



RFS



Cabonne shire Council
PO Box 17
MOLONG NSW 2866

Your reference: (PP-2023-214) Ref-2773
Our reference: SPI20240402000036

ATTENTION: Richard Pamplin

Date: Thursday 9 May 2024

Dear Sir/Madam,

**Strategic Planning Instrument
LEP Amendment – Planning Proposal
Amendment to Cabonne Local Environmental Plan 2012**

I refer to your correspondence dated 02/04/2024 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.

It is noted that the Planning Proposal is intended to support an amendment to the *Cabonne Local Environmental Plan (CLEP) 2012* to enable a Place of Public Worship to be a permitted land use on the site at 1064 Sandy Creek Road Molong.

The development is located on bush fire prone land with significant native vegetation retained on site. Therefore, the suitability of the proposed additional use needs to be addressed through a bush fire risk assessment prepared by a suitably qualified bush fire consultant in accordance with the relevant provisions of *Planning for Bush Fire Protection (PBP) 2019*.

The bush fire report needs consideration of the following factors:

- Places of public worship are identified as public assembly buildings and where gross floor area of such developments is over 500sqm, places of public worship are to be assessed as Special Fire Protection Purpose (SFPP) development due to the evacuation challenges presented by large numbers of occupants in accordance with 8.3.11 of *PBP 2019*.
- Preliminary assessment of the site and surrounds have identified steep downslopes beneath the hazard which may require an asset protection zone (APZ) for 100 metres to comply with Table A1.12.1 and Table 6.8a of *PBP 2019*.
- A major part of the subject site is identified to be mapped on Terrestrial Biodiversity Map. As such, clearing required for the purpose of maintaining the abovementioned APZ may conflict with the objectives of Terrestrial Biodiversity as identified in *CLEP 2012*.
- The site plan shows a number of structures proposed to be constructed on land mapped as bush fire prone. Any future development on the site must demonstrate compliance with the relevant provisions of *PBP 2019*,

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based on the nature of use ancillary to the existing facility.

In this regard, the consent authority must be satisfied that the site has the capacity to accommodate APZs which is dependent on the nature of use and the classification/gross floor area of existing/proposed building(s) intended for public assembly within the site.

For any queries regarding this correspondence, please contact Surbhi Chhabra on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese
**Supervisor Development Assessment & Plan
Built & Natural Environment**