



Phone: (02) 6392 3247

Fax: (02) 6392 3260

Contact: Amanda
Rasmussen

THE GENERAL MANAGER
POST OFFICE BOX 17
MOLONG 2866

Website: www.cabonne.nsw.gov.au

Email: council@cabonne.nsw.gov.au

Our Ref:

Doc ID: 731888

ABN: 41992 919 200

1 February 2016

The General Manager
Western Region Planning Services
Department of Planning and Environment
PO Box 58
DUBBO NSW 2830

Dear Sir,

**RE: PLANNING PROPOSAL (PP_2015_CABON_002_00)
TO AMEND CABONNE LOCAL ENVIRONMENTAL PLAN 2012 –
Amendment 4 – Rezone land from RU1 Primary Production to zone R5 Large
Lot Residential with a minimum lot size reduction to 5 hectares at
Lot 2 DP 794456, 1099 Ophir Road, Summer Hill Creek, Orange**

I refer to the Gateway Determination dated 1 December 2015 requiring Council to consult with the NSW Rural Fire Service to address section 117 Direction 4.4 Planning for Bushfire Protection. Please find attached for your reference NSW Rural Fire Service response to the planning proposal for Lot 2 DP 794456, 1099 Ophir Road, Summer Hill Creek, Orange.

Your approval to proceed with the proposal and to engage the local community in consultation of the proposed rezoning is sought. Should you have any further enquiries please contact the undersigned at Council's Environmental Services Department on 6392 3247 during business hours.

Yours faithfully,

HJ Nicholls
DIRECTOR ENVIRONMENTAL SERVICES



NSW RURAL FIRE SERVICE



The General Manager
Cabonne Council
PO Box 17
Molong NSW 2866

Your reference: AR:SS
PP_2015_CABON_002_00

Our reference: L11/007

29 January 2015

Attention: Amanda Rasmussen

Dear Sir/Madam,

Planning Instrument for Amendment To Cabonne LEP 2012 - Planning Proposal To Rezone Land - 2/794456 1099 Ophir Road Summer Hill Creek

Reference is made to Council's correspondence dated 7 December 2015 seeking comments in relation to the above planning proposal which seeks to rezone the land to allow for large lot residential subdivision with a minimum lot size of 5 hectares.

Based upon an assessment of the information provided, the New South Wales Rural Fire Service (NSW RFS) raises no objection to the proposal. Any subsequent subdivision of the land will require a bush fire safety authority from the NSW Rural Fire Service and will be required to comply with *Planning for Bush Fire Protection 2006*.

The following comments are made in relation to future subdivision of the land and compliance with *Planning for Bush Fire Protection 2006*.

1. The submitted concept plan for the subject site shows only a dead end road. However, a second plan indicates the road connecting to a similar subdivision to the south with the road then connecting to Ophir Road. The NSW RFS considers it essential that through road access is provided, to provide an alternate evacuation route during a bush fire, and as required by *Planning for Bush Fire Protection 2006*. If the subdivision of the adjoining land is to proceed simultaneously and the indicated through road is provided, then there is no objection. However, if the through road access cannot be guaranteed then the NSW RFS would object to this layout.

2. Lot 25 on the concept plan is shown as a battle-axe lot. The indicated building footprint would require ingress/egress to the dwelling site to be through forest vegetation for a considerable distance. Property access roads should be no longer than 200m long. Therefore, the NSW RFS considers that this lot should be deleted from the subdivision, or the lot layout amended.

If you have any queries regarding this advice, please contact Peter Eccleston, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,

Nika Fomin
Manager, Customer Service Centre East

Postal address

NSW Rural Fire Service
Records Management
Locked Bag 17
GRANVILLE NSW 2141

Street address

NSW Rural Fire Service
Customer Service Centre East
42 Lamb Street
GLENDENNING NSW 2761

T 1300 NSW RFS
F (02) 8741 5433
E csc@rfs.nsw.gov.au
www.rfs.nsw.gov.au