage 1 of the development or are bins from other Cleanaway sites?
- Confirm whether storage is intended for use by non-Cleanaway skip bins
- Is it realistic to expect that there will be no waste residue in cleaned skip bins? Are there controls proposed to prevent water entering stored bins and potentially generating leachate?

Layout

- Will the skip bin storage be fenced?

Assessment

- Traffic – proposed on-site skip bin storage traffic will need to be assessed against approved traffic generation; and a swept path should be provided
- Surface water – an assessment of the surface water management system capacity to achieve quantity and quality objectives given additional runoff from the sealed bin storage area
- Visual – consideration of whether the change results in new adverse visual impacts.

The following items are relevant for consideration in the modification report, but are not required at this stage:

- Include a copy of the approved Landscape Plan. This plan will need to be updated in consultation with Penrith City Council.
- Provide a bin storage layout plan
- Detail management measures for bin storage (ie. where they will be placed first/last, pests/vermin/weeds, maximum capacity)
- Prepare indicative preferred wording for updated conditions of consent.

If you can make the requested updates to the scoping report, we are happy to proceed without a scoping meeting.

If you would like to have a scoping meeting to discuss, or have any questions on the above, please let me know.

Kind regards,

David Ansen (*he/him*)

Planning Officer

Industry Assessments

Department of Planning, Housing and Infrastructure

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Working days Monday – Friday

From: Paul Bryant <Paul@emeadvisory.com>

Sent: Thursday, 27 February 2025 4:05 PM

To: David Ansen <david.ansen@planning.nsw.gov.au>

Subject: RE: Erskine Park Storage - SSD7075

Hi David,

It seems I didn't completely load a document, however, the action has now been closed and I'm not able to upload the updated briefing note to the portal.

Is it possible to accept this correspondence (attached) via email?

Kind regards,

Paul Bryant

Senior Environmental Planner

0434 936 047

From: [Maria Divis](#)
To: [Alex Tomic](#)
Cc: [Orhan Cambaz](#)
Subject: RE: Cleanaway Erskine Park Transfer Station - modification
Date: Tuesday, 25 February 2025 9:11:00 AM
Attachments: [image002.png](#)
[image003.png](#)

External Email: This email is originated from outside of Cleanaway. Please be cautious with links and attachments.

Hi Alex

I refer to my phone message to you of just now in relation to the below.

Apologies for the delayed response as I have been off sick.

It would be appreciated if you would call me to have a chat re this matter when you have a moment.

Kind regards,

Maria Divis

Senior Compliance Officer

Planning & Assessment | Department of Planning, Housing and Infrastructure

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The Department of Planning and Environment acknowledges that it stands on Aboriginal land.

We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: Alex Tomic <Alex.Tomic@cleanaway.com.au>

Sent: Thursday, February 20, 2025 2:30 PM

To: Maria Divis <Maria.Divis@planning.nsw.gov.au>

Cc: Orhan Cambaz <Orhan.Cambaz@cleanaway.com.au>

Subject: Cleanaway Erskine Park Transfer Station - modification

Good afternoon Maria,

As a way of an update regarding the landscaping works for Erskine Park Transfer Station, I

understand that a briefing note is being prepared to modify the consent to establish a bin storage yard the stage 2 portion of the site.

Therefore any works other works in the stage 2 of the transfer station have been put on hold indefinitely. This includes the proposed landscaping works.

Our consultant EME Advisory is preparing the briefing note and should have it submitted as per your department's timeframes. If you have any questions or concerns regarding the above, please don't hesitate to contact me.

Thanks

Alex

Alex Tomic

Transfer Stations Manager - Sydney

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Please consider the environment before printing this email.

Appendix D Noise Impact Assessment



Noise Impact Assessment

Erskine Park Landfill – Skip Bin Storage

Cleanaway Pty Ltd

85 Quarry Road,
Erskine Park NSW 2759

Prepared by:

SLR Consulting Australia

SLR Project No.: 630.031801.00002

Client Reference No.: R01

6 November 2025

Revision: v1.0

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
v1.0	6 November 2025	Patrick Marshall	Martin Davenport	Martin Davenport
	Click to enter a date.			
	Click to enter a date.			
	Click to enter a date.			
	Click to enter a date.			

Basis of Report

This report has been prepared by SLR Consulting Australia (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Cleanaway Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



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Appendix A Acoustic Terminology



1.0 Introduction

SLR Consulting Australia Pty Ltd (SLR) has been commissioned by EME Advisory Pty Ltd (EME) on behalf of Cleanaway Pty Ltd (Cleanaway) to conduct a noise impact assessment (NIA) for the proposed storage of skip bins (the Project) at the existing Waste Transfer Station at 87 Quarry Road, Erskine Park on Lot 1 on Plan DP1140063 (the Project Site).

Broadly, the objective of this NIA is to identify the potential impacts of noise from the Project during construction and operation. Additionally, this NIA provides recommendations with regard to management strategies and mitigation measures, where necessary.

The NIA has been prepared with reference to and in general accordance with the Environment Protection Authority's (EPA) NSW *Noise Policy for Industry* (NPfI), and the NSW *Road Noise Policy* (RNP) (DECCW, 2011).

The following report uses specialist acoustic terminology. An explanation of common terms is provided in **Appendix A**.

1.1 Project Description

1.1.1 Existing Approvals

The Site is currently operates under Environmental Protection License 20986 and Development Consent SSD-7075 issued by Penrith City Council in October of 2016 and has undergone 5 modifications (MOD) since then with the latest issued in July of 2023.

1.1.2 Project Overview

The Project Site is located at 85 Quarry Road, Erskine Park NSW, and is currently owned and operated by Cleanaway.

The Project will involve the following:

- Construction of a new hardstand area using road base to provide a stable surface that would minimize dust generation.
- Use of the new hardstand area for the storage of skip bins.
- The skip bin storage area will be appropriately fenced to ensure safety and visual screening.

A general arrangement of the Project is show **Figure 1**.

1.1.3 Hours of Operation

The Project Site typically operates from 7 am to 5 pm Monday to Friday under peak operating periods, however, is approved to operate 24 hours a day, seven days a week. As such the Project has been assessed to operate 24 hours a day, seven days a week.

1.1.4 Traffic Generation

Traffix Pty Ltd (Traffix) has prepared a draft Traffic Impact Statement (TIS) (*Reference: 22.49r03v03*) for the Project Site. As stated in the TIS;

“Cleanaway has provided the following traffic generation currently at the existing skip bin storage operations:

- Up to three (30 vehicle movements per hour during peak periods; and,
- Between 10 and 30 daily vehicle movements Monday to Friday only.



The above traffic generation will continue for the proposed project. Therefore, the proposed project will have no additional traffic impacts and will continue to operate well within the current permitted average traffic generation of 288 truck arrivals per day.”

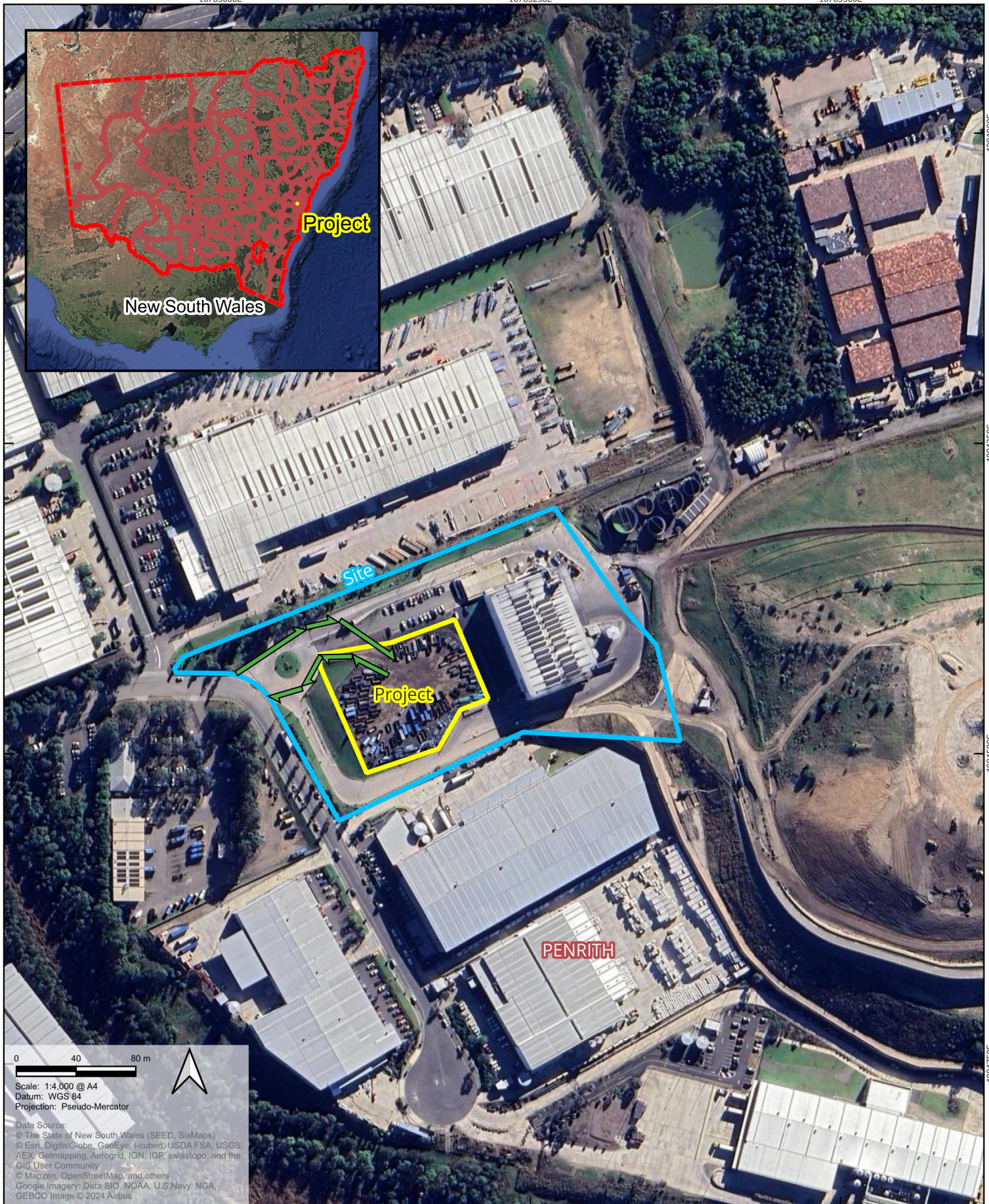
1.1.5 Relevant Documentation

As part of the original Development Consent SSD-7075, SLR prepared a NIA (*Report No.: 610.14324-R1*) which established the noise criteria for the Project Site according to the since superseded EPA’s *Industrial Noise Policy* (INP) (herein referred to as the SLR NIA).

SLR also prepared a NIA (*Report No.: 610.14324-M01*) (herein referred to as MOD3 SLR NIA) for a modification (MOD3) to the development consent. In this NIA the noise limits were transitioned to the EPA’s *Noise Policy for Industry* (NPfI) which replaced the INP in 2017.

The latest predicted noise levels from the project site are presented in the NIA prepared by Waves Acoustic Consulting Pty Ltd (Waves) for a modification (MOD5) to the development consent which predicted noise from a container deposit scheme (herein referred to as MOD5 Waves NIA).





