

24 October 2019

Our Ref: 190076/1

Race Treloar
Project Manager, Retirement Living
Lend Lease

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Dear Race,

**FIRE SAFETY STRATEGY - OPINION
155-171 FISHER ROAD, NORTH CROMER**

1. INTRODUCTION

1.1. General

The premises subject to this report is located at 155-171 Fisher Road, North Cromer. The proposed development is for the internal alteration to an existing retirement facility including demolition of internal walls and construction of in a reconfigured layout, internal refurbishment consistent with the referenced Architectural drawings prepared by Mostaghim & Associates (Appendix 1).

The subject property is located within the local government area of the Northern Beaches Council.

1.2. Description

The existing building contains three (3) levels and consists of:

Lower Ground Floor	Retirement Community Facility
Ground Floor	Retirement Community Facility & Sole Occupancy Units
First Floor	Retirement Community Facility & Sole Occupancy Units

2. BUILDING DESCRIPTION

- 2.1. The building classification relevant to the proposed use is Class 3 (Residential Units) and Retirement Community Facility.
- 2.2. The Building has an effective height of less than 25m.
- 2.3. The required type of construction under C1.1 of the BCA is Type A.
- 2.4. The building has a rise in storeys of three (3).
- 2.5. The proposed fire safety schedule is provided in Appendix 2.

The existing building is constructed generally of external masonry (Brickwork) and timber structural internal, terra cotta roof tiles, part glazed roof structure over the stair void and aluminium windows (Circa 1980's).



Figure 1: Building Entry



Figure 2: Internal Void - Ground level

3. REPORT BASIS

This report is based on:

- a. Architectural plans prepared by Mostaghim & Associates, as identified in the attached Appendix 1.
- b. The Building Code of Australia 2019 Amendment 1, inclusive of NSW variations, Parts C, D and E (See Note 1).
- c. Environmental Planning and Assessment Act 1979.
- d. Environmental Planning and Assessment Regulation 2000.
- e. This report relates to the Building being the subject of the "Proposed Building Works"- Central Community Building and attached residential apartments only.
- f. The design or operational capability of any existing active fire safety Services.
- g. Structural adequacy or design of the building.
- h. The inherent fire resistance ratings of any existing structural elements of the building.
- i. Requirements of other Regulatory Authorities including, but not limited to, Telstra, Sydney Water, Electricity Supply Authority, WorkCover, RTA, Council and the like.

Notes (1): Building Code of Australia (BCA) 2019 Amendment 1 was adopted in NSW on 12 March 2019. The amendment of the BCA in force at the date of lodgement of the Construction Certificate is the version called up by Clause 98 of the Environmental Planning & Assessment Regulation 2000 for the purpose of the building design. Therefore, comments may be subject to changes to comply with updated versions of the Building Code of Australia

4. PURPOSE OF THE REPORT

- 4.1. This report has been prepared, on behalf of the Client, Lendlease Retirement Living to establish compliance to the Building Code of Australia and relevant Acts and Regulations of the development application documentation for the proposed works.

An inspection of the subject Building to review compliance of the proposed works with the Building Code of Australia has been completed. The existing building was found to be generally well provided with egress routes and adequate fire safety measures.

It appeared however that the internal void within the building connects three (3) storeys which may be defined as an "Atrium" pursuant to the Building Code of Australia (BCA). Part G3.1 of the BCA provides a concession to an Atrium which connects three storeys and is provided with a complying sprinkler system (Spec. E1.5 BCA) and where one of the storeys is situated at a level having direct access to a road or open space, which is the situation in this instance. Our Inspection did not identify the building being provided with a sprinkler system and further the Annual Fire Safety Certificate for the subject building, dated 15 June 2018 (Appendix 2), does not identify the building being provided with a sprinkler system.

It has since been established the Building was the subject of a previous BCA Report prepared by BCA Logic (Ref. No. 101192-r1/ah, dated 8th April 2008 (Refer Attachment 1), including Part 4; Upgrading Strategy addressing Fire Upgrading of the subject Building, including the infilling of the central "Void" to provide fire separation (FRL 90/90/90) between the Ground and Lower Ground floor levels of the subject Building.

The above referenced Report and Fire Safety Upgrade Strategy formed part of Development Application No. DA2008/0015 and subsequent Construction Certificate issued by Fitzgerald Building Certifiers.

