

10 June 2022
Document: FE-STA-0001

Lindsay Cane AM
Royal Far West
19-21 South Steyne & 14-22 Wentworth Street,
Manly NSW 2095

**Re: Royal Far West, 19-21 South Steyne & 14-22 Wentworth Street, Manly NSW
Preliminary Feasibility Fire Engineering Review**

Dear Lindsay,

Please issue this correspondence to the Northern Beaches Council in support of the review application at the aforementioned precinct located in Manly NSW.

1. Appointment

We confirm that Omnii (NSW) Pty Ltd [Omnii] has been appointed as Fire Engineer for this project and that Wayne Bretherton, Chief Executive Officer of Omnii, is a Registered Certifier – Fire Safety.

2. NCC BCA Performance Provisions

The proposed works include the demolition of the existing buildings on the site, with the exception of the majority of Building A and front portion of Building B. The proposed works include the construction of a mixed-use united building which comprises of four buildings constructed above a common two-storey basement carpark. The four buildings are Building A: Centre for Country Kids (CCK), Building B: Drummond House, Building C: Residential/Commercial Building and Building D: Residential Building.

As part of the proposed Fire Safety Strategy for the building, each of the 'buildings' will be fire separated from one another and the basement carpark. The new development will require Performance Solutions under the National Construction Code (NCC) Building Code of Australia (BCA) 2019, Amendment 1.

The united building is considered to be above 25 m in effective height due to the inclusion of the Building C Level 8 rooftop storey. The provision of fire safety measures to the united building is proposed to be addressed by Performance Solution, which may include the rationalisation of zone smoke control and stair pressurisation.

The additional Performance Solutions may address protection of openings in external walls of different fire compartments, extended travel distances, discharge arrangements from fire stairs and the fire booster location.

We have reviewed the revised architectural drawings produced by Murcutt Candalepas (dated 10 June 2022) and confirm that the building is capable of achieving compliance with the NCC.

3. General

We confirm that we are of the opinion that the building is capable of achieving compliance with the NCC.

Yours sincerely,



Wayne Bretherton
Chief Executive Officer

BDC1876

MFireSafeEng, MBSc, MMgt, Grad Dip UPP, Grad Cert (Bldg&FireCodes),
RC-Fire Safety, NSW, PE (D&BP Act), NSW, RPEQ, Qld, PE, Vic
FIFireE, FRICS, CEng, NER, FIEAust, EngExec, IntPE(Aus)

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