Legend

 Project Area

 Site

→ Truck Movements

NSW Inset

 NSW State Border

Cadastre

 NSW LGA

Cleanaway Pty Ltd
Erskine Park SSD 7075 Modification Application

eme
ADVISORY

Figure 1:
Project Location Erskine Park Bin Storage

1.2 Sensitive Receivers

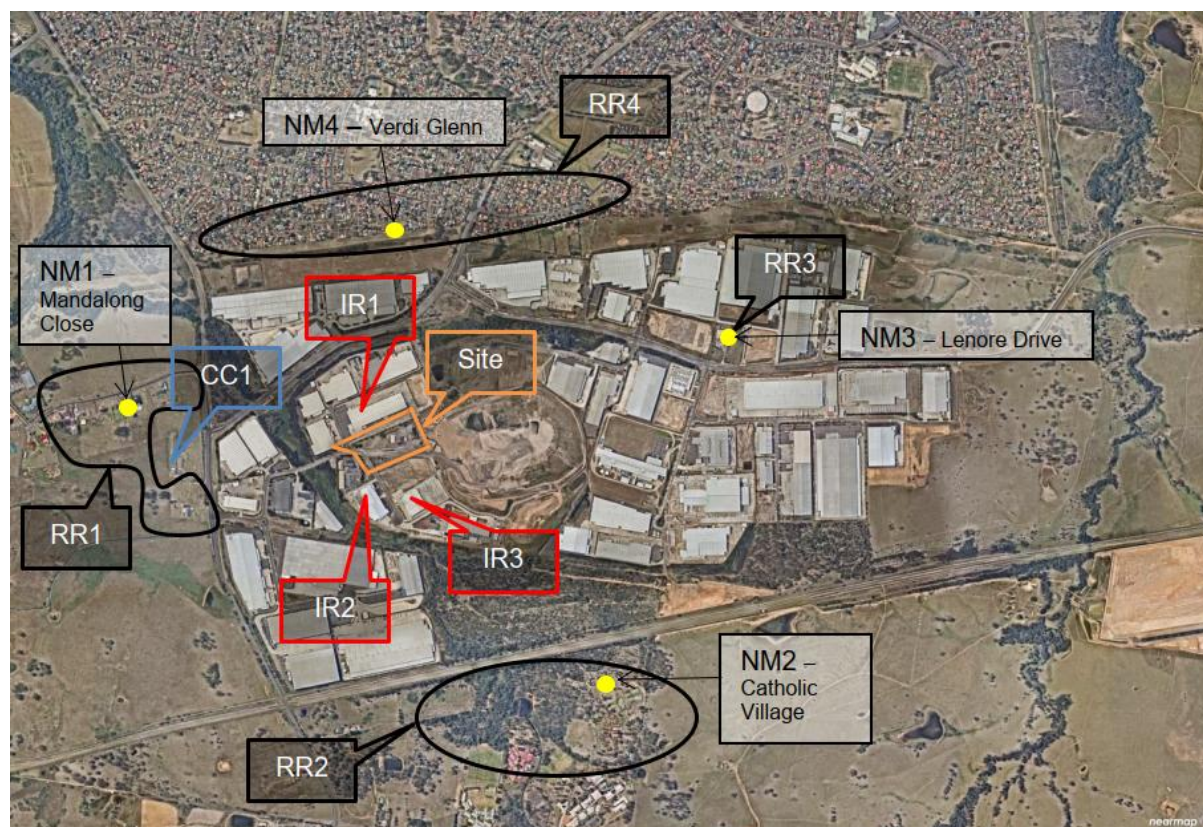
The SLR NIA established that the nearest residential noise sensitive receivers to the Project Site are in 4 distinct noise catchment areas (NCAs). Other noise sensitive receivers are also located within the study area surrounding the Project site.

The nearest noise sensitive receivers are presented in **Table 1** and shown in **Figure 2**.

Table 1 Sensitive Receivers

Receiver ID / NCA	Nearest Address in NCA	Location (m, UTM)		Approximate Distance from Project Site (m)
		Easting	Northing	
RR1	575 Mamre Road	294093	6255535	775 (North)
RR2	654-674 Mamre Road	294672	6254695	1040 (South)
RR3	119-131 Lenore Drive	296150	6256194	1290 (East)
RR4	96 Blackwell Avenue	294681	6256587	760 (West)
CC1	21A Mandalong Close	294058	6255729	740 (West)
IR1	38 Erskine Park Road	294852	6255887	40 (North)
IR2	52 Quarry Road	294803	6255629	80 (South-west)
IR3	89 Quarry Road	294954	6255616	120 (South-east)

Figure 2 Sensitive Receiver Locations (SLR NIA)



2.0 Existing Acoustical Environment

2.1 Existing Meteorological Environment

2.1.1 Noise Policy for Industry Meteorological Conditions

The NSW *Noise Policy for Industry* (NPfI) was released in 2017 and sets out the requirements for the assessment and management of operational noise from industry in NSW.

In general terms, NPfI Fact Sheet D sets out procedures for establishing noise enhancing weather conditions, where two options are available to consider meteorological effects, as follows:

1. Adopt the **noise-enhancing meteorological conditions** for all assessment periods for noise impact assessment purposes without an assessment of how often these conditions occur - a conservative approach that considers source to receiver wind vectors for all receivers and F class temperature inversions with wind speeds up to 2 m/s at night.

Or

2. Determine the **significance** of noise-enhancing conditions. This involves assessing the significance of temperature inversions (F and G class stability categories) for the night-time period and the significance of light winds up to and including 3 m/s for all assessment periods during stability categories other than E, F or G. Significance is based on a threshold of occurrence of 30% determined in accordance with the provisions in this policy. Where noise enhancing meteorological conditions occur for less than 30% of the time, standard meteorological conditions may be adopted for the assessment.

NPfI Fact Sheet D also contains several important notes, and in particular states:

Noise limits derived for consents and licences will apply under the meteorological conditions used in the environmental assessment process, that is, standard or noise-enhancing meteorological conditions. For 'very noise-enhancing meteorological conditions' (see glossary) a limit is set based on the limit derived under standard or noise-enhancing conditions (whichever is adopted in the assessment) plus 5 dB. In this way a development is subject to noise limits under all meteorological conditions.

It should be noted that noise limit conditions will include the wind speed (scalar quantity without direction) under which noise limits will apply.

2.1.2 Wind

Wind has the potential to increase noise levels at a receiver when it is light and stable and blows from the direction of the source of the noise. As the strength of the wind increases the noise produced by the wind would obscure noise from most industrial and transport sources.

2.1.3 Temperature Inversion

Temperature inversions, when they occur, have the ability to increase noise levels by focusing sound waves. Temperature inversions occur predominantly at night during the winter months.

2.1.4 NPfI Noise Modelling Meteorological Parameters

To provide a conservative approach, the standard and noise enhancing meteorological conditions (NPfI Table D1), have been adopted and are presented in **Table 2**.



Table 2 NPfl Table D1 Standard and Noise Enhancing Meteorological Conditions

Meteorological Conditions	Meteorological Parameters
Standard	Day/evening/night: stability categories A-D with wind speed up to 0.5 m/s at 10 m AGL
Noise-enhancing	Day/evening: stability categories A-D with light winds (up to 3 m/s at 10 m AGL) Night: stability categories A-D with light winds (up to 3 m/s at 10 m AGL) and/or stability category F with winds up to 2 m/s at 10 m AGL
Note: m/s = metres per second, m = metres, AGL = above ground level Where a range of conditions is nominated, the meteorological condition delivering the highest predicted noise level should be adopted for assessment purposes. However, feasible and reasonable noise limits in consents and licences derived from this process would apply under the full range of meteorological conditions nominated under standard or noise-enhancing conditions as relevant. All wind speeds are referenced to 10m AGL. Stability categories are based on the Pasquill-Gifford stability classification scheme.	

The adopted NPfl standard and noise enhancing meteorological conditions can be further defined for noise modelling purposes day and morning shoulder periods as presented in **Table 3**. For the purpose of this assessment, as conducted in the MOD5 Waves NIA, only noise enhancing conditions have been assessed.

Table 3 Meteorological Parameters Considered for Noise Predictions

Category	Period	Temperature (°C)	Humidity (%)	Wind Speed (m/s)	Wind Direction	Stability Class
Noise enhancing	Day	20	60	3	Source to receiver	D
	Evening	10	90	3		D
	Night	10	90	3		D
		10	90	2		F

2.2 Existing Noise Environment

Environmental noise monitoring was conducted in 2015 at four locations representing the potentially most affected noise sensitive receivers surrounding the Project Site as part of the SLR NIA. Noise monitoring was conducted at the locations show in **Figure 2**. Results from the unattended noise monitoring are shown in **Table 4**.

Table 4 Summary of Existing Ambient Noise Levels

Logger ID / Noise Monitoring Location	Measured Noise Levels (dBA)					
	Rating Background Level			LAeq(period)		
	Day	Evening	Night	Day	Evening	Night
NM1 – Mandalong Close	44	45	39	54	54	53
NM2 – Catholic Village	35	38	36	49	43	44
NM3 – Lenore Drive	46	38	44	57	54	53
NM4 – Verdi Glenn	43	41	39	51	53	48
Note 1: Weekdays; Day 7 am – 6 pm; Evening 6 pm – 10 pm; Night 10 pm – 7 am; Sundays and Public Holidays, Day 8 am – 6 pm; Evening 6 pm – 10 pm; Night 10 pm – 8 am;						



Given the increase in industrial premises in the area since the monitoring was conducted in 2015, the adoption of the background noise levels presented in **Table 4** is considered to be conservative, as it is likely that background noise levels have increased in the area over time.

3.0 Impact Assessment Criteria

3.1 Construction Noise Criteria

3.1.1 Interim Construction Noise Guideline

The *NSW Interim Construction Noise Guideline* (ICNG) is used to assess and manage impacts from construction noise on residences and other sensitive land uses in NSW.

The ICNG contains procedures for determining project specific Noise Management Levels (NMLs) for sensitive receivers based on the existing background noise in the area. The ‘worst-case’ noise levels from construction of a project are predicted and then compared to the NMLs in a 15-minute assessment period to determine the likely impact of the Project.

The NMLs are not mandatory limits, however, where construction noise levels are predicted or measured to be above the NMLs, feasible and reasonable work practices to minimise noise emissions are to be investigated and implemented.

3.1.1.1 Residential Receivers

The ICNG approach for determining NMLs at residential receivers is shown in **Table 5**.

Table 5 ICNG Construction NMLs for ‘Residential’ Sensitive Receivers

Time of Day	NML LAeq(15minute)	How to Apply
Standard Construction Hours - Monday to Friday 7:00 am to 6:00 pm - Saturday 8:00 am to 1:00 pm - No work on Sundays or public holidays	Noise affected RBL ¹ + 10 dB	The noise affected level represents the point above which there may be some community reaction to noise. - Where the predicted or measured LAeq(15minute) is greater than the noise affected level, the proponent should apply all feasible and reasonable work practices to meet the noise affected level. - The proponent should also inform all potentially impacted residents of the nature of works to be carried out, the expected noise levels and duration, as well as contact details.
	Highly Noise Affected 75 dBA	The Highly Noise Affected (HNA) level represents the point above which there may be strong community reaction to noise. Where noise is above this level, the relevant authority (consent, determining or regulatory) may require respite periods by restructuring the hours that the very noisy activities can occur, taking into account: Times identified by the community when they are less sensitive to noise (such as before and after school for works near schools or mid-morning or mid-afternoon for works near residences. If the community is prepared to accept a longer period of construction in exchange for restrictions on construction times.
Outside Standard Construction Hours	Noise affected RBL ¹ + 5 dB	A strong justification would typically be required for works outside the recommended standard hours. The proponent should apply all feasible and reasonable work practices to meet the noise affected level. Where all feasible and reasonable practises have been applied and noise is more than 5 dB above the noise affected level, the proponent should negotiate with the community.
Note 1: The RBL is the Rating Background Level and the ICNG refers to the calculation procedures in the <i>NSW Industrial Noise Policy</i> (INP). The INP has been superseded by the <i>NSW EPA Noise Policy for Industry</i> (NPfI).		



3.1.2 Other sensitive receivers

The ICNG also contains NMLs for ‘other sensitive’ non-residential land uses. Due to the potential broad range of sensitivities to construction noise from a wide range of commercial and industrial land uses the ICNG recommends that suitable construction noise levels be determined on a project-by-project basis. The ICNG recommends the highest design sound level from the range for the type of occupancy Australian Standard AS/NZS 2107:2016 *Acoustics – Recommended design sound levels and reverberation times for building interiors* (AS2107) and has been applied as NMLs for these receiver types. The NMLs for ‘other sensitive’ receivers are shown in **Table 6**.

Table 6 ICNG Construction NMLs at ‘Other’ Sensitive Receivers

Land Use	NML (LAeq(15minute) dBA) (applied when the property is in use)	
	Internal	External
ICNG ‘other sensitive’ receivers		
Commercial	-	70
Industrial	-	75
Non-ICNG ‘other sensitive’ receivers		
Childcare centres – sleeping areas ²	35	55 ¹
Note 1: It is assumed that these receivers have fixed windows which conservatively results in internal noise levels being around 20 dB lower than the external noise level. Note 2: Taken from Association of Australian Acoustical Consultants <i>Guideline for Child Care Centre Acoustic Assessment</i> .		

3.1.2.1 Noise Management Level Summary

The construction NMLs for the proposal have been determined using the results from the unattended noise monitoring and are shown in **Table 7**.

Table 7 Noise Management Levels

Logger ID	Type of Receiver	NML (LAeq(15minute) dBA)			
		Standard Construction (RBL +10 dB)	Out of Hours Construction (RBL +5 dB)		
			Day	Evening	Night
NM1	Residential receivers	54	49	50	44
NM2		45	40	42	41
NM3		56	51	53	49
NM4		53	48	46	44
All	Industrial ¹	75			
All	Childcare ¹	Sleeping areas: 35 (internal), 55 (external)			
Note 1: Applies when property is in use.					



