

Modification of Development Consent

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

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



Lindsey Blecher
Team Leader
Industry Assessments

Sydney

19 December 2024

SCHEDULE 1

Development consent: SSD-7733 granted by the Minister for Planning and Public Spaces on 15 May 2020

For the following: Construction and operation of a waste transfer station with a capacity of up to 180,000 tonnes per annum (tpa) of general solid (non-putrescible waste), including pre-classified waste types including sorting, storage and dispatch of materials to other facilities.

Modification 2

Modification Application: SSD-7733-Mod-2

Minor modifications to the building design to accommodate fire exits and pathways, increased rainwater tank capacity from 4,000L to 90,000L, installation of a new 15,000L underground diesel tank, addition of Colorbond cladding to the top 3 meters of the masonry wall facing the street frontage, and other minor layout and design changes.

Applicant: Benedict Recycling Pty Ltd

Consent Authority: Minister for Planning and Public Spaces

The Land: Lot 45 DP 793931

SCHEDULE 2

This consent is modified as follows:

In the Definitions

1. Delete the definition for Applicant, Department and Modification Assessments, and insert the following definitions in alphabetical order:

Applicant	Benedict Recycling Pty Ltd, or any person carrying out any development to which this consent applies
Department	Department of Planning, Housing and Infrastructure
ESIP	Emergency Services Information Package
FRNSW	Fire and Rescue NSW
FSS	Fire Safety Study
Modification Assessments	<p>The document assessing the environmental impacts of a proposed modification of this consent and any other information submitted with the following modification applications made under the EP&A Act:</p> <ul style="list-style-type: none">a) Modification application SSD 7733 Mod 1 prepared by EMM Consulting Pty Ltd and dated 13 April 2021b) Modification application SSD-7733-Mod-2 prepared by Benedict Recycling Pty Ltd and dated September 2024

In Schedule 2 Part A: Administrative Conditions

2. Insert new condition A28A immediately after Condition A28:

A28A. Prior to the commencement of construction of the development, the Applicant must obtain a Building Plan approval from Sydney Water.
3. In Condition B18, immediately after 'Prior to the commencement of', delete the words 'operation, the Applicant must design, install and operate a stormwater management system for the development. The system must:' and replace with the words 'construction of the development, the Applicant must finalise the detailed design of the stormwater management system. The system must:'.
4. Insert new condition B18A immediately after Condition B18:

B18A. Prior to the commencement of operation, the Applicant must install the stormwater management system in accordance with the finalised detailed design (as required by condition B18) and operate the system for the duration of the development.
5. Insert new conditions B36A, B36B and B36C immediately after Condition B36:

B36A. At least one month prior to the commencement of construction, or within such further period as the Planning Secretary may agree, the Applicant must prepare a Fire Safety Study (FSS) for the development, to the satisfaction of FRNSW, and submit to the Planning Secretary. The FSS must:

- a) be developed in accordance with the requirements of the *Hazardous Industry Planning Advisory Paper No.2* (HIPAP No.2);
- b) include an Initial Fire Safety Report (IFSR) and / or Performance-Based Design Brief / Fire Engineering Brief Questionnaire (FEBQ); and
- c) be consistent with the relevant FRNSW Fire Safety Guidelines and FRNSW Technical Information Sheets.

Emergency Plan

B36B. Prior to the commencement of occupation or commissioning of the development, the Applicant must submit an Emergency Plan (EP) and detailed emergency procedures for the development to the Planning Secretary. The Emergency Plan must include consideration of the safety of all people outside of the development who may be at risk from the development. The plan must be prepared in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'*.

Emergency Services Information Package

B36C. Prior to the commencement of occupation or commissioning of the development, an Emergency Services Information Package (ESIP), developed in accordance with the *FRNSW Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans*, must be stored in an emergency information cabinet directly adjacent to the main entry point to the site.

