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Mr David Kettle
Don Fox Planning Pty Ltd
PO Box 230
Pennant Hills NSW 1715

Dear Mr Kettle

Proposed Residential Development at Sandon Point

I refer to the letter from the NSW Rural Fire Service (RFS) to the NSW Department of Planning dated 18 July 2006, that you forwarded to me last week. This letter contained comments on the bushfire protection measures in the concept plan for the proposed development. I spoke to Ms Danielle Meggos of the RFS regarding the comments, and she confirmed that they were specifically directed at the report prepared by Bushfire and Environmental Services for the Anglican Retirement Villages site, but noted that they should also be considered for the Stocklands site.

The three issues raised by the RFS have already been addressed for the Stocklands proposal in my report of 26 May 2006. As noted on page 8 of my report, a 20 m wide Asset Protection Zone has been provided along the development perimeter bordering bushland comprising perimeter roads, building setbacks and managed sections of adjoining reserves.

The second comment by the RFS regarding maintenance of portions of Asset Protection Zones that are outside lot boundaries, or road reserves, is relevant to Stage 5 in the Stocklands proposal. As noted on page 8 of my report, my understanding is that this issue will be dealt with in an amended Vegetation Management Plan for Tramway Creek to be developed at the Project Plan stage.

The third comment by the RFS relates to compliance of roads within the proposed subdivision with Section 4.3.1 of *Planning for Bushfire Protection 2001*. As noted on page 9 of my report, the perimeter roads provide a 5.5 m wide carriageway with a 2.5 m wide parking area on one side. This would meet the RFS requirements if parking is restricted to the parking bays on one side of the road. Although the width of the perimeter road reserves would be less than the 20 m required in *Planning for Bushfire Protection 2001*, the proposed building lots fronting the perimeter road are deep enough to incorporate a building setback to make up the 20 m wide Asset Protection Zone.

Please contact me if I can be of further assistance

Yours sincerely

Axel von Krusenstierna