

Level 15, 133 Castlereagh Street
Sydney, NSW 2000
Australia
www.ghd.com



Our ref: 12571098
Revision: 1

15 February 2022

Warwick Bowyer
Iris Capital Group Pty Ltd
GPO Box 5479
Sydney NSW 2001

Re: Fire Engineering DA Statement of Support
Project: 23 & 25-27 The Corso, Manly – The Ivanhoe Hotel

Dear Warwick

The purpose of this Development Application (DA) Fire Engineering Statement is to provide confidence to the Consent Authority that the documentation submitted for issuance of the planning permit for the aforementioned site is capable of achieving compliance with the Building Code of Australia (BCA) with regards to fire safety.

This statement and assessment has been conducted by a registered Professional Engineer (Fire Safety), as required by the NSW *Design and Building Practitioners Act 2020*.

1. Project Background

The Ivanhoe Hotel Pty Ltd is the Applicant for two modification applications, lodged concurrently, but applying to the same premises, and made in accordance with s.4.55(2) of the Environmental Planning & Assessment Act 1979 (EP & A Act). The concurrent modification applications seek to amend Development Consent 2019/0574 and Development Consent 2008/196.

The Development Consent approved the following:

Change of use to a pub, alteration and additions to the premises, fitout and signage., and

Alterations and additions to the Ivanhoe Hotel and extend to adjoining premises, including new façade, coffee shop, poker machine area, bottle shop and TAB.

The land to which the application relates is legally described as:

- Strata Plan 12989,
- Lot 1, Deposited Plan 877793,
- Lot 2, Deposited Plan 877793,

and is known as 19-23, 25, 27-29 The Corso, Manly.

No. 31 The Corso does not form part of these applications.

In both cases, the modification application seeks to amend **Condition 1** which provides the **Approved Plans and Supporting Documentation**, by modifying the approved layout of the premises, along with some minor modifications to the approved elevations to both The Corso and Market Lane.

While, legally, these two modification applications are required to be lodged separately, given that the premises operates across these allotments as one premises, for the purpose of establishing the overall impact, all of the consultant reports consider the impacts on a combined basis.

The proposed modifications do not alter the approved use of the land, with all changes falling squarely within the approved use of the premises as a *pub*, which is defined in the Manly Local Environmental Plan 2013, as:

***pub** means licensed premises under the [Liquor Act 2007](#) the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises.*

Note— Pubs are a type of **food and drink premises**—see the definition of that term in this Dictionary.

The proposed modifications are as indicated on the application plans and include reconfiguration of the approved internal layout of the premises, as set out below:

- Demolition of existing improvements within 23, 25 and 27 The Corso including removal of the ground floor kitchen of 25 The Corso
- Relocation of the bottle shop from within No. 25 The Corso, to the south-western side of the site, at No. 23, facing the Corso and thus improving street activation
- Relocation of Sports Bar from 29 The Corso to 25 The Corso
- Reconfiguration to the approved layout of the gaming area to the rear of the bottle shop at No. 23 The Corso and part of the internal area contained within No. 25 The Corso
- Removal of the approved voids contained within No. 23 The Corso
- Creation of new voids within No 25 The Corso
- Modified internal seating area on the eastern side of the internal gaming area within No. 25 The Corso
- Change of the ancillary use of Level 1 of 23 The Corso from storage to ancillary office area, consistent with the approved use as a pub
- Reconfiguration of approved improvements to Level 1 of 23 The Corso
- Reconfiguration of existing layout to Level 1, 25 The Corso

- Miscellaneous structural modifications
- Additional signage to the Corso and Market Lane
- Amendments to building access and services, including stairs and floor finishes

The modifications also seek to alter the approved facades as follows:

- Modification to the approved front façade, facing The Corso, across No. 23, with two additional glazed openings to match the existing treatment to improve the active frontage facing the street
- Modification to the approved rear façade of No. 23 The Corso, facing Market Lane, with new metal louvre panels and an entry door, along with a new fire escape door

2. GHD Involvement

GHD has been involved in the early design coordination and discussion for the redevelopment work of The Ivanhoe Hotel. The ongoing involvement encompasses:

- Attendance at stakeholder coordination and design meetings
- High-level advice at the early design stage to ensure that non-compliances arising from the reconfiguration of the hotel can be rectified by performance solution.
- Ongoing discussions with the project and design team, with involvement in design amendments.

3. Fire Engineering Statement of Support

The following list of Building Code of Australia Performance Solutions have been identified by the BCA Consultant, AE&D and are detailed in the BCA report dated 15 February 2022, (Ref: 11784 Rev 4.0). It is noted that these are subject to change as the detailed design progresses and some may form Deemed-to-Satisfy Solutions, and other Performance Solutions arise.

Sol	Description of Performance Solution	DtS Clause	Performance Requirement
1.	<ul style="list-style-type: none"> - To permit an opening between three separate lots without meeting the BCA criteria for fire separation. The opening which is between the three lots will allow for circulation within the one pub which is across the three lots and is under the one ownership. Lot boundaries applicable to this solution are boundaries between: <ul style="list-style-type: none"> o 23 & 25 The Corso o 25 & 27 The Corso <p>Note: The performance solution shall require that the single ownerships of the lots is required to be maintained or else the performance solutions shall be rendered void and fire separation in accordance with BCA Clause C2.7 shall subsequently be installed between the two lots.</p>	C3.2	CP2

We can confirm that an assessment can be undertaken by a suitably qualified Fire Safety Engineer, holding the following necessary qualifications in NSW:

- Certifier (Fire Safety)
- Design Practitioner (Fire Safety Engineering)
- Professional Engineer (Fire Safety)

The assessment would be in consultation with project stakeholders including FRNSW and the Registered Building Surveyor / Principal Certifying Authority, to demonstrate that the building will comply with the Performance Requirements of the BCA. This may be via either or a combination of the following:

- Become DtS by way of design development
- Comparison to the BCA DtS Provisions
- Compliance with the BCA Performance Requirements (absolute assessment)

It is considered that the preparation of the Performance Solution and corresponding fire safety measures that are likely to be documented therein will not result in any material changes to the building design presented in the architectural drawings reviewed for the planning permit.

Should you require any additional information relating to the above please contact the undersigned.

Regards,

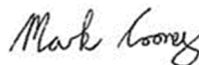
Prepared by:



James Scognamiglio
Fire Engineer

0401 289 948
james.scognamiglio@ghd.com

Reviewed and approved by:



Mark Cooney
Technical Director – Fire Engineering
Certifier – Fire Safety

0498 989 858
mark.cooney@ghd.com