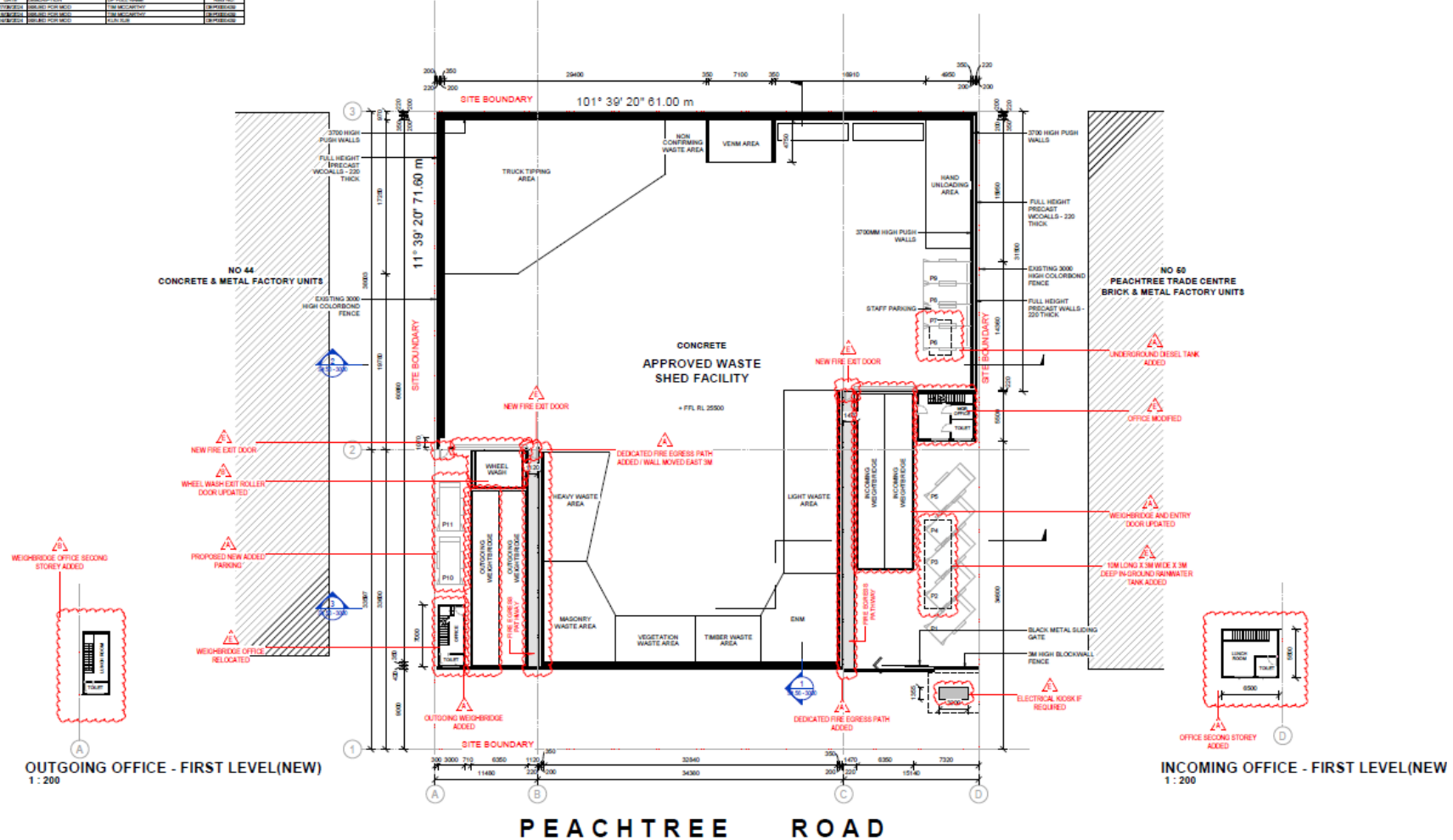
6. Insert new condition B37A immediately after Condition B37:

B37A. The Applicant must construct and manage the underground diesel tank in accordance with the requirements of the *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019* (the Regulation).

In the Appendices

7. In Appendix A, delete figures titled '01 PROPOSED SITE PLAN', '01 PROPOSED ROOF PLAN', '01 SOUTH ELEVATION', '02 EAST ELEVATION', '03 NORTH ELEVATION', '04 WEST ELEVATION', and '02 SECTION AA' and replace with the following:

REGULATION DESIGN RECORD			
PROJECT ADDRESS: 40 & PEACHTREE ROAD, PEWSEY			
PROJECT TITLE: WASTE MANAGEMENT			
CONSENT NO. / DATE APPLICATION		WASTE CORPORATE REF NO. 9706027	
DRAWING TITLE: GROUND FLOOR PLAN		DRAWING NO. 40.00.000	
REV	DATE	DESCRIPTION	BY / REV
1	10/08/2018	ISSUED FOR PERMIT	ENVIRONMENTAL / 001
2	10/08/2018	ISSUED FOR PERMIT	ENVIRONMENTAL / 001
3	10/08/2018	ISSUED FOR PERMIT	ENVIRONMENTAL / 001



