

29 March 2022

Our ref: S22003

Rev: 1

Andy Hugill
Mona Vale Golf Club
c/o HGW Projects
Megan Cotton
202/308 Pacific Hwy
Crows Nest NSW 2065

Dear Megan

Re: CAN01– Fire Engineering DA Statement
Project: Mona Vale Golf Club, Mona Vale NSW 2103

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 conforming with the applicable Performance Requirements of the Building Code of Australia (BCA).

1. Background

We understand the scope of works involves a major refurbishment of the lower ground level of the existing Mona Vale Golf Club located at 3 Golf Ave, Mona Vale NSW 2103. The existing building is two storeys on a sloping site. The main entrance is on Ground Level, which is predominantly a Class 6 restaurant and is out of the scope of this report. The lower ground level will be a combination of Class 9b function and bar areas, Class 6 café, and Class 7b storage.

2. Fire Engineering Statement

The design documentation includes the BCA DtS Departures listed below. This departure has been identified to us by the Fire Services Engineer – Epicentre Consulting Engineers (hydrant solution) and the Project Manager – HGW Projects (hose reel solution).

A Performance Solution approach supported by Clause A2.2 of the BCA may be required to achieve compliance with the BCA. The DtS departures identified are listed in the following table.

Table 1: DtS Departures proposed as Performance Solutions

Sol	Description of DtS Departure	DtS Clauses	Performance Requirements
1	The hydrant system is designed to comply with AS2419.1, with the exception that the booster assembly is not located within sight of the main entrance to the building.	E1.3	CP2, EP1.3
2	It is proposed to provide fire extinguishers in lieu of fire hose reels on the Lower Ground Floor of the club	E1.4	EP1.1

VG+P can confirm that an assessment can be undertaken by a Certifier – Fire Safety to demonstrate that the building will comply with the Performance Requirements of the BCA. This will involve consultation and coordination with relevant project stakeholders. This may be via either, or a combination, of the following:

- Compliance with all relevant BCA Performance Requirements (BCA Clause A2.2(1))
- The solution is at least equivalent to the BCA DtS Provisions (BCA Clause A2.2(2))
- Become DtS during design development

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,

Voss Grace + Partners Pty Ltd



Carl Voss

Certifier – Fire Safety (BDC 1843)

Managing Director

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