



Building Code & Bushfire Hazard Solutions

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Mirvac
Level 28, 200 George Street
SYDNEY NSW 2000

2nd October 2019
Our Ref. 140990

Attn: Amanda Blake – Senior Development Manager

**Re: PLANNING PROPOSAL – 1/2018/PLP
LOT 61 DP 737386 / 55 COONARA AVENUE, WEST PENNANT HILLS NSW 2125
BUSHFIRE ASSESSMENT – RESPONSE TO COUNCIL**

Dear Amanda,

It is understood that the Hills Council and the NSW Department of Planning are seeking clarification on the required Asset Protection Zones (APZs) for the communal facility and subsequently any necessary vegetation removal or modification.

Planning for Bush Fire Protection 2006 (PBP) stipulates minimum required APZs for residential and rural-residential subdivisions, Special Fire Protection Purpose (SFPP) development (as defined in section 100B of the *Rural Fires Act 1997* and clause 46 of the *Rural Fires Regulation 2013*) and dwellings which result in an increased density on a single parcel of land.

It is understood that the community facilities will comprise of an outdoor swimming pool, tennis court, BBQ area, playground, shade structure & amenities block.

These proposed structures do not attract minimum required APZs and are indeed commonly incorporated into the minimum required APZs for residential and rural-residential subdivisions, SFPP development and development resulting in an increased density.

In this regard it is noted that PBP makes the following reference in section 4.2.4:

‘Sporting fields, and amenities blocks should form part of the APZ between the hazard and classrooms.’

While the proposed structures do not attract minimum required APZs it is acknowledged the proposal includes a ‘Managed Area’ between the proposed community facility and open space as shown in the submission documents. The intent of this area is that the existing management practices are to continue so this area does not increase the bushfire hazard.

Should you have any further questions please do not hesitate in contacting myself.

Prepared by
Building Code & Bushfire Hazard Solutions P/L

Stuart McMonnies

Manager Bushfire Section
G. D. Design in Bushfire Prone Areas.
Certificate IV Fire Technology
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