3.2 Operational Noise Criteria

3.2.1 Noise Policy for Industry

The NSW *Noise Policy for Industry* (NPfI) was released in 2017 and sets out the requirements for the assessment and management of operational noise from industry in NSW.

3.2.1.1 Industrial Noise Trigger Levels

The NPfI defines how to determine ‘trigger levels’ for noise emissions from industrial developments. Where a development is likely to exceed the trigger levels at existing noise sensitive receptors, feasible and reasonable noise management measures are required to be considered to reduce the impacts.

There are two types of trigger levels – one to account for ‘intrusive’ noise impacts and one to protect the ‘amenity’ of particular land uses:

- The intrusiveness of an industrial noise source is generally considered acceptable if the L_{Aeq} noise level of the source, measured over a period of 15-minutes, does not exceed the representative background noise level by more than 5 dB. Intrusive noise levels are only applied to residential receptors. For other receptor types, only the amenity levels apply.
- To limit continual increases in noise levels from the use of the intrusiveness level alone, the ambient noise level within an area from all industrial sources should remain below the recommended amenity levels specified in the NPfI for that particular land use.

Intrusive and amenity noise levels are not used directly as regulatory limits. They are used to assess the potential impact of noise, assess feasible and reasonable mitigation options, and subsequently determine achievable noise requirements.

The NPfI provides guidance on assigning residential receptor amenity noise categories based on the site-specific features shown in **Table 8**.

Table 8 Residential Receptor Amenity

Receptor Category	Typical Planning Land Use Zoning	Typical Existing Background Noise Levels (RBL)	Description
Suburban residential	RU5 – village RU6 – transition R2 – low density residential R3 – medium density residential E2 – environmental conservation E3 – environmental management	Daytime <45 dBA Evening <40 dBA Night <35dBA	An area that has local traffic with characteristically intermittent traffic flows or with some limited commerce or industry. This area often has the following characteristic: evening ambient noise levels defined by the natural environment and human activity.
Urban residential	R1 – general residential R4 – high density residential B1 – neighbourhood centre (boarding houses and shop-top housing) B2 – local centre (boarding houses) B4 – mixed use	Daytime >45 dBA Evening >40 dBA Night >35 dBA	An area with an acoustical environment that: • Is dominated by ‘urban hum’ or industrial source noise, where urban hum means the aggregate sound of many unidentifiable, mostly traffic and/or industrial related sound sources • Has through-traffic with characteristically heavy and continuous traffic flows during peak periods • Is near commercial districts or industrial districts • Has any combination of the above.

Amenity noise categories have been determined for the surrounding receptors with reference to the NPfI. The assessment is shown in **Table 9**.



Table 9 Residential Receptor Amenity Category Assessment

Logger ID	Receptor Category	Period ¹	Existing Background Noise Levels (RBL) (dBA)	Resulting Amenity Classification	Discussion
NM1	Residential receivers	Day	44	Urban	The majority of the identified noise sensitive receptors zoned as R2, low density residential receivers
		Evening	45		
		Night	39		
NM2		Day	35	Suburban	The majority of the identified noise sensitive receptors zoned as IN1, general industrial residential receivers
		Evening	38		
		Night	36		
NM3		Day	46	Urban	The majority of the identified noise sensitive receptors zoned as IN1, general industrial residential receivers
		Evening	48		
		Night	44		
NM4		Day	43	Urban	The majority of the identified noise sensitive receptors zoned as RU2, rural landscape residential receivers
		Evening	41		
		Night	39		
Note 1: Weekdays; Day 7 am - 6 pm; Evening 6 pm - 10 pm; Night-time 10 pm - 7 am; Sundays and Public Holidays, Day 8 am - 6 pm; Evening 6 pm - 10 pm; Night-time 10 pm - 8 am.					

In accordance with NPfI Section 2.4, the proposed recommended amenity noise levels for each locality are presented in **Table 10**, together with the project amenity noise levels being 5 dBA less than the recommended amenity noise level derived from NPfI Table 2.2.

Table 10 Recommended Amenity Noise Levels

Type of Receiver	Amenity Area	Period ¹	Amenity Noise level (dBA)	
			Recommended Amenity LAeq(period)	Project Amenity LAeq(15minute) ^{2,3}
Residential	Suburban	Day	55	53
		Evening	45	43
		Night	40	38
	Urban	Day	60	58
		Evening	50	48
		Night	45	43
Industrial premises		When in use	70	68
Active recreation (e.g. school playground, etc.)		When in use	55	53
Note 1: Weekdays; Day 7 am - 6 pm; Evening 6 pm - 10 pm; Night-time 10 pm - 7 am; Sundays and Public Holidays, Day 8 am - 6 pm; Evening 6 pm - 10 pm; Night-time 10 pm - 8 am.				
Note 2: The recommended amenity noise levels have been reduced by 5 dB to give the project amenity noise levels due to other sources of industrial noise being present in the area, as outlined in the NPfI.				
Note 3: The project amenity noise levels have been converted to a 15 minute level by adding 3 dB, as outlined in the NPfI				



3.2.1.2 Project Noise Trigger Levels

The trigger levels for industrial noise from the Project are summarised in **Table 11**. The Project Noise Trigger Levels (PNTL) are the most stringent of the intrusiveness and amenity trigger level for each period and are highlighted below.

Table 11 Project Noise Trigger Levels

Logger ID / Receiver ID / NCA	Type of Receiver	Period	Noise Level (dBA)			
			Measured Noise Level		PNTLs LAeq(15minute)	
			RBL ¹	LAeq(period)	Intrusive	Amenity ^{2,3}
NM1 / RR1	Residential	Day	44	54	49	58
		Evening	44 ⁵	54	49	48
		Night	39	53	44	43
NM2 / RR2		Day	35	49	40	53
		Evening	35 ⁵	43	40	43
		Night	35 ⁵	44	40	38
NM3 / RR3		Day	46	57	51	58
		Evening	46 ⁵	54	51	48
		Night	44	53	49	46
NM4 / RR4		Day	43	51	48	58
		Evening	41	53	46	48
		Night	39	48	44	43
CC1	Active recreation	When in use	-	-	53	-
IR1	Industrial	When in use				68
IR2	Industrial	When in use				68
IR3	Industrial	When in use				68
Note 1:	RBL = Rating Background Level					
Note 2:	The recommended amenity noise levels have been reduced by 5 dB to give the project amenity noise levels due to other sources of industrial noise being present in the area, as outlined in the NPfl.					
Note 3:	The project amenity noise levels have been converted to a 15 minute level by adding 3 dB, as outlined in the NPfl.					
Note 4:	The NPfl minimum RBL value has been used due to the measured RBL being lower than the minimum value.					
Note 5:	RBL reduced to match the daytime/evening RBL, as outlined in the NPfl.					

3.2.1.3 Sleep Disturbance

Given the Project has the potential to operate during the NPfl defined night-time period, the potential for sleep disturbance from maximum noise level events during the night-time period from the Project is required to be considered.

The NPfl defines the sleep disturbance screening level as:

- LAeq(15minute) 40 dBA or the prevailing RBL plus 5 dB, whichever is the greater, and/or
- LAFmax 52 dBA or the prevailing background level plus 15 dB, whichever is greater.

The sleep disturbance screening levels (SDSL) for the Project are shown in **Table 12**.



Table 12 Sleep Disturbance Screening Levels

Logger ID	Type of Receiver	Period	Noise Level (dBA)		
			Measured Noise Level	SDSL (dBA)	
				RBL	LAeq(15minute)
NM1	Residential	Night	39	44	54
NM2			35 ¹	40	52
NM3			44	49	59
NM4			39	44	54
Note 1: The RBL reduced to match the daytime/evening RBL, as outlined in the NPfl.					

A detailed maximum noise level event assessment should be completed where the sleep disturbance screening level is exceeded. The detailed assessment should cover the maximum noise level, the extent to which the maximum noise level exceeds the RBL, and the number of times this happens during the night-time period.

The NPfl refers to the Road Noise Policy (RNP) for additional information regarding sleep disturbance. The RNP concludes that from the research on sleep disturbance to date:

- Maximum internal noise levels below 50 dBA to 55 dBA are unlikely to awaken people from sleep.
- One or two events per night with maximum internal noise levels of 65-70 dBA are not likely to affect health and wellbeing significantly.

It is generally accepted that internal noise levels in a dwelling, with the windows open, are 10 dB lower than external noise levels. Therefore, the first conclusion above suggests that short term external noises of 60 dBA to 65 dBA are unlikely to cause awakening reactions.

The second conclusion suggests that one or two noise events per night with maximum external noise levels of 75 dBA to 80 dBA are not likely to affect health and wellbeing significantly.

3.3 Road Traffic Noise Criteria

The Road Noise Policy (RNP) provides a framework and process for deriving traffic noise criteria. **Table 13** and **Table 14** respectively presents the RNP criteria for residential and non-residential land uses affected by additional traffic on public roads as a result of a development. Noise levels provided in **Table 13** are external noise levels and refer only to road traffic noise; they do not include ambient noise from other sources.

Table 13 Traffic Noise Criteria for Residential Land Uses

Road Category	Type of project/land use	Assessment Criteria (dBA)	
		Daytime (7 am – 10 pm)	Night-time (10 pm – 7 am)
Freeway/arterial/sub-arterial roads	Existing residences affected by additional traffic on existing freeways/arterial/sub-arterial roads generated by land use developments	LAeq(15hour) 60 (external)	LAeq(9hour) 55 (external)



Table 14 Traffic Noise Criteria for Non-Residential Land Uses

Existing Sensitive Land Use	Room Type	Assessment Criteria (dBA)		Additional Considerations
		Daytime (7 am – 10 pm)	Night-time (10 pm – 7 am)	
Childcare Facilities	Sleeping rooms	LAeq(1hour) 35 (internal)	-	Multi-purpose spaces, e.g. shared indoor play/sleeping rooms should meet the lower of the respective criteria. Measurements for sleeping rooms should be taken during designated sleeping times for the facility, or if these are not known, during the highest hourly traffic noise level during the opening hours of the facility.
	Indoor play areas	LAeq(1hour) 40 (internal)	-	
	Outdoor play areas	LAeq(1hour) 50 (internal)	-	

In addition to the assessment criteria presented in **Table 13** any increase in the traffic noise level at a location due to a traffic generating development must be considered. Residences experiencing increases in total traffic noise level above the relative increase criteria should also be considered for mitigation.

Table 15 Relative Traffic Noise Increase Criteria for Residential Land Uses

Road Category	Type of project/land use	Assessment Criteria (dBA)	
		Daytime (7 am – 10 pm)	Night-time (10 pm – 7 am)
Freeway/arterial/sub-arterial roads and transitways	New road corridor/redevelopment of existing road/land use development with the potential to generate additional traffic on existing road	Existing traffic LAeq(15hour) + 12 dB (external)	Existing traffic LAeq(9hour) + 12 dB (external)

In **Table 13** the 'existing' traffic noise level refers to the level from all road categories which would occur for the relevant 'no build' option.

Section 3.4 of the RNP also states:

Where existing traffic noise levels are above the noise assessment criteria, the primary objective is to reduce these through feasible and reasonable measures to meet the assessment criteria. A secondary objective is to protect against excessive decreases in amenity as the result of a project by applying the relative increase criteria.

In assessing feasible and reasonable mitigation measures, an increase of up to 2 dB represents a minor impact that is considered barely perceptible to the average person.

For existing residences and other sensitive land uses affected by additional traffic on existing roads generated by land use developments, any increase in the total traffic noise level should be limited to 2 dB above that of the corresponding 'no build option'.



4.0 Impact Assessment

The Conservation of Clean Air and Water Europe (CONCAWE) prediction methodology was utilised within SoundPLAN v8.2 3D modelling software to predict noise emissions from construction and operation of the Project. A three-dimensional digital terrain map giving all relevant topographic information was used in the modelling process. The model used this map, together with noise source data, ground cover, shielding by barriers and/or adjacent buildings and atmospheric information to predict noise levels at the nearest sensitive receivers.

Prediction of noise emission levels was carried out under standard and noise enhancing atmospheric conditions. Atmospheric parameters under which noise predictions were made are given in **Table 3**.

4.1 Construction Noise Impact Assessment

4.1.1 Construction Noise Modelling Scenarios

The plant and equipment used in the construction of the Project has been assumed and is listed in **Table 16** and shown in **Figure 3**. Plant and equipment Sound Power Levels (SWLs) have been obtained from an SLR database of similar plant and equipment.