Notes:
1. All dimensions are in millimetres unless otherwise stated.
2. All dimensions are to the centre of the wall unless otherwise stated.
3. All dimensions are to the face of the wall unless otherwise stated.
4. All dimensions are to the face of the wall unless otherwise stated.
5. All dimensions are to the face of the wall unless otherwise stated.
6. All dimensions are to the face of the wall unless otherwise stated.
7. All dimensions are to the face of the wall unless otherwise stated.
8. All dimensions are to the face of the wall unless otherwise stated.
9. All dimensions are to the face of the wall unless otherwise stated.
10. All dimensions are to the face of the wall unless otherwise stated.

LEGEND:



PROJECT:
#2024076
WASTE
MANAGEMENT
40 & PEACHTREE ROAD, PEWSEY
CLIENT: NSW WASTE SERVICES

DRAWING TITLE:
GROUND FLOOR PLAN
SHEET NUMBER:
S4.56 - 2000
REV:
E

SECTION 4.55 MODIFICATION

ARCHITECT:
PLACE
STUDIO
1/100 MARKET STREET, SYDNEY
NSW 2000
02 9231 1000
www.placestudio.com.au

[illegible]

SCALE: 1" = 200' @ A

DRAWING TITLE:
GROUND FLOOR PLAN

SHEET NUMBER:
S4.56 - 2000

DATE: 2/1/2004

ARCHITECT:
PLACED
S T U D I O
PLACED STUDIOS PT LTD
Jared Lee, 146 Wilkes Street, West Melbourne
T 03 9340 0022 C 03 9340 0022 E jared@placedstudios.com.au
W www.PlacedStudios.com I Instagram.PlacedStudios.com

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DRAWING TITLE:
ROOF LEVEL

SHEET NUMBER:
S4.56 - 2006
DATE: 2/20/2006

REV: D

ARCHITECT:
PLACE
STUDIOS
PLACE STUDIOS PVT LTD
Level 50, 100 William Street, Melbourne
T 03 437 588 550 E info@placestudios.com.au
W www.placestudios.com.au

NO 50
PEACHTREE TRADE CENTRE
BRICK & METAL FACTORY UNITS

NO 44
CONCRETE & METAL FACTORY UNITS

PROPOSED ROOF VENT CURB
PROPOSED MESH TO ROOF

ROOF LEVEL
OUTLET LEVEL - ROAD
OUTLET LEVEL - FLOOD

1000
3000
1800

BOUNDARY C

[illegible][illegible]

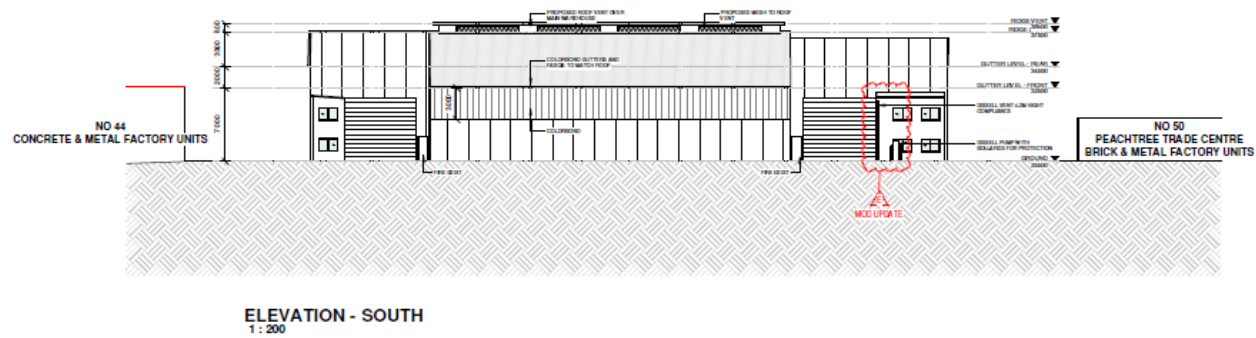
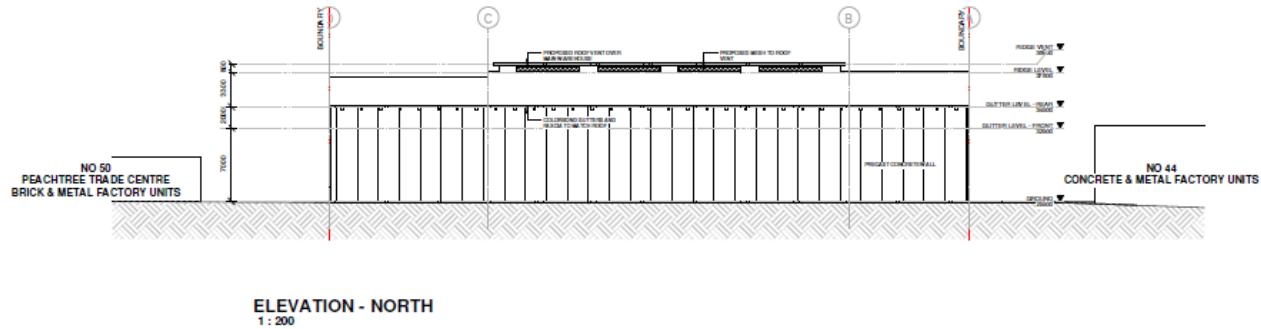
0 4m
SCALE: 1 : 200 @ A1

