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10 December 2025

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By email: ellen.luu@planning.nsw.gov.au

**EPA Advice on Environmental Impact Statement – Kurri Kurri Integrated
Resource Recovery Centre – SSD-71547218**

Dear Ms Ellen Luu

I am writing in response to your request for the NSW Environment Protection Authority (EPA) to review the Environmental Impact Statement (EIS) for the proposed Kurri Kurri Integrated Resource Recovery Centre (Application SSD-71547218). Central Waste Station Pty Ltd (CWS) operates a resource recovery facility (RRF) owned by Central Waste Plant Pty Ltd (CWP). The RRF has development approval to process up to 90,000 tonnes per annum of General Solid Waste (non-putrescible) at 8 Styles Street in Kurri Kurri NSW 2327 (Premises). Application SSD-71547218 proposes to expand the RRF operation, which is proposed to occupy 1, 8 and 10 Styles Street and 145 and 147 Mitchell Avenue Kurri Kurri NSW 2327.

The EPA understands the proposal is for:

- An increase in throughput of General Solid Waste (non-putrescible) from 90,000 tonnes per annum to up to 450,000 tonnes per annum;
- An increase in allowable storage of General Solid Waste (non-putrescible) from 30,000 tonnes at any time to 40,000 tonnes at any time; and
- An increase in operating hours from 24 hours per day, 6 days a week to 24 hours per day 7 days per week.

CWP currently holds Environment Protection Licence 13013 (Licence), issued under the *Protection of the Environment Operations Act 1997* (POEO Act) for activities at the Premises.

The EPA has reviewed the EIS and associated documents, and provides the following comments and recommendations for consideration by the Department of Planning, Housing and Infrastructure (DPHI):

NSW Environment Protection Authority

As the environmental steward and regulator of our State we are committed to a sustainable future. Join us on our mission to protect tomorrow together.

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1. Matters to be addressed prior to determination

A. Surface water management

The EIS and Water Assessment prepared by EEM, identify that stormwater runoff from most of the facility is proposed to be captured, treated and directed to a water management basin located in the eastern section of the site. The water is treated via an oil and grease water, pre-treatment plant and water treatment plant for removal of suspended solids, phosphorus and metals. Rainwater from roofs is directed to the water management basin. Water from the basin is used for dust suppression or returned to the basin.

The EPA understands there will be no controlled discharges and surface water from the facility is expected to overflow from the basin into Swamp Creek during major rainfall or extended wet weather periods. It is estimated that overflows will be approximately 14% of total runoff volume and are likely to occur three to four times per year.

The application identifies various onsite controls and proposes upgrades to the water management system. These measures do not appear to prevent stormwater that may contain contaminants discharging into Swamp Creek. In addition, the EIS relies on limited sampling data to provide indicative treated water quality.

The EPA recommends that the proponent provide the following further detail:

- Demonstrate that all reasonable and practical measures to prevent, control, abate or mitigate pollution have been considered to prevent or minimise overflows, including but not limited to storage capacity and diversion of clean stormwater.
- Provide robust expected treated water quality for all major pollutants of concern.

If the proposal is approved, the EPA may require sampling of overflows as a condition of the Licence to understand water quality and assess compliance with Section 120 of the *Protection of the Environment Operations Act 1997*.

2. Matters to be addressed with conditions

The EPA recommends DPHI consider the conditions in **Attachment A** to address a variety of matters, should the proposal be approved.

3. Minor Matters - Licencing

The EPA notes that, if the proposal is approved:

- the proponent will need to apply to vary the Licence to allow the activities, including the increase to the authorised amount of waste at the premises at any time, approved by the proposal. During this process, conditions on the Licence will be reviewed to ensure appropriate environmental controls are enforced and that they are consistent with the proposal and development approval.
- the EPA will require the provision of a financial assurance for the project. The amount and form of the financial assurance is to be agreed with the EPA once approval is granted.
- the EPA may require the proponent to take out and maintain a policy of insurance to cover environmental incidents at the licencing stage, consistent with section 72 of the POEO Act.

