

# BELLINGEN SHIRE COUNCIL



Wednesday 2 February 2022

The Director  
Northern Region – Local & Regional Planning  
NSW Department of Planning, Industry & Environment  
By email: [northern@planning.nsw.gov.au](mailto:northern@planning.nsw.gov.au)

Dear Jeremy,

**RE: Planning Proposal 17 – Permit Community Title Subdivision of existing Multiple Occupancies (Your Ref: PP-2021-2828)**

I refer to the abovementioned Planning Proposal.

Please be advised that Council has completed consultation with the NSW Rural Fire Service in respect of this matter as per the requirements of the Gateway Determination and Direction 4.4 – Planning for Bushfire Protection.

The RFS advised Council on Monday 6 September 2021 that they do not object to the Planning Proposal, as per the advice attached to this correspondence as Attachment 1.

Pursuant to Clause 7 of Direction 4.4 Council submits that notwithstanding the non-compliance with Direction 4.4 that was identified in the Departments' Gateway Determination Report, the NSW Rural Fire Service does not object to the progression of the planning proposal.

Kind Regards,

Daniel Bennett  
**Senior Strategic Planner**

## Attachment 1 – RFS Advice regarding Planning Proposal 17 – Permit Community Title Subdivision of existing Multiple Occupancies



**NSW RURAL FIRE SERVICE**

Bellingen Shire Council  
PO Box 117  
BELLINGEN NSW 2454

Your reference: Planning Proposal 17  
Our reference: SPI20210530000079

**ATTENTION:** Daniel Bennett

Date: Monday 6 September 2021

Dear Sir/Madam,

### **LEP Amendment – Planning Proposal**

Enable community title subdivision of approved Multiple Occupancy developments

### **Permit Community Title Subdivision -**

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 27/05/2021.

The NSW RFS has considered the information submitted and provides the following comments.

The proposal is to permit the community title subdivision of existing approved MO residential developments.

The majority of these developments are on mapped bush fire prone lands.

Applications for Community Title subdivision should include

- Details of development consent;
- Compliance with that development consent including any bush fire requirements;
- Community Title plan to ensure each Community Titled lot has sufficient area to apply and existing bush fire requirements;
- Community Title statement to deal with the community title lot;
- Better bush fire outcomes.

The NSW RFS has no objection to the planning proposal and advises that future subdivision is to comply with the requirements of Planning for Bush fire Protection guidelines.

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

Yours sincerely,

Timothy Carroll  
Manager Planning & Environment Services  
Built & Natural Environment

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