

Base information, questions and road widening, retaining walls provided by Caroline Bull. Earthworks Plan No. 72140281.



 Part A & Part B Site Boundaries
 Building Location Envelope
 Park and Recreation / Water Quality
 SEP 14 Wetland Conservation
 SEP 14 Wetland Buffer
 10m Wide Road Widening

Total Site Area 32.89 ha

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Total Assets	11,527 lbs
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Total No. of Lots	26
< 440m ²	5
450m ² - 479m ²	11
480m ² - 509m ²	5
510m ² - 539m ²	14
540m ² +	28
duplex 600m ² +	16 - 32 lots

Integrated Housing (2.517 ha)

62 darlık

Total Area of Open Space	28825 m ²
Park and Recreation	1.58 ha
Water Quality	

Please Write

Part B	
Total Area	21.82 ha
Total No. of Lots	73

540m ² = 1.33 ha	73
Total Area of Open Space	
Park and Recreation	7463 m ²
See 14 Wetland Conservation	3.15 ha

Step 14 Wetland Buffer	2.4 ha
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Lavett Dates	Date	22 NOV 2006
Origin	Sonnyard	
	Comp By.	KCH
	DWG Name	20934-PRO
Goals 1:2000@A1	Local Authority	TWEED SHIRE COUNCIL
	Job Reference	20934

CLIENT	PROJECT
VILLA WORLD LIMITED	PROPOSED SUBDIVISION
PROPOSED LAYOUT	Plan Reference
FRASER DRIVE	20934-5a
TWEED HEADS	



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APPENDIX B

Bushfire Assessment by Boskae Environmental Planning

**BUSHFIRE ASSESSMENT
FOR A PROPOSED RESIDENTIAL
SUBDIVISION
FRASER DRIVE, SOUTH TWEED**

October 2006

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**Bushfire Assessment
Proposed residential subdivision
Fraser Drive, South Tweed
Lot 9 DP 1039569**

October 2006

Prepared by:

Boskae Environmental Planning
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ABN: 23 558 219 895

Prepared for:

Villa World
PO Box 7720 GCMC Bundall QLD 9726

The expression of our views about this Bushfire Assessment, our acceptance of the client's instructions, and our understanding of this assessment do not constitute any representation or warranty as to the ability of the development to withstand bushfire.

Due to the unpredictable nature of wild fires and associated extreme weather conditions, Boskae Environmental Planning, in its preparation of this Bushfire Assessment and the recommendations contained herein, do not express or imply a guarantee or warranty to protect persons or property against the identified bushfire threat. The owner of the property accepts the risks associated with knowingly developing a site within a designated bushfire prone area, where a potential bushfire threat exists.

Signature:



Bridget Aulton
Bushfire Consultant

Date: 19 October 2006

Signature:



Brad Carmady
Principal

Date: 19 October 2006

EXECUTIVE SUMMARY

Boskae Environmental Planning has undertaken a Bushfire Protection Assessment to support the development application for the proposed Fraser Drive residential subdivision.

The site comprises 33.8 hectares of land on the eastern side of Terranora Creek, South Tweed, and is described as Lot 9 DP 1039569.

The site is located on the western side of Fraser Drive, approximately 1km south of the coastal town of Tweed Heads in Northern New South Wales.

The site is currently vacant land, however at times it is used for cattle grazing. The site has been used previously for banana farming and other agricultural uses.

The land surrounding the site includes residential land to the north, south and west, and tourist, residential and grazing land to the east.

The proposed development is a residential subdivision comprising 153 lots.

This Bushfire Protection Assessment provides an assessment of the potential level of bushfire risk to the proposed future development and provides recommendations on the implementation of Asset Protection Zones, the provision of water supplies, access requirements and fuel management practices necessary to mitigate the potential bushfire threat.

Asset Protection Zones ensure that a progressive reduction of bushfire fuels occurs between the bushfire hazard and future dwellings within the development.

Water supplies are essential for firefighting purposes and the subdivision will be serviced by a reticulated water supply and associated fire hydrants.

Access requirements include construction of the internal road system in accordance with Planning for Bushfire Protection (2001).

The features of the site as discussed in this report, together with these strategies, provide that the site is suitable in terms of its intended use.