Table 16 Construction Noise Sources

Plant and Equipment	Sound Power Level LAeq(15minute) (dBA)	Quantity	On time
Scenario 1 (S1): Excavator Works		112	
Truck and dog trailer	108	1	15
Excavator (30 tonne)	110	1	15
Scenario 2 (S2): Hardstand Construction		112	
Concrete truck	109	1	15
Concrete pump	106	1	15
Smooth drum roller	107	1	15

4.1.2 Predicted Construction Noise Levels

The position of construction related noise generating plant and equipment has been estimated from the plans provided and from available satellite imagery of the existing site. For each receiver, the noise level predicted indicates the noise level when all the construction plant and equipment in **Table 16** are in use at the site. For the majority of the construction works it is expected that noise levels will be significantly lower than those predicted in **Table 18**. As such, only two construction scenarios were modelled and would be representative of the worst case construction throughout the Project.

The assessment shows the predicted impacts based on the exceedance of the NML, as per the categories in **Table 17**.



Table 17 Exceedance Band and Impact Colouring

Exceedance	Subjective Classification	Impact Colouring
No exceedance	Negligible	
1 to 10 dB	Low Impact	
11 to 20 dB	Moderate Impact	
21 to 30 dB	High Impact	
Highly Noise Affected ¹	Very High Impact	
Note 1: Greater than 75 dBA at residential receivers		

The predicted airborne noise levels from both construction scenarios under noise enhancing meteorological conditions (source to receiver winds) is summarised in **Table 18**.

Table 18 Predicted Construction Noise Levels

Receiver ID	Predicted Noise Level (LAeq(15minute) dBA)		Noise Management Level (LAeq(15minute) dBA)	Compliance Margin (dB)	
	Scenario 1	Scenario 2		Scenario 1	Scenario 2
	Day	Day		Day	Day
RR1	45	45	54	-9	-9
RR2	38	38	55	-17	-18
RR3	19	19	56	-37	-37
RR4	42	42	53	-11	-11
CC1	65	65	75	-10	-11
IR1	64	64	75	-11	-11
IR2	37	36	75	-38	-39
IR3	42	41	65	-24	-24

As shown in **Table 17**, construction noise levels are predicted to comply with the ICNG NMLs at all noise sensitive receivers.

Notwithstanding compliance with the NMLs, general mitigation and management measures have been recommended to be implemented (**Section 4.1.3**) with a view to minimising construction noise as far as practicable.

4.1.3 General Construction Noise Mitigation Measures

Examples of general construction noise mitigation measures which could be applied to the work are provided below:

- Construction work will be limited to the standard daytime construction hours:
 - Monday to Friday 7 am – 6 pm;
 - Saturday 8 am – 1 pm; and
 - No work Sundays or Public Holidays.
- Use quieter and less vibration emitting construction methods where feasible and reasonable.



- Dropping materials from a height will be avoided.
- The simultaneous use of multiple items of significant noise generating equipment will be avoided wherever possible, scheduling operations so they are used separately rather than concurrently.
- Noisy equipment will be sited behind structures that act as barriers, or at the greatest distance from the noise-sensitive area. Equipment will be oriented so that noise emissions are directed away from any sensitive areas, where possible.
- Switch off plant and equipment when not in use and avoid excessive idling.
- Maintain the effectiveness of any noise suppression equipment on plant at all times and ensure defective plant is not operational until fully repaired.
- All plant and equipment must be maintained in a proper and efficient condition, operated in a proper and efficient manner, and feature standard noise amelioration measures where applicable.
- Where practicable, tonal reversing alarms (beepers) will be replaced with non-tonal alarms (squawkers) on all equipment in use (subject to occupational health and safety requirements).
- Truck movements will be kept to a minimum, i.e. trucks are fully loaded on each trip.
- Trucks will not queue outside residential properties, where practicable.
- Compounds and work sites will be designed to promote one-way traffic and minimise the need for vehicle reversing.
- Where complaints are received, work practices will be reviewed and feasible and reasonable practices implemented to minimise any further impacts.

4.1.4 Construction Traffic Impacts

The expected traffic due to construction activities are expected to be significantly less than that generated from the exiting Waste Transfer Station and any increase in road traffic noise due to construction on the surrounding road network is also expected to be negligible.

4.2 Operational Noise Impact Assessment

4.2.1 Operational Noise Modelling Scenarios

4.2.1.1 Assumptions

To model the operational noise from the Project, it is assumed that one container delivery from a Cleanaway hook lift truck will occur every 15 minutes, dropping off a container, and picking up another container elsewhere on site (i.e. 2 container drops per 15 minutes).

4.2.1.2 Acoustically Significant Sources

Sound power levels of acoustically significant plant, equipment and activities to proposed to be used at the Project have been obtained from review of similar projects and an SLR database of similar equipment.

The model incorporates the sound power levels from various noise sources in operation at the Project Site as summarised in **Table 19** and shown in **Figure 3**.



Table 19 Operational Noise Sources

Plant and Equipment	Sound Power Level (dBA)		Quantity (per 15 minutes)	Operating All Times
	L _{Aeq} (15minute)	L _{Amax}		
Container drop	120	120	2	Yes ¹
Hook lift truck (8x4 wheel) ³	102	118	1	Yes ²
Note 1: The sound power level used in SoundPlan has been corrected for a half second duration per container drop with an assumed 4 container drops per 15 minute period. Note 2: The sound power level used in SoundPlan has been corrected for the time spent on site per 15 minute period. Note 3: A SWL of 102 dBA has been taken from a Noise Management Plan conducted for Cleanaway by Herring Storer Acoustics (HAS REF: 215522-1-16206) containing measurements of Cleanaway hook lift trucks.				

4.2.2 Predicted Operational Noise Levels

Noise emission levels from the Project for the operational scenario detailed in **Table 19** and are provided in **Table 20** (L_{Aeq}(15minute) noise levels) and in **Table 21** (L_{Amax} noise levels).

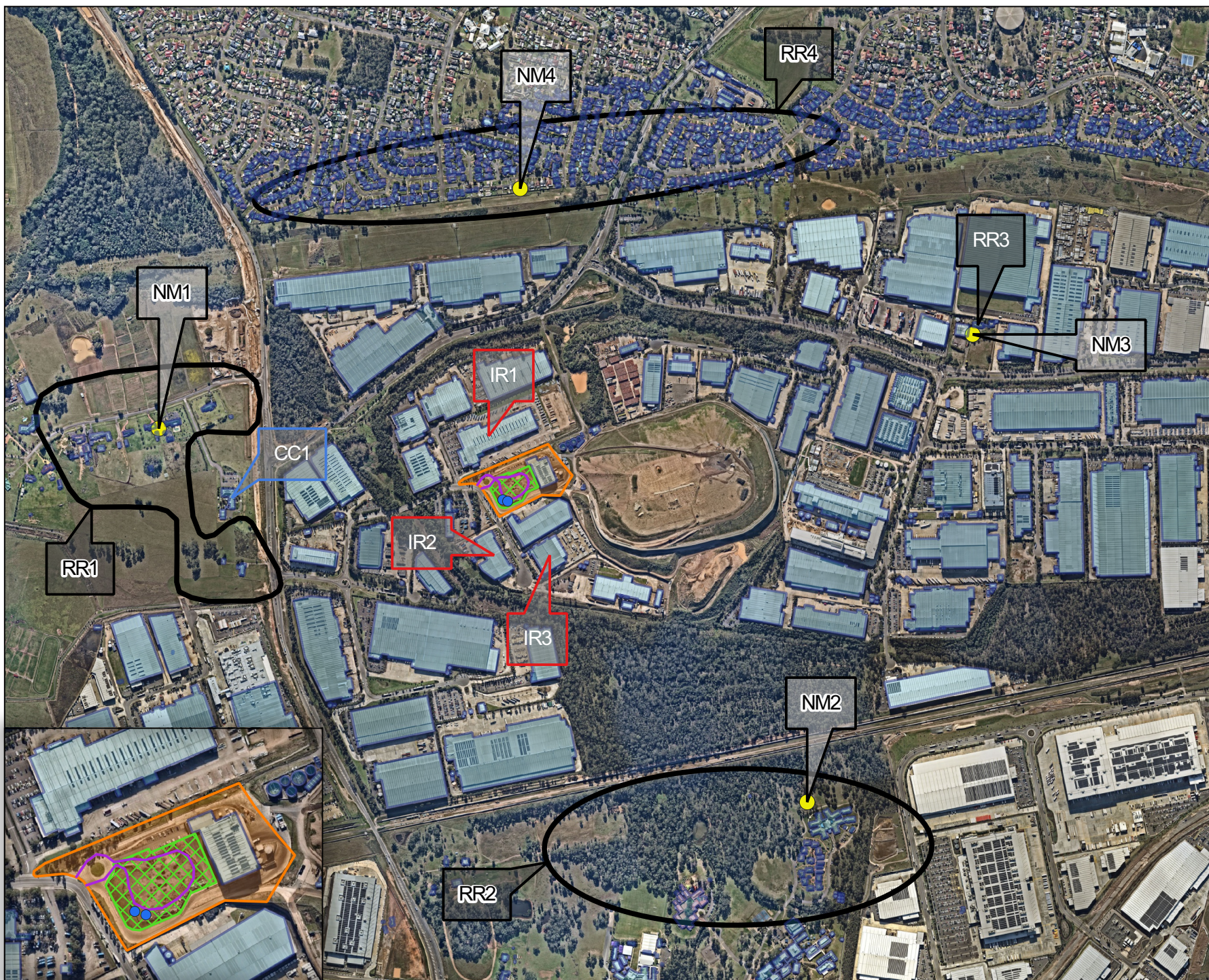


Modelled Noise Sources

Legend

- 610.14324-R1 Figure 1**

-  Noise Monitoring Locations
 Receiver ID / NCA



0 100 200 300 400 m

Coordinate System: GDA94 / MGA zone 56
Data Source: NearMap May 2025
Scale: 1:6427 at A4
Project Number: 630.03101.0002
Date: 04-Aug-2025
Drawn By: PM



Table 20 Predicted Operational Noise Levels

Receiver ID	Predicted Noise Level (LAeq(15minute) dBA)									PNTL (LAeq(15minute) dBA)			Compliance Margin (dB)		
	Project			Existing Approved Operations			Total Noise Level (Project and Approved Operations)								
	Day	Evening	Night	Day	Evening	Night	Day	Evening	Night	Day	Evening	Night	Day	Evening	Night
RR1	29	30	30	36	36	39	37	37	39	49	48	43	-12	-11	-4
RR2	21	22	22	33	33	35	33	33	35	40	40	38	-7	-7	-3
RR3	<20	<20	<20	30	30	33	30	30	33	51	48	46	-21	-18	-13
RR4	27	27	27	38	38	40	38	38	40	48	46	43	-10	-8	-3
CC1	26	27	27	36	36	39	36	36	39	53 when in use			-17 when in use		
IR1	47	47	47	62	62	62	62	62	62	68 when in use			-6 when in use		
IR2	47	48	48	55	55	56	56	56	57	68 when in use			-12 when in use		
IR3	<20	<20	<20	62	62	62	62	62	62	68 when in use			-6 when in use		

Table 21 Predicted Operational Noise Levels (Sleep Disturbance)

Receiver ID	Predicted Noise Level (LAmax dBA)			SDSL (LAmax dBA)	Compliance Margin (dB)
	Project	Existing Approved Operations	Overall Maximum		
	Night	Night	Night	Night	Night
RR1	52	42	52	54	-2
RR2	46	42	46	52	-6
RR3	23	33	33	59	-26
RR4	50	42	50	54	-4



Noise levels from the Project are predicted to meet the PNTLs at all receiver locations during the day, evening, and night-time periods and SDSLs at all receiver locations during the night-time.

4.2.2.1 Modifying Factor Corrections Assessment

A low frequency analysis was conducted at the worst-case noise sensitive receiver in each receiver zone. The analysis comprised a comparison of the predicted intrusive $L_{Ceq(15minute)}$ noise level against the corresponding intrusive $L_{Aeq(15minute)}$ noise level under noise enhancing conditions. The resulting C and A weighted predicted intrusive noise level difference did not exceed 15 dB and as such no modifying factor correction for low-frequency noise is triggered for the Project. Furthermore, noise sources at the Project are not predicted to generate tonal or intermittent noise characteristics and no modifying factor for annoying characteristics is applicable.

4.2.3 Road Traffic Noise Impact Assessment

As provided by Cleanaway and reported by Traffix in the TIS, the Project is proposed to have no additional traffic impacts compared to the already approved traffic generation by the Project Site.

Notwithstanding, the current traffic generation for the Project Site is 10-30 inbound and outbound truck movements per day (Monday to Friday) to nearby major roads. Given the existing traffic volumes on nearby roads, the corresponding increase in road traffic noise due to traffic generated by the Project Site (current and proposed) would be negligible and significantly less than 2 dB which, according to the RNP, is unlikely to be discernible and would not trigger the consideration of mitigation.

