



NSW RURAL FIRE SERVICE

Cessnock City Council
PO Box 152
CESSNOCK NSW 2325

Your reference: (PP-2021-3922) REF-841
Our reference: SPI20210924000162

ATTENTION: Keren Brown

Date: Monday 18 October 2021

Dear Sir/Madam,

**Strategic Planning Instrument
LEP Amendment – Planning Proposal
Various amendments to Cessnock Local Environmental Plan 2011**

I refer to your correspondence dated 24/09/2021 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 planning proposal relates to various amendments to the *Cessnock Local Environmental Plan 2011* for sites across the local government area.

On the basis of the information provided, it is advised that no specific objections to the proposed amendments are raised this time provided future developments on bush fire prone land demonstrates compliance with relevant section(s) of *Planning for Bush Fire Protection (PBP) 2019*.

In addition, it should be noted that the amendment 4 proposes to rezone the Lot 784 DP 755231, Lot 472 DP 755231 (RE1 Public Recreation) and Lot 329 DP 755231 (SP2 Infrastructure) to B1: Neighbourhood Centre. B1: Neighbourhood Centre permits certain SFPP developments, and given the site constraints and higher protection levels required for SFPP developments, it is unlikely that the future development on the subject lots can comply with requirements of Chapter 6 - Special Fire Protection Purpose Developments of *PBP 2019*.

For any queries regarding this correspondence, please contact Surbhi Chhabra on 1300 NSW RFS.

Yours sincerely,

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

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