



NSW RURAL FIRE SERVICE



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

Your Ref: BSCPP 17/010
Our Ref: R18/599
DA18081614578 AB

ATTENTION: Simon Scott

9 October 2018

Dear Mr Scott:

Agency Comment:- Ballina Local Environment Plan 2012 Planning Proposal Lot 6 DP 1225206 Skennars head Urban Expansion Area

I refer to your letter dated 8 August 2018 seeking advice for the above Planning Proposal in accordance with the Environmental Planning and Assessment Act 1979.

The NSW Rural Fire Service (NSW RFS) understands the planning proposal will amend Ballina LEP 2012 in the following manner:

- Apply a neighbourhood commercial zoning (B1 Neighbourhood zone) to an area of approximately 13,200m²;
- Apply a medium density zoning (R3 Medium Density zone) to an area of approximately 29,250m²;
- Apply a floor space ratio of 0.8:1 to the area subject to the neighbourhood commercial zoning; and
- Include a site specific local development control provision that would limit the total area of commercial floor space permissible on the site to a floor space ratio of 0.4:1.

The NSW RFS notes that part of the subject land is mapped bush fire prone by Ballina Shire Council.

The NSW RFS has no objection to the planning proposal proceeding and provides the following comment:

Postal address

Records
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) 6691 0400
F (02) 6691 0499
www.rfs.nsw.gov.au
Email: pes@rfs.nsw.gov.au



- If Council is to support a stage urban release schedule, it is suggested a site layout masterplan be adopted to ensure roads, water and asset protection zones are applied at the required development release staging.
- All future development application(s) for subdivision shall comply with the relevant bush fire legislation and guidelines.

For any queries regarding this correspondence please contact Alan Bawden on 1300 NSW RFS.

Yours Sincerely



John Ball

Manager – Planning and Environment Services North

The RFS has made getting 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'.



Transport
**Roads & Maritime
Services**

File No: NTH18/01361
Your Ref: BSCPP 17/010 Skennars Head B1 & R3 Planning Proposal (18/57292)

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

Attention: Simon Scott

Dear Sir / Madam,

Planning Proposal 17/0101 – Skennars Head Planning Proposal

I refer to your email of 13 August 2018 requesting comment from Roads and Maritime Services in relation to the abovementioned planning proposal.

Roles and Responsibilities

The key interests for Roads and Maritime are the safety and efficiency of the road network, traffic management, the integrity of infrastructure and the integration of land use and transport.

The Coast Road is a classified (Regional) road (MR 545). Ballina Shire Council (Council) is the roads authority for all public roads (other than freeways or Crown roads) in the local government area pursuant to Section 7 of the *Roads Act 1993* (Roads Act). Roads and Maritime is the roads authority for freeways and can exercise roads authority functions for classified roads in accordance with the Roads Act. Council is responsible for setting standards, determining priorities and carrying out works on Local and Regional roads however Roads and Maritime's concurrence is required prior to Council's approval of works on classified (Regional) roads under Section 138 of the *Roads Act 1993*.

Roads and Maritime Response

Roads and Maritime has reviewed the referred information. In the absence of traffic information provided within the planning proposal, the Traffic Engineering Report submitted with DA No. 2017/244 has also been reviewed. The following comments are provided to assist the local plan making authority in making a determination;

- Council should note that the calculations within Traffic Engineering Report (submitted with DA No. 2017/244) do not take into account the proposed increase in maximum Gross Floor Area.
- The previous comments provided by the Roads and Maritime in relation to DA No. 2017/244 are generally relevant to this planning proposal.

Upon making of the amended Local Environmental Plan it would be appreciated if Council could forward a copy of the notification for our records. If you have any further enquiries regarding the above comments please do not hesitate to contact Liz Smith, Manager Land Use Assessment on (02) 6640 1362 or via email at: development.northern@rms.nsw.gov.au

Yours faithfully

A handwritten signature in black ink, appearing to read 'MS'.

For Monica Siroi
Network & Safety Manager, Northern Region
Date: 7 September 2018

rms.nsw.gov.au

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