

All communications to be addressed to:

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The Secretary  
Department of Planning and Environment (Sydney Offices)  
GPO Box 39  
Sydney NSW 2001

Your Ref: MP 09\_0166 MOD 3  
Our Ref: D18/5190  
DA18041212629 AB

**ATTENTION:** Emma Butcher

10 January 2019

Dear Ms Butcher

**Part 3A/State Significant Development Application - Mp 09\_0166 Mod 3 -  
Altitude Aspire Residential Subdivision - 1//175234 Fraser Drive, Terranora**

I refer to your correspondence dated 5 December 2018 seeking key issue and assessment requirements regarding bush fire protection for the above Part 3A/State Significant Development Application in accordance with section 75F (4) of the 'Environmental Planning and Assessment Act 1979'.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following advice:

1. Recommended modified conditions

A4 Project in Accordance with Documents

The project will be undertaken in accordance with the following documents except where varied by the conditions of this approval:

10) Bushfire Assessment Report prepared by Bushfire Safe (Australia) Pty Ltd dated March 2012 and the Report prepared by Bushfire Certifiers dated 26th June 2018 addressing the amended central drainage corridor design (MOD3);

B49 Bushfire Management

The site shall be managed in accordance with the Bushfire Assessment Report prepared by Bushfire Safe (Australia) Pty Ltd dated March 2012 and the Report prepared by Bushfire Certifiers dated 26th June 2018 addressing the amended central drainage corridor design (MOD3). The entire site, including reserves on Lots 454 and 712, and excluding Lot 146 DP 1233026, shall be managed as an inner protection area (IPA) as outlined within Appendix 2 and 5 of Planning for Bushfire Protection (2006) and the NSW Rural Fire Service document 'Standards for Asset Protection Zones'. The central drainage corridor Lot 610 is to have a landscape plan provided with the following requirements to be assessed and approved by Tweed Shire Council:

- All vegetation is to be high moisture rainforest species in accordance with Appendix 5 PBP2006.
- The near surface and elevated fuels are not to exceed a height of 300mm with species selection nominated on the plans.

#### E49 Bushfire Certification

Prior to the issue of any Subdivision Certificate, certification from a Fire Protection Association Australia (FPA Australia) accredited Bushfire Planning And Design (BPAD) certified practitioner, must be submitted to the Certifying Authority, confirming that the works have been undertaken in accordance with the Bushfire Assessment Report prepared by Bushfire Safe (Australia) Pty Ltd dated March 2012, the Report prepared by Bushfire Certifiers dated 26th June 2018 and the conditions of this approval.

This letter is in response to a further assessment of the application submitted and supersedes our previous key issue and assessment requirements regarding bush fire protection dated 19 December 2018.

Should you wish to discuss this matter please contact Alan Bawden on 1300 NSW RFS.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'John Ball', is shown on a light background.

John Ball  
**Manager**

For general information on bush fire protection please visit [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)