



PEER REVIEW REPORT

48a Queenscliff Road, Queenscliff, NSW

**Report Number: 17084-R1-V2
Date: 22 November 2019**

**Client:
The Owners Corporation SP 4129
c/- C&C Project Management
25 Everview Avenue
Mosman NSW 2088**

AUTHORISATION

Version	Comment / reason for Issue	Issue date	Prepared by*
2	Peer Review of revised Fire Engineering Report.	22.11.19	<i>P. Gardner</i> Peter Gardner C10 – Accredited Certifier – Fire Safety Engineering Compliance, BPB, Accreditation No. BPB0131

REVISION HISTORY

Version	Comment / reason for Issue	Issue date	Prepared by*
1	Peer Review of Fire Engineering Report.	10.7.18	Peter Gardner

* For and on behalf of PGA Pty Ltd.

CONTACT INFORMATION

PGA Pty Ltd

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EXECUTIVE SUMMARY

PGA Pty Ltd has been engaged by The Owners Corporation SP 4129 c/- C&C Project Management for professional fire engineering services to undertake a peer review of the revised Fire Engineering Report in relation to the proposed alterations and additions to an existing residential building located at 48a Queenscliff Road, Queenscliff, NSW.

This Peer Review Report is undertaken in accordance with the peer review parameters detailed within the International Fire Engineering Guidelines (IFEG) and has considered the relevant provisions of the National Construction Code 2016, Amendment 1, Volume One, Building Code of Australia (BCA). The report highlights whether the proposed Performance Solutions are considered to satisfy the relevant Performance Requirements of the BCA.

From the peer review undertaken of the revised Fire Engineering Report, it is considered that the Fire Engineering Report is acceptable and satisfies the relevant Performance Requirements of the BCA subject to all items detailed within Table 2.1 of this report being comprehensively addressed.

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1 INTRODUCTION

1.1 PROJECT

The project relates to proposed alterations and additions to an existing residential building consisting of the following internal modifications to both the undercroft and the ground level of the building:

- to convert the undercroft area to become a new residential unit;
- to convert of a portion of the carpark area to a new residential unit on the ground floor;
- to convert of a small portion of the carpark area to a storage area on the ground floor; and
- to add a small portion of new carparking area on Level 1.

1.2 CLIENT

The Owners Corporation SP 4129, c/- C&C Project Management, 25 Everview Avenue, Mosman NSW 2088.

1.3 PROJECT ADDRESS

48a Queenscliff Road, Queenscliff, NSW.

1.4 DESCRIPTION OF WORK

PGA Pty Ltd has been engaged for professional fire engineering services to undertake a peer review of the revised Fire Engineering Report. This Peer Review Report is undertaken in accordance with the peer review parameters detailed within the International Fire Engineering Guidelines (IFEG) and has considered the relevant provisions of the National Construction Code 2016, Amendment 1, Volume One, Building Code of Australia (BCA). The report highlights whether the proposed Performance Solutions are considered to satisfy the relevant Performance Requirements of the BCA.

The Certificate of Accreditation of Peter Gardner is listed in Appendix A.

1.5 SCOPE AND LIMITS OF REPORT

Vic Lilli of Vic Lilli & Partners is the Authority Having Jurisdiction for the purposes of considering an application for a Construction Certificate relating to the subject development in accordance with the relevant statutory provisions.

This report does not relieve any party from their responsibilities under the Environmental Planning & Assessment Act 1979 and the Environmental Planning & Assessment Regulation 2000.

The analysis does not specifically consider arson (other than as a source of initial ignition), multiple simultaneous ignition sources, acts of terrorism, protection of property (other than adjoining property), business interruption or losses, or personal or moral obligations of the owner/occupier.

PGA Pty Ltd does not accept liability for the use of the findings outside the set design criteria or by any third party and it does not accept liability for the accuracy of the documents or other information provided by others which form the basis of this report. It is a condition of this report that all documentation and other information that enables the report to be undertaken has been provided.

This report assumes that the building complies with the BCA DtS Provisions except as detailed within the Fire Engineering Report or as accepted by the Certifying Authority.

This report is not a Compliance Certificate in accordance with Clause 144A of the Environmental Planning & Assessment Regulation 2000.

It should be noted that it is not possible to totally eradicate the risk from fire in, or from, a building.

This report does not override or supersede any requirements or comments by FRNSW or Council.

1.6 REGULATORY FRAMEWORK

The following legislation has been considered in the formulation of this Fire Engineering Report:

- (i) NSW Environmental Planning & Assessment Act, 1979.
- (ii) NSW Environmental Planning & Assessment Regulation, 2000.
- (iii) National Construction Code 2016, Amendment 1, Volume One, Building Code of Australia Class 2 to Class 9 Buildings, Australian Building Codes Board, Second edition, March 2018 (BCA).

1.7 REFERENCE TEXTS

The following texts have been used as reference documents in the formulation of this report:

- (i) International Fire Engineering Guidelines (IFEG), Australian Building Codes Board, 2005.
- (ii) Guide to NCC Volume One 2016, Amendment 1, Building Code of Australia Class 2 to Class 9 Buildings, Australian Building Codes Board, Second edition, March 2018.

1.8 INFORMATION CONSIDERED FOR REPORT

The following information has been considered in the formulation of this report:

1. Fire Engineering Report prepared by BCA Logic Pty Ltd, Revision 107347-FER-r4, dated 23.9.19.

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PEER REVIEW FINDINGS

The peer review findings are detailed in Table 2.1 below.

Table 2.1 – Peer review findings

Item No.	Section of Fire Engineering Report	Peer Review Findings
1.	Executive Summary	The Executive Summary should refer to the Section 5 Trial Fire Safety Design so that these specific additional requirements are not overlooked.
2.	Executive Summary and 5.3.6	The standards of performance of the medium and hot temperature seals should be described.
3.	9.4.3	It should be confirmed whether the gradient of the ramp is suitable to facilitate egress from the building based on the nominated acceptance criteria.
4.	10.4.2	It should be confirmed whether the heat detectors and smoke seals described in this section are still to be provided.
5.	13	As the proposed sprinkler system does not comply with AS 2118.1-2017, it is considered that a fire engineering performance solution is required to be undertaken.
6.	13.4	It should be clarified that the detection system is monitored as described in this section and this should be included in Section 5.
7.	14	It should be confirmed by the hydraulic consultant whether the proposed fire hydrant system works are compliant with AS 2419.1-2005.
8.	Annexure C	The method of determining the ceiling heights and the area of vent openings used in the fire severity calculations should be explained.

3 CONCLUSION

From the peer review undertaken of the revised Fire Engineering Report, it is considered that the Fire Engineering Report is acceptable and satisfies the relevant Performance Requirements of the BCA subject to all items detailed within Table 2.1 of this report being comprehensively addressed.

4 VALIDITY, DISCLAIMER AND CONDITIONS OF USE

This report is prepared in relation to the Fire Engineering Report for the proposed alterations and additions to an existing residential building located at 48a Queenscliff Road, Queenscliff, NSW and should not be applied to other buildings.

Any modifications or changes to the building, fire safety management system, or building usage from that described may invalidate the findings of this report. Should such changes occur, a re-assessment should be sought.

Arson has been shown statistically to contribute to fire. This report has considered the incidence of minor forms of arson as a single ignition source; however, major arson involving accelerants and/or multiple ignition sources are beyond the scope of this analysis and therefore have been excluded from the report.

The report addressee may only reproduce this report in full for use with respect to the project specified in the report. No organisations or individuals are permitted to reproduce this report or any part thereof for any other purpose without the prior written consent of a Director of PGA Pty Ltd.

The copyright and intellectual property rights of PGA Pty Ltd extend to the data, ideas, methodologies, calculation procedures, and conclusions presented in this report and must not be used without authorisation in writing from a Director of PGA Pty Ltd. This report is subject to change and no liability will be accepted in relation to any loss resulting from use of the report pending approval from the Authority Having Jurisdiction.

APPENDIX A CERTIFICATE OF ACCREDITATION



Fair
Trading

Building Professionals Board

Certificate of Individual Accreditation

This is to certify that

Peter Gardner

is accredited as an accredited certifier in New South Wales under the *Building Professionals Act 2005* in the following categories as set out in Schedule 1 of the Building Professionals Regulation 2007:

A1 - Accredited Certifier - Building Surveying Grade 1

C10 - Accredited Certifier - Fire Safety Engineering Compliance

This accreditation is subject to the conditions prescribed in the Building Professionals Regulation 2007.

Period of Accreditation: 16 March 2019 to 15 March 2020

Registration No: BPB0131

A handwritten signature in blue ink, appearing to read "L. Barnes".

Lynne Barnes
Accreditation Officer
Building Professionals Board