



Building Code & Bushfire Hazard Solutions

(Pty. Limited) ABN 19 057 337 774
PO Box 124, Berowra NSW 2081
Telephone: (02) 9457 6530
www.bushfirehazardsolutions.com.au



Platino Properties
By Email: simon@platino.com.au

30th November 2021
Our Ref 210979

Attn: Simon Militano – Development Director

**Re: PROPOSED MIXED USE AND SENIORS HOUSING DEVELOPMENT
5 SKYLINE PLACE, FRENCHS FOREST NSW
PROVISION OF UPDATED BUSHFIRE ASSESSMENT**

Dear Simon,

I understand that you are compiling the submission documents for section 8.2 review under *Environmental Planning and Assessment Act 1979* for the deemed refusal by the Sydney North Planning Panel (DA2021/0212) for the proposed mixed use development at 5 Skyline Place, Frenchs Forest.

I have reviewed the architectural plans prepared by PA Studio (see plan register).

In response to concerns relating to bulk and scale the proposed modifications include a reduction in building height (12 storeys to 8 storeys) and reduction in units (133 to 109).

Building Code & Bushfire Hazard Solutions P/L (BCBHS) prepared a Bushfire Assessment Report (ref: 210979, dated 22nd February 2021) addressing the relevant specifications and requirements of Planning for Bush Fire Protection 2019 for the original Development Application.

The New South Wales Rural Fire Service (NSW RFS) issued General Terms of Approval, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997* (RFS ref: DA20210330001208-Original-1, dated 17th May 2021) subject to five (5) conditions of consent.

As a suitably qualified bushfire practitioner I am satisfied that the proposed modifications do not alter the findings and/ or recommendations made within the Bushfire Assessment Report prepared by Building Code & Bushfire Hazard Solutions P/L (ref: 210979, dated 22nd February 2021) which accompanied the original Development Application.

In this regard it is noted that the proposed building envelope remains unchanged and therefore the reported Asset Protection Zones also remain unchanged. The bushfire design modelling also adopted a calculated peak elevation of receiver and therefore the reduced building height does not alter the outcomes of the bushfire design modelling.

In addition I am satisfied that the proposal maintains capacity to comply with the five (5) conditions of consent detailed General Terms of Approval, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997* (RFS ref: DA20210330001208-Original-1, dated 17th May 2021) issued by the NSW RFS

I am therefore in support of the section 8.2 review 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



Stuart McMonnies

Manager Bushfire Section
G. D. Design in Bushfire Prone Areas.
Certificate IV Fire Technology
Fire Protection Association of Australia BPAD – L3 Accredited Practitioner
Accreditation number – BPAD 9400



Plan Register:

Plans prepared by PA Studio:

Drawing No.	Name	Issue	Date
DA000	Cover Page	D	01.11.21
DA001	Drawing List	D	01.11.21
DA101	Site Plan	D	01.11.21
DA201	Lower Basement Carpark	D	01.11.21
DA202	Basement Carpark	D	01.11.21
DA203	Ground Floor Plan	D	01.11.21
DA204	Level 1 Floor Plan	D	01.11.21
DA205	Level 2 Floor Plan	D	01.11.21
DA206	Level 3 Floor Plan	D	01.11.21
DA207	Level 4 Floor Plan	D	01.11.21
DA208	Level 5 Floor Plan	D	01.11.21
DA209	Level 6 Floor Plan	D	01.11.21
DA210	Level 7 Floor Plan	D	01.11.21