



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



ICON Project Management Pty Ltd
Level 10, 350 Kent Street
SYDNEY NSW 2000

8th October 2021
Our Ref. 190616B
Council Ref: DA/2020/567

Attn: Kevin Pillary – Senior Project Manager

**Re: DA/2020/567 – 7 MARTIN CLOSE AND 42 STRONACH AVENUE, EAST MAITLAND
S4.55 MODIFICATION
PROVISION OF UPDATED BUSHFIRE ASSESSMENT REPORT**

Dear Kevin,

We understand that you are compiling the submission documents for a section 4.55 application which seeks approval for modifications to an approved Seniors Housing development at 7 Martin Close and 42 Stronach Avenue, East Maitland (DA/2020/567).

We have reviewed the architectural plans prepared by Calder Flower Architects and landscape plans prepared by Context Landscape Architecture (See plan register).

The proposed modifications include:

1. Reconfiguration of Loading Dock alignment to accommodate the building form changes on Ground Floor above Loading Dock.
2. Maintenance track realignment adjacent to Riparian corridor and Stronach Avenue.
3. Turning Bay amendment for the on grade parking.
4. Family Room removed, and internal planning of Respite Centre reconfigured.
5. Reconfiguration of building footprint, due to increase in additional building function and amenity. Additional building function includes staff rooms, Dirty Utilities and bathrooms.
6. Façade screening to balcony amended
7. Change to the roof form as a result of building form changes.
8. New skylight added.
9. Maintenance track realignment
10. Windows deleted

In addition to the above changes, there have been changes to setbacks and to the overall building materiality and finishes.

Building Code & Bushfire Hazard Solutions P/L (BCBHS) prepared a Bushfire Assessment Report (ref: 190616B, dated 19th June 2020) 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: DA20200706002403-Original-1, dated 19th August 2020) subject to six (6) conditions of consent.

As a suitably qualified bushfire practitioner I am satisfied that the proposed section 4.55 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: 190616B, dated 19th June 2020) which accompanied the original Development Application.

In addition I am satisfied that the proposal maintains capacity to comply with the six (6) 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: DA20200706002403-Original-1, dated 19th August 2020) issued by the NSW RFS

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



Stuart McMonnies

Manager Bushfire Section
G. D. Design in Bushfire Prone Areas.
Certificate IV Fire Technology
FPA Australia BPAD Level 3 Accredited Practitioner
BPAD Accreditation No. BPAD9400



Plan Register:

Architectural Plans prepared by Calder Flower Architects:

DRAWING No.	DESCRIPTION	REV
A000	TITLE PAGE	D
A001	SITE ANALYSIS	D
A002	EXISTING/PROPOSED SITE	D
A003	DEMOLITION PLAN	D
A004	SITE PLAN	D
A005	HEIGHT PLANE DIAGRAMS	D
A006	AREA CALCULATIONS	D
A100	LOWER GROUND FLOOR PLAN	D
A101	GROUND FLOOR PLAN	D
A102	LEVEL 1 FLOOR PLAN	D
A103	LEVEL 2 FLOOR PLAN	D
A104	ROOF PLAN	D
A110	SMOKE COMPARTMENTS	D
A111	FIRE COMPARTMENTS	D
A200	ELEVATIONS	D

Landscape Plans prepared by Context Landscape Architecture:

DRAWING No.	DESCRIPTION	REV
L_0001	COVER SHEET	A
L_0002	GENERAL NOTES	A
L_0004	LANDSCAPE AREA DIAGRAMS	A
L_1001	OVERALL LANDSCAPE PLAN	A
L_1002	DETAIL LANDSCAPE PLANS	A
L_1003	PLANTING/ TREE STRATEGY	A
L_1004	PLANTING SCHEDULE	A
L_1005	PLANTING SCHEDULE	A
L_1006	RIPARIAM DIAGRAM	A
L_1201	SECTIONS 01	A
L_1202	SECTIONS 02	A
L_1203	SECTIONS 03	A
L_1301	MONTAGE	A
L_1302	MONTAGE	A