



BUSH FIRE

Response to MOD 4



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BUSH FIRE - RESPONSE TO MOD 4

NSW RFS reviewed the Application to Modify Concept Plan MP06_0183 (MOD2) - Mixed Use Residential/Tourist Development (Ref: DA-2008-08237-S4.55-1 dated Monday 20 December 2021). Given that the land is not mapped bush fire prone land, the NSW RFS advises that condition 13 of the NOD can be deleted and condition 12 Landscaping be amended to include:

- *"the entire site be maintained as an inner protection area and landscaping within the site will comply with Appendix 4 of 'Planning for Bush Fire Protection 2019'."*

BEMC has completed a review of the modified concept plans prepared by Bates Smart dated 8/11/2023 revision 4):

- Concept Plans prepared by Bates Smart, including:
- Landscape Plan, Drawing No. P01.100, Revision 4, dated 6 November 2023.
- Movement Diagram – Vehicular, Drawing No. P01.200, Revision 4, dated 6 November 2023.
- Movement Diagram – Pedestrian and Cycle, Drawing No. P01.300, Revision 4, dated 6 November 2023.
- Basement Plan 01, Drawing No. P03.B01, Revision 4, dated 6 November 2023.
- Basement Plan 02, Drawing No. P03.B02, Revision 4, dated 6 November 2023.
- Ground Level Plan, Drawing No. P03.000, Revision 4, dated 6 November 2023.
- Level 1 Plan, Drawing No. P03.001, Revision 4, dated 6 November 2023.
- Level 2 Plan, Drawing No. P03.002, Revision 4, dated 6 November 2023.
- Level 3 Plan, Drawing No. P03.003, Revision 4, dated 6 November 2023.
- Level 4 Plan, Drawing No. P03.004, Revision 4, dated 6 November 2023.
- Level 5 Plan, Drawing No. P03.005, Revision 4, dated 6 November 2023.
- Level 6 Plan, Drawing No. P03.006, Revision 4, dated 6 November 2023.
- Level 7 Plan, Drawing No. P03.007, Revision 4, dated 6 November 2023.
- Level 8 Plan, Drawing No. P03.008, Revision 4, dated 6 November 2023.
- Roof Plan, Drawing No. P03.100, Revision 4, dated 6 November 2023.
- Sections Sheet 01 & 02, Drawing No. P09.100, Revision 3, dated 6 November 2023.
- Sections Sheet 03, Drawing No. P09.101, Revision 3, dated 6 November 2023.
- Sections Sheet 04 & 05, Drawing No. P09.102, Revision 3, dated 6 November 2023.
- Elevations Sheet – Soldiers Point Road & East, Drawing No. P09.000, Revision 2, dated 6 July 2023.
- Elevations Sheet – North & South, Drawing No. P09.001, Revision 2, dated 6 July 2023.

A summary of the proposed changes to the approved concept plan include:

- Reconfiguration of footprint, while maintaining the same gross floor area as approved under MOD 2.
- Retain FSR of 1.6:1.
- Redistribute building heights across the site to allow for better building separation and enhanced residential apartment amenity.
- Reduction of total residential apartments to 77 (previously approved 98 apartments).
- Reduction of total hotel rooms to 85 (previously approved 90 hotel rooms).
- Provision of 320 car parking spaces on site (previous approved 310), with dedication of 9 additional parking spaces for patron parking (total 59 spaces), pursuant to Condition 2(a) of the MOD 2 Concept Approval.

The proposed MOD 4 layout slightly reduces the separations between the lot boundary and the MOD 4 building envelope (balconies) in the south-eastern corner in comparison to the MOD 2 concept approval. The ground level access and separations are consistent between MOD 2 and MOD 4.

Reduction in occupancy within MOD 4 is viewed as an improvement to the design in consideration of MOD 2.

It is the opinion of the author that there are no significant changes to the proposed development (MOD 4) that change the NSW RFS recommendations dated Monday 20 December 2021, or the responses to the public exhibition comments.

The following bushfire risk mitigation measures are confirmed to be appropriate and are consistent with previous advice:

- The s88b easement for the installation of an Asset Protection Zone within the council reserve is not required.
- The entire lot to be managed to Inner Protection Area Standards of an Asset Protection Zone, with tree removal to open canopy to the south of building E.
- The existing water hydrant in the south-eastern corner be maintained.
- Vehicle access along the grass verge associated with Soldiers Point Road be provided to the existing water hydrant.
- A live fire hose connected to reticulated water mains, constructed in accordance with *AS/NZS 1221:1997 Fire hose reels*, and installed in accordance with *AS 2441:2005 installation of fire hose reels* is located in the south-eastern corner of the lot between the building and vegetation to the south.
- A clear pedestrian access path is provided between the existing water hydrant in the south-eastern and fire hose in the south-eastern corner.
- All glazing elements along the southern elevation of the proposed building be to BAL29 construction standards.

Regards,

Duncan Scott-Lawson



Accredited Bush fire Consultant

Level 3 - BPAD Accreditation #: 47789

