



4 December 2025

The Department of Planning, Housing
and Infrastructure

Contact: Chris Dwyer
Our Ref: DA 52/2024/5/2
Your Ref: SSD-71547218

Attention: Ellen Lui

Dear Ellen

**Request for Comment – State Significant Development
Environmental Impact Statement**

Kurri Kurri Integrated Resource Recovery Centre (SSD-71547218)

Thank you for the opportunity to comment on the Environmental Impact Statement (EIS) for the proposed Kurri Kurri Integrated Resource Recovery Centre at 1, 8 and 10 Styles Street and 145-147 Mitchell Avenue, Kurri Kurri.

Council has reviewed the *Kurri Kurri Integrated Resource Recovery Centre EIS, EMM Consulting Pty Ltd, V2, October 2025*, including Appendices A-L.

Reference is also made to Council's previous correspondence on draft SEARs dated 17 June 2024 (our ref 52/2024/5/1).

Background

Central Waste Station Pty Ltd (CWS) and Central West Plant Pty Ltd (CWP – as owner) operates a Resource Recovery Facility (RRF) at 8 Styles Street in Kurri Kurri.

Existing development consent permits an RRF to process up to 90,000 tonnes per annum (tpa) of General Solid Waste (non putrescible). CWP has applied for an expansion of the RRF operations to allow a material throughput of up to 450,000 tpa; on site storage of up to 40,000 tonnes of material; and operating hours of 24 hours per day, seven days per week.

Development Engineering

The proposal includes works that impact upon Council road and drainage infrastructure within Mitchell Avenue.

The applicant has liaised with Council and comments are provided in relation to traffic, flooding and stormwater, roads and access, and parking.

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Traffic

The traffic impact assessment indicates peak hour traffic of 160 vehicle movements associated with haulage. The nominated design vehicle is a 19m semi trailer.

The key intersections are identified, with existing traffic currently operating at a level of service A.

The assessment outlines the traffic generated from the development as follows:

Time period	Existing (90,000 tpa)		Proposed (450,000 tpa)		Net change	
	Inbound	Outbound	Inbound	Outbound	Inbound	Outbound
Light vehicles						
Daily	65	65	74	74	+9	+9
AM peak hour (8:00 am to 9:00 am)	9	0	6	0	-3	0
PM peak hour (3:00 pm to 4:00 pm)	0	0	0	0	0	0
Heavy vehicles						
Daily	80	80	160	160	+80	+80
AM peak hour (8:00 am to 9:00 am)	6	6	11	11	+5	+5
PM peak hour (3:00 pm to 4:00 pm)	5	5	8	8	+3	+3

A further assessment of the intersections including traffic generated indicates a level of service 'A' through to 2035.

The traffic impact assessment is supported and no issues are raised in this regard. It is noted that TfNSW input will be required for any upgrades on classified roads or intersection burdening classified roads.

Flooding and Stormwater

The water assessment report outlines proposed basins for water quantity and water treatment for water quality.

The Wallis and Swamp Creek flood study model was used as a basis for the assessment addressing offsite impacts for a 0.5% AEP, 0.2% AEP and PMF flood events. The results indicated that the hazard categories remained consistent with existing conditions however, flood depths increased for the 0.2% and PMF as expected. The impact assessment indicated no differences in velocities for the 1% AEP.

The report presents varying scenarios with barriers to protect waste material being inundated. Flood safe access is shown onto Mitchell Avenue with Styles Street exhibiting a H3/H4 hazard category.

The water assessment including flooding analysis is supported and no issues are raised in this regard.

Roads and Access

The deceleration lane and road works within the public road reserve are supported in principle. However swept paths for a 19 metre semi-trailer should be provided and assessed as adequate prior to any consent being issued.

Parking

Internal parking should be considered in accordance with Council's DCP 2010 - C1-Parking and Access. External roadside parking shall not to be relied to comply with these requirements.

Local Developer Contributions

The EIS indicates that contributions will be made in accordance with *Cessnock City Wide S7.12 Infrastructure Contributions Plan*. Council is supportive of this approach.

The Estimated Development Cost (EDC) for the purpose of calculating s.7.12 contributions is **\$54,506,454** per the table below:

Based on this EDC and with the addition of CPI per Council's Policy, the s7.12 developer contributions will be **\$553,136.72** as at today's date. A draft condition is provided to assist the Department in it's determination.

Further increase may be applicable. It is recommended that Council be consulted at the time of determination to confirm or advise of any update to, this amount.

Environmental Health

It is noted that the existing and proposed facility is and will be regulated by the NSW Environment Protection Authority (EPA) under the Protection of the Environment Operations Act 1997 (POEO Act). There are no comments from Council whilst the EPA is the Appropriate Regulatory Authority (ARA).

If you require any further information, please do not hesitate to contact me on telephone 02 4993 4254 or via email chris.dwyer@cessnock.nsw.gov.au.

Yours faithfully

A handwritten signature in dark ink, appearing to be 'CD' followed by a long, sweeping horizontal line.

Chris Dwyer
Executive Planner

Draft Condition – Cessnock City Council

- **Cessnock Section 7.12 Levy Development Contributions Plan**

A total monetary contribution of **\$553,136.72** is to be paid to Council, pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979*, such contribution is to be paid prior to the issue of a Construction Certificate in respect of the proposed development.

Notes:

- i) This condition is imposed in accordance with the provisions of *Cessnock S7.12 Infrastructure Contributions Plan Rev 2 2025*. A copy of the document is available on Council's website at www.cessnock.nsw.gov.au or maybe inspected at Councils' Customer Services Section, Administration Building, Vincent Street Cessnock.
- ii) The amount of contribution payable under this condition has been calculated on the basis of the current rate as at the date of consent and is based on the most recent quarterly Consumer Price Index (CPI) release made available by the Australian Bureau of Statistics (ABS). The CPI index rate is expected to rise at regular intervals and therefore the actual contribution payable is indexed and recalculated at the CPI rate applicable on the day of payment.

CPI quarterly figures are released by the ABS on a date after the indexation quarter and as a guide, these approximate dates are provided below. Indexation quarters from the ABS are as follows:

Indexation quarters	Approximate release date
September	Late October
December	Late January
March	Late April
June	Late July

Any party intending to act on this consent should contact Council to determine the indexed amount of contribution on the date of payment.