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Our ref: 12553045
Revision: 0

5 April 2022

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

Re: Fire Engineering DA Statement of Support
Project: 19-23 The Corso, Manly

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 development consent 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 proposed development is for alterations and additions to part of the existing buildings on the site, to allow for the adaptive reuse and the stratum and strata subdivision of the land, known as 19-29 The Corso, Manly. This will include new retail spaces at the ground floor of 19-21 The Corso, as well as ancillary office space and building services. At the three upper building levels of 19-23 The Corso, these will be reconfigured to accommodate twelve apartments, being eight, two-bedroom apartments and four, one-bedroom apartments. Each apartment will be provided with a new balcony or wintergarden to provide outdoor living space, which is not currently availed to the residential component of the building. Existing light wells will be enhanced to increase amenity and natural light into what are existing substandard residential dwellings. New private open space areas will also be provided to the eastern apartments. A communal roof top area is proposed on the top of 19-21 The Corso for communal open space purposes.

The existing strata building, which is currently not accessible, will also be upgraded to enable compliant building services, fire stair and lift arrangements.

Works to the remainder of the site are currently subject to a separate modification application (Mod 2022/0104) to facilitate enhancements to the existing Ivanhoe Hotel.

The application also seeks to create three separate stratum, which will principally include The Ivanhoe Hotel, the retail tenancies and the residential component of the building. The residential apartments will be subject to further strata subdivision.

2. GHD Involvement

GHD has been involved in the early design coordination and discussion for the redevelopment work of the subject site. 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 as a result of the standing fire order (as applicable) and the refurbishment works 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 4 April 2022, (Ref: 11784.1 Rev 2.0). 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 may arise.

Sol	DtS Clause	Description of Performance Solution	Performance Requirement
1.	C2.7, C2.8, C3.1, C3.5, C3.7	Dependant on the structural engineer assessment, a performance based solution may be applied to reduce FRLs in the existing structure to the ground floor retail areas, the existing Ivanhoe Hotel and any door openings from these areas to a public corridor. The exact requirements of this performance solution will be clarified at a later design stage.	CP1, CP2
2.	C2.7, C3.2	It is proposed that the eastern wall of the new non-fire isolated stair servicing the subject building will be glass extending the full height, from level 1 to the roof top. A performance solution is required to allow this proposed design, to ensure protection of the subject building and the adjacent building.	CP2
3.	C2.9	The building is fitted with timber floors throughout, which do not comply with the required FRLs in the BCA. A performance solution is required to allow retention of the timber floors.	CP1, CP2
4.	C3.2	There are several openings, existing and proposed, in the eastern and western sides of the building that are exposed to the adjacent boundary, which require a performance solution to determine protection requirements. <i>It is to be noted that several of these openings will likely be protected per Clause C3.4 of the BCA however this will be determined at a later stage of the design.</i>	CP2

Sol	DtS Clause	Description of Performance Solution	Performance Requirement
5.	D1.3	<p>The BCA permits a non-fire-isolated stairway to pass through 3 storeys in a Class 2 building, and one additional storey of any classification if sprinklers are provided throughout.</p> <p>The non-fire isolated stairs in the subject building connects 5 levels (including ground floor, levels 1, 2 and 3 and a common rooftop space), therefore a performance solution is required to address this non-conformance.</p>	DP4, EP2.2
6.	D1.6	<p>A fire engineering performance solution will be required to allow a reduced width of the following paths of travel:</p> <ul style="list-style-type: none"> – Ground floor: <ul style="list-style-type: none"> – There is one point on the main path of travel where the width is less than 1000 mm, being 890 mm due to the inclusion of a hand rail. – There are three additional points of reduced width less than 1000 mm in areas that service a store room and waste areas, being 980 mm, 930 mm and 850 mm. – First, Second & Third Floor – Path of travel width at the common corridor is less than 1000 mm in width, being 960 mm. 	DP6
7.	E1.3	<p>A performance solution will be required to allow the hydrant booster to be located at the rear of the building.</p> <p><i>Note: Consultation with Fire & Rescue NSW shall confirm their acceptance of the fire hydrant booster at this location.</i></p>	EP1.3
8.	E1.4	<p>A performance solution will be required to allow the omission of fire hose reels from the subject building. Noting that fire hose reels are only required in retail areas (ground floor of the subject building only).</p>	EP1.1

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:



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Fire Engineer

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Reviewed and approved by:



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