

3 May 2020

Ben Sheridan  
Unit 3, 1 Sydenham Road  
Brookvale, NSW 2100

Att: Ben Sheridan  
Email: ben.s@bermaguigroup.com.au

**RE: NATIONAL CONSTRUCTION CODE (NCC) REVIEW 2019  
CONSTRUCTION CERTIFICATE CHECKLIST  
UNIT 3, 1 SYDENHAM ROAD, BROOKVALE NSW 2100**

Building Anatomy has been engaged to review the proposed change of use from a Class 6 Retail/Commercial Premises, to a Class 4 Single Dwelling. This review is undertaken against the National Construction Code (NCC) **2019** and amendment 1 has been considered, parts C, D1, D2 and E to the internal and immediate external parts of the building and is to assist the consent authority consider whether the proposal, as lodged, is indicatively capable of complying with those fire and life safety provisions of the NCC and without significant modification to those plans for which approval is sought.

Additionally, we cite clause 93 and 94 of the Environmental Planning and Assessment Regulation 2000, obliging the consent authority to consider whether the fire protection and structural capacity of the building will be appropriate to the building's proposed use; and whether the building complies (or will comply) with such Category 1 fire safety provisions<sup>1</sup> applicable to the new use. This report looks to satisfy the consent authority of the matters outlined in clause 93 and 94.

Addition benchmarks will need to be demonstrated at the Construction Certificate Application, yet for the purposes of this report, compliance yes or no is afforded as to not be design advice, and where relevant, Compliance Readily Achievable - It is considered that the increased level of detail included in the CC drawings and specification will satisfy the Certifying Authority as to compliance matters in the future.

## **1.0. INTRODUCTION**

### **1.1. Location and Description**

The subject premises at Unit 3,1 Sydenham Road, Brookvale NSW 2100 is a two-storey (2) brick building,

The building consists of 3 main tenants, two located on ground level and the subject unit located on the 1<sup>st</sup> storey, with both accesses directly from the front facade and rear common carparking areas.

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<sup>1</sup> **Category 1 fire safety provision** means the following provisions of the *Building Code of Australia*, namely, EP1.3, EP1.4, EP1.6, EP2.1, EP2.2 and EP3.2 in Volume One of that Code




The Principal Pedestrian Entry is from Sydenham Road. There are no other access or egress points as the ramp appears  $>1.8$  gradient and should not be used as a egress point. The building does have roof top parking (Class 7a), the current environment is existing and is deemed as adequate for the application at hand.

It is proposed to change the building classification from a Class 6 to a Class 4 single residential dwelling with the intention to cater for a home office.

There are minor new physical works proposed along with general life safety upgrades to the unit in keeping with development expectations.

## 1.2. Document History

Report No.	Date	Rev	Comment
20_0018	03.05.2020	1.1	Final
<b>Prepared by</b>			
Peter Antcliffe Director   BPB 0009 <a href="mailto:peter@buildinganatomy.com.au">peter@buildinganatomy.com.au</a> +61 423 204 960			

### 1.3. Development application drawings by Nicole Sellin Design (See appendix C)

Drawing No.	Drawing Title	Date	Issue
DA 001	Site Plan	Undated	A
DA 002	Proposed Floor Plan	Undated	A
DA 003	Existing Floor Plan	Undated	A
DA 004	Waste Management Plan	Undated	A

## 2.0. BCA DESCRIPTION

### 2.1. Building Code of Australia

This review has been undertaken against the **2019 BCA and v1** edition.

### 2.2. Rise in Storeys (RIS) (Clause C1.2)

The building has a rise in storeys of two (2) and contains two storeys.

### 2.3. Building Classifications (Clause A3.2)

**Current** classification in accordance with the below table.

Building Levels	Classification
Ground Floor	Class 5 (Commercial Office Premises)
First Floor	Class 5/6 (Commercial Office and Retail Premises) Class 7a (Rooftop parking)

**Proposed** classification in accordance with the below table.

Building Levels	Classification
Ground Floor	Class 5/6 (Commercial Office/Retail premises) Class 7b (Warehouse)
First Floor	Class 4 (Single Dwelling) Class 7a (Rooftop parking)

### 2.4. Effective Height (Clause A1.1)

The effective height of the building is less than 12 metres. A section has not been provided.

