

Attachment Two – Submissions BSCPP 17/006



The General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Your Ref: BSCPP 17/006
Our Ref: L12/0003
DA17101609751AB

ATTENTION: Klaus Kerzinger

8 November 2017

Dear Mr Kerzinger,

Agency Comment – Ballina Shire Council LEP 2012 Planning Proposal – 1/15/759050 - 17 Bath Street Wardell.

I refer to your letter dated 12 October 2017 seeking advice for the above Planning Instrument in accordance with the *Environmental Planning and Assessment Act 1979*.

The NSW Rural Fire Service (NSW RFS) understands the Planning Proposal intends to amend Ballina LEP 2012 in the following manner:

- *Rezone lot 1 section 15 DP 759050 from RU2 Rural Landscape zone to R2 Low Density Residential;*
- *Amended the minimum lot size map to 600m² for the subject land; and*

The Planning Proposal will permit the subject land to be subdivided for residential purposes including creating additional dwelling opportunities.

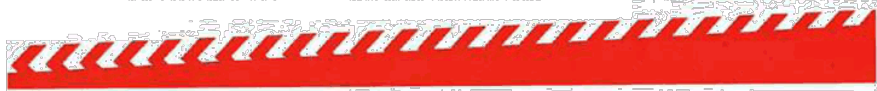
The NSW RFS noted that the Planning Proposal will apply to mapped bush fire prone land.

The NSW RFS has no objection to the Planning Proposal proceeding, providing future residential subdivision development proposals comply with the specification and requirements of *Planning for Bush Fire Protection 2006*. Prior to referral of any future subdivision development applications under S91 *Integrated Development* of the EP&A Act 1979, Council will need to provide comment from Crown Lands office on future land management practises on adjoining land to the north, east and west of the subject land.

Postal address
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NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address
NSW Rural Fire Service
Planning and Environment Services (North)
Suite 1, 129 West High Street
COFFS HARBOUR NSW 2450

T: (02) 8691 0400
F: (02) 8691 0499
www.rfs.nsw.gov.au
Email: pes@rfs.nsw.gov.au



For any enquiries regarding this correspondence please contact Alan Bawden on 6691 0400.

Yours faithfully



John Ball
Manager – Planning and Environment Services North

The RFS has made getting additional information easier. For general information on Planning for Bush Fire Protection 2006, visit the RFS web page at www.rfs.nsw.gov.au and search under Planning for Bush Fire Protection 2006.

NSW RURAL FIRE SERVICE

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Our Ref: DOC17/508544
Your Ref: BSCPP-17/006-17-Bath-Street-Wardell (Trim:1873)

Mr Paul Hickey
Ballina Shire Council
PO Box 450
Ballina NSW 2478

Attention: Mr Klaus Kerzinger

Dear Mr Hickey:

Re: Exhibition of 17 Bath Street – Rezoning Planning Proposal

Thank you for your letter dated 12 October 2017 about the exhibition of the planning proposal for rezoning at 17 Bath Street, Wardell seeking comments from the Office of Environment and Heritage (OEH). I appreciate the opportunity to provide input.

The OEH has statutory responsibilities relating to biodiversity (including threatened species, populations, ecological communities, or their habitats), Aboriginal and historic heritage, National Parks and Wildlife Service (NPWS) estate, flooding and estuary management.

We have reviewed the documents provided and can advise that we do not have any issues with the planning proposal. We note that consultation with Jali Local Aboriginal Land Council to inform the Aboriginal cultural heritage assessment for the proposal has commenced. The OEH supports this approach and welcomes the opportunity to review the outcome of the consultation process.

If you have any questions about this matter, Mr Don Owner, Conservation Planning Officer, Regional Operations, OEH, can be contacted on 6659 8233 or at don.owner@environment.nsw.gov.au.

Yours sincerely

 8-11-17

NICKY OWNER
A/Senior Team Leader Planning, North East Branch
Regional Operations Division

Contact officer: DON OWNER
6659 8233

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9.3 Planning Proposal - 17 Bath Street Wardell.DOC

From: Grahame Hicks [mailto:grahame.hicks@crowland.nsw.gov.au]
Sent: Thursday, 12 October 2017 11:34 AM
To: Klaus Kerzinger
Cc: James Brideson
Subject: RE: Planning proposal impacting on Crown land at Wardell - Request for comments

Klaus,

Thanks for your time this morning.

As discussed, the APZ adjacent to Lot 1 DP759050 Bath Street Wardell is currently being maintained as part of the Departments annual bush fire works program.

Please note that the maintenance of this APZ is at the Departments discretion and cannot be guaranteed in perpetuity.

As such, new development proposals would be required to provide for their own fire protection. In fulfilling its bushfire management and planning responsibilities for the Crown estate, the department is guided by the NSW Rural Fire Service (RFS) "Planning for bushfire protection 2006", and the principles of Crown land management as stated in the Crown Lands Act 1989. Accordingly, the departments position is that adjoining landholders should ensure that proposed developments are designed and sited with appropriate setbacks and firebreaks within their own freehold boundaries, to ensure that there is no impact on the adjoining Crown land. If you require any further information please give me a call.

Regards

Grahame Hicks | Senior Bush Fire Officer
Far North Coast
NSW Department of Industry - Crown Lands & Water Division
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