

# Memorandum

20 July 2025

Project: 7 Hartington Street, Northcote  
Job Number: 20251263  
Enquiries: Jason Toh  
To: Design Team

Revision: 1

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RE: CHORA – Fire Engineering

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## 1. Introduction

### 1.1 Objective

Square 1 Engineering has been engaged to provide fire engineering advice in the early design stages of the CHORA development. The purpose of this memorandum is to provide supporting documentation addressing the fire safety design aspects that may impact on the Town Planning application for the CHORA development, located at 7 Hartington Street, Northcote.

### 1.2 Project Description

The site is located in the majestic Axion Estin Monastery site which comprises the heritage listed Holy Monastery of Axion Estin church building built in the 1880s. The CHORA development will deliver a new vibrant and cultural community precinct showcasing the very best of Greek Culture. It will comprise education spaces, green spaces, creative spaces, social spaces, heritage spaces, exhibition spaces and communal spaces. A connected village and community for the future built on the legacy of the past and shaped by the present.

### 1.3 Proposed Works

This town planning application seeks consent for the following development works:

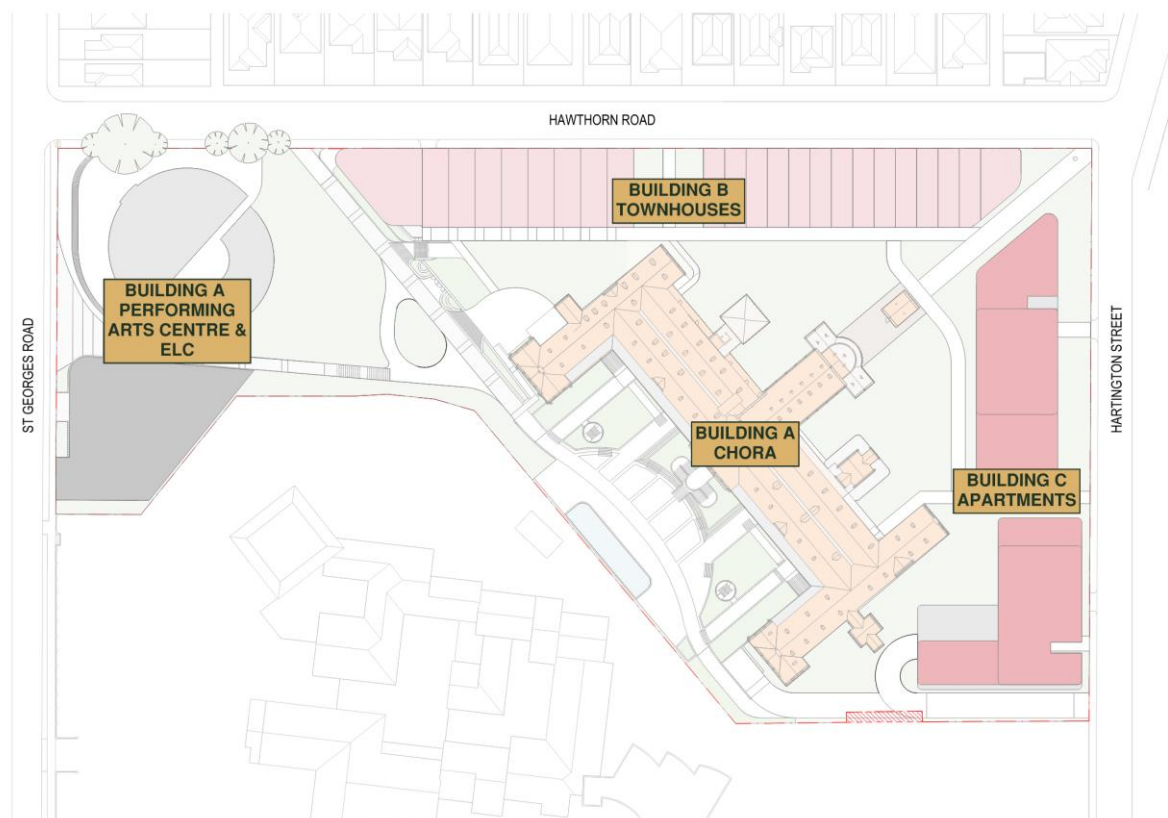
- Partial demolition of the existing church building and associated site clearing and preparation works
- Re-purposing of the existing church building to include the following offerings:
  - Church
  - Function spaces
  - Residential accommodation
  - Hotel accommodation
  - Art Gallery
  - Book shop
  - Mirco distillery
- Construction and operation of three (3) new buildings accommodating the following:
  - Performing Arts Centre
  - Early Learning Centre
  - Townhouse development over a common basement
  - Residential apartment building.