5.0 Conclusion

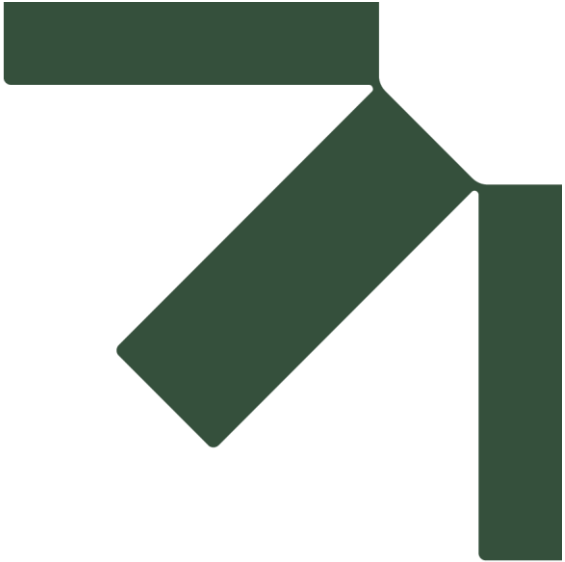
SLR has undertaken a NIA relating to the modification (MOD 6) for the proposed storage of skip bins (the Project) at 87 Quarry Road, Erskine Park on Lot 1 on Plan DP1140063 (the Project Site).

Broadly, the objective of this NIA is to identify the potential impacts of noise from the Project during construction and operation. Additionally, this NIA provides recommendations with regard to management strategies and mitigation measures, where necessary.

Predicted noise levels are predicted to meet the relevant NMLs, PNTLs, and SDSLs at all noise sensitive receiver locations.

The Project does not propose to increase the traffic generation for the Project Site. Given the existing traffic volumes on any nearby roads, the corresponding increase in road traffic noise due to traffic generated by the Project Site (current and proposed) would be negligible and significantly less than 2 dB which, according to the RNP, is unlikely to be discernible and would not trigger the consideration of mitigation.





Appendix A Acoustic Terminology

Noise Impact Assessment

Erskine Park Landfill – Skip Bin Storage

Cleanaway Pty Ltd

SLR Project No.: 630.031801.00002

6 November 2025

1. Sound Level or Noise Level

The terms 'sound' and 'noise' are almost interchangeable, except that 'noise' often refers to unwanted sound.

Sound (or noise) consists of minute fluctuations in atmospheric pressure. the human ear responds to changes in sound pressure over a very wide range with the loudest sound pressure to which the human ear can respond being ten million times greater than the softest. the decibel (abbreviated as dB) scale reduces this ratio to a more manageable size by the use of logarithms.

the symbols SPL, L or LP are commonly used to represent Sound Pressure Level. the symbol LA represents A-weighted Sound Pressure Level. the standard reference unit for Sound Pressure Levels expressed in decibels is 2×10^{-5} Pa.

2. 'A' Weighted Sound Pressure Level

The overall level of a sound is usually expressed in terms of dBA, which is measured using a sound level meter with an 'A-weighting' filter. This is an electronic filter having a frequency response corresponding approximately to that of human hearing.

People's hearing is most sensitive to sounds at mid frequencies (500 Hz to 4,000 Hz), and less sensitive at lower and higher frequencies. Different sources having the same dBA level generally sound about equally loud.

A change of 1 dB or 2 dB in the level of a sound is difficult for most people to detect, whilst a 3 dB to 5 dB change corresponds to a small but noticeable change in loudness. A 10 dB change corresponds to an approximate doubling or halving in loudness. the table below lists examples of typical noise levels.

Sound Pressure Level (dBA)	Typical Source	Subjective Evaluation
130	Threshold of pain	Intolerable
120	Heavy rock concert	Extremely noisy
110	Grinding on steel	
100	Loud car horn at 3 m	Very noisy
90	Construction site with pneumatic hammering	
80	Kerbside of busy street	Loud
70	Loud radio or television	
60	Department store	Moderate to quiet
50	General Office	
40	Inside private Office	Quiet to very quiet
30	Inside bedroom	
20	Recording studio	Almost silent

Other weightings (eg B, C and D) are less commonly used than A-weighting. Sound Levels measured without any weighting are referred to as 'linear', and the units are expressed as dB(lin) or dB.

3. Sound Power Level

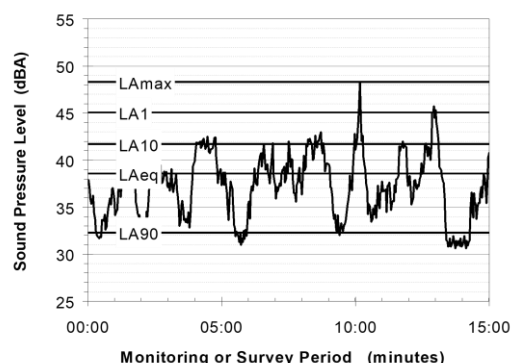
The Sound Power of a source is the rate at which it emits acoustic energy. As with Sound Pressure Levels, Sound Power Levels are expressed in decibel units (dB or dBA), but may be identified by the symbols SWL or LW, or by the reference unit 10^{-12} W.

the relationship between Sound Power and Sound Pressure is similar to the effect of an electric radiator, which is characterised by a power rating but has an effect on the surrounding environment that can be measured in terms of a different parameter, temperature.

4. Statistical Noise Levels

Sounds that vary in level over time, such as road traffic noise and most community noise, are commonly described in terms of the statistical exceedance levels LAN, where LAN is the A-weighted sound pressure level exceeded for N% of a given measurement period. for example, the LA1 is the noise level exceeded for 1% of the time, LA10 the noise exceeded for 10% of the time, and so on.

The following figure presents a hypothetical 15 minute noise survey, illustrating various common statistical indices of interest.



Of particular relevance, are:

- LA1 The noise level exceeded for 1% of the 15 minute interval.
- LA10 The noise level exceeded for 10% of the 15 minute interval. This is commonly referred to as the average maximum noise level.
- LA90 The noise level exceeded for 90% of the sample period. This noise level is described as the average minimum background sound level (in the absence of the source under consideration), or simply the background level.

LAeq The A-weighted equivalent noise level (basically, the average noise level). It is defined as the steady sound level that contains the same amount of acoustical energy as the corresponding time-varying sound.



5. Frequency Analysis

Frequency analysis is the process used to examine the tones (or frequency components) which make up the overall noise or vibration signal.

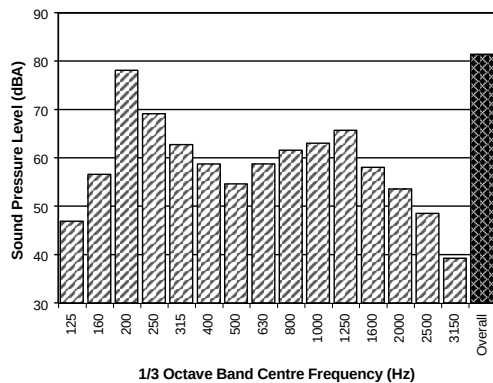
The units for frequency are Hertz (Hz), which represent the number of cycles per second.

Frequency analysis can be in:

- Octave bands (where the centre frequency and width of each band is double the previous band)
- 1/3 octave bands (three bands in each octave band)

Narrow band (where the spectrum is divided into 400 or more bands of equal width)

the following figure shows a 1/3 octave band frequency analysis where the noise is dominated by the 200 Hz band. Note that the indicated level of each individual band is less than the overall level, which is the logarithmic sum of the bands.



6. Annoying Noise (Special Audible Characteristics)

A louder noise will generally be more annoying to nearby receivers than a quieter one. However, noise is often also found to be more annoying and result in larger impacts where the following characteristics are apparent:

- **Tonality** - tonal noise contains one or more prominent tones (ie differences in distinct frequency components between adjoining octave or 1/3 octave bands), and is normally regarded as more annoying than 'broad band' noise.
- **Impulsiveness** - an impulsive noise is characterised by one or more short sharp peaks in the time domain, such as occurs during hammering.
- **Intermittency** - intermittent noise varies in level with the change in level being clearly audible. An example would include mechanical plant cycling on and Off.
- **Low Frequency Noise** - low frequency noise contains significant energy in the lower frequency bands, which are typically taken to be in the 10 to 160 Hz region.



7. Vibration

Vibration may be defined as cyclic or transient motion. This motion can be measured in terms of its displacement, velocity or acceleration. Most assessments of human response to vibration or the risk of damage to buildings use measurements of vibration velocity. These may be expressed in terms of 'peak' velocity or 'rms' velocity.

The former is the maximum instantaneous velocity, without any averaging, and is sometimes referred to as 'peak particle velocity', or PPV. The latter incorporates 'root mean squared' averaging over some defined time period.

Vibration measurements may be carried out in a single axis or alternatively as triaxial measurements (ie vertical, longitudinal and transverse).

The common units for velocity are millimetres per second (mm/s). As with noise, decibel units can also be used, in which case the reference level should always be stated. A vibration level V , expressed in mm/s can be converted to decibels by the formula $20 \log (V/V_0)$, where V_0 is the reference level (10^{-9} m/s). Care is required in this regard, as other reference levels may be used.

8. Human Perception of Vibration

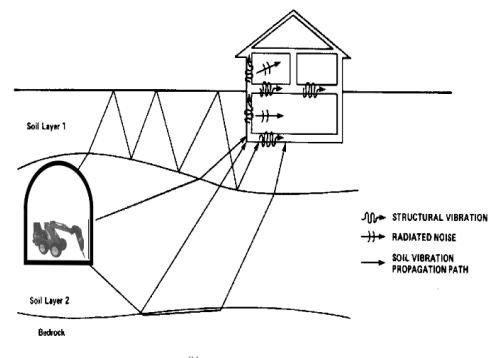
People are able to 'feel' vibration at levels lower than those required to cause even superficial damage to the most susceptible classes of building (even though they may not be disturbed by the motion). An individual's perception of motion or response to vibration depends very strongly on previous experience and expectations, and on other connotations associated with the perceived source of the vibration. For example, the vibration that a person responds to as 'normal' in a car, bus or train is considerably higher than what is perceived as 'normal' in a shop, office or dwelling.

9. Ground-borne Noise, Structure-borne Noise and Regenerated Noise

Noise that propagates through a structure as vibration and is radiated by vibrating wall and floor surfaces is termed 'structure-borne noise', 'ground-borne noise' or 'regenerated noise'. This noise originates as vibration and propagates between the source and receiver through the ground and/or building structural elements, rather than through the air.

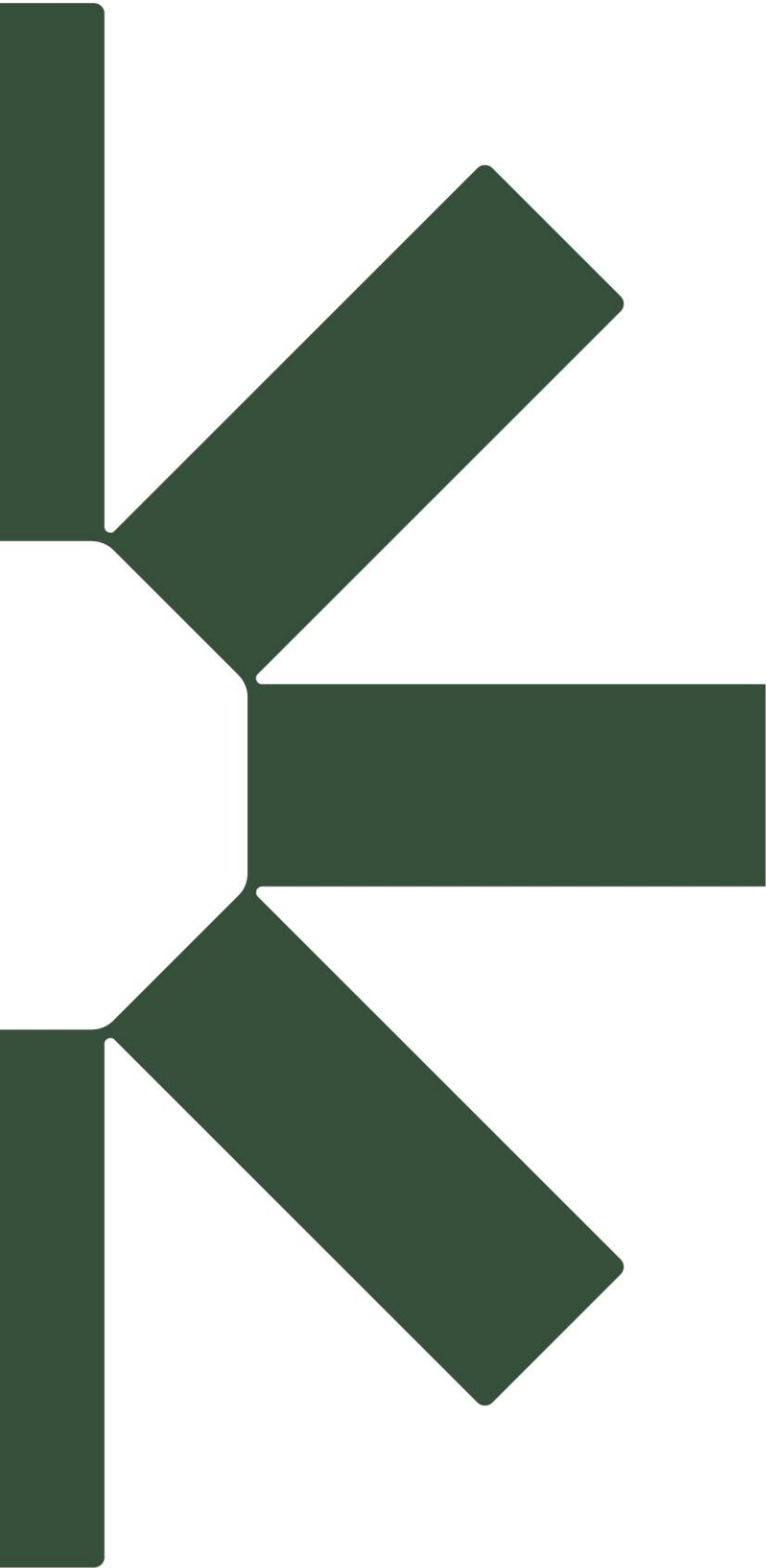
Typical sources of ground-borne or structure-borne noise include tunnelling works, underground railways, excavation plant (eg rockbreakers), and building services plant (eg fans, compressors and generators).

