



19 June 2024

Our Ref: P221\_408

Initium Management  
**Sent via Email**

Attention: Max Hayson

**63-67 THE CORSO, MANLY – PROPOSED RETAIL FIT-OUT  
BCA & ACCESS CAPABILITY STATEMENT FOR S4.55 APPLICATION**

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Please find enclosed our BCA & Access Capability statement for submission as part of the S4.55 application proposed at the aforementioned address.

Should you require any further information regarding this proposal, please do not hesitate to contact us.

Kind Regards

Luke Sheehy  
**Principal**  
For Design Confidence (Sydney) Pty Ltd

## 1. Introduction

This statement has been prepared by Design Confidence on behalf of Initium Management, (the 'Applicant'). It has been prepared in support of the S4.55 application for the proposed development for the internal tenancy works proposed within the ground floor tenancy located at 63-67 The Corso, Manly. The DA seeks development consent to allow for the following to occur within the site –

- (i) The creation of a mezzanine level
- (ii) Ancillary fit-out works such to allow the space to function as retail tenancies.

The subject works are proposed to be undertaken within an existing mixed-use building. The site and proposed design are considered to meet the objectives of the project as it allows for development on land that has been previously used for retail purposes.

The purpose of this report is to provide an assessment of the proposal as described above and detailed within the Statement of Environment Effects which accompanied the S4.55 submission.

## 2. Background

Design Confidence has been engaged to provide building regulatory advice regarding the compliance status of the proposed mixed-use development when assessed against the relevant prescriptive requirements as contained within the Building Code of Australia (BCA) 2022 – Volume 1.

This statement has been provided to accompany the Development Application, which is being assessed by Northern Beaches Council. A broad assessment has been undertaken of the proposed design (as detailed within the documentation listed in Table 2.1 below).

Design Confidence has been involved on the project since the development of the architectural concept, the advice being provided to date has been in the context of the Building Code of Australia (BCA) 2022 – Volume 1, inclusive of the performance provisions contained therein.

**Table 2.1 – Architectural Drawings**

ARCHITECTURAL DRAWINGS REGISTER		
DRAWING NAME	REFERENCE	DATE
Cover Sheet	DA00-A	27.05.2024
Proposed Floor Plans	DA03-A	11.06.2024
Elevations	DA08-A	27.05.2024
Sections	DA09-A	27.05.2024

### 3. BCA Compliance Strategy

Table 3.1 below summaries the proposed development in the context of the BCA

Table 3.1 - Essential Building Data

DESCRIPTION OR REQUIREMENT	Retail	Class 6
<b>Building Classifications</b>		
<b>Storeys Contained</b>	Four (4)	
<b>Rise in Storeys</b>	Four (4)	
<b>Basement Storeys</b>	Nil	
<b>Type of Construction</b>	Type A	
<b>Effective Height</b>	~8.7m	(RL 13.7 – RL 4.93= 102m)
<b>Max Permitted Fire Compartment Size</b>	8,000m <sup>2</sup> 30,000m <sup>3</sup>	Within Limitation
<b>Climate Zone</b>	Zone 5	

The following outlines the proposed compliance strategy for the development noting that compliance will be achieved via both prescriptive measures and performance-based solutions.

#### 3.1 Fire Resistance & Stability

The building consists of multiple classifications all of which require separate FRL's. It is most likely that the design will adopt a performance-based assessment for the rational the FRLs for the secondary uses, such as the retail space on the ground floor and storage areas.

Building elements are required to achieve the nominated FRLs as nominated within BCA Spec 5 as applicable, these FRLs have been summarised within Table A2.1 as contained within Appendix A2.

#### 3.2 Compartmentation & Separation

The BCA places limitations on the maximum floor area and volume an area within a building can be, this is to limit the maximum allowable fuel load available within a space which is also tied back to the fire-resistance levels building elements are required to achieve.

The building will typically be provided with floor-by-floor compartmentation, meaning that each floor will be considered its own fire compartment.

The compartmentation and separation provided throughout the building will be acceptable and compliant with the BCA DtS provisions of the BCA.