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## 2. Site and Building Characteristics

The extent of the proposed site (located along 7 Hartington Street, Northcote 3070) is bounded by St Georges Road (West), Hawthorn Road (North) and Hartington Street (East) and adjoining property to the south. The extent of the subject buildings are shown in the figure below.



**Figure 2-1: Site Extent**

While building particulars are subject to change, the following table summarises anticipated building types and characteristics.

**Table 2-1: Building Characteristics Summary – Building A - CHORA**

Characteristics and Functionality		
Characteristics		
Building Area	Lower Ground	Class 8 – Production of Goods (e.g. distillery) Class 9b – Multipurpose spaces Class 2 - Apartments
	Ground	Class 2 – Apartments Class 3 -Hotel Class 9b – Public Assembly Class 6 - Commercial
	Level 1	Class 2 – Apartments Class 5 – Office Class 3 – Hotel Class 9b – Function Space

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Characteristics and Functionality		
	Level 2	Class 2 – Apartment (Caretaker) Class 3 - Hotel
Rise in Storeys		4
Type of Construction		A

**Table 2-2: Building Characteristics Summary – Building B - Townhouses**

Characteristics and Functionality		
Characteristics		
Building Area	Basement	Class 2 – Townhouses Class 7a - Carpark
	Ground	Class 2 – Townhouses
	Level 1	Class 2 – Townhouses
	Level 2	Class 2 – Townhouses
Rise in Storeys		3
Type of Construction		A

**Table 2-3: Building Characteristics Summary – Building C - Apartments**

Characteristics and Functionality		
Characteristics		
Building Area	Basement	Class 7a - Carpark
	Ground	Class 2 – Apartments
	Level 1	Class 2 – Apartments
	Level 2	Class 2 – Apartments
	Level 3	Class 2 – Apartments
	Roof	Class 2 – Amenities
Rise in Storeys		4
Type of Construction		A

**Table 2-4: Building Characteristics Summary – Building D – Performance Arts Centre & ELC**

Characteristics and Functionality			
	Characteristics	Performing Arts Centre	ELC
Building Area	Basement	Class 7a – Carpark	Class 7a - Carpark Class 9b – ELC lobby
	Ground	Class 9b – Assembly	Class 9b - ELC
	Level 1	Class 9b – Assembly	Class 9b - ELC
	Level 2	Class 9b – Assembly	
Rise in Storeys		4	
Type of Construction		A	

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## 3. Fire Engineering Review

### 3.1 General

An initial fire engineering review of the development has been undertaken by Square 1 Engineering based on the following documentation:

- Architectural drawings prepared by KUD architects (Reference: 22-004)

Based on the review of the applicable documentation and site visit(s) of the existing buildings on site, the fire safety design of the buildings will generally satisfy the Performance Requirements of the Building Code of Australia (BCA) by complying with the Deemed-to-Satisfy (DtS) provisions. Certain aspects of the design are to be refined through Performance Solution where it is achieved by demonstrating either:

- Compliance with all relevant Performance Requirements; or
- The solution is at least equivalent to the Deemed-to-Satisfy Provisions; or
- To the satisfaction of the Relevant Building Surveyor where Regulation 229/233 consent can be granted.

### 3.2 Key Fire Safety Systems

Key fire safety systems are proposed to be provided to the relevant buildings in support of the performance solutions that are applicable to the building. These fire safety systems assist in the safe evacuation of occupants in the buildings and further provides adequate fire protection prevent the risk of severe fire spread that may impact on occupant life safety and property protection to adjoining allotments.

These systems include but are not limited to:

- Passive fire and smoke construction (All buildings)
- Fire Sprinkler System (Building A, C and D)
- Fire hydrant system for the site
- Fire detection and alarm system (All buildings)
- Fire hose reel (All buildings)
- Portable fire extinguishers (All buildings)
- Satisfactory number of exits (fire-isolated/non-fire-isolated stair/exit doors) for egress (All buildings)
- Safe discharge of fire stairs and required exits leading to outside (All buildings)
- Smoke hazard management (Building D)

## 4. Summary

As the design progresses, additional Performance Solutions are likely to be identified. In this instance, new or refined fire safety measures will be proposed to accommodate these Performance Solutions.

Yours Sincerely,



Jason Toh - Director

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