



RFS



Department of Planning, Housing & Infrastructure (Parramatta)
Locked Bag 5022,
PARRAMATTA NSW 2124
Australia

Your reference: SSD-71547218
Our reference: DA20240613002390-Response to
Submissions-1

ATTENTION: Ellen Luu

Date: Wednesday 27 May 2026

Dear Sir/Madam,

Development Application

**State Significant Development – Response to Submissions – Waste or resource management facility
1, 8 & 10 Styles Street & 145, 147 Mitchell Avenue Kurri Kurri NSW 2327, 3//DP586741, 1//DP1128108,
4//DP586741, 6//DP1251190, 1//DP1309128**

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 29/04/2026.

The NSW Rural Fire Service (RFS) has reviewed the *Kurri Kurri Integrated Resource Recovery Centre Response to Submissions Report* (Central Waste Plant Pty Ltd), prepared by EMM Consulting Pty Ltd (Alexandra Bishop, March 2026), including Appendix F (Report titled: *Updated Bushfire Consultant Response to RFS Submission*, prepared by Cool Burn Pty Ltd. Ref J317, dated 16 March 2026).

The development is supported, subject to compliance with the recommendations in Table 4 (*Summary of Recommendations*) of the bush fire report prepared by Cool Burn Pty Ltd (12 February 2025, Version 1.1), the *Response to Submissions Report*, and the updated Bushfire Consultant Response (16 March 2026), except where modified conditions are set out below:

Asset Protection Zones

The intent of measure is to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the buildings are below critical limits and prevent direct flame contact.

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 12 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;

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- 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 as shown on proposed Site Plan prepared by Thomas and Associates Consulting Pty Ltd, (dated 09/10/2025, Project Ref: 230499, Dwg No: A103, Issue: G). The instrument must prohibit any habitable building construction within the proposed Asset Protection Zone (APZ). The APZ must be managed as an IPA in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*. The name of authority empowered to release, vary or modify the instrument must be Cessnock City Council.

Construction Standards

The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.:

3. 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.

4. 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.

Access – Property Access

The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

5. 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;



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- 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;
- 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.

Waste and Utility Services

The intent of measure is to provide adequate services of water for the protection of buildings, during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building/ structure.

6. 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,

Adam Small

**Supervisor Development Assessment & Plan
Built & Natural Environment**