

8 Recommendations and Conclusion

In summary, the following measures are recommended to be applied to the Concept Plan for the proposed Fraser Drive residential subdivision:-

- (a) Asset Protection Zones, where required, are to be maintained on all aspects of the lots as specified in Section 5.1 of this report.
- (b) The elevation of the integrated housing and residential lots facing the SEPP 14 Coastal Wetland/Tall Open Ecotonal Forest is to be constructed in accordance with Level 2 performance levels AS3959-1999.
- (c) The subdivision will be serviced by a reticulated water supply. The water system and installed fire hydrants should comply with Section 6.4.3 of Planning for Bushfire Protection (2001).
- (d) Underground electrical transmission lines are recommended, although where overhead electrical transmission lines are installed these should comply with Section 6.4.1 of Planning for Bushfire Protection (2001).
- (e) The internal road system should be constructed to comply with Section 4.3.1 of Planning for Bushfire Protection (2001).

The determining authorities and RFS officers may suggest additional or alternative measures be included in the planning and construction of individual dwellings.

It is considered that should the recommendations in this assessment be incorporated in the design and construction of the proposed subdivision, that the fire hazard present is containable to a level considered necessary to provide an adequate level of protection to life on the site. While it is believed that the implementation of the measures and recommendations contained within this report would contribute to the amelioration of the potential impact of any bushfire upon this site, they do not and cannot guarantee that the area will not be affected by bushfire at some time.

If there is a need to discuss any matter raised in this report, please do not hesitate to contact Bridget Aulton on (02) 6625 1704.

9 References

Councils of Standards Australia AS3959 (1999) *Australian Standard "Construction of buildings in bushfire-prone areas"*.

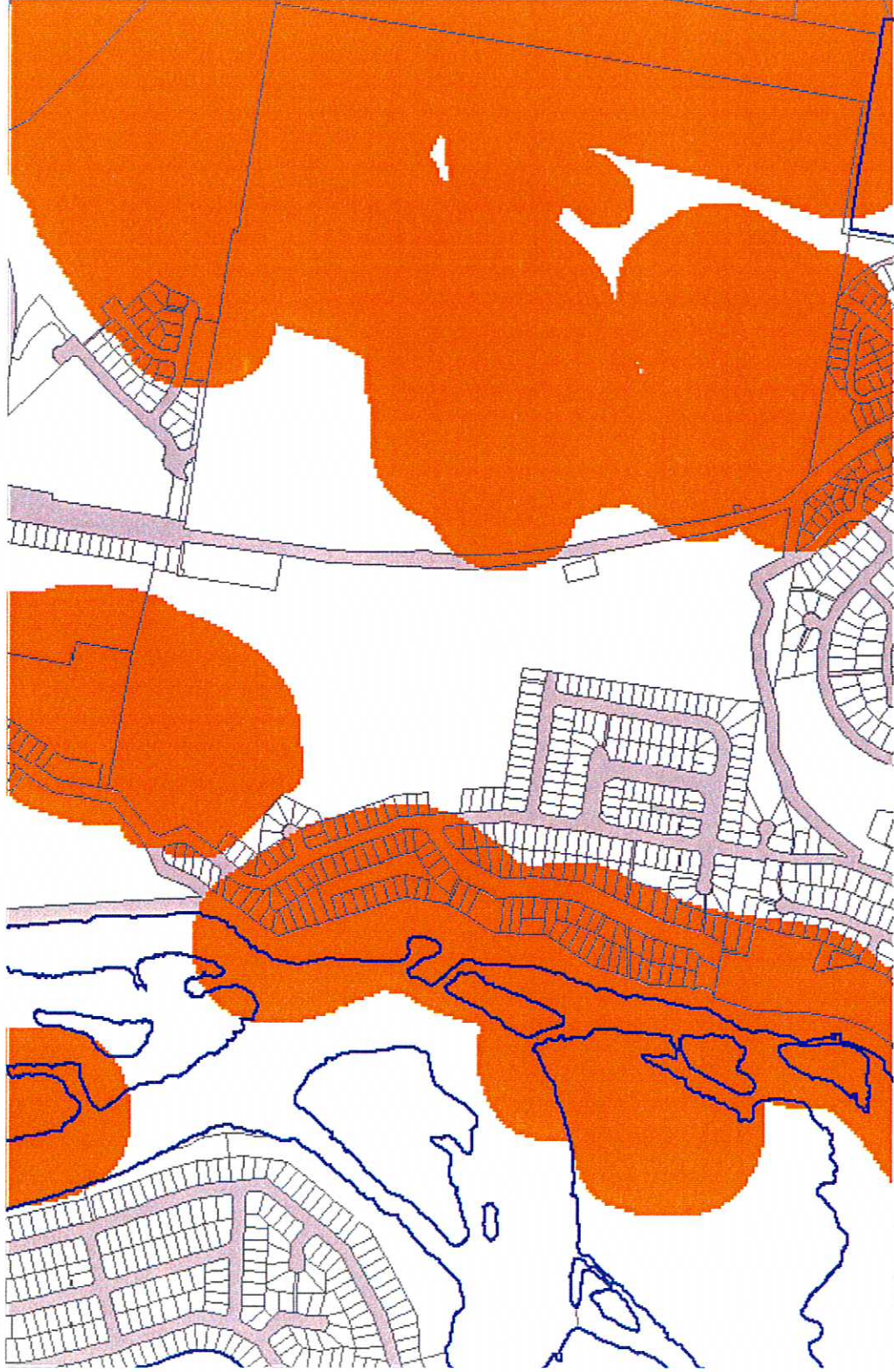
NSW Rural Fire Service (2001) *Planning for Bushfire Protection – A Guide for Councils, Planners, Fire Authorities, Developers and Home Owners*.

Warren, J (2002) *Flora and Fauna Assessment*.

Tweed Shire Bush Fire Management Committee (2002) *Tweed Bush Fire Risk Management Plan*.

Tweed Shire Council (2000) *Tweed Local Environmental Plan*.

APPENDIX A – TWEED SHIRE COUNCIL BUSHFIRE MAP



Tweed Shire Council Bushfire Prone Land Map. Date Plotted: 1 September 2006

APPENDIX B - SITE PHOTOS



Northern aspect showing north-east corner of site



Southern aspect showing south-east corner of site