If you have any questions about this matter, please contact Carlo Eastaway on 02 8275 1503 or at carlo.eastaway@epa.nsw.gov.au.

Yours sincerely

Rebecca Akhurst
Unit Head – Operations
NSW Environment Protection Authority

Encl: Attachment A – EPA Recommended Conditions

ATTACHMENT A - EPA Recommended Conditions

The EPA recommends that DPHI consider the following conditions as part of their determination of the application, should the proposal be approved.

1. Dust

- A. The premises must be maintained in a condition which minimises or prevents the emission of dust from the premises.
- B. Activities at the premises must be conducted in a manner that minimises dust emissions.
- C. Trucks carrying loads that are entering or leaving the premises must be covered at all times, except during loading and unloading.

2. Waste Management

- A. An initial characterisation of all waste proposed to be received at the facility must be undertaken to determine its classification and to ensure it can be lawfully received at the premises. This characterisation must be documented and a copy retained on-site. All wastes proposed to be accepted at the premises must be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines Part 1: Classifying Waste (including Addendum to Part 1: Classifying Waste), Part 2: Immobilising Waste and Part 4: Acid Sulfate Soils as amended from time to time.
- B. Waste must only be accepted where it can be stored and segregated from other incompatible wastes. Incompatible wastes must be stored separately, and segregation must be maintained at all times.
- C. A plan is required for wastes that are not acceptable to be received, unexpected finds and wastes that are not in suitable containers for storage and handling.
- D. Any waste, that is destined for off-site transport must be assessed and classified according to the EPA's Waste Classification Guidelines before it leaves the premises. This waste classification must be documented and a copy retained on-site.
- E. Appropriate measures and protocols must be developed and put in place to prevent cross-contamination of wastes that are stored at the premises.
- F. Wastes must not to be blended to achieve waste disposal or resource recovery criteria.

3. Stormwater Water Management

- A. The development must comply with section 120 of the *Protection of the Environment Operations Act 1997*.
- B. The proponent must implement and maintain a Stormwater Management Plan and Spill Management Procedure to manage stormwater, spills, firewater, and any other liquid runoff at the premises.

4. Bunding and Fuel Storage

- A. All chemicals, fuels and oils used on-site are stored in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007).

5. Fire and Emergency Response

- A. In the event of a fire at the premises, all contaminated fire water must be contained onsite. Procedures must be in place for the management of all contaminated fire water which must be disposed of at a facility legally able to accept it.

6. Noise

Noise generated at the premises must not exceed the noise limits at the times and locations in the table below.

Location	Day (LAeq, 15minute)	Evening (LAeq, 15minute)	Night (LAeq, 15minute)	Night (LAmax)
4 Horton Road, Loxford (Lot 439, DP 755231)	49	48	43	56
7 McLeod Road, Loxford (Lot 70, DP 755231)	49	48	43	56
72 Hart Road, Loxford (Lot 434, DP 755231)	49	48	43	56
20 James Street, Kurri Kurri (Lot 1, DP 255271)	46	44	40	52
66 Northcote Street, Kurri Kurri (Lot 23, DP 263462)	46	44	40	52
122 Mitchell Avenue, Kurri Kurri (Lot 527, DP 755231)	46	44	40	52
62 Government Road, Weston (Lot 21, DP 7997187)	49	48	43	54
86 Government Road, Weston (Lot 122, DP 1062343)	49	48	43	54
18 Hart Road, Loxford (Lot 100, DP 1192243)	49	48	43	54
65 Government Road, Loxford (Lot 100, DP 1010661)	49	48	43	54
67 Government Road, Loxford (Lot 100, DP 1010661)	49	48	43	54
94C Government Road, Weston (Lot 100, DP 1192243)	49	48	43	54
94B Government Road, Weston (Lot 101, DP 1192243)	49	48	43	54
92 Government Road, Weston (Lot 102, DP 1016497)	49	48	43	54
16 Hart Road, Loxford (Lot 2, DP 1016497)	49	48	43	54
65 Government Road, Weston (Lot 22, DP 7997187)	49	48	43	54