



NSW RURAL FIRE SERVICE

Lake Macquarie City Council
Box 1906
HUNTER REG MAIL CENTRE NSW 2310

Your reference: (REF-1747) PP-2021-5696)
Our reference: SPI20221101000135

ATTENTION: Adam Kennedy

Date: Sunday 4 December 2022

Dear Sir/Madam,

Strategic Planning Instrument

LEP Amendment – Planning Proposal

1. Amend the Height of Building and Minimum Lot Size provisions within the existing R1 General Residential Zone
2. Insert an Additional Local Provision clause to facilitate subdivision and dual occupancy development
3. LEP amendments will ensure consistency with the adoption of Part 12.16 – North Wallarah Peninsula within Lake Macquarie Development Control Plan 2014.

I refer to your correspondence dated 28/10/2022 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

After reviewing the supporting documents:

- *Draft Planning Proposal North Wallarah Peninsula – Central Precinct Amendments to the Height of Building Standard, Minimum Lot Size Standard, Local Provision Clause and Additional Permitted Uses Draft Amendment No. XX to Lake Macquarie Local Environmental Plan 2014 - Gateway version*, prepared by Lake Macquarie City Council, Ref: RZ/11/2021, dated 27 October 2022;
- *Report to accompany Planning Proposal seeking LEP Amendments – North Wallarah Peninsula*, prepared by ADW Johnson, Rev B, dated 20 September 2021; and
- *PROPOSED RESIDENTIAL SUBDIVISION 531 OLD PACIFIC HIGHWAY, PINNY BEACH NSW ADDITIONAL INFORMATION*, as prepared by Building Codes & Bushfire Hazard Solutions, Job No: 210623B, dated 18 December 2020.
- *PLANNING PROPOSAL Amendment to the Cessnock Local Environmental Plan 2011 Dwelling entitlement on land at 0 Black Hill Road, Black Hill described as Lot 686 DP619758*, prepared by Cessnock City Council, File No. 18/2021/7/1, V2, dated 15 March 2022.

There is no objection to the proposal subject to the existing NSW Rural Fire Service approval for Integrated Development Application - s100B – Subdivision – Torrens Title Subdivision - 531 Old Pacific Highway Pinny Beach NSW 2281, 1//DP1240365 under DA20191230001644-CL55-1 dated 12 February 2021.

The future development must be assessed under Section 4.14 of the *Environmental Planning and Assessment Act 1979* and be demonstrated to comply with Section 7 of *Planning for Bush Fire Protection 2019*.

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For any queries regarding this correspondence, please contact Joshua Calandra on 1300 NSW RFS.

Yours sincerely,

Nika Fomin
Manager Planning & Environment Services
Built & Natural Environment