

5 December 2007

Rose Property Group  
51 Riley St  
Woolloomooloo  
Attn: Nick Jackman

Re: Catherine Hill Bay Gwandalan Concept Plan  
RFS response to bush fire issues Gwandalan

Dear Nick

Following receipt of correspondence from the NSW Rural Fire Service (RFS) dated 8 October 2007 , and the revised Concept Plan for the subject development I make the following comments in relation to bushfire matters.

The RFS correspondence states:

*No dwelling entitlement is to be extended to proposed Lots 8 & 9.*

***NOTE: Asset Protection Zones***

*The required asset protection zone for proposed Lots 1 to 9 has been determined to be a minimum 25 metres. This is based on the vegetation classification as forest and a downslope of 5 degrees.*

*The implementation of the required APZ would make several of the said Lots unviable for residential development.*

**Access**

*Public Road Access shall comply with section 4.1.3 (1) of Planning for Bush Fire Protection 2006.*

In relation to the APZ the new Concept Plan, Issue B, has resulted in the Lots replacing the previous Lots 1 to 9 as being in the order of 50 metres in depth which will provide for the required APZ of 25 metres for all the proposed lots.

In relation to the Access provisions Planning for Bush Fire Protection 2006 section 4.1.3 (1) in general requires the following:

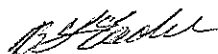
Urban perimeter roads are two-way, that is, at least two traffic lane widths (carriageway 8 metres minimum kerb to kerb). For non perimeter roads the road widths vary from 8.0 to 6.6 metres for curve radius from <40 to >100m inside radius.

Based upon the Concept Plan issue B and the traffic engineer comments the Concept Plan issue B would comply with both the APZ and Access requirements of the RFS.

A final bush fire assessment should be prepared for the subdivision project application.

If you have any questions or further information do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, which appears to read "Barry Eadie", is written over the typed name.

Barry Eadie