



Mr Andrew Hopkins
General Manager
Cabonne Council
PO Box 17
MOLONG NSW 2866

16/02936

**Attention: Heather Nicolls – Director Environmental
Services**

Dear Mr Hopkins

**Re: Planning proposal (PP_2015_CABON_002_00) to amend Cabonne Local
Environmental Plan 2012 – Amendment 3 – Lot 2 DP 794456, 1099 Ophir Road,
Summer Hill Creek, Orange – Condition No. 1**

I am writing in response to Council's letter dated 8 February 2016 regarding the
abovementioned planning proposal.

In accordance with Condition 1 of the Gateway determination issued on 1 December
2015, I acknowledge that Council has consulted with NSW Rural Fire Service (RFS) and
has provided adequate information to satisfy this condition. It is now considered that
consistency with Section 117 Direction 4.4 Planning for Bushfire Protection has been
satisfied. No further work is required in relation to this matter.

Cabonne Council may proceed with community consultation of the planning proposal in
accordance with the remaining conditions of the Gateway determination. Please place
this letter on exhibition as part of the community consultation package.

However the Department notes that RFS has indicated concerns about the current
proposed subdivision design in relation to lot layout and the absence of through-road
access. It is recommended that Council continue to work with the RFS to satisfy these
concerns.

Should you have any further enquiries about this matter, I have arranged for Jenna
McNabb of the Western Region office in Dubbo to assist you. Ms McNabb can be
contacted on 02 6841 2180.

Yours sincerely

 16-2-2016

Ashley Albury
General Manager, Western Region
Planning Services