## 2.5. Type of Construction (Table C1.1)

The building is required to be of Type 'C' Construction.

Table C1.1 Type of construction required

Rise in storeys	Class of building	
	2, 3, 9	5, 6, 7, 8
4 or more	A	A
3	A	B
2	B	C
1	C	C

**Note:** As the top Storey is a class 4, the ground floor BCA Classification applies to the top storey for the purpose of this table.

### C1.3 Buildings of multiple classification

- In a building of multiple classifications, the Type of construction *required* for the building is the most *fire-resisting* Type resulting from the application of Table C1.1 on the basis that the classification applying to the top *storey* applies to all *storeys*.
- In a building containing a Class 4 part on the top *storey*, for the purpose of (a), the classification applying to the top *storey* must be—
  - when the Class 4 part occupies the whole of the top *storey*, the classification applicable to the next highest *storey*; or
  - when the Class 4 part occupies part of the top *storey*, the classification applicable to the adjacent part.

## 2.6. Floor Area and Volume Limitations (Table C2.2)

The building is considered a single fire compartment and is within the limitations of Type C construction for the proposed classification as a class 4 Residential Dwelling.

Table C2.2 Maximum size of fire compartments or atria

Classification	Type A construction	Type B construction	Type C construction
5, 9b or 9c	Max <i>floor area</i> —8 000 m <sup>2</sup> Max volume—48 000 m <sup>3</sup>	Max <i>floor area</i> —5 500 m <sup>2</sup> Max volume—33 000 m <sup>3</sup>	Max <i>floor area</i> —3 000 m <sup>2</sup> max volume—18 000 m <sup>3</sup>
6, 7, 8 or 9a (except for <i>patient care areas</i> )	Max <i>floor area</i> —5 000 m <sup>2</sup> Max volume—30 000 m <sup>3</sup>	Max <i>floor area</i> —3 500 m <sup>2</sup> Max volume—21 000 m <sup>3</sup>	Max <i>floor area</i> —2 000 m <sup>2</sup> Max volume—12 000 m <sup>3</sup>

## 3.0. BCA ASSESSMENT

Glossary of terms:

- DTS / Deemed-To-Satisfy provisions as defined by the National Building Code of Australia 2019
- Not Applicable - The Deemed-to-Satisfy clause does not apply to the subject Building
- Noted - For information only
- Complies - The relevant provisions of the Deemed-to-Satisfy clause have been demonstrated by the proposed design and existing building features
- *Compliance Readily Achievable* - It is considered that the increased level of detail included in the CC drawings and specification will satisfy the Certifying Authority as to compliance matters.

- Further information – more information is necessary to determine the compliance potential of the building design
- Performance Solution – this clause will be achieved by complying with the BCA Performance Requirements
- Does Not Comply – The design does not comply (to be discussed)

### 3.1. **PART C: FIRE RESISTANCE**

#### 3.1.1. **Clause C1.1 – Type of construction required**

Compliance Readily Achievable - It is considered that the increased level of detail included in the CC drawings and specification will satisfy the Certifying Authority as to compliance matters.

**Note:** For the purposes of FRL applying to separate the Residential Part from the remainder of the building, the Class 4 part is known as a Class 2 part for the purposes of FRLs applying.

#### **C1.6 Class 4 parts of buildings**

For the Type of construction *required* by C1.3, a Class 4 part of a building requires the same FRL for building elements and the same construction separating the Class 4 part from the remainder of the building as a Class 2 part in the same Type of construction.