5. CONDITION 32 - FIRE SAFETY UPGRADE

32. The fire upgrading measures and works to upgrade the building as generally detailed and recommended in the Fire Safety and Building Code of Australia Audit Report prepared by BCA Logic Pty Ltd dated 8 April 2008 and received by Council on 26 May 2008 and including the installation of an AS1670.1-2004 Smoke Detection and Alarm System throughout the entire building are to be implemented prior to the issue of an Interim / Final Occupation Certificate.

An Interim Occupation Certificate was issued on 14/01/2009 for completion of "part" of the works associated with the Development Application and Construction Certificate. It is understood the "Infill" of the void to fire separate the Lower Ground level and Ground Level's was outstanding as a matter to be upgraded.

The subject Proposal includes construction of an "Infill slab" to fill void (FRL 90/90/90) and fire separation of the interconnecting stair; proposed Lower ground Floor level fire door to satisfy the recommendations of the referenced Fire Safety Strategy.

Confirmation of the Fire Safety Building upgrade works completed as part of the previous building upgrade works should be provided and the Annual Fire Safety Certificate updated to reflect the completion of works to satisfy the fire safety upgrade recommendations of Part 4.5 - "Bounding Construction" works should be provided including the installation of fire doors (FRL -/60/30).

6. CONCLUSION

The design as proposed is capable of complying with the Building Code of Australia and will be subject to construction documentation that will provide appropriate details to demonstrate compliance.

It is recommended the completion of the fire safety upgrade works in accordance with the BCA Report prepared by BCA Logic (Ref. No. 101192-r1/ah, dated 8th April 2008 (Refer Attachment 1), Part 4; Upgrading Strategy addressing Fire Upgrading of the subject Building is to be implemented and completed as part of the proposed building alterations and in accordance with Condition 32 of Development Application No. DA2008/0015.

The requirements of the BCA in regard to Part G3 - Atrium Construction and the connection of three (3) storeys are current (i.e. BCA 2019) consistent with the 2008 BCA standard, therefore the recommendations in the above referenced BCA Logic Report are applicable as the current standard of performance for compliance.

Should you need to discuss any issues, please do not hesitate to contact the undersigned on 4322 7035.

Yours Sincerely,



Executive Director
BPB Accreditation No. BPB0292 - A1 Accredited Certifier

On behalf of City Plan Services

APPENDIX 1

Assessed plans prepared by Mostaghim & Associates.

Plan Title	Drawing No	Revision	Date
Cover Sheet, Drawing List & Location Plan	00	-	-
Site Plan	01	P1	15/10/19
Existing/Demolition Lower Ground Floor Plan	02	P1	15/10/19
Existing/Demolition Ground Floor Plan	03	P1	15/10/19
Proposed Lower Ground Floor Plan	04	P2	15/10/19
Proposed Ground Floor Plan	05	P2	15/10/19

APPENDIX 2

Fire Safety Schedule

The following table is a list of the required fire safety measures for this development. This list is to be treated as a guide as to what the buildings are considered to require

NO	FIRE SAFETY MEASURES (AS SET OUT UNDER CLAUSE 166 OF EP&A ACT REGULATIONS)	STANDARD OF PERFORMANCE	EXISTING	PROPOSED
1.	Automatic fire detection and alarm system	AS 1670.1 - 2004	YES	NO
2.	Emergency lighting	Ordinance 70 Part 55.12	YES	NO
3.	Exit signs	Ordinance 70 Part 55.12	YES	NO
4.	Fire Alarm Monitoring System	AS1670.1 (2004)	YES	NO
5.	Fire doors (Lift motor room only)	AS 1905.1 – 1986	YES	NO
6.	Fire Hose reel systems	Ordinance 70 Part 27.2 Ministerial Spec. 10	YES	NO
7.	Fire hydrant systems	Ordinance 70 Part 27.2 Ministerial Spec. 10	YES	NO
8.	Portable fire extinguishers	Ordinance 70 Part 27.4.1 and AS 2444 (1985)	YES	NO
9.	Smoke detectors & heat detectors	AS 3786 (1993)	YES	NO
10.	Solid-core doors	Ordinance 70 Part 22.9 (3)(b)	YES	NO
11.	Paths of travel, stairways, passageways & ramps	EPA Reg. 2000 Part 9, Div. 7	YES	NO
12.	Required automatic exist doors	BCA Cl. D2.19	YES	NO