DRAWING TITLE:
ELEVATION - NORTH & SOUTH

SHEET NUMBER: REV:
S4.56 - 4000 D
DATE: 1/10/2024

ARCHITECT:
PLACE
STUDIO
PLACESTUDIO PVT LTD
Level 10, 150, Market Street, West Melbourne
T 08 9439 6666 F 08 9439 6667
E info@placestudio.com.au W www.placestudio.com.au

REGULATION DESIGN RECORD					
PROJECT ADDRESS: 45-46 PEACHTREE ROAD, PEACHTREE					
PROJECT TITLE: WASTE MANAGEMENT					
DRAWING NO: 45/46/PEACHTREE			WASTE CORPORATION: NSW NO. 45/46/PEACHTREE		
DRAWING TITLE: ELEVATION - NORTH & SOUTH			DRAWING NO: 45/46/PEACHTREE		
REV	DATE	DESCRIPTION	BY	CHECKED	REVISION
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2	10/01/2018	ISSUED FOR PERMIT	W. H. H. H.	W. H. H. H.	ISSUED FOR PERMIT
3	10/01/2018	ISSUED FOR PERMIT	W. H. H. H.	W. H. H. H.	ISSUED FOR PERMIT
4	10/01/2018	ISSUED FOR PERMIT	W. H. H. H.	W. H. H. H.	ISSUED FOR PERMIT



SECTION 4.55 MODIFICATION

Drawn By: [Name]
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 Drawing Date: [Drawing Date]
 Drawing Location: [Drawing Location]
 Drawing Status: [Drawing Status]

LEGEND:

SCALE: 1:200 @ A1

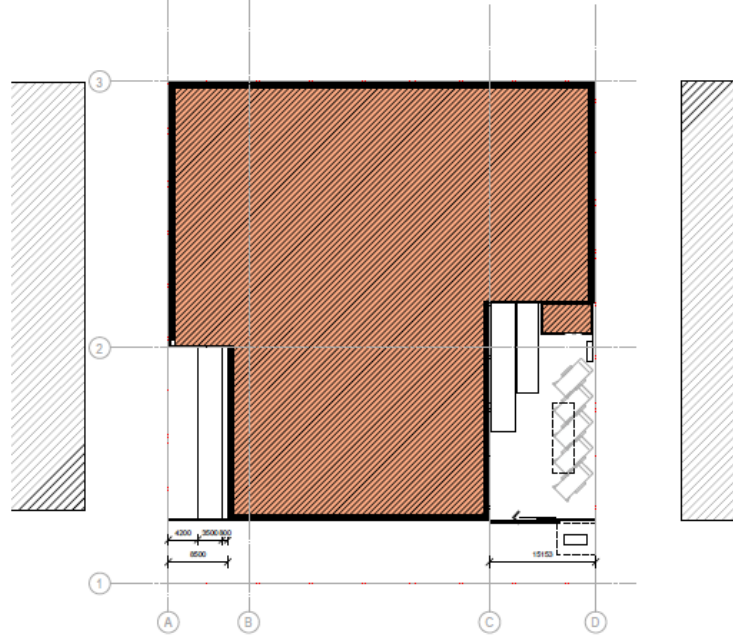
PROJECT:
 #2024076
**WASTE
 MANAGEMENT**
 45-46 PEACHTREE ROAD, PEACHTREE