#### 3.3 Fire Spread between Adjoining Buildings

The subject works do not proposed any works within an external wall or the like which is exposed to a fire-source feature, hence no concern is raised with risk to this risk item.

### 3.4 Provision for Escape

#### 3.4.1 Number of Exits

The building has an effective height not exceeding 25m, therefore each storey is to be provided with not less than one exits, the subject design achieve compliance with respect to this requirement.

As the design develops localised areas within the building may exceed the maximum distance to an exit, however that is most likely to occur on the ground floor. Where this occurs a BCA Performance Solution / Fire Engineering Report (FER) will be developed to address these localised areas which are only provided with access to a single exit.

#### 3.4.2 Fire-Isolated Exits

The subject design does not trigger the need for fire-isolated exits.

#### 3.4.3 Exit Travel Distances

A detail egress assessment of the proposed development has been undertaken which determined that the BCA Performance Solution / Fire Engineering Report (FER) will most likely be required to address anecdotal areas within the tenancies which have excessive travel distances both to an exit and between alternative exits.

Due to the size of the floor plate and the centrally located exits it is expected that a FER can be prepared which would not pose a risk to the architectural design and that reliance would be placed upon the range of fire safety measures which will already be provided within the building which are described below in Section 4.

#### 3.4.4 Width of Stairways / Aggregate Exit width

The subject design would not create excessive population loads and its is expected that the exits provided are sufficient for the use proposed.

### 3.5 Access for People with a Disability

#### 3.5.1 General building access requirements

Access for people is to be provided –

- i. To all areas to and throughout the building; and
- ii. The hotel will incorporate accessible rooms which comply with AS1428.1 from the outset;
- iii. Consideration needs to be given to doorways specifically in the context of the unobstructed width of the doorways which is less than 850mm clear and the circulation space provided outside them (corridor width);

#### 3.5.2 Accessible carparking

Not applicable.

#### 3.5.3 Hearing augmentation

Not applicable.

### 3.6 Services and Equipment

### 3.6.1 Sprinklers

Not applicable.

### 3.6.2 Other Fire Safety Measures

Reference should be made to Section 4 Below as it outlines the remaining fire safety measures currently proposed.

## 4 Fire Safety Measures

Table 4.1 below outlines the relevant statutory fire safety measures that will be provided as part of the development such that compliance with the BCA is achieved.

**Table 4.1** – Fire Safety Measures

MEASURE	STANDARD OF PERFORMANCE
Automatic Fire Detection and Alarm System	BCA 2022 Clause E2D3 & Spec 20. (S20C3, S20C4, S20C5), Spec. 31 AS 3786-2014, AS 1670.1-2018, AS 1603 suite
Emergency Lighting	BCA 2022 Clause E4D2, E4D3 & E4D4 AS 2293.1-2018
Exit And Directional Signage	BCA 2022 Clause E4D5, E4D6 & E4D8, Spec 25 AS 2293.1-2018

## 5. Summary

Our strategy for ensuring compliance will be refined and documented over the coming months in conjunction with the continual development of the architectural documentation, if required.

In order to achieve compliance with the BCA, whilst preserving the functional and aesthetic requirements of the project, the use of performance-based designs may be required. It is our belief that performance-based design can deliver a building that meets the Performance Requirements of the BCA.

We are of the opinion that compliance can be achieved, be it via either complying with the DTS provisions or Performance requirements of the BCA.

We trust that the above information is sufficient for the Consent Authority in assessing the merit architectural design from a planning perspective.

This statement should not be construed as relieving any other parties of their legislative obligations.

I possess Indemnity Insurance to the satisfaction of the building owner or my principal.

Yours Faithfully



Luke Sheehy  
**Principal**  
 For Design Confidence (Sydney) Pty Ltd

## APPENDIX A1 – FIRE RESISTING LEVELS

Based on the rise and storey calculation building is required to be of Type A Construction.