The following figure presents an example of the various paths by which vibration and ground-borne noise may be transmitted between a source and receiver for construction activities occurring within a tunnel.



The term 'regenerated noise' is also used in other instances where energy is converted to noise away from the primary source. One example would be a fan blowing air through a discharge grill. The fan is the energy source and primary noise source. Additional noise may be created by the aerodynamic effect of the discharge grill in the airstream. This secondary noise is referred to as regenerated noise.





Making Sustainability Happen

Appendix E Traffic Impact Statement

Reference: 22.549r03v03

4 November 2025

EME Advisory
17 Carlotta Street
Greenwich NSW 2065

Attention: Paul Bryant, Senior Environmental Planner

Re: Cleanaway – Quarry Road, Erskine Park
Skip Bin Storage Modification – Traffic Impact Statement

Dear Paul,

TRAFFIX has been commissioned by EME Advisory to undertake a traffic impact statement (TIS) in support of a Section 4.55 (S4.55) modification relating to the addition of skip bin storage at the existing Cleanaway facility in Erskine Park. The project is located within the Penrith City Council LGA and has been assessed under that Council's controls.

This report documents the findings of our investigations and should be read in the context of the Modification Environmental Assessment Report prepared separately. The site is a major project being a waste facility and requires referral to Transport for New South Wales (TfNSW) under the provisions of SEPP (Transport and Infrastructure) 2021.

➤ Site and Location

The subject site is located at 87 Quarry Road, Erskine Park and is legally identified as Lot 1 in DP1094504. It is located on the eastern side of Quarry Road, about 6.3 kilometres southeast of St Marys Railway Station and 40.0 kilometres west of Sydney Central Business District.

The site is irregular in shape and has a total site area of approximately 3.7 hectares. It is surrounded by neighbouring industrial and warehouse developments. Vehicular access to the site is currently provided through 85 -87 Quarry Road via an access driveway to Quarry Road on the western frontage. The existing site is currently operating and is used as landfill for disposing dry waste meeting EPA Licence 20986 with an on-site leachate treatment plant.

A Location Plan is presented in **Figure 1**, with a Site Plan presented in **Figure 2**.

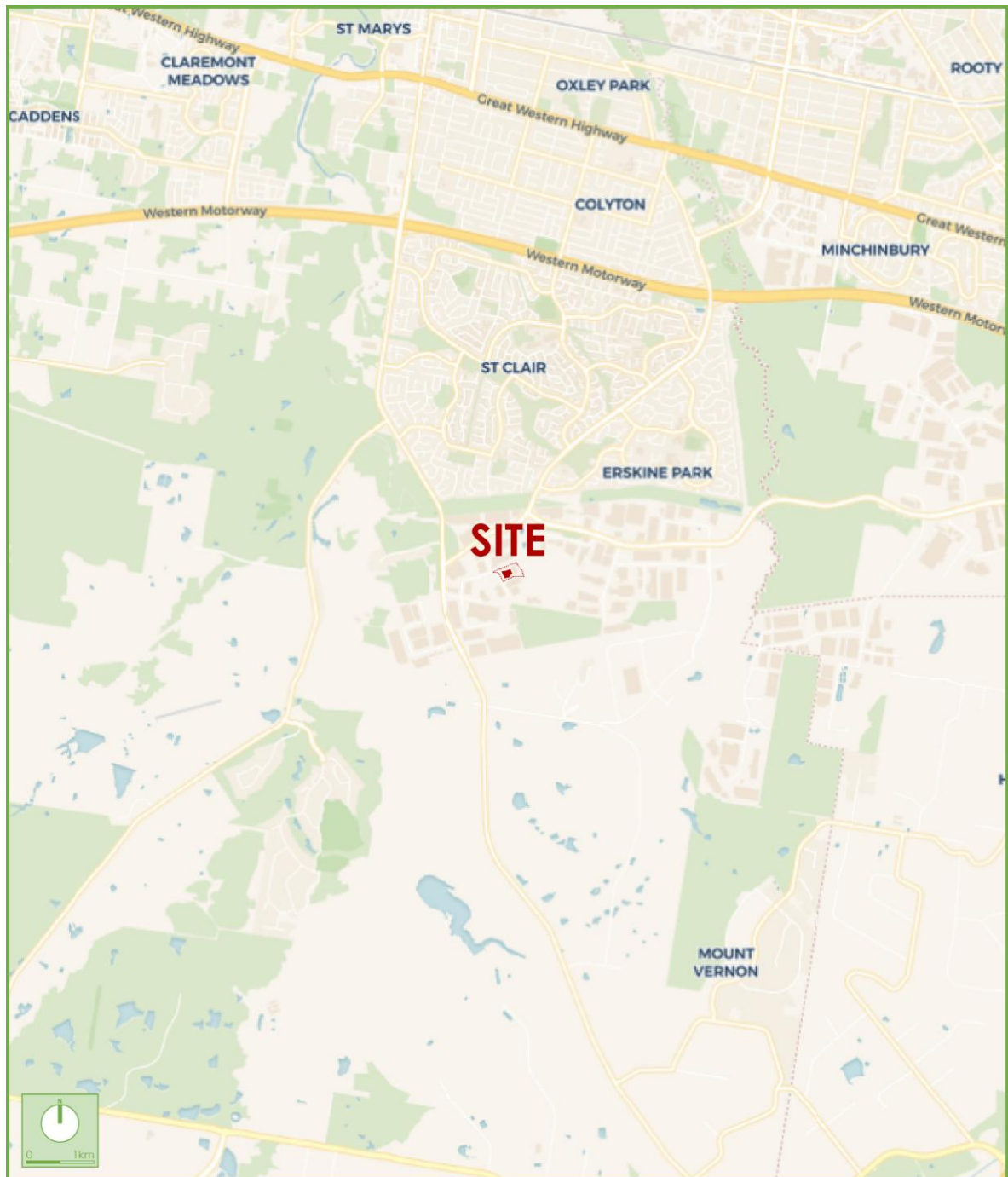


Figure 1: Location Plan



Figure 2: Site Plan

➤ Road Hierarchy

The road hierarchy in the vicinity of the site is shown in **Figure 3** with the following roads of particular interest:

- Mamre Road: a TfNSW Main Road (MR 536) that generally runs in a north-south direction between Great Western Highway in the north and Elizabeth Drive in the south. Mamre Road generally accommodates a single lane of traffic in each direction, is subject to an 80km/h speed zoning and parking is not permitted along either kerbside.
- Erskine Park Road: a TfNSW Main Road (MR 629) that generally runs in a northeast-southwest direction between Roper Road in the northeast and Mamre Road in the southwest. In the vicinity of the site Erskine Park Road accommodates two (2) lanes of traffic in each direction and is subject to 80km/h speed zoning. Parking is not permitted along either kerbside of Erskine Park Road.
- James Erskine Drive: a local road that generally runs in an east-west direction between a cul-de-sac in the east and Mamre Road in the west. James Erskine Drive accommodates two (2) lanes of traffic in each direction. It is subject to 50km/h speed zoning and kerbside parking is generally permitted along both sides of James Erskine Drive.
- Quarry Road: a local road that generally runs in an east-west direction between a cul-de-sac in the east and James Erskine Drive in the west. Quarry Road accommodates a single lane of traffic in each direction, is subject to 50km/h speed zoning and parking is generally permitted along both kerbsides.

It can be seen from **Figure 3** that the site is conveniently located with respect to the surrounding arterial road network servicing the region. It should be noted that due to the high industrial use of the area, all above roads are identified by the National Heavy Vehicle Regulator as approved 26.0m B-Double routes.

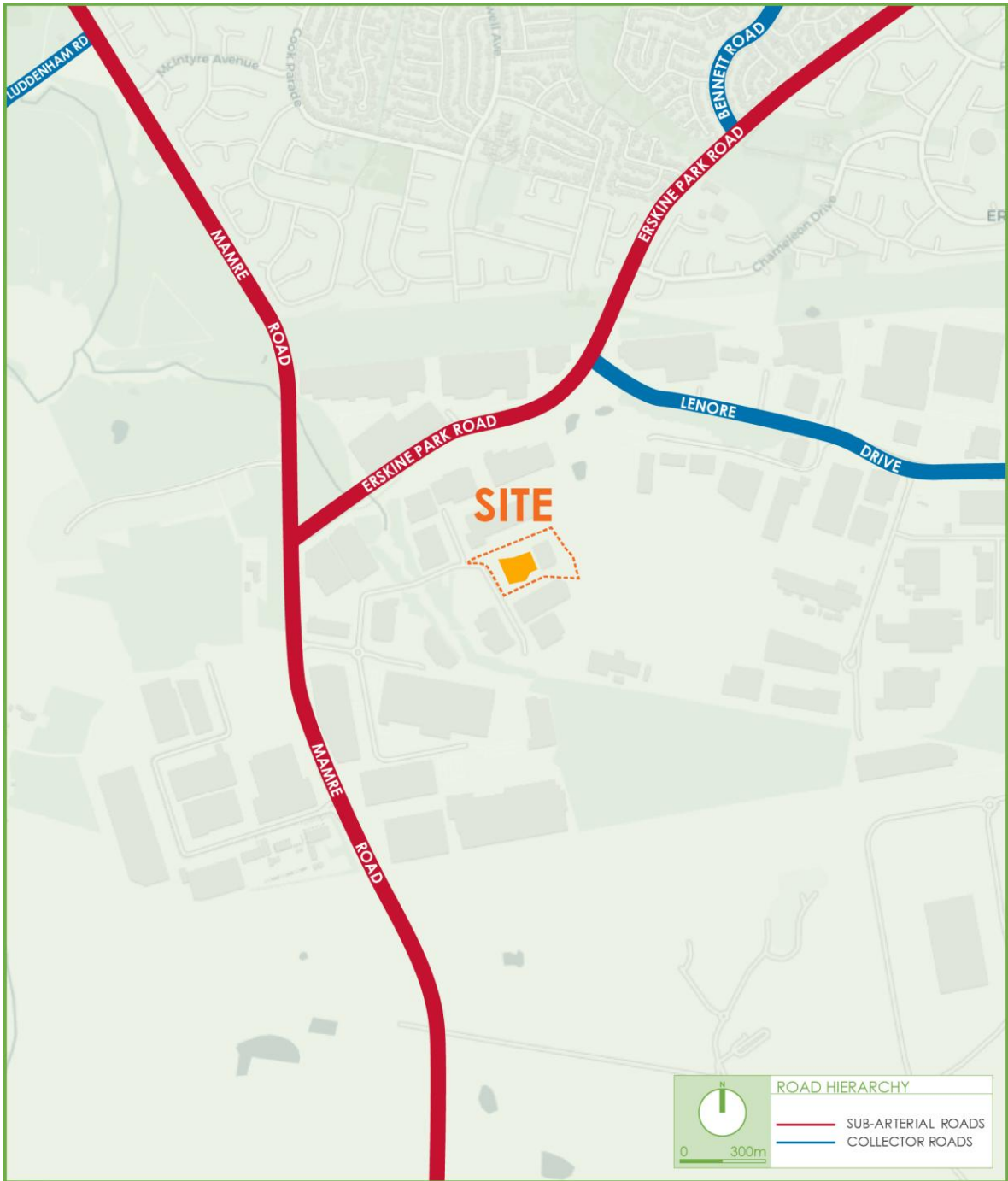


Figure 3: Road Hierarchy

➤ Description of Approved Project (SSD 7075)

In summary, the approved project comprises the following components:

- A concept plan for a WRMF with a maximum processing capacity of 300,000 tonnes per annum (tpa). All waste received at the WRMF shall enter the Waste Transfer Station (Stage 1); up to 150,000 tpa of this waste may be recycled at the Resource Recovery Facility (Stage 2)
- Construction and operation of the Stage 1 Waste Transfer Station with a maximum processing capacity of 300,000 tpa, which has been in operation since 2019 and receives commercial and household waste from the Western Sydney region. Basic resource recovery is undertaken with residual waste transported to a licensed waste management facility off-site.
- The subject area within the site has been set aside for Stage 2 of the approved concept however to date an application for Stage 2 has not been submitted. This area is to be maintained as grass under the current consent until construction commences.