**Table 5 of Spec C1.1** applies to this building, yet it is noted that **Spec C1.1 - 5.1(e)** applies providing a fire protective floor between the classifications. The site currently has a concrete floor separating storeys, complying with Spec C1.1 – 5.1 (e), confirmation that the existing slab will achieve an FRL of at least 30/30/30 would be required to be presented to the Certifier at CC stage or a fire-protective covering as per BCA clause

- (e) in a Class 2 or 3 building, except where within the one *sole-occupancy unit*, or a Class 9a *health-care building*, or a Class 9b building, a floor separating *storeys*, or above a space for the accommodation of motor vehicles or used for storage or any other ancillary purpose, and any column supporting the floor, must—
  - (i) have an FRL of at least 30/30/30; or
  - (ii) have a *fire-protective covering* on the underside of the floor including beams incorporated in it and around the column, if the floor or column is *combustible* or of metal; and

Table 5 Type C construction: FRL of building elements

Building element	Class of building—FRL: (in minutes)			
	<i>Structural adequacy/Integrity/Insulation</i>			
	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 within it) or other external building element, where the distance from any <i>fire-source feature</i> to which it is exposed is—				
Less than 1.5 m	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90
1.5 to less than 3 m	—/—/—	60/ 60/ 60	60/ 60/ 60	60/ 60/ 60
3 m or more	—/—/—	—/—/—	—/—/—	—/—/—
<b>EXTERNAL COLUMN</b> not incorporated in an <i>external wall</i> , where the distance from any <i>fire-source feature</i> to which it is exposed is—				
Less than 1.5 m	90/—/—	90/—/—	90/—/—	90/—/—
1.5 to less than 3 m	—/—/—	60/—/—	60/—/—	60/—/—
3 m or more	—/—/—	—/—/—	—/—/—	—/—/—
<b>COMMON WALLS and FIRE WALLS—</b>	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90
<b>INTERNAL WALLS—</b>				
Bounding <i>public corridors</i> , public lobbies and the like—	60/ 60/ 60	—/—/—	—/—/—	—/—/—
Between or bounding <i>sole-occupancy units</i> —	60/ 60/ 60	—/—/—	—/—/—	—/—/—
Bounding a stair if <i>required</i> to be rated—	60/ 60/ 60	60/ 60/ 60	60/ 60/ 60	60/ 60/ 60
<b>ROOFS</b>	—/—/—	—/—/—	—/—/—	—/—/—

A structural assessment has not been undertaken to confirm the existing FRLs for each building element that requires a rating. Despite this, the external walls are constructed of masonry and concrete therefore providing a fire rated level assumed to be still consistent with current BCA requirements from the time of construction.

In addition, the change of use to a class 4 building warrants the new application of FRLs between storeys in this case of at least 30/30/30 or Fire Protective Covering.

As such, we consider it appropriate for the consent authority to permit the change of use to Residential, with confirmation that at least a 30/30/30 FRL can be determined between levels and the common wall separation the entry Stair to the residential part of the building located on the ground floor achieving 60/60/60.

Load bearing components of the floor are also to be confirmed to achieve comply with a 30/30/30 FRL.

### 3.1.2. Clause C1.10 – Fire hazard properties

#### *Compliance readily achievable*

The fire hazard properties of floor linings and floor coverings; and wall linings and ceiling linings, must comply with Specification C1.10. Only where new linings are installed, product data sheets and design certification for all new linings are to be submitted to the Certifying Authority for assessment as part of any required construction certificate application.

An assessment on existing coverings and linings has not been undertaken yet considering the age and nature of the building, it is not considered necessary to replace the existing coverings and linings.



#### **3.1.4. Clause C3.11 – Bounding Construction:**

*Compliance Readily Achievable* - It is considered that the current level of detail included in the CC drawings and specification will satisfy the Certifying Authority as to compliance matters.

Class 4 part have a general concession where C3.11 (c) only required its door to be separated from the building, there is no requirement for a path leading to open space requiring protection unlike a Class 2 or 3 part.

#### **3.1.5. Clause C3.12 – Opening in floors and ceiling for services:**

*Compliance Readily Achievable* - It is considered that the onsite inspections and additional level of detail included in the CC drawings and specification will satisfy the Certifying Authority as to compliance matters.

With the introduction of the required FRL between storeys, under Spec C1.1 - 5.1 (c) of 30/30/30. An inspection and upgrade of any currently unprotected opening in the separation slab would be required.

