



Building Code & Bushfire Hazard Solutions

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Lendlease
Exchange Place
300 Barangaroo Avenue
BARANGAROO NSW 2000

5th November 2021
Our Ref. 220081

Attention: Sue Atwill – Design Manager

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

Dear Sue,

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 Site Plan prepared by PTW Architects (rev 19, dated 211029) and understand that the proposed modifications relate to the following:

- 5 new garages to replace 8 that were demolished in the road alteration.
- New potable water generator added next to the garbage area across from the basement car parking area.
- Removal of left over Building D proposed detention basin in lieu of retaining the existing detention basin.

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 garages (Class 10 structures) are located within 6 metres of a habitable building (approved Building C) and therefore require assessment under Planning for Bush Fire Protection 2019 and application of the relevant construction provisions under Australian Standard 3959 'Construction of buildings in bushfire-prone areas' 2018.

Proposed Garages Assessment Summary:

	North	East	South	West
Vegetation structure	Maintained grounds	Remnant	Forest	Maintained grounds
Effective slope within hazard	n/a	5 - 10 degrees down	0 – 5 degrees down	n/a
Minimum APZ for new SFPP (10 k/Wm²)	n/a	57 metres	79 metres	n/a
Available APZ (separation)	>100 metres	>63 metres	>39 metres	>100 metres
Significant Environmental Features	Approved Building B / Existing buildings	Existing apartments	Approved Building C / Existing buildings	Approved Building C
Bushfire Attack Level	BAL Low	BAL 12.5	BAL 29	BAL Low



Figure 01: Aerial view of the subject area
 Subject site (thick red line), garage footprint (yellow outline) and
 140 metre assessment area (blue dotted line)

The highest Bushfire Attack Level to the proposed garages was determined from Table A1.12.5 of PBP to be 'BAL 29'. The proposed garages must be constructed to sections 3 and 7 (BAL 29) under AS 3959 – 2018 and the additional construction requirements detailed in section 7.5 of PBP.

It is therefore of our opinion that the following additional condition should be applied to this application:

Construction

1. That all new works associated with the garages shall comply with section 7 (BAL 29) Australian Standard AS3959-2018 'Construction of buildings in bush fire-prone areas' and section 7.5 of "Planning for Bush Fire Protection 2019".

The proposed modifications do not alter the approved building footprints and do not compromise any of the approved Bushfire Protection Measures with the inclusion of the additional condition above.

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 the one additional Bushfire Protection Measure.

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

Prepared by
Building Code & Bushfire Hazard Solutions P/L



Stuart McMonnies

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G. D. Design in Bushfire Prone Areas.
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