CLIENT: NSW WASTE SERVICES

DRAWING TITLE:
ELEVATION - NORTH & SOUTH
 SHEET NUMBER:
S4.56 - 4000
 REV:
E

ARCHITECT:
PLACE
 5 T U I
 10/01/2018
 10/01/2018
 10/01/2018
 10/01/2018

REGULATION DESIGN RECORD					
PROJECT ADDRESS: 30-36 PANCHITRE ROAD, PENRITH					
PROJECT TITLE: WASTE MANAGEMENT					
CONSENT NO. 123456789			MUSH CORPORATION NSW NO. 9876543		
DRAWING TITLE: GFA COMPARISON			DRAWING NO. 456789		
REV	DATE	DESCRIPTION	BY	CHECKED	DATE
1	10/10/2023	ISSUED FOR PERMIT	J. SMITH	M. JONES	10/10/2023
2	15/10/2023	REVISED FOR MOD	J. SMITH	M. JONES	15/10/2023



GROUND MOD 1
1 : 300

FSR CHANGES

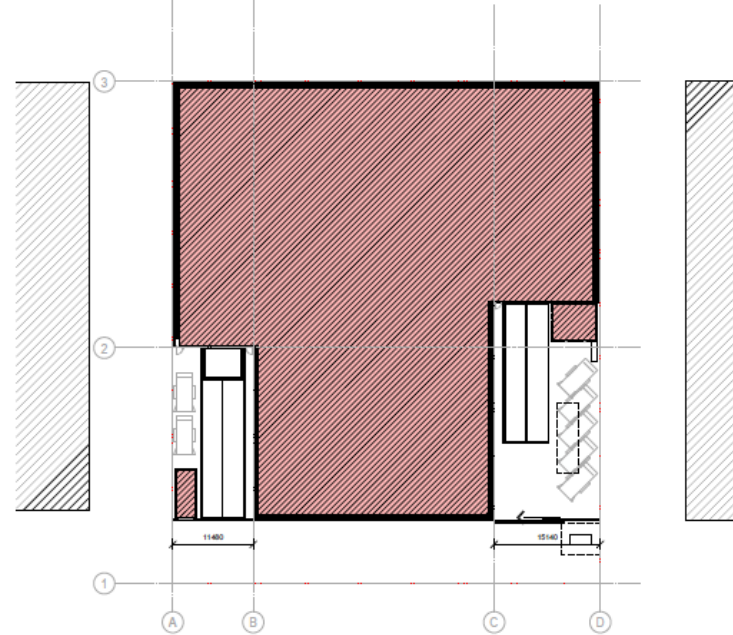
ORIGINAL CONSENT REDUCTIONS BY THE MOD PROPOSED

MOVED OUTGOING WEIGHBRIDGE OFFICE FROM INSIDE BUILDING	21.5m ²
MOVED STAFF AMENITIES FROM INSIDE BUILDING	21.7m ²
NARROWED THE WEST AND EAST WALLS AT FROM OF MAIN BUILDING	71.3m ²

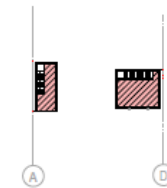
MOD ADDITIONS PROPOSED

REVISED INCOMING WEIGHBRIDGE OFFICE SHAPE (GROUND FLOOR)	2.2m ²
ADDED STAFF AMENITIES TO FIRST FLOOR	25.0 m ² NOT INC. STAIRS
ADDED NEW OUTGOING WEIGHBRIDGE OFFICE AND FIRST FLOOR	31.1m ² NOT INC. STAIRS
AREA ADDED TO MAIN BUILDING FROM REMOVAL WEIGHBRIDGE OFFICE & STAFF AMENITIES	42.8m ²

TOTAL CHANGES IN FS AS RESULT OF MOD -13m²



GROUND MOD 2
1 : 300

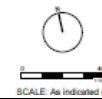


FIRST LEVEL_MOD 2
1 : 300

SECTION 4.55 MODIFICATION

Consent Title: 4202/4079
Project Address: 30-36 PANCHITRE ROAD, PENRITH
Project Title: WASTE MANAGEMENT
Consent No: 123456789
Mush Corporation NSW No: 9876543
Drawing Title: GFA COMPARISON
Drawing No: 456789
Rev: 2
Date: 15/10/2023

