29 October 2024

Reference: S24206
CAN01, Revision 0

Harrington Property
c/-
Platform Architects
Julia Stockwell
julia@platformarchitects.com.au

Dear Julia

CAN01: DA Fire Engineering Statement of Support
Project: 154-158 Pacific Parade, Dee Why NSW 2099

This Consultant Advice Note (CAN) has been prepared to provide confidence to the Consent Authority that while the design submitted with the Development Application for the aforementioned premises contains departures from the BCA DtS Provisions with respect to fire safety, these departures are capable of achieving compliance with the Building Code of Australia (BCA).

1 Background

1.1 Building Characteristics

Table 1.1 contains basic building characteristics of the subject building.

Table 1.1: Relevant BCA building characteristics

BCA Ref.	Category	
Sch. 1	Effective Height	14.11 m
A6	Occupancy Classification	BCA Class 2 – Residential BCA Class 6 – Retail BCA Class 7a – Carpark
C2D2	Minimum Type of Construction	Type A
C2D3	Rise in Storeys	8 (10 contained)
C3D3	Fire Compartment Floor Area and Volume	Within the limitations of the BCA
C3D4	Large Isolated Building	No

1.2 Documentation Relied Upon

Table 1.2 below summarises the information provided to VG+P for purposes of this Statement.

Table 1.2: Documentation relied upon

Author	Title	Reference	Revision	Date
Steve Watson & Partners	BCA Assessment Report	2024/1796	R1.1	28 October 2024
Platform Architects	For Co-ordination Architectural Set	PPD	P2	17 October 2024

2 Fire Engineering Statement

The subject design includes a number of BCA DtS Departures. These departures have been identified to us in the aforementioned BCA Assessment Report.

Subsequently, it may be necessary for the method of compliance with the BCA to incorporate a Performance Based approach as supported by Clause A2G2 of the BCA. Voss Grace + Partners (VG+P) have reviewed the documentation referenced above and expect that the following items are likely to be proposed as Performance Solutions.

Table 2.1: DtS Departures proposed as Performance Solutions

Sol	Description of DtS Departure	DtS Clauses	Performance Requirements
Performance Solutions			
1	To review Basement Level 1 & 2 being provided with a single exit in lieu of 2 exits.	D2D3	D1P4
2	To review the extended travel to an exit in the basement levels up to 29 m in lieu of 20 m.	D2D5	D1P4
Hazard Assessments			
1	Assessment of the hazards relating to electric vehicle (EV) charging stations in the basement levels.	E1D17, E2D21	N/A – special hazard assessment not a performance solution.
2	Assessment of the hazards relating to solar panels on the roof of the building.		

VG+P can confirm that an assessment can be undertaken by a Certifier – Fire Safety in consultation with project stakeholders (including the Building Surveyor), 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
- Fire Engineered Performance Solution

At this stage it is expected that the outcome of the Performance Solutions, including requirements for any fire safety measures, should not result in any material changes to the building design presented in the architectural drawings reviewed for the Development Application.

Should you require any additional information relating to the above please contact the undersigned.

Yours sincerely,

Carl Voss
Managing Director
Voss Grace + Partners Pty Ltd
0499 903 015
carl.voss@vossgrace.com.au