



Project Name: Kurri Kurri Integrated Resource Recovery Centre
Case ID: SSD-71547218

Applicant Details

Project Owner Info

Title	Mr
First Name	Kevin
Last name	Daly
Role/Position	Managing Director
Phone	0449163056
Email	Kevin@centralwaste.com.au
Address	8 STYLES STREET KURRI KURRI , 2327 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	CENTRAL WASTE PLANT PTY LTD
ABN	23605080340

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Katie	Ward
Phone	Email	Role/Position
0413358809	kward@emmconsulting.com.au	Associate Environmental Scientist

Address

SUITE 1 18-24
CHANDOS STREET
ST LEONARDS, New South Wales 2065
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Kurri Kurri Integrated Resource Recovery Centre
Industry	Waste & Sewerage
Development Type	Waste collection, treatment and disposal
Estimated Development Cost (excl GST)	AUD51,876,730.00
Indicative Operation Jobs	74
Indicative Construction Jobs	15
Number of Occupants	74
Number of Dwellings	0
Gross Floor Area (GFA) sqm	8,200

Description of the Development/Infrastructure

Expansion of an existing Resource Recovery Facility (RRF) on 8 Styles Street to allow a material throughput of up to 450,000 tpa and on site storage of up to 40,000 tonnes of General Solid Waste – non-putrescible. The revised site will occupy 5 lots and will involve minor changes at the existing RRF, adding a new auxiliary operations area (weighbridges, offices and parking), repurposing a workshop and adding a residual waste processing building.

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Integrated Resource Recovery Centre
Site Address (Street number and name)	1, 8 and 10 Styles Street, 145 and 147 Mitchell Avenue
Site Co-ordinates - Latitude	-32.804170
Site Co-ordinates - Longitude	151.472

Local Government Area

Local Government	District Name	Region Name	Primary Region
Cessnock City		Hunter	<input checked="" type="radio"/>

Lot and DP

Lot and DP

- Lot 1 DP1128108 - 1 Styles Street
- Lot 1 DP1309128 - 8 Styles Street
- Lot 6 DP 1251190 - 10 Styles Street
- Lot 3 DP 586741 - 147 Mitchell Avenue
- Lot 4 DP 586741 - 145 Mitchell Avenue.

Site Area

What is the total site area for your development?

Site Area sqm

42,000

Landowners Consent

Is Landowner's consent required?

No

Reason Landowner's consent is not required



The applicant is the owner of the land to which the development application relates



The development is proposed to be undertaken by a public authority and relevant notices have been issued.



The development is set out in section 5 (Mining) or 6 (Petroleum (oil and gas)) of Schedule 1 to *State Environmental Planning Policy (Planning Systems) 2021* and is not in a state conservation reserved area under the *National Parks and Wildlife Act 1974* and relevant notices have been issued.



The development is on land with multiple owners as designated by the Secretary of the Department of Planning and Environment and relevant notices have been issued.

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

The project is classified as SSD as it meets both the requirements of section 2.6 of the Planning Systems SEPP, namely:

- it requires development consent; and
- it is specified in schedule 1, section 23(3) (development for the purpose of resource recovery or recycling facilities that handle more than 100,000 tonnes per year of waste).

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 23 - Waste and resource management facilities

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E5 Heavy Industrial, C3 Environmental Management, RU2 Rural Landscape

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

Yes

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

Yes

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

Yes

Is the development wholly residential?