LEGEND:

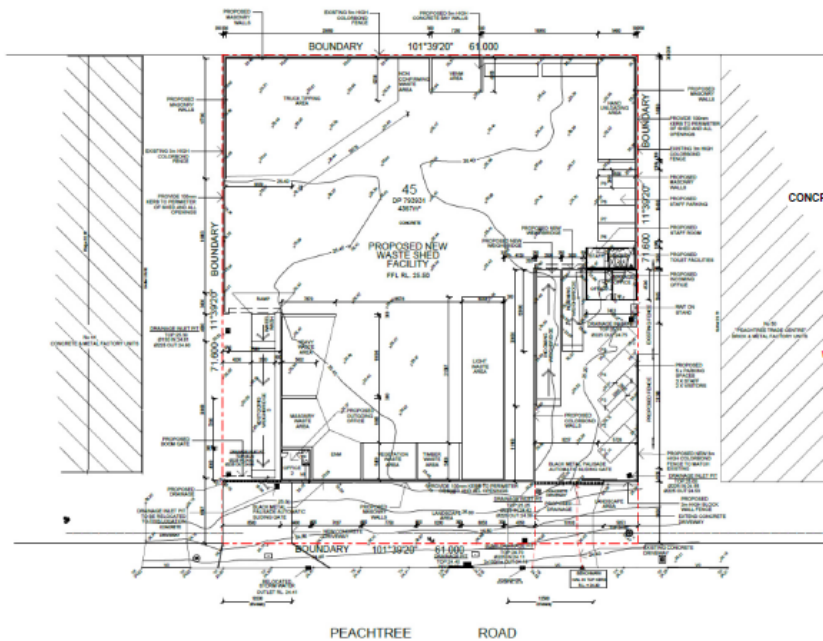


PROJECT:
4202/4079
WASTE
MANAGEMENT
30-36 PANCHITRE ROAD, PENRITH
CLIENT: NSW WASTE SERVICES

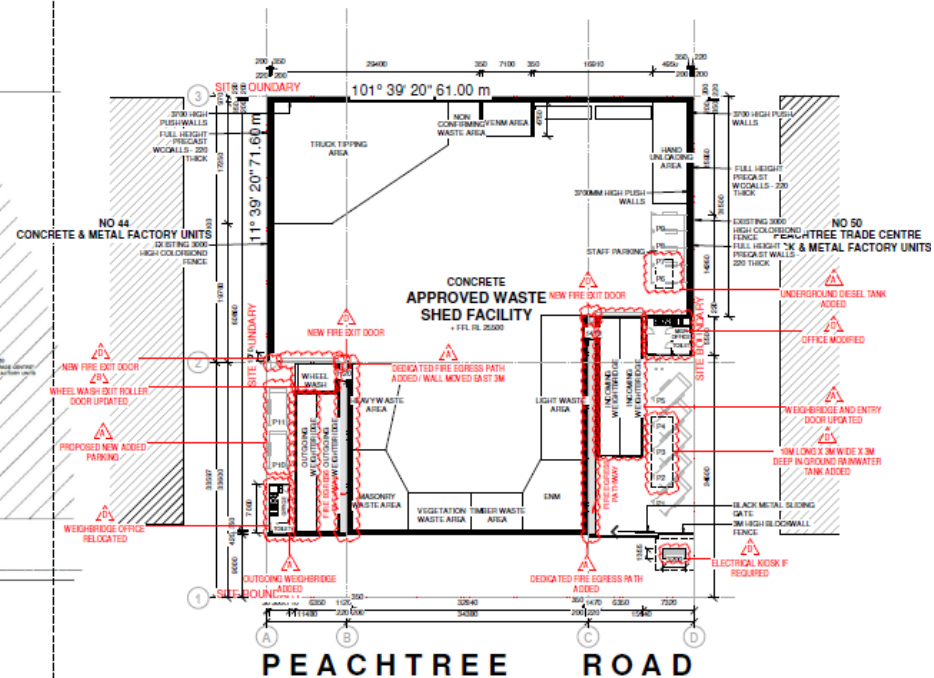
DRAWING TITLE:
GFA COMPARISON
SHEET NUMBER:
S4.56 - 6000
DATE: 15/10/2023

