



Building Code & Bushfire Hazard Solutions

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Mirvac
C/- GLN Planning
GPO Box 5013
SYDNEY NSW 2001

27th April 2017
Our Ref. 140990

Attn: Peter Lawrence

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

Dear Peter,

I have reviewed the report issued by the Hills Council which does not support to proposed rezoning and provide this response in relation to the bushfire items raised.

The significant environmental values and subsequent bushfire risk of the site were identified early in the rezoning assessment process. This resulted is extensive consultation between the engaged ecological expert (Elizabeth Ashby, Keystone Ecological) and bushfire expert (Stuart McMonnies, Building Code & Bushfire Hazard Solutions), with minimum environmental impact and suitable bushfire protection measures being key objectives.

Council's report indicates that our assessment which accompanies the planning proposal deems the proposal '*generally acceptable' 'based on compliance with the requirements of Planning for Bushfire protection 2006 and the management of the entire site to asset protection zone requirements'*.

To clarify we have not asked for, nor do we rely on, the entire site to be maintained as an Asset Protection Zone to support the application. As previously mentioned key objectives underpinning the proposal was to ensure minimum environmental impact and appropriate bushfire protection measures. In this regard existing disturbed and or built upon areas delineated the commencement of the development area and Asset Protection Zones.

In relation to Council's comment regarding the requirement for an 8 metre wide perimeter road, this is the preferred design option expressed within PBP however is not the only acceptable solution. The current development has a perimeter road the rezoning plans also maintains this outcome except for a minor area where the developer sought to increase the amount of public open space. We understand this minor exception can be altered during the detailed Development Application process and the design will be adjusted to have a full perimeter road.

Alternatively there may be opportunity to satisfy the Performance Criteria of 4.1.3(1) of PBP by other means, including a combination of perimeter roads and fire trails.

We therefore maintain our position that a future residential development within the subject site can demonstrate compliance with the relevant specifications and requirements of Planning for Bush Fire Protection 2006. Furthermore this can be achieved while being sensitive to the ecological issues onsite.

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

Prepared by
Building Code & Bushfire Hazard Solutions

Reviewed by
Building Code & Bushfire Hazard Solutions P/L



Stuart McMonnies

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Wayne Tucker

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Disclaimer:

Quote from Planning for Bushfire Protection 2006, 'Any representation, statement opinion, or advice expressed or implied in this publication is made in good faith on the basis that the State of New South Wales, the NSW Rural Fire Service, its agents and employees are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any representation, statement or advice referred to above.'

Similarly the interpretations and opinions provided by Building Code and Bushfire Hazard Solutions in regard to bushfire protection are also given in the same good faith.