



Building Code & Bushfire Hazard Solutions

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Mirvac
Level 28, 200 George Street
SYDNEY NSW 2000

18th May 2022
Our Ref. 210256B

Attn: Robert Malcolm – Senior Development Manager

**Re: CIVIL WORKS - BUSHFIRE MITIGATION MEASURES
LOT 61 DP 737386 / 55 COONARA AVENUE, WEST PENNANT HILLS NSW 2125**

Dear Robert,

It is understood that Mirvac are seeking approval to commence the civil works at 55 Coonara Avenue, West Pennant Hills in the area shown in Figure 01 overleaf. The subject site contains a large area of bushland and abuts residential development to the north and west, and Cumberland State Forest to the east and south.

As the property owner Mirvac must take the notified steps (if any) and any practicable steps to prevent the occurrence of bush fires on, and to minimise the danger of the spread of bush fires on or from, that land to satisfy section 63 of the *Rural Fires Act 1997*.

Notified steps means:

- (a) any steps that the Bush Fire Co-ordinating Committee advises a person to take under subsection (4), or
- (b) any steps that are included in a bush fire risk management plan applying to the land.

In this regard there is an active Bush Fire Hazard Reduction Certificate (certificate number HR16121278913-2, effective from 8th July 2020 and expires on 7th July 2023) for the site which must be complied with. Compliance with the Bush Fire Hazard Reduction Certificate will ensure notified and practicable steps have been achieved to prevent bushfire impact to the adjacent residential allotments.

Measures must also be taken to minimise the likelihood of a bushfire occurring as a result of the civil works and to maintain access and services for attending fire services. In this regard it is noted that Mirvac will implement the following standard measures:

- Mirvac standard protocol to undertake hot works permit procedure for any grinding / cutting / welding using fire or spark producing tools
- Ongoing maintenance of fuel load clearing undertaken by current landscape maintenance contractor
- Locations of hazardous materials / fuel storage in consideration of APZ's
- Location of vehicle refuelling during works to be confined to civil work area on suitable hardstand

In addition to the above measures the following is recommended:

- Ceasing civil works on days of declared Catastrophic fire danger;
- At the earliest detection of smoke or bushfire, emergency services are to be notified by calling '000'. Following this the adjacent Cumberland State Forest (which have firefighting resources) shall also be notified;
- If a bushfire is detected onsite or within the adjacent Cumberland State Forest onsite staff are to activate their Emergency Management Procedures and where necessary relocate from the site.



Figure 01: Plan showing extent of civil works (blue dashed line)

This Bushfire Mitigation Memo does not assess technical compliance of the proposed civil works against *Planning for Bush Fire Protection 2019* as this has been addressed in the Bushfire Assessment Report submitted as part of the Concept DA.

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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