



Building Code & Bushfire Hazard Solutions

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Midson
PO Box 283
HUNTERS HILL NSW 2110

26th June 2019
Our Ref: 180961B
Council ref: N0123/17

Attn: Emmanuel Ghali

**Re: Approved: Demolition of an existing aged care facility and construction of a new residential aged care facility – Section 4.55 application
184 Garden Street, Warriewood NSW
Bushfire Assessment**

Dear Emmanuel,

We understand that you are compiling the submission documents for a section 4.55 application seeking approval for modifications to the approved aged care development at 184 Garden Street, Warriewood.

It is understood the proposed modifications include:

- 1 - Staging line adjusted to allow for egress during construction
- 2 - Proposed temporary carpark to provide carspace during stage 1 construction
- 3 - Demolition plan divided into two drawings to reflect staging
- 4 - Play area included. roof extended to cover
- 5 - Fire isolated stair relocated to this location in lieu of open entry stairs
- 6 - Activity room located on ground floor and level 1 in lieu of open entry stairs
- 7 - Allied health kit included. removal of 6 bedrooms.
- 8 - Staff courtyard FFL aligned with staff room FFL
- 9 - Interconnecting doors added
- 10 - Terrace and balconies with roof added to courtyard 5. revised design and layout
- 11 - Room size decreased to accommodate fire isolated stairs. purpose for staff training room
- 12 - Activity room and function room combined to be multi-purpose room
- 13 - Roof terrace design revised
- 14 - Pergola added to courtyard 1
- 15 - Audio room location to match with ground level
- 16 - Solar panels included
- 17 - Additional carparking added for allied health
- 18 - Pergola added to courtyard 4 and 5
- 19 - Minor adjustments to internal admin. layout
- 20 - Escape stairs adjusted to suit levels
- 21 - Planter bed layout adjusted
- 22 - Adjustments to window fenestration due to addition of allied health

We have reviewed the plans prepared by Group GSA (see attached plan register).

As a suitably experienced bushfire practitioner I am satisfied that the proposed modifications do not alter the findings and/ or recommendations made within the Bushfire Hazard Assessment Report prepared by Building Code & Bushfire Hazard Solutions P/L (ref: 161187, dated 22nd February 2016, revised 9th August 2017) which accompanied the original Development Application.

Furthermore we are of the opinion that the proposed modifications do not alter the ability to satisfy the conditions of consent issued by the NSW Rural Fire Service in their General Terms of Approval for the original Development Application.

We are therefore in support of the section 4.55 application with no additional Bushfire Protection Measures other than those already detailed in the aforementioned Bushfire Hazard Assessment Report.

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

Prepared by
Building Code & Bushfire Hazard Solutions



Stuart McMonnies

Manager Bushfire Section
G. D. Design in Bushfire Prone Areas.
Fire Protection Association of Australia
Level 3 Accredited Practitioner
Accreditation number – BPAD9400



Plan Register:

Plans by Group GSA, Project number 160760

Sheet Number	Sheet Name	Issue	Date
DA-0000	TITLE PAGE / LOCATION PLAN	B	25/06/2019
DA-1100	DEMOLITION PLAN - STAGE 1	B	25/06/2019
DA-1100.1	DEMOLITION PLAN - STAGE 2	A	25/06/2019
DA-2000	GROUND FLOOR PLAN	C	25/06/2019
DA-2001	LEVEL 1 FLOOR PLAN	C	25/06/2019
DA-2002	ROOF PLAN	C	25/06/2019
DA-3000	ELEVATIONS - SHEET 1	C	25/06/2019
DA-3001	ELEVATIONS - SHEET 2	B	25/06/2019
DA-4001	STAGING DIAGRAM	B	25/06/2019