

enquiries refer  
**Klaus Kerzinger**  
in reply please quote  
**CM2077 and CM2078**



4 September 2019

Mr Jeremy Gray  
Director Regions, Northern Planning Services  
Department of Planning, Industry and Environment  
Locked Bag 9022  
GRAFTON NSW 2460

Attention: Ms Alison Parr

Dear Mr Gray

**Re: Request for Extension of Time Proposed LEP Amendments BSCPP 18/002 – Attached Dual Occupancy Development at Alstonville; and BSCPP 18/003 – Attached Dual Occupancy Development at Wardell**

**Your Ref: PP\_2018\_BALLI\_005\_00; and PP\_2018\_BALLI\_006\_00**

I refer to the abovementioned planning proposals and the Gateway determinations dated 6 March 2019 which required the LEP amendment to be completed within 6 months following the date of the determination.

It is advised that whilst significant progress has been made in terms of progressing each of the proposed LEP amendments council requests an additional 6 month period for each of the amendments to enable finalisation. Reasons in support of this request are contained within the enclosed attachment.

If you have any enquiries in regard to this matter please contact Klaus Kerzinger on telephone 6686 1201 or via email at [Klaus.Kerzinger@ballina.nsw.gov.au](mailto:Klaus.Kerzinger@ballina.nsw.gov.au).

Yours faithfully

Klaus Kerzinger  
**Strategic Planner**  
**Planning and Environmental Health Division**

Enc. Justification for Extension of time Request

## **Attachment – Justification for Extension of Time Request**

### **Alstonville**

The planning proposal, and associated draft amendments to Ballina Shire DCP Chapters 2, 3 and 4, were publically exhibited from 22 May 2019 until 21 June 2019. Submissions received have not yet been considered by Council.

It became evident during the public exhibition period that many property owners were considering extensions to existing dwellings for the purpose of creating an attached dual occupancy, as opposed to demolition and rebuilding. To enable guidance for such development to be provided within the DCP council has commissioned a series of architectural sketches of acceptable and unacceptable solutions.

Pending the finalisation of the architectural sketches Council may be in a position to further consider the proposed LEP amendment at its Ordinary Meeting in September or October 2019.

An additional 6 month period in which to finalise this proposed LEP amendment would enable council to complete the outstanding processes associated with this amendment including the finalisation of proposed DCP amendments.

### **Wardell**

Council has commissioned a Bushfire Risk Assessment and is currently awaiting delivery of the finalised document from Bushfire Risk Pty Ltd. Once received further consultation will be required with the NSW Rural Fire Service (NSWRFS).

To enable sufficient time to obtain the comments of the NSWRFS, and then for Council to consider the planning proposal, post exhibition, an additional 6 months period in which to finalise this proposed LEP amendment is requested.