➤ Description of Proposed Project

In summary, the S4.55 modification is comprised of the following components:

- Using the subject area set aside for Stage 2 for the construction of a new hardstand area using road base to provide a stable surface that would minimize dust generation
- Use of the new hardstand area for the existing storage of skip bins
- The skip bin storage area will be appropriately fenced to ensure safety and visual screening

Reference should be made to the plans submitted separately to Council that are presented at a reduced scale in **Attachment 1**.

➤ Parking Requirements

Car Parking

The proposed modification to allow for skip bin storage at Erskine Park will not result in any increased demand for staff or visitor parking and as such no changes are proposed which is considered acceptable.

Servicing and Construction

The project seeks to continue to operate the existing number of truck arrivals on site at 10-30 trucks per day on average which will be 10.2m long hook lift trucks. Vehicles will enter and exit from the existing Quarry Road access and will circulate around the roundabout to enter the proposed roadway to the skip bin storage area. A cul-de-sac style hardstand area is provided for the vehicles to turn around in a single movement.

➤ Traffic Generation

Cleanaway has provided the following traffic generation currently at the existing skip bin storage operations:

- Up to three (3) vehicle movements per hour during peak periods; and,

- Between 10 and 30 daily vehicle movements Monday to Friday only.

The above traffic generation will continue for the proposed project. Therefore, the proposed project will have no additional traffic impacts and will continue to operate well within the current the permitted average traffic generation of 288 truck arrivals per day.

➤ Access and Internal Design

Vehicular Access

The existing vehicular access from Quarry Road will be used for the proposed operations, which is considered acceptable given the 14m wide entry and 13m wide exit driveways, which can accommodate 20.0m articulated vehicles. Therefore, the access for the site is considered sufficient for the proposed skip bin storage vehicles.

Internal Design

The proposed roadway with 7.0m width is in accordance with the requirements of AS 2890.2 (2018) for straight roadways. The hardstand area in a cul-de-sac style which provides sufficient manoeuvring area as demonstrated by the swept path analysis of the design vehicle provided in **Attachment 2**. Therefore, the proposed design will comply with the requirements of AS 2890.2 (2018).

➤ Construction Impacts

The use of 20.0m truck and dog vehicles for construction of the hardstand area will not impact existing servicing operations, with the site being able to accommodate additional vehicle arrivals under the current approval and the site currently designed to accommodate 20.0m long articulated vehicles. Therefore, the construction traffic impacts are considered minor for the proposed project.

➤ Conclusion

On the basis of the above, the proposed changes as part of the S4.55 modification for the Skip Bin Storage at the Cleanaway Erskine Park site is considered supportable.

We trust the above is of assistance and request that you contact the undersigned should you have any queries or require any further information. In the event that any concerns remain, we request an opportunity to discuss these with Council officers prior to any determination being made.
Yours faithfully,

Traffix



Hayden Dimitrovski
Senior Engineer

ATTACHMENT 1

Reduced Plans



SITE INFORMATION

85-87 Quarry Road
Erskine Park, NSW 2759

LOT 1 DP 1140063

Total Site Area = 3.7 Ha

Zone: IN1 - General Industrial

DRAWING SCHEDULE

GA-01

SITE PLAN

GA-02

PLAN - BIN STORAGE YARD

Erskine Park Waste and Resource Management Facility

TIM FARRELL PTY LTD

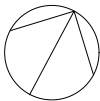
Tim Farrell Pty Ltd
T: +61 2 9614 4500
Nominated Architect

ABN 92 138 300 740
tf@tfa.co www.tfa.co
Tim Farrell No.6257

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ISSUE P1 ISSUED FOR PRELIMINARY REVIEW

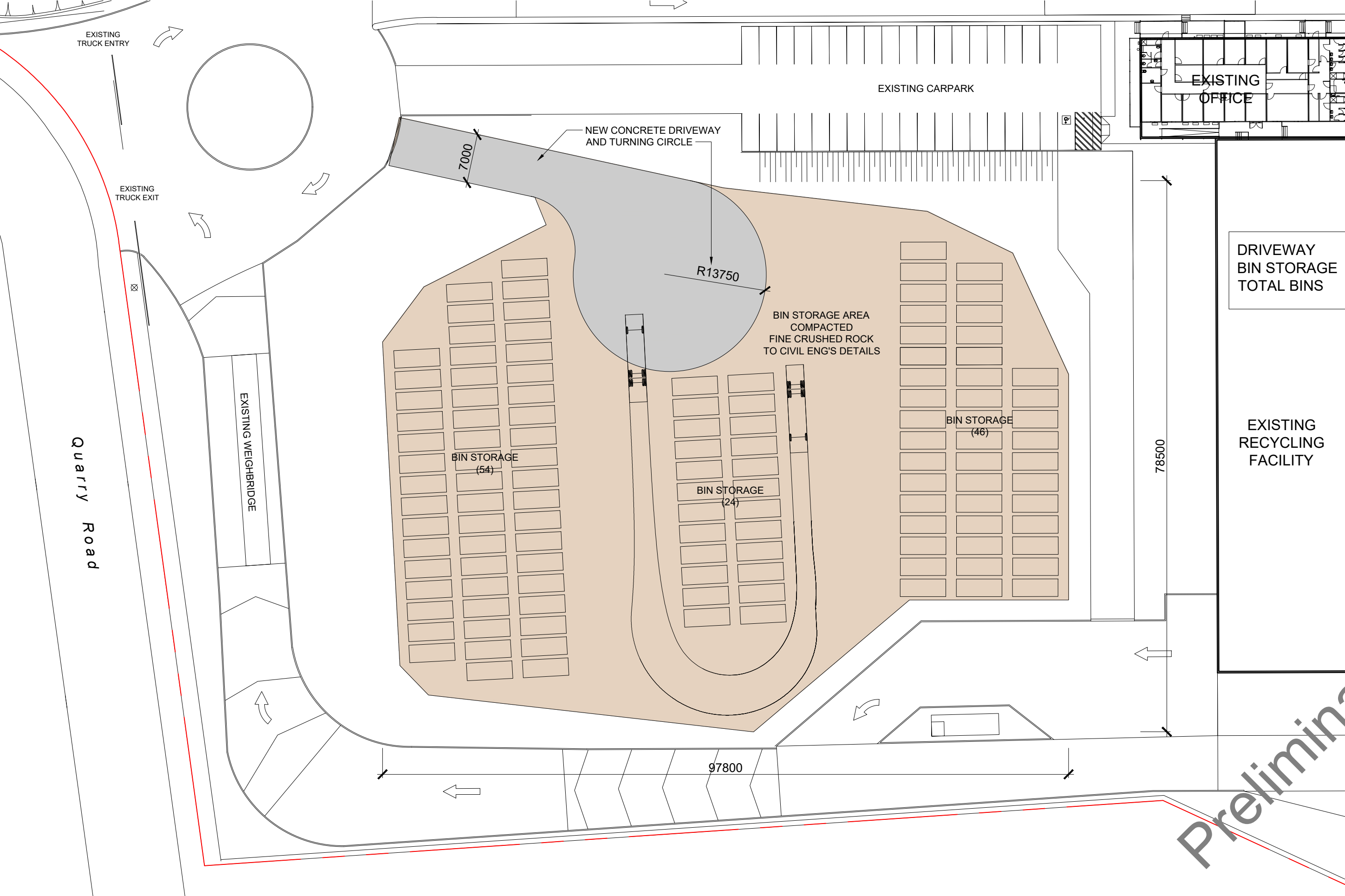
27/08/2025



Project
PROPOSED BIN STORAGE AREA
Location
85 QUARRY ROAD ERSKINE PARK, NSW
Project Number
2404

Scale
1:1000 @ A3

Drawing Title
SITE PLAN
Date
27 AUGUST 2025
Drawing Number
GA-01(P1)



DRIVEWAY	850m ²
BIN STORAGE	5,550m ²
TOTAL BINS	124

Erskine Park Waste and Resource Management Facility

TIM FARRELL PTY LTD

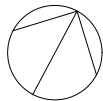
Tim Farrell Pty Ltd
T: +61 2 9614 4500
Nominated Architect

ABN 92 138 300 740
tf@tfa.co www.tfa.co
Tim Farrell No.6257

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ISSUE P1 ISSUED FOR PRELIMINARY REVIEW

