



NSW RURAL FIRE SERVICE

Cessnock City Council
PO Box 152
CESSNOCK NSW 2325

Your reference: (PP-2022-1461) Ref-2000
Our reference: SPI20230215000024

ATTENTION: Rob Corken

Date: Wednesday 1 March 2023

Dear Sir/Madam,

Strategic Planning Instrument LEP Amendment – Gateway

Planning proposal (Department Ref: PP-2022-1461) involves a comprehensive review of Special Uses zones under *Cessnock Local Environmental Plan 2011*. The planning proposal includes:

- revising the regulatory framework for 'the Vintage' and 'Pokolbin Integrated Tourist Development' (former known as Golden Bear);
- making administrative corrections;
- consolidating operational cemetery zones; and
- rezoning educational establishments in rural zones.

The sites have been identified as part of a comprehensive review of special purpose zones and the administrative amendments are to consolidate the regulatory framework for these zones.

I refer to your correspondence dated 13/02/2023 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.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the proposal with regard to Section 4.4 of the directions issued in accordance with Section 9.1 of the *Environmental Planning and Assessment Act 1979*.

Based upon an assessment of the information provided, NSW RFS raises no issues to the proposal subject to a requirement that any future development on bush fire prone land complies with *Planning for Bush Fire Protection (PBP) 2019*.

It is noted that a number of the sites, subject to amendments, relate to Special Fire Protection Purpose (SFPP) developments including schools, hospitals and where cemeteries are involved, buildings for the purpose of gatherings on land mapped as bush fire prone. Any future development within these sites for SFPP will be required to comply with Chapter 6 of *PBP 2019* and buildings used for public assembly need to consider the provisions under section 8.3.11 of *PBP 2019*.

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For any queries regarding this correspondence, please contact Elaine Chandler on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese
Supervisor Development Assessment & Plan
Built & Natural Environment