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Our ref: 12564396
Revision: 1

21 October 2021

Warwick Bowyer
Iris Capital
GPO Box 5479
Sydney NSW 2001

Re: Fire Engineering DA Statement of Support
Project: 42 North Steyne, 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 planning permit 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. Introduction and Understanding

1.1 Project Background

We understand that the proposed development is for substantial alterations and additions (new building) to the site known as 75 The Corso and 42 North Steyne Manly, legally described as Lots 100, 101 and 102 in Deposited Plan 1069144 and Lot 1, DP 1034722. The works allow for the adaptive reuse of the existing buildings, with demolition of existing facade elements and internal elements, building services and amenities; construction of retail/office premises at the ground floor facing both the eastern and western exterior of the site, as well as construction of seven (7) apartments across four building levels, each containing four bedrooms, replacement of plant and installation of new plant on the rooftop. The proposal includes the retention of both the existing 42 North Steyne vehicular access driveway and majority of existing basement car park together with the extension of the existing basement generally into part of 75 The Corso (beneath the Steyne Cafe building), for the purpose of creating augmented car parking and amenities.

1.2 GHD Involvement

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

- FRNSW endorsed fire engineering solutions prepared by GHD (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 NBS correspondence Ref EPA2019/0389 dated January 15, 2021).

GHD can confirm that a site inspection was undertaken on 13 October 2021 to assess the feasibility of the proposed development with regards to the existing endorsed fire engineering solutions. GHD note that access to an existing stair is proposed to be removed and have identified an alternative egress route via the outdoor balcony which shall be protected with wall wetting sprinklers internally to safeguard this route.

1.3 Fire Engineering Statement

The following list of Building Code of Australia Performance Solutions have been identified by the Principal Certifying Authority, AE&D and are detailed in the BCA report dated 7 October 2021, (Ref: 11120 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 arise.

Sol	Description of Performance Solution	DtS Clause	Performance Requirement
1.	The following openings in the walls are within 3 m of the boundary: <ul style="list-style-type: none">- Level 1&2: windows are within 3 m of the northern façade.- Level 3: windows within 3 m of the northern and southern façade.- Level 4: windows within 3 m of the northern and southern façade.	C3.2, C3.4	CP2
2.	The following travel distances are non-compliant: <ul style="list-style-type: none">- Level 2: travel distance from the new floor to an exit or a point of choice is up to 35.7 m in lieu of 20 m. <p><i>Note: the alternative route via the external balcony shall reduce the point of choice to within the 20 m limit, and wall wetting sprinklers to the glazing shall safeguard occupants utilising this route in the event of an internal fire.</i></p>	D1.4	DP4, EP2.2

3.	Discharge from the fire-isolated stairway to a point within the storey has the following non-compliances: <ul style="list-style-type: none"> - Independent egress from each storey served is not provided; - Not open for 2/3 of its perimeter; and 	D1.7	DP5
4.	The doorway serving the Store/BOH on ground floor is not the only required exit from the part and will not be held in the open position while the building is occupied.	D2.19	DP4

We can confirm that an assessment can be undertaken by a suitably qualified Fire Safety Engineer, holding the following necessary qualifications in NSW as this involves a Class 2 building:

- 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,



Mark Cooney

Technical Director – Fire Engineering

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