



Building Code & Bushfire Hazard Solutions

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Lendlease
Exchange Place
300 Barangaroo Avenue
BARANGAROO NSW 2000

31st May 2021
Our Ref. 160107E

Attention: Leah Cleary

**Re: APPROVED REDEVELOPMENT – SECTION 4.55
GLENAEON RETIREMENT VILLAGE
199 & 207 FOREST WAY , BELROSE NSW 2085
PROVISION OF UPDATED BUSHFIRE ASSESSMENT**

Dear Leah,

We understand that you are compiling the submission documents for the proposed section 4.55 modifications to the approved redevelopment at Glenaeon Retirement Village (DA2018/1332).

We have reviewed the plans prepared by PTW Architects (dated 30 April 2021) and understand that the proposed modifications relate to the following:

- **Steel structure amended to concrete:** The proposal seeks to replace majority of the steel structure and metal roofing to concrete with a waterproof membrane. The awnings will remain as steel and metal roofing.
- **Increase slab to slab levels:** As the proposal seeks to remove the steel structure, the floor to floor levels will be amended given the extra space achieved. The proposal will increase the height of each level by 50mm to allow for additional ceiling space for services reticulation. The overall height of the main roof will not change.
- **Increase to balcony set downs:** Due to the increase in floor to floor level, the balcony set downs are proposed to be amended by 20mm to allow for improved waterproofing detail.

Building Code & Bushfire Hazard Solutions P/L (BCBHS) prepared a Bush Fire Assessment Report (ref: 160107) addressing the relevant specifications and requirements of Planning for Bush Fire Protection 2006 for the original development application and received Bush Fire Safety Authority from the NSW Rural Fire Service (D18/6902 17th October 2018).

It is acknowledged that since the time the original development application was lodged *Planning for Bush Fire Protection 2019* (PBP 19) has come into effect and is applicable to all applications lodged on or after 1st March 2020.

The proposed modifications do not alter the approved building footprints and do not compromise any of the approved Bushfire Protection Measures.

While concrete roofs are not specifically addressed in Australian Standard 3959 'Construction of buildings in bushfire-prone areas' their properties result in an inherently better fire resilience than metal sheet roofs and are therefore considered acceptable in this instance.

We have reviewed the proposed modifications and are of the opinion that the assessment outlined in the previous Bushfire Hazard Assessment Report remains accurate.

We are therefore in support of the proposed section 4.55 modifications with no additional Bushfire Protection Measures.

Should you have any questions please do not hesitate in contacting our office.

Prepared by
Building Code & Bushfire Hazard Solutions P/L



Andrew Muirhead

Bushfire Consultant
Diploma of Engineering

Reviewed and endorsed by
Building Code & Bushfire Hazard Solutions P/L



Stuart McMonnies

Manager Bushfire Section
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