No

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

No

Other Requirements - Part 1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

No

Has a BDAR waiver been issued?*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

No

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987* ?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

Yes

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

Yes

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

Yes

A licence under the [Pipelines Act 1967](#)?*

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number
R80006

Accredited Organisation
CEnvP

REAP Name
Philip Towler

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	ProposedFeatures_02pl_EMM_20250130
File Name	ProposedFeatures_02pl_EMM_20250130
File Name	Receptors_01pt_EMM_20241114
File Name	SiteSurveyedSewerMain_01pl_EMM_20230911
File Name	SiteFacilities_01pg_EMM_20250130
File Name	SiteSurveyedSewerMain_01pl_EMM_20230911
File Name	SiteFacilities_01pg_EMM_20250130
File Name	ProposedFeatures_02pl_EMM_20250130
File Name	ProposedFeatures_02pl_EMM_20250130
File Name	SiteFacilities_01pg_EMM_20250130.shp
File Name	SiteBoundary_02pg_EMM_20230828.shp
File Name	SiteSurveyedSewerMain_01pl_EMM_20230911
File Name	SiteSurveyedSewerMain_01pl_EMM_20230911
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File Name	SiteBoundary_02pg_EMM_20230828
File Name	Receptors_01pt_EMM_20241114
File Name	Receptors_01pt_EMM_20241114
File Name	ProjectAccess_02pt_EMMDigitise_20250131.shp
File Name	Receptors_01pt_EMM_20241114
File Name	ProjectAccess_03pt_EMMDigitise_20250227
File Name	ProjectAccess_03pt_EMMDigitise_20250227.shp
File Name	ProjectAccess_03pt_EMMDigitise_20250227
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File Name	ProjectAccess_03pt_EMMDigitise_20250227
File Name	ProposedFeatures_02pl_EMM_20250130
File Name	DevelopmentFootprint_05pg_EMMDigitised_20240828.shp
File Name	ProjectAccess_03pt_EMMDigitise_20250227
File Name	NoiseMonitoringLocation_01pt_EMM_20241113.shp
File Name	ProjectAccess_02pt_EMMDigitise_20250131
File Name	ProjectAccess_03pt_EMMDigitise_20250227
File Name	ProjectAccess_02pt_EMMDigitise_20250131
File Name	NoiseMonitoringLocation_01pt_EMM_20241113
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File Name	NoiseMonitoringLocation_01pt_EMM_20241113
File Name	NoiseMonitoringLocation_01pt_EMM_20241113
File Name	BuildingFeatures_01pg_EMM_20241023.shp
File Name	Bushfire12mSetback_01pg_EMM_20241115
File Name	Bushfire12mSetback_01pg_EMM_20241115.shp
File Name	DevelopmentFootprint_05pg_EMMDigitised_20240828
File Name	Bushfire12mSetback_01pg_EMM_20241115
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File Name	DevelopmentFootprint_05pg_EMMDigitised_20240828
File Name	BuildingFeatures_01pg_EMM_20241023
File Name	Bushfire12mSetback_01pg_EMM_20241115
File Name	BuildingFeatures_01pg_EMM_20241023
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File Name	Bushfire12mSetback_01pg_EMM_20241115
File Name	Bushfire12mSetback_01pg_EMM_20241115
File Name	EDC Report 07.08.25 - Commercial In Confidence
File Name	Appendix L Building compliance assessment
File Name	Appendix K CWS plans and policies
File Name	Appendix J Fire safety in waste facilities report
File Name	Appendix I.7 Aboriginal cultural heritage assessment report
File Name	Appendix I.1 Traffic impact assessment
File Name	Appendix I.5 Preliminary site investigation
File Name	Appendix I.6 Bushfire assessment report and management plan
File Name	Appendix I.2 Water assessment
File Name	Appendix I.3 Air quality and greenhouse gas assessment
File Name	Appendix I.8 Social impact assessment
File Name	Appendix I.9 Landscape plan
File Name	Appendix I.4 Noise and vibration impact assessment
File Name	Appendix H BDAR waiver determination
File Name	Appendix G Waste quantities received, 2023 to 2025
File Name	Appendix F Mitigation measures table
File Name	Appendix E Infrastructure plan
File Name	Appendix D Stakeholder engagement records
File Name	Appendix C Statutory conditions
File Name	Appendix B Site plans
File Name	Appendix A SEARs table
File Name	Environmental Impact Statement - IRRC