ARCHITECT:
PLACE
S T U D I O
P L A C E
1/11-13/15/17/19/21/23/25/27/29/31/33/35/37/39/41/43/45/47/49/51/53/55/57/59/61/63/65/67/69/71/73/75/77/79/81/83/85/87/89/91/93/95/97/99/101/103/105/107/109/111/113/115/117/119/121/123/125/127/129/131/133/135/137/139/141/143/145/147/149/151/153/155/157/159/161/163/165/167/169/171/173/175/177/179/181/183/185/187/189/191/193/195/197/199/201/203/205/207/209/211/213/215/217/219/221/223/225/227/229/231/233/235/237/239/241/243/245/247/249/251/253/255/257/259/261/263/265/267/269/271/273/275/277/279/281/283/285/287/289/291/293/295/297/299/301/303/305/307/309/311/313/315/317/319/321/323/325/327/329/331/333/335/337/339/341/343/345/347/349/351/353/355/357/359/361/363/365/367/369/371/373/375/377/379/381/383/385/387/389/391/393/395/397/399/401/403/405/407/409/411/413/415/417/419/421/423/425/427/429/431/433/435/437/439/441/443/445/447/449/451/453/455/457/459/461/463/465/467/469/471/473/475/477/479/481/483/485/487/489/491/493/495/497/499/501/503/505/507/509/511/513/515/517/519/521/523/525/527/529/531/533/535/537/539/541/543/545/547/549/551/553/555/557/559/561/563/565/567/569/571/573/575/577/579/581/583/585/587/589/591/593/595/597/599/601/603/605/607/609/611/613/615/617/619/621/623/625/627/629/631/633/635/637/639/641/643/645/647/649/651/653/655/657/659/661/663/665/667/669/671/673/675/677/679/681/683/685/687/689/691/693/695/697/699/701/703/705/707/709/711/713/715/717/719/721/723/725/727/729/731/733/735/737/739/741/743/745/747/749/751/753/755/757/759/761/763/765/767/769/771/773/775/777/779/781/783/785/787/789/791/793/795/797/799/801/803/805/807/809/811/813/815/817/819/821/823/825/827/829/831/833/835/837/839/841/843/845/847/849/851/853/855/857/859/861/863/865/867/869/871/873/875/877/879/881/883/885/887/889/891/893/895/897/899/901/903/905/907/909/911/913/915/917/919/921/923/925/927/929/931/933/935/937/939/941/943/945/947/949/951/953/955/957/959/961/963/965/967/969/971/973/975/977/979/981/983/985/987/989/991/993/995/997/999/1001/1003/1005/1007/1009/1011/1013/1015/1017/1019/1021/1023/1025/1027/1029/1031/1033/1035/1037/1039/1041/1043/1045/1047/1049/1051/1053/1055/1057/1059/1061/1063/1065/1067/1069/1071/1073/1075/1077/1079/1081/1083/1085/1087/1089/1091/1093/1095/1097/1099/1101/1103/1105/1107/1109/1111/1113/1115/1117/1119/1121/1123/1125/1127/1129/1131/1133/1135/1137/1139/1141/1143/1145/1147/1149/1151/1153/1155/1157/1159/1161/1163/1165/1167/1169/1171/1173/1175/1177/1179/1181/1183/1185/1187/1189/1191/1193/1195/1197/1199/1201/1203/1205/1207/1209/1211/1213/1215/1217/1219/1221/1223/1225/1227/1229/1231/1233/1235/1237/1239/1241/1243/1245/1247/1249/1251/1253/1255/1257/1259/1261/1263/1265/1267/1269/1271/1273/1275/1277/1279/1281/1283/1285/1287/1289/1291/1293/1295/1297/1299/1301/1303/1305/1307/1309/1311/1313/1315/1317/1319/1321/1323/1325/1327/1329/1331/1333/1335/1337/1339/1341/1343/1345/1347/1349/1351/1353/1355/1357/1359/1361/1363/1365/1367/1369/1371/1373/1375/1377/1379/1381/1383/1385/1387/1389/1391/