

8-19-19

All communications to be addressed to:

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Sydney Olympic Park NSW 2127

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The General Manager
Cessnock City Council
PO Box 152
CESSNOCK NSW 2325

Your Ref: 8/2019/568/1
Our Ref: D19/3202
DA19092720590 RB

ATTENTION: Cessnock Council

8 October 2019

Dear Sir/Madam

Development Application - 5//1251190 - 8 Styles Street Kurri Kurri 2327

I refer to your correspondence dated 13 September 2019 seeking advice regarding bush fire protection for the above Development Application in accordance with Section 4.14 of the 'Environmental Planning and Assessment Act 1979'.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following recommended conditions:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the commencement of building works and in perpetuity, a minimum defendable space of 10 metres shall be managed to the north of the proposed building as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of Planning for Bush Fire Protection 2006 and the NSW Rural Fire Service's document Standards for asset protection zones.

Water and Utilities

The intent of measures 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. To achieve this, the following conditions shall apply:

2. Water, electricity and gas shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

Access

The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall apply:

3. To aid in fire fighting activities, unobstructed pedestrian access to the rear of the property shall be provided and is to be maintained at all times.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

4. The proposed building works shall comply with National Construction Code 2019 Structural Fire Safety requirements.

General Advice – consent authority to note

- Any new fencing shall comply with New South Wales Rural Fire Service 'Fast Fact 2/06' for Fences and Gates in Bush Fire Prone Areas.

Should you wish to discuss this matter please contact Rohini Belapurkar on 1300 NSW RFS.

Yours sincerely



Kalpana Varghese
Acting Manager, Planning & Environment Services (East)

For general information on bush fire protection please visit www.rfs.nsw.gov.au