



NSW RURAL FIRE SERVICE



The General Manager
Cessnock City Council
PO Box 152
CESSNOCK NSW 2320

Your reference: DOC2014/023644
Our reference: LEP/0025

15/07/14

Attention: Robert O'Brien

Dear Sir/Madam

Planning Instrument for Government Agency Consultation - Planning Proposal - James Street Cessnock

I refer to your letter dated 11 June 2014 seeking advice for the above Planning Instrument in accordance with the *Environmental Planning and Assessment Act 1979*.

The NSW Rural Fire Service (RFS) notes the area proposed for rezoning is bush fire prone as identified on the Cessnock Bush Fire Prone Land Map. As such future development will be subject to the requirements of Section 79BA of the *Environmental Planning and Assessment Act 1979* and Section 100B of the *Rural Fires Act 1997*.

Generally, the RFS believes the rezoning of the land will be able to facilitate a building envelope which can meet appropriate radiant heat level separation distances in accordance with AS3959-2009 *Construction of buildings in bushfire prone areas*.

However other considerations such as water/utilities and access need to be addressed where appropriate, a reticulated water supply should be provided with suitable fire hydrant spacing in accordance with Australian Standard AS 2419.1 2005 and access to comply with 4.1.3 (1) or 4.2.7 of *Planning for Bush Fire Protection 2006*.

For any enquiries regarding this correspondence please contact Matthew Apps on 1300 NSW RFS.

Yours sincerely

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Manager Customer Service Centre - East

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