



RFS



Department of Planning, Housing and Infrastructure (Major Projects)

Locked Bag 5022
Parramatta NSW 2124

Your reference: SSD-71547218

Our reference: DA20240613002390-EIS & DA
Exhibition-1

ATTENTION: Ellen Luu

Date: Thursday 29 January 2026

Dear Sir/Madam,

Development Application

**State Significant Development – EIS & DA Exhibition – Waste or resource management facility
8 Styles Street Kurri Kurri NSW 2327, 1//DP1309128**

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 10/11/2025.

The proposal relates to further development and construction of a Waste or Resource management facility involving an increase in capacity, from existing 90,000 t/a to 450,000 t/a. The development also includes an extension to the Automated Processing Plant, awnings over the existing Material Storage Bays, trailer parking, new Weighbridge/Office Building, car and truck parking and a new Residual Waste Recovery Plant Building.

The RFS has reviewed the bush fire hazard assessment, undertaken in the bush fire report prepared by Cool Burn Pty Ltd (Version 1.1 and dated 12 February 2025) to demonstrate compliance of the proposed works with relevant provisions of Planning for Bush Fire Protection (PBP) 2019.

The proposed development is supported, to progress to the next stage, subject to compliance with the recommendations listed under Table 4: Summary of Recommendations of the bush fire report prepared by Cool Burn Pty Ltd (dated: 12 February 2025, Version 1.1), with an exception of the recommended conditions modified and addition of new conditions, listed below:

1. From the start of building works, and in perpetuity to ensure ongoing protection from the impact of bush fires, the entire property, must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019* as follows:

- North for a distance of 16 metres (incorporating the existing gravel access driveway and managed verge); and,
- Up to site boundary in all other directions.

When establishing and maintaining an IPA the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au



- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m;
- preference should be given to smooth barked and evergreen trees;
- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and,
- leaves and vegetation debris should be removed.

2. Prior to the commencement of building works and in perpetuity, a suitably worded instrument(s) pursuant to Section 88B of the *Conveyancing Act 1919*, must be within the subject site which creates an Asset Protection Zone (APZ) as shown as 'Restriction B' on proposed Site Plan prepared by Thomas and Associates Consulting Pty Ltd, (dated 09/10/2025, Project Ref: 230499, Dwg No: A103, Issue: G) and prohibit any construction within the proposed APZ (proposed use for fire fighting and drenching purposes). The name of authority empowered to release, vary or modify the instrument shall be the Cessnock City Council. The APZ must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.

3. Prior to the commencement of building works, the creation of a Right of way (R.O.W), (off site) and compliant vehicle turning head, over the existing access handle, servicing Lot 12 in Dp 1234688, and located along the subject lots south eastern site boundary, be registered on Title to permit tankers, to access this space for fire fighting and drenching purposes.

4. Proposed construction of the awnings, located over existing storage sheds, new processing shed additions (material bays) and the residual materials processing shed, must be undertaken using non-combustible materials.

5. The proposed offices located above the weighbridge, must be upgraded to improve ember protection by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.

6. Property access roads, must comply with the following requirements of Table 7.4a of *Planning for Bush Fire Protection 2019*:

- property access roads are two-wheel drive, all weather roads;
- the capacity of road surfaces is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes), bridges and causeways are to clearly indicate load rating.
- hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005;
- there is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available;
- minimum 4m carriageway width;
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;
- property access must provide a suitable turning area in accordance with Appendix 3;
- curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;
- the minimum distance between inner and outer curves is 6m;



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- the crossfall is not more than 10 degrees;
- maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads; and,
- Some short constrictions in the access may be accepted where they are not less than 3.5m wide, extend for no more than 30m and where the obstruction cannot be reasonably avoided or removed.

8. The provision of water, electricity and gas, must comply with the following in accordance with Table 7.4a of *Planning for Bush Fire Protection 2019*:

- reticulated water is to be provided to the development where available;
- all above-ground water service pipes external to the building are metal, including and up to any taps;
- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follows:

a) lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and,

b) no part of a tree is closer to a power line than the distance set out in accordance with the specifications in *ISSC3 Guideline for Managing Vegetation Near Power Lines*.

- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal;
- polymer sheathed flexible gas supply lines are not used; and,
- above-ground gas service pipes are metal, including and up to any outlets.

For any queries regarding this correspondence, please contact Craig Casey on 1300 NSW RFS.

Yours sincerely,

Surbhi Chhabra

Supervisor Development Assessment & Plan

Built & Natural Environment