



NSW RURAL FIRE SERVICE

Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Your reference: (REF-2221) PP-2023-876
Our reference: SPI20230526000073

ATTENTION: Klaus Kerzinger

Date: Wednesday 28 June 2023

Dear Sir/Madam,

Strategic Planning Instrument

LEP Amendment - Planning Proposal

Additional Uses - Attached Dual Occupancy Wollongbar. To permit attached dual occupancy development on certain R2 zoned lots, located at Wollongbar, having a minimum site area of 900 square metres.

I refer to your correspondence dated 25/05/2023 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

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

The planning proposal will allow additional (secondary) dwellings on certain lands within the Wollongbar village. It would appear that some of the existing allotments that will benefit from the LEP amendment are within or adjacent to mapped category 1 bushfire prone land. Given the minimal residential size of the lots, council should demonstrate that these lots can comply with Planning for Bushfire Protection 2019 guidelines, specifically s8.2.1 'Increase Residential Densities'.

LEP amendments that provide residential opportunities shall align with the APZ and construction requirements of Planning for Bushfire Protection guidelines. Where it is identified, that those lots cannot comply, those lots should be excluded from the LEP amendment.

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

Yours sincerely,

Allyn Purkiss
Manager Planning & Environment Services
Built & Natural Environment

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