

3/28 REDDALL STREET MANLY

FIRE SAFETY MEASURES REPORT

The summary addresses the proposed work with reference clause 62 & 64 of the Environmental Planning and Assessment Regulation 2021, Environmental Planning and Assessment (development certification and fire safety) Regulation and the National Construction Code

1.0 Existing Development

- The unit forms part of a Class 2 unit block
- The unit block is < 25m, containing 2 ground floor units and 1 first floor unit with partial basement garage
- The proposal does not involve a change of use
- The proposal does not involve a change in the number or composition of the units
- The proposed works have setbacks to boundaries > 3m
- All units contain at least 2 exits to open space with adequate space around the building

2.0 Scope of work relevant to cl.62 & 64 of the Environmental Planning and Assessment Regulation 2021,

The proposed work is to unit 3 only, and the scope of work largely contained within the existing unit 3 building volume; the proposed scope of work is significantly below the designated 50% by building volume variation value that engages this clause. The existing fabric remains largely unchanged.

There is no work close or affecting the interface with another unit or fire compartment other than the proposed isolated accessible lift comprising only 1.9m² which contains a cavity wall separation exhibiting 240/240/240 FRL, significantly > that the required 90/90/90 FRL. The construction type is 'A' noting a rise in storey of ≥ 3.

The building is Class 2 and has a rise in storey of 3 designating the construction level required as Type A. The proposed work readily satisfies this standard, with limited work to the existing structure and building envelope, all of which has no impact on the existing integrity, performance and strength of the building.

The application is only to unit 3 and the proposed works do not vary the performance requirement for any element of the building.

The proposed works can readily satisfy the NCC and involve no effect on the current building under the NCC. The proposal does not vary the existing fire resistance, fire stability, compartmentation or separation, opening, access or egress, provision of escape, exits or fire equipment measures.

The building contains 3 units, 2 on the Ground Level and 1 on the first floor. The building is circa 1920 and comprises cavity brick construction and timber floors and roof framing. The roof is solely located over Unit 3, with disconnected and isolated rear awning roofing over the small rear extensions to the Ground Floor units.

The proposal does not vary the existing use or class of the building and there is no variation to the number of units. The building height does not vary and remains under 25m. The works are all inset > 3m from boundaries with no impact to adjoining structures. The proposal is solely for unit 3.

Each apartment contains at least 2 exits directly to open space, which provides a high level of egress and

effective escape in the case of fire.

all apartments contain smoke alarms; required under the NCC and Environmental Planning and Assessment (development certification and fire safety) Regulation 2021 (reg 96). There is no further required fire measures attributable to this building. The building does not require any 'fire safety measures' or annual fire safety statement. It is noted there is a hydrant in front of the building.

3.0 SUMMARY

The proposed works can readily satisfy relevant fire considerations; smoke detectors will be required within the modified areas of unit 3 as per the NCC. No further measures are deemed required