### **3.2. PART D: ACCESS AND EGRESS**

#### **3.2.1. Clause D1.2 – Number of Exits**

*Complies*

#### **3.2.2. Clause D1.3 – When fire-isolated stairways and ramps are required**

**Noted:** – Not applicable to this building

#### **3.2.3. Clause D1.4 – Exit Travel Distances**

*Complies*

#### **3.2.4. Clause D1.5 – Exit Travel Distances**

*Complies*

#### **3.2.5. Clause D1.6 – Dimensions of exits and path of travel**

*Complies*

#### **3.2.6. Clause D1.7 – Fire Isolated Exits**

*Not Applicable*

#### **3.2.7. Clause D1.9 – Travel by non-isolated stairway and ramps**

*Complies*

### 3.2.8. Clause D1.10 – Discharge from exits

#### *Complies*

**Noted:** – The current non-isolated internal stair converts to a private stair within an SOU, compliance is achieved as its no longer deemed as a non-isolated

### 3.2.9. Clause D1.13 – Number of persons accommodated

For the purpose of the Deemed to Satisfy provisions, the number of persons accommodated is to be determined in accordance with D1.13 based on a floor area of the SOU does not apply within an residential SOU.

However, the existing and proposed building facilities are sufficient to cater for the proposed density.

### 3.2.10. Clause D2.2 – Non-fire-isolated stairways and ramps

#### *Complies*

### 3.2.11. Clause D2.3 – Non fire isolated stairways and ramps

#### *Complies*

In a building having a rise in storeys of more than 2, required stairs and ramps (including landings and any supporting building elements) which are not required to be within a fire-resisting shaft, must be constructed according to D2.2, or only of—

- (a) reinforced or prestressed concrete; or
- (b) steel in no part less than 6 mm thick; or
- (c) timber that—
  - has a finished thickness of not less than 44 mm; and
  - has an average density of not less than 800 kg/m<sup>3</sup> at a moisture content of 12%; and
  - has not been joined by means of glue unless it has been laminated and glued with resorcinol formaldehyde or resorcinol phenol formaldehyde glue.

A structural assessment has not been undertaken. It is not deemed necessary to undertake physical rectification works as all stairs are private and no public common stair are present.

### 3.2.12. Clause D2.7 – Installations in exits and paths of travel

#### *Compliance readily achievable*

Where services or equipment comprising electricity meters or distribution boards be required in any corridor, hallway, lobby or the like leading to a required exit, those services or equipment are to be enclosed by non-combustible construction or a fire-protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure.

The Electrical Distribution board is to be protected in accordance with this clause.

**3.2.13. Clause D2.13 – Goings and risers*****Noted***

No proposed changes are listed to alter the existing private stair serving the SOU.

The Current internal Stair appears to be acceptable for the intended continued use.

**3.2.14. Clause D2.16 – Barriers to prevent falls*****Compliance readily achievable***

The existing 1970 style balustrades are within the carparking areas of the building, yet no balustrades are within the new SOU.

**3.2.15. Clause D2.17 – Handrail*****Compliance readily achievable***

A handrail is required to be located along the existing internal stair.

**3.2.16. Clause D2.24 – Protection of openable windows*****Compliance readily achievable***

Bedroom windows are to be provided with complying window restrictors or a screen complying with this clause where the windows open below 1.7m from the finish floor level.

**3.3. PART E: SERVICES AND EQUIPMENT****3.3.1. Clause E1.3 - Hydrants*****Noted***

The building is more than 500m<sup>2</sup>. Hydrant coverage is required yet street coverage appears available.

Category 1 fire safety provision EP1.3 requires that a hydrant system is installed *to the degree necessary*. As the BCA does not require hydrant coverage for this building, it is considered that for EP1.3, the building complies.

**3.3.2. Clause E1.4 – Fire hose reels*****Noted***

As the upper levels is being separated to be a Class 4 part of the building, the lower compartment containing a class 5/6/7b parts, no longer need a Fire Hose Reels as the ground floor compartment appears to be <500m<sup>2</sup>, thus hose reels are not needed, yet if present no action would be recommended.