1393/1395/1397/1399/1401/1403/1405/1407/1409/1411/1413/1415/1417/1419/1421/1423/1425/1427/1429/1431/1433/1435/1437/1439/1441/1443/1445/1447/1449/1451/1453/1455/1457/1459/1461/1463/1465/1467/1469/1471/1473/1475/1477/1479/1481/1483/1485/1487/1489/1491/1493/1495/1497/1499/1501/1503/1505/1507/1509/1511/1513/1515/1517/1519/1521/1523/1525/1527/1529/1531/1533/1535/1537/1539/1541/1543/1545/1547/1549/1551/1553/1555/1557/1559/1561/1563/1565/1567/1569/1571/1573/1575/1577/1579/1581/1583/1585/1587/1589/1591/1593/1595/1597/1599/1601/1603/1605/1607/1609/1611/1613/1615/1617/1619/1621/1623/1625/1627/1629/1631/1633/1635/1637/1639/1641/1643/1645/1647/1649/1651/1653/1655/1657/1659/1661/1663/1665/1667/1669/1671/1673/1675/1677/1679/1681/1683/1685/1687/1689/1691/1693/1695/1697/1699/1701/1703/1705/1707/1709/1711/1713/1715/1717/1719/1721/1723/1725/1727/1729/1731/1733/1735/1737/1739/1741/1743/1745/1747/1749/1751/1753/1755/1757/1759/1761/1763/1765/1767/1769/1771/1773/1775/1777/1779/1781/1783/1785/1787/1789/1791/1793/1795/1797/1799/1801/1803/1805/1807/1809/1811/1813/1815/1817/1819/1821/1823/1825/1827/1829/1831/1833/1835/1837/1839/1841/1843/1845/1847/1849/1851/1853/1855/1857/1859/1861/1863/1865/1867/1869/1871/1873/1875/1877/1879/1881/1883/1885/1887/1889/1891/1893/1895/1897/1899/1901/1903/1905/1907/1909/1911/1913/1915/1917/1919/1921/1923/1925/1927/1929/1931/1933/1935/1937/1939/1941/1943/1945/1947/1949/1951/1953/1955/1957/1959/1961/1963/1965/1967/1969/1971/1973/1975/1977/1979/1981/1983/1985/1987/1989/1991/1993/1995/1997/1999/2001/2003/2005/2007/2009/2011/2013/2015/2017/2019/2021/2023/2025/2027/2029/2031/2033/2035/2037/2039/2041/2043/2045/2047/2049/2051/2053/2055/2057/2059/2061/2063/2065/2067/2069/2071/2073/2075/2077/2079/2081/2083/2085/2087/2089/2091/2093/2095/2097/2099/2101/2103/2105/2107/2109/2111/2113/2115/2117/2119/2121/2123/2125/2127/2129/2131/2133/2135/2137/2139/2141/2143/2145/2147/2149/2151/2153/2155/2157/2159/2161/2163/2165/2167/2169/2171/2173/2175/2177/2179/2181/2183/2185/2187/2189/2191/2193/2195/2197/2199/2201/2203/2205/2207/2209/2211/2213/2215/2217/2219/2221/2223/222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REGULATION DESIGN RECORD				
PROJECT ADDRESS: 4500 PEACHTREE ROAD, PEWETH				
PROJECT TITLE: WASTE MANAGEMENT			BODY CORPORATE REG NO: 8991421	
CONSENT NO: C004 APPLICATION			DRAWING NO: 31.01-02	
DRAWING TITLE: PLAN COMPANION				
REV	DATE	DESCRIPTION	OF PLAN NO	REV NO
0	12/09/2011	ISSUED FOR MCD	HAIR & LAMBERT H/T P/L	01 CORRIGEND
1	02/09/2012	FOR PERM	THE MCD GROUP	



EXISTING MODIFICATION



PROPOSED MODIFICATION

SECTION 4.55 MODIFICATION

[illegible]

LEGEND:



SCALE: 1 : 300 @ A1

PROJECT:
#2024076
**WASTE
MANAGEMENT**

CLIENT: NSW WASTE SERVICES

DRAWING TITLE:
PLAN COMPARISON

SHEET NUMBER:
S4.56 - 6001

DATE: 26/07/2024

REV: D

U

ARCHITECT:

PLACE

S T U D I O
PLACE STEREO & PT CD
Toll-free 1-800-955-5866
Toll-free 1-800-955-5866
Toll-free 1-800-955-5866

**End of modification
(SSD-7733-MOD-2)**