**Table A1.1 - FRLS**

BUILDING ELEMENTS	CLASS OF BUILDING — FRL: (IN MINUTES)			
	<u>STRUCTURAL ADEQUACY/INTEGRITY/INSULATION</u>			
	2, 3 OR 4 PART	5, 7A OR 9	6	7B OR 8
<b>EXTERNAL WALL</b> (including any column and other building element incorporated therein) or other external building element, where the distance from any fire-source feature to which it is exposed is—				
<u>For loadbearing parts—</u>				
less than 1.5 m	90/ 90/ 90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/ 60/ 60	120/ 90/ 90	180/180/120	240/240/180
3 m or more	90/ 60/ 30	120/ 60/ 30	180/120/ 90	240/180/ 90
<u>For non-loadbearing parts—</u>				
less than 1.5 m	–/ 90/ 90	–/120/120	–/180/180	–/240/240
1.5 to less than 3 m	–/ 60/ 60	–/ 90/ 90	–/180/120	–/240/180
3 m or more	–/–/–	–/–/–	–/–/–	–/–/–
<b>EXTERNAL COLUMN</b> not incorporated in an external wall, where the distance from any fire-source feature to which it is exposed is—				
less than 3 m	90/–/–	120/–/–	180/–/–	240/–/–
3 m or more	–/–/–	–/–/–	–/–/–	–/–/–
<b>COMMON WALLS and FIRE WALLS—</b>	90/ 90/ 90	120/120/120	180/180/180	240/240/240
<b>INTERNAL WALLS—</b>				
<u>Fire-resisting lift and stair shafts—</u>				
Loadbearing	90/ 90/ 90	120/120/120	180/120/120	240/120/120
Non-loadbearing	–/ 90/ 90	–/120/120	–/120/120	–/120/120
<u>Bounding public corridors, public lobbies and the like—</u>				
Loadbearing	90/ 90/ 90	120/–/–	180/–/–	240/–/–
Non-loadbearing	–/ 60/ 60	–/–/–	–/–/–	–/–/–
<u>Between or bounding sole-occupancy units—</u>				
Loadbearing	90/ 90/ 90	120/–/–	180/–/–	240/–/–
Non-loadbearing	–/ 60/ 60	–/–/–	–/–/–	–/–/–
<u>Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of combustion—</u>				
Loadbearing	90/ 90/ 90	120/ 90/ 90	180/120/120	240/120/120
Non-loadbearing	–/ 90/ 90	–/ 90/ 90	–/120/120	–/120/120
<b>OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES and COLUMNS—</b>				
	90/–/–	120/–/–	180/–/–	240/–/–
<b>FLOORS</b>	90/ 90/ 90	120/120/120	180/180/180	240/240/240
<b>ROOFS</b>	90/ 60/ 30	120/ 60/ 30	180/ 60/ 30	240/ 90/ 60

**Table** – Required FRL's for Type A construction

## APPENDIX A2 – FIRE HAZARD PROPERTIES

The table below represents the fire hazard properties for building materials applicable to this development in accordance with BCA 2022 –

**Table A2.1 – Fire Hazard Properties**

FLOOR LININGS AND FLOOR COVERINGS CRITICAL RADIANT FLUX (CRF IN KW/M2)	
Non-Sprinkler Protected Areas	2.2
Fire-Isolated Exits	1.2
WALL LININGS AND CEILING LININGS TESTED TO AS5637.1	
Fire-Isolated Exits & Fire Control Rooms	Group 1
Public Corridors – Walls	Group 1 or 2
Public Corridors – Ceilings	Group 1 or 2
Specific Areas – Walls	Group 1, 2 or 3
Specific Areas – Ceilings	Group 1, 2 or 3
Other Areas – Walls	Group 1, 2 or 3
Other Areas – Ceilings	Group 1, 2 or 3
OTHER MATERIALS OR ASSEMBLIES	
Fire-Isolated Exits	Spread-of Flame Index 0 Smoke-Developed Index 2
Non-fire-isolated stairs	Spread-of Flame Index 0 Smoke-Developed Index 5
Sarking-type material	Flammability Index 0 (fire control rooms) Flammability Index 5 (other areas)
Other materials	Spread-of Flame Index 9 Smoke-Developed Index 8 (if the Spread-of Flame Index is more than 5)

**Table A2.1 – Fire Hazard Properties**