**3.3.3. Clause E1.5 – Sprinklers**

***Not Applicable***

### **3.3.4. Clause E1.6 – Portable fire extinguishers**

***Noted Compliance readily achievable***

Portable fire extinguishers are required for a building of this classification and size. Despite this, the existing portable fire extinguishers must be maintained and distributed to cover class A fire risks associated with an office use and in accordance with AS2444 – 2001.

The Class 4 part is to have access to a 2.5kg fire extinguishers within 10m from the SOU entry.

### **3.3.5. Clause E2.2 – General Requirements**

*Compliance Readily Achievable - It is considered that the onsite inspections and additional level of detail included in the CC drawings and specification will satisfy the Certifying Authority as to compliance matters.*

New interconnected and hardwired to the consumers mains power, AS3786-2014 smoke alarms are to be installed and located in accordance with Spec E2.2a.

### **3.3.6. Clause E4.2 – Emergency lighting requirements**

***Complies***

Emergency lighting throughout the SOU is not required, in accordance with BCA E4.2.

### **3.3.7. Clause E4.4 – Design and operation of emergency lighting**

***Compliance readily achievable***

Every required emergency lighting system must comply with AS/NZS 2293.1.

### **3.3.8. Clause E4.5 – Exit signs**

***Compliance readily achievable***

An exit sign must be clearly visible to persons approaching the exit, and must be installed on, above or adjacent to each—

- door providing direct egress from a storey to an external stairway, passageway or ramp serving as a required exit; and
- door serving as, or forming part of, a required exit in a storey required to be provided with emergency lighting in accordance with E4.2.

### **3.3.9. Clause E4.5 – Exit signs**

***Compliance readily achievable***

If an exit is not readily apparent to persons occupying or visiting the building then exit signs must be installed in appropriate positions in corridors, hallways, lobbies, and the like, indicating the direction to a required exit.

### 3.3.10. Clause E4.8 – Design and operation of exit signs

#### *Compliance readily achievable*

Every required exit sign must comply with AS/NZS 2293.1; or for a photoluminescent exit sign, Specification E4.8; and be clearly visible at all times when the building is occupied by any person having the right of legal entry to the building.

Note: Code Performance fire engineering report requires exit signs to operate to AS/NZS 2293.1-2018.

### **Building Upgrade Assessment – Clause 93 and 94**

With regard to clause **93 and 94 of the Environmental Planning and Assessment Regulation 2000** and the obligation for the consent authority to determine the necessity of building upgrades, we note:

#### 3.3.11. Fire protection and structural capacity

The building can achieve compliance in accordance with the proposed classification as a Class 4 residential premises and Class 5/6/7b below and adjoining yet mostly on the ground storey.

The building exhibits fire services that are in keeping with the BCA, fire hose reel coverage and portable fire extinguisher coverage appear compliant the capacity of the building will be appropriate to the building's proposed use.

As such, we deem it unnecessary to enforce an upgrade under clause 93 or 94. What measures we deem necessary to address have been document in this report and shall form part of the development application plan, and upon assessment and approval of a Construction Certificate, all relevant life safety and amenity matters can be achieved.

A structural report has not been provided as part of this assessment and was not deemed necessary.

#### 3.3.12. Category 1 fire safety provisions

For a full description of the category 1 fire safety provisions, refer to appendix B.

##### 1. EP1.3 Fire hydrants

The building is more than 500m<sup>2</sup> <1000m<sup>2</sup>, therefore under the BCA, hydrant coverage is required, yet can be afforded for a street hydrant located just 20m from the front allotment boundary.

***It is deemed that category 1 fire safety provision EP1.3 is satisfied.***

##### 2. EP1.4 Automatic fire suppression systems

The building is less than 25m effective height and does not require sprinkler coverage.

***It is deemed that category 1 fire safety provision EP1.4 is satisfied.***

3. EP1.6 Fire control centres

The building is less than 25m effective height and therefore a fire control centre is not required.

***It is deemed that category 1 fire safety provision EP1.6