27/08/2025



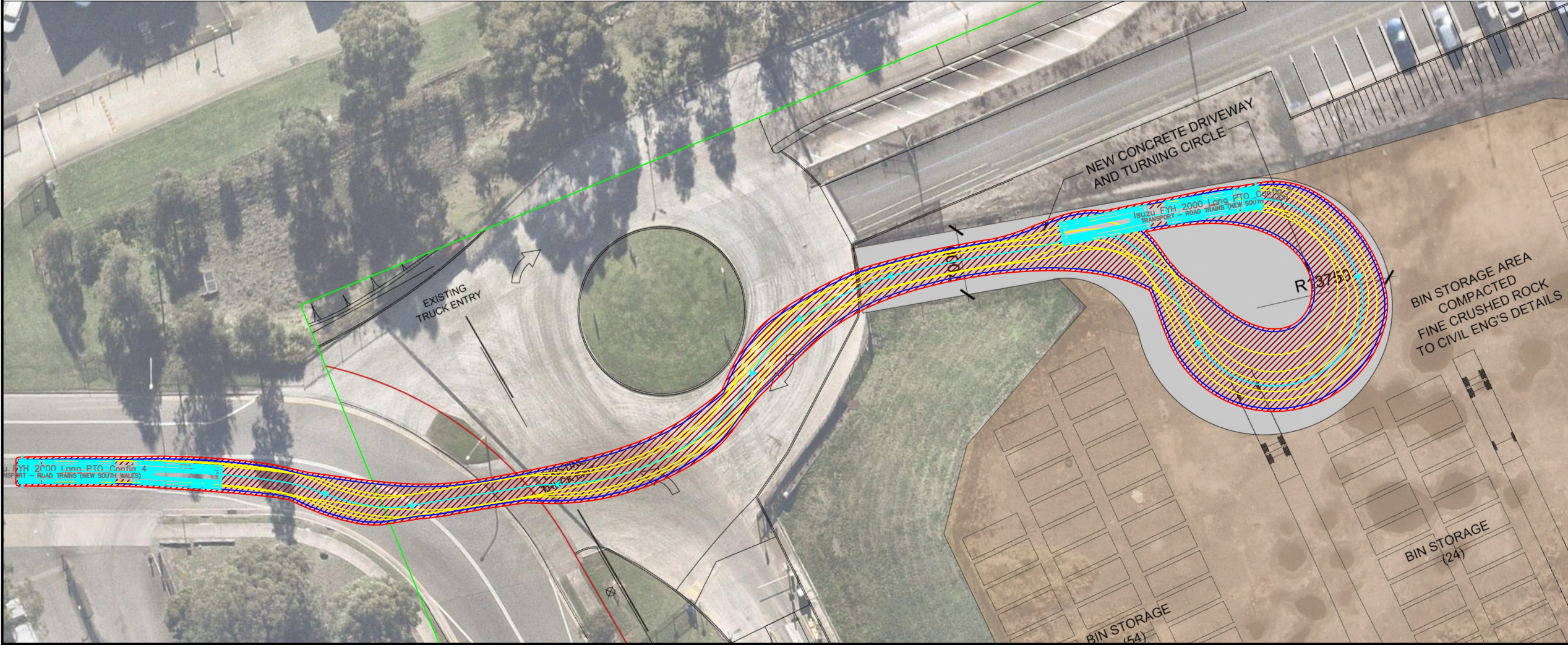
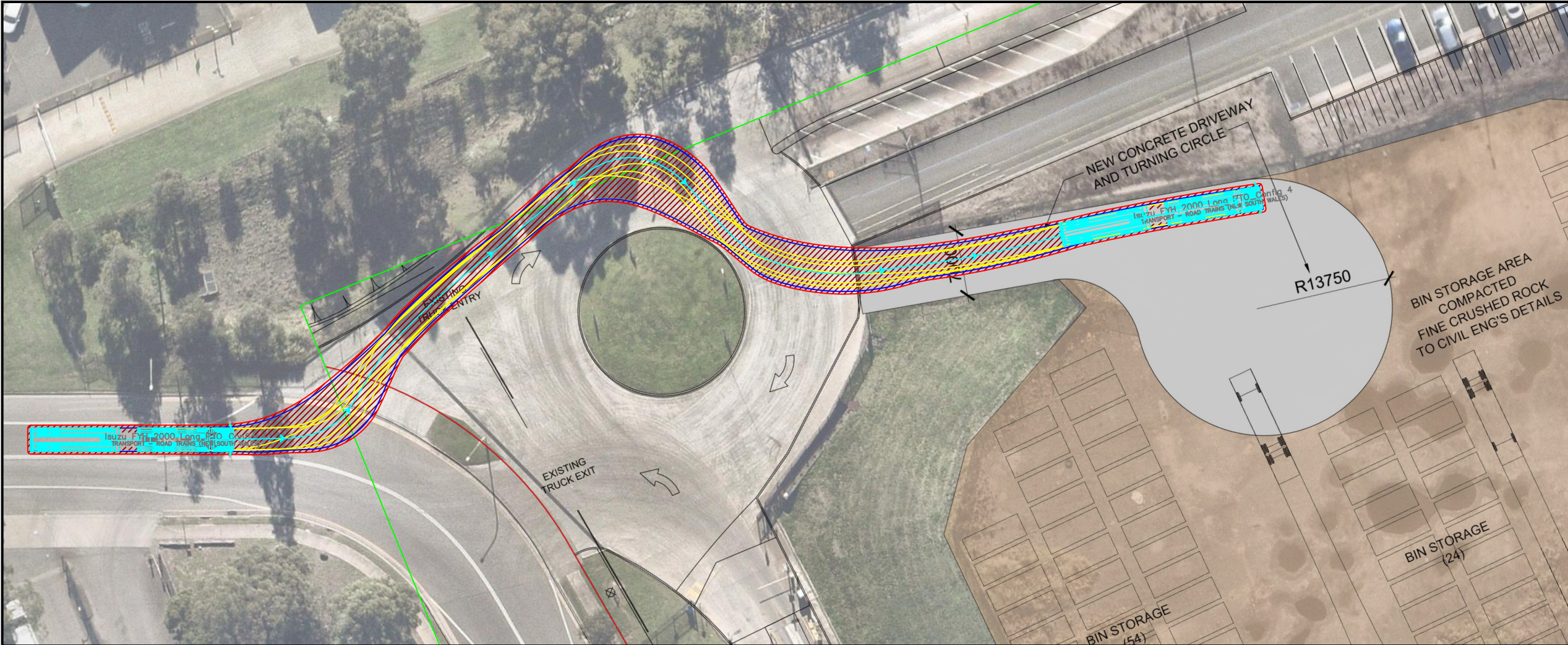
Project
PROPOSED BIN STORAGE AREA
Location
85 QUARRY ROAD ERSKINE PARK, NSW
Project Number
2404

Scale
1:500 @ A3

Drawing Title
PLAN - BIN STORAGE YARD
Date
27 AUGUST 2025
Drawing Number
GA-02(P1)

ATTACHMENT 2

Swept Path Analysis



Notes:

This drawing is prepared for information purposes only. It is not to be used for construction.

TRAFFIX is responsible for vehicle swept path diagrams and/or drawing mark-ups only. Base drawing prepared by others.

Vehicle swept path diagrams prepared using computer generated turning path software and associated CAD drawing platforms. Vehicle data based upon relevant Australian Standards (AS/NZS 2890.1:2004 Parking facilities - Off-street car parking, and/or AS2890.2:2002 Parking facilities - Off-street commercial vehicle facilities). These standards embody a degree of tolerance, however the vehicle characteristics in these standards represent a suitable design vehicle and do not account for all variations in vehicle dimensions / specifications and/or driver ability or behaviour.

Rev.	Revision Note	By.	Date
A	Swept Path Analysis	HD	31-07-25
B	Layout Plan	HD	08-10-25

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect

Tim Farrell Pty Ltd

Client

EME Advisory

Scale / Plan Orientation

0 5 10 15 20m

1:500 @ A3

Project Description

Cleanaway Erskine Park

Skip Bin Storage

Drawing Prepared By

TRAFFIX

TRAFFIC AND TRANSPORT PLANNERS

Suite 2.08, 50 Holt Street t: +61 2 8324 8700

Surry Hills, NSW 2010 f: +61 2 9830 4481

P.O. Box 1124 w: www.traffix.com.au

Strawberry Hills, NSW 2012

Drawing Title

Swept Path Analysis

21m long Truck and Dog

Top: Entry Movement

Bottom: Exit Movement

Drawn: HD	Checked: -	Date: 31-07-25	
22.549d02v01 TRAFFIX [250827 Plans] Design Review.dwg			
Project No.	Drawing Phase	Drawing No.	Rev.
22.549	DA	TX.01	B



Notes:

This drawing is prepared for information purposes only. It is not to be used for construction.

TRAFFIX is responsible for vehicle swept path diagrams and/or drawing mark-ups only. Base drawing prepared by others.

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Architect

Tim Farrell Pty Ltd

Client

EME Advisory

Scale / Plan Orientation

0 5 10 15 20m

1:500 @ A3

Project Description

Cleanaway Erskine Park

Skip Bin Storage

Drawing Prepared By

TRAFFIX

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Suite 2.08, 50 Holt Street t: +61 2 8324 8700
Surry Hills, NSW 2010 f: +61 2 9830 4481
P.O. Box 1124 w: www.traffix.com.au
Strawberry Hills, NSW 2012

Drawing Title

Swept Path Analysis

12.5m long Heavy Rigid Vehicle

Site Circulation

Drawn: HD	Checked: -	Date: 31-07-25	
22.549d02v01 TRAFFIX [250827 Plans] Design Review.dwg			
Project No.	Drawing Phase	Drawing No.	Rev.
22.549	DA	TX.02	B

Appendix F Surface Water Assessment

1 December 2025

SLR Ref No.: Erskine Park Skip Bins - SLR surface water-V0.2.docx

Attention: Paul Bryant
EME Advisory

SLR Project No.: 630.14324

RE: Cleanaway Facility – 85 Quarry Road, Erskine Park
Skip Bin Storage - Surface Water Impact

Introduction

SLR has been engaged to assess surface water impacts of a project involving temporary storage of skip bins (the Project) within the Stage 2 area of the Resource Recovery Facility (RRF) which is presently grassed.

Background and Project Description

Cleanaway Pty Ltd (Cleanaway) is seeking a Modification to Development Consent SSD-7075 to permit the storage of empty skip bins within the Stage 2 RRF area within 85 Quarry Road, Erskine Park. Development Consent SSD 7075 requires the undeveloped Stage 2 RRF area to be grassed until such time as construction can commence on Stage 2.

The Project will involve the following:

- Construction of a new hardstand area using an unsealed road base pavement within the Stage 2 RRF area;
- Use of the new hardstand area for the storage of empty skip bins;
- The skip bin storage area will be appropriately fenced to ensure safety and visual screening; and
- Use of the existing site stormwater management system.



The Project will only continue until the Stage 2 RRF is developed. An application for the Stage 2 RRF has not yet been made.

Impact Assessment

The original EIS for SSD 7075 included a Stage 1 Waste Transfer Station Surface Water Assessment (SLR, October 2015). This assessed surface water impacts for the proposed development (Stage 1) as well as future development (Stage 2). Stage 2 was included within the Stage 1 assessment because the stormwater controls for both stages were included within the Stage 1 works.

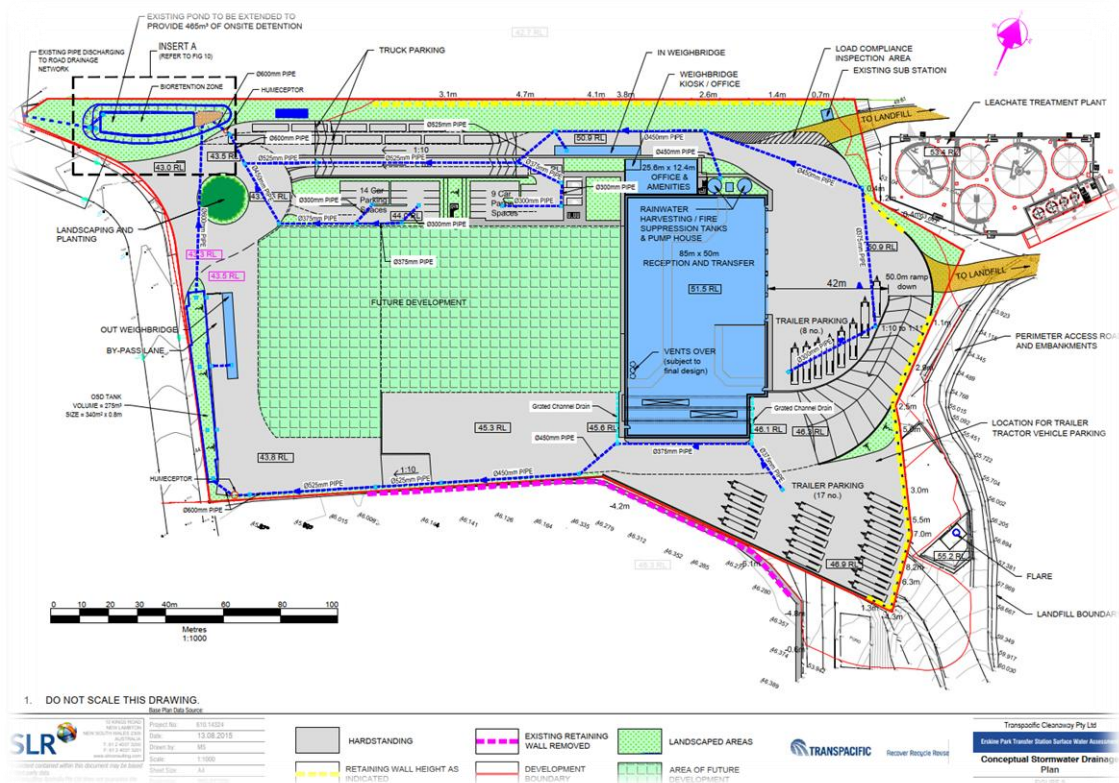
Stormwater quality pollution modelling using the MUSIC software demonstrated compliance with Penrith city Council's pollutant reduction targets for both Stages 1 and 2.

Hydrological modelling using the DRAINS software was used to identify the requirement for a total of 740m³ of on-site-detention (OSD). With the proposed (now installed) OSD post development (Stage 1 and 2) peak flows are slightly less than for the previously existing site.

The stormwater controls on site include:

- Ecosol litter baskets
- 2 x Humeceptor GPT's
- Below ground OSD tank, 275m³
- Bioretention Basin (which provides an additional 465m³ of onsite detention)

The conceptual layout showing proposed stormwater controls and the future development area are shown below. The project area covers most of the future (Stage 2) development area.



The current proposal involves use of the Stage 2 site to store empty skip bins on an unsealed road base hardstand. Since the level of site imperviousness proposed in the current Project is less than for the developed Stage 2 and on-site-detention has already been constructed to mitigate the impacts from Stage 2, **no adverse hydrological impacts are anticipated.**

Project measures to mitigate water quality risk will include:

- All bins being emptied prior to storage within the area
- Any residues within bins will be removed offsite at a washdown facility at 48 Quarry Road, Erskine Park, which is equipped with compliant water management systems
- Maintenance of the unsealed hardstand area to rectify any areas where water pools or erosion of the surface
- Continued use of the water quality treatment train including Ecosol baskets, GPT's, and bioretention basin
- Continued monitoring of water quality discharges from site and annual reporting , as per requirements under EPL20986

On the basis of the above, the water quality risk is considered to be very low.

No additional sediment controls are necessary during the construction of the hardstand to protect the environment. However, consideration could be given to placement of sediment fencing during the construction period to reduce the sediment load on the bio-retention basin.

Closure

Should any clarification be required in relation to the above, please contact the undersigned

Regards,

SLR Consulting Australia Pty Ltd



Paul Delaney
Technical Director
Civil & Structural Engineering
pdelaney@slrconsulting.com





Contact Us

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