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**Our ref: 12619134\_DA2**  
**Revision: 0**

**30 May 2024**

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

**Re: Fire Engineering DA Statement of Support – DA2**  
**Project: Hotel Steyne, Manly 2095**

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 DA Fire Engineering Statement of support supports DA2 at the subject development.

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. Introduction and Understanding

## 1.1 Project Background

We understand that the proposed development is for the minor alterations of an existing pub and hotel accommodation at the site known as Hotel Steyne, 75 The Corso Manly, legally described as Lot 100 in DP 1069144. DA2 follows on from the DA2023/1750 currently under assessment.

The scope of the project under this specific DA2 is for minor alterations of Level 2 of the existing Steyne hotel including minor reconfiguration to the internal courtyard stair, inclusion of additional outdoor deck seating and alteration/ expansion of the existing roof structure.

## 1.2 GHD Involvement

GHD has been involved in the redevelopment work of the Steyne Hotel and the adjoining 42 North Steyne. The ongoing involvement encompasses:

- Fire and Rescue NSW (FRNSW) endorsed fire engineering solutions prepared by GHD (Fire Engineering Report Ref# 12519431 Rev 6 dated 11 December 2020) and subsequently implemented at Steyne Hotel as part of improvements under DA 2019/1403.
- FRNSW endorsed fire engineering solutions prepared by GHD and subsequently implemented at Steyne Hotel as part of Northern Beaches Council Fire Order EPA2019/0389 (which was closed out to NBC's satisfaction as verified by NBC correspondence Ref EPA2019/0389 dated January 15, 2021).
- GHD are also the fire safety engineers (Certifier – Fire Safety, Design Practitioner and Professional Engineer) for the adjoining 42 North Steyne residential development currently in design phase (Fire Engineering Brief Questionnaire consultation currently ongoing with FRNSW).
- GHD have provided a Fire Engineering DA Statement of Support for the current proposed modifications at the Steyne Hotel under DA2023/1750 (ref. 12619134, dated 28 September 2023).
- Continued involvement in the proposed Steyne Hotel modification works including:
  - 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.

# 2. Fire Engineering Statement

The following list of Building Code of Australia Performance Solutions have been identified by the BCA Consultant, AE&D via email date Monday 20 May 2024. 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 may arise.

| Sol | Description of Performance Solution  | DtS Clause | Performance Requirement |
|-----|--|------------|-------------------------|
| 1.  | In a Class 6 building, the distance from any point on a floor to a point of egress to a road or open space by way of a required non-fire-isolated stairway or non-fire-isolated ramp must not exceed 80 m.<br><br>Theres a point on the floor on Level 2 that exceeds 80 m, being 99.8 m | D2D14      | D1P4, E2P2              |

We can confirm that an assessment can be undertaken by a suitably qualified Fire Safety Engineer, holding the following necessary qualifications in NSW as the proposed development includes one of the following classifications, being either Class 2, 3 or 9c building, and the qualified Fire Safety Engineer holds the following:

- 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.

Prepared by:



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Reviewed and approved by:



**Mark Cooney**  
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