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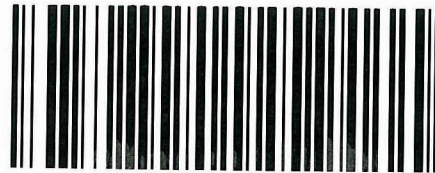
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PCU016573

MP 06_0183

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DA08053051419 GB
ID:51419/68162/3

Attention: Lisa Pemberton



3 November 2010

Dear Ms Pemberton

**Environment Assessment Exhibition: MP06_0183
Proposed Mixed Use Development at 147 Soldiers Point Road, Soldiers Point**

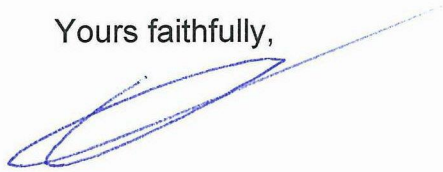
I refer to your letter dated 29 September 2010 inviting a submission from the NSW Rural Fire Service (RFS) including advice on recommended conditions of approval regarding bush fire protection measures for the above proposal.

The RFS is not in a position to properly assess the development and the following comments are made:

1. The construction requirements under AS3959 recommended within the Bushfire Protection Assessment Report are based upon external asset protection zones (APZ). In this regard no details are provided on the on-going management of the adjoining reserve to the east and south of the site, and whether this can be included as part of the asset protection zone. This may effect the construction requirements.
2. Preliminary concept plans indicate that Buildings A & H encroach into the proposed 10 metre internal APZ. This may effect the construction requirements.
3. The recommended perimeter access way to be located within the proposed 10 metre APZ should have direct access onto Soldiers Point Road at the south west corner of the site.
4. The entire site will be required to be maintained as an inner protection area and landscaping within the site will be required to comply with Appendix 5 of 'Planning for Bush Fire Protection 2006'.

For any enquiries regarding this correspondence please contact Garth Bladwell.

Yours faithfully,



Corey Shackleton
A/Team Leader, Development Assessment & Planning

For information on *Planning for Bush Fire Protection 2006* visit the RFS web page www.rfs.nsw.gov.au