



RFS



Department of Planning, Housing and Infrastructure
(Major Projects)
Locked Bag 5022
Paramatta NSW 2124

Your reference: SSD-6125-Mod-4
Our reference: DA20250706002668

Date: Tuesday 22 July 2025

ATTENTION: Jarrod Blane

Dear Sir/Madam

**State Significant Development – Extractive Industry
Modification 4**

**Cabbage Tree Road Sand Quarry - Modification 4 Western Extension 398 CABBAGE TREE RD
WILLIAMTOWN NSW 2318, 100//DP1263921, 9//DP239608, 121//DP556403, 11//DP629503,
1012//DP814078**

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 03/07/2025.

Cabbage Tree Road Sand Quarry - Major Projects approval issued May 2018 -(SSD 6125). The consent permits the quarry to extract 3.25 million tonnes of sand at up to 530,000 tonnes per annum, until 2033. The quarry began construction in August 2019 and commenced sand quarrying and transportation operations in May 2020. Mod 2 sought approval for the addition of a sand wash plant and ancillary infrastructure and was approved on 9 May 2018 with the following bushfire condition (Schedule 3):

BUSHFIRE

49. *The Applicant must:*

- (a) *ensure that the development is suitably equipped to respond to any fires on site; and*
- (b) *assist the Rural Fire Service and emergency services to the extent practicable if there is a fire in the vicinity of the site.*

The proponent lodged a further Modification (MOD 3) that was subsequently withdrawn.

Prior to the referral of MOD 3, the NSW RFS had no record of previous consultation or advice with respect to the project.

The current MOD 4 includes many of the amendments previously proposed under MOD 3 and is summarised in the proponent's Modification Report (prepared by Wedgetail Project Consulting dated 6 February 2025) as follows:

1. *An additional 7.1 ha extraction area on adjacent land to the west in Lot 9 DP239608 (Western Extension)*

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2. A net reduction in the extent of the impact area within the land holding originally assessed under SSD- 6125. This involves both the expansion of some areas and relinquishment of other areas, with a net increase in area proposed for the Biodiversity Stewardship Area. The areas of expansion are less than 20m beyond the edge of the existing approved impact areas. Refer to the disturbance expansion areas (D1-D6) and proposed increased offset areas (OF1-OF7).

3. Amendment to Condition 34 and Appendix 6 in SSD-6125 relating to the Biodiversity Offset Strategy that reflects the change in boundary of the proposed onsite Stewardship Site and requirement to retire additional credits to offset the impacts of the Western Extension.

4. Amendment to the Statement of Commitments to reduce duplication with Conditions of Consent (CoC) and enable management plans to adapt to changing conditions on the site.

5. Permit the import of up to 6,000 tonnes per annum of Virgin Excavated Natural Material (VENM) sand with provenance from construction sites within local sand beds for on-site processing.

6. Clarify methodologies used for sand extraction and rehabilitation.

7. Amend condition relating to the Radiation Survey in Schedule 3, Condition 46.

The NSW RFS has reviewed the submitted documentation for MOD 4 and recommends the following additional conditions be included in any modified consent granted:

1. A Fire Management Plan (FMP) shall be prepared for the hard rock quarry development. A copy of the FMP shall be located at the quarry office. The FMP shall include:
 - 24 hour emergency contact details including alternative telephone contact including a provision for the details to be displayed on the entrance gate;
 - Site infrastructure plan - roads, voids, buildings, etc;
 - Fire fighting operations plan including:
 - type and location of hazardous materials;
 - location and access to on-site fire fighting water supply.
2. The land around any amenity, office or storage buildings including associated infrastructure, for a minimum distance of 20 metres, shall managed as an Asset Protection Zone in accordance with Appendix 4 of 'Planning for Bush Fire Protection 2019'.
3. A 10,000 litre water supply (tank) fitted with a 65mm storz fitting shall be located adjoining the internal property access road within the required APZ.
4. To allow for emergency service personnel to undertake property protection activities, a unobstructed vehicle access is to be provided around the perimeter of any amenity, office or storage buildings including associated infrastructure.

For any queries regarding this correspondence, please contact Neil Pengilly on 1300 NSW RFS.

Yours sincerely

Alan Bawden

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**Supervisor Development Assessment & Plan
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