



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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