



# Building Code & Bushfire Hazard Solutions

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Platino Properties  
Email: paula@platino.com.au

23<sup>rd</sup> November 2023  
Our Ref. 210979C

Attention: Paula

**RE: APPROVED DEMOLITION & CONSTRUCTION OF A MIXED DEVELOPMENT, COMPRISING SENIORS HOUSING, COMMERCIAL USES, CARPARKING, LANDSCAPING AND STRATUM SUBDIVISION  
SECTION 4.55(2) MODIFICATION TO DESIGN  
LOT 101 DP 1209504, 5 SKYLINE PLACE, FRENCHS FOREST NSW 2086  
PROVISION OF UPDATED BUSHFIRE ASSESSMENT REPORT**

Dear Paula,

We understand that you are compiling the submission documents for a section 4.55(2) modification to the approved plans for a 'Mixed Use and Seniors Living Development' at 5 Skyline Place, Frenchs Forest.

Approval was granted by the Land and Environment Court of NSW (Proceedings no. 2022/00161509, dated 20 April 2023). Condition 2 of the consent requires compliance with the conditions outlined in the General Terms of Approval issued by the NSW Rural Fire Service (DA20210330001208-S4.55-1, dated 21 February 2022).

It is understood that the proposed modifications are illustrated on the plan by 'PA Studio', Revision G, dated 31.10.2023) and consist of the following:

## **S4.55 - MODIFICATIONS SCHEDULE**

- relocate the communal area from the Ground Floor of the western building to the ground level of the central building;
- delete commercial uses at Level 1 of the eastern building and replace with 8 ILUs;
- revise design of pool and recreation facilities on Level 2;
- revise landscape design by 'Paddock Studio', Project 2046, Issue 1, dated 08.11.23;
- minor changes to floor levels at each level to ensure floor to floor heights comply with the National Construction Code 2023 (NCC 2023) resulting in an increase in height to the western building of 0.5m;
- minor changes to layout of Independent Living Units to improve amenity;
- minor changes to basement levels, including minor changes to floor levels, location of mechanical plant rooms, the waste collection and storage areas and deletion of garbage lift;
- relocate lift shaft in the eastern building to improve entrance and circulation; and reallocation of a minor area of communal space at Level 7 to apartment floor area in the eastern tower.

Building Code & Bushfire Hazard Solutions P/L (BCBHS) prepared Bushfire Assessment Reports (Reference 210979, dated 22<sup>nd</sup> February 2021) addressing the relevant specifications and requirements of *Planning for Bush Fire Protection* 2019 for the original development application.

We have reviewed the proposed modifications and are of the opinion that the recommendations within the previous Bushfire Assessment Report remain valid for the proposed modifications.

Furthermore, we are of the opinion that modifications have capacity to comply with the conditions outlined in the General Terms of Approval issued by the NSW Rural Fire Service (DA20210330001208-S4.55-1, dated 21 February 2022).

We are therefore in support of the proposed section 4.55(2) 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



**Rob Crump**  
Bushfire Consultant

Reviewed by  
Building Code & Bushfire Hazard Solutions P/L



**Stuart McMonnies**

Director / Manager Bushfire Section  
G. D. Design in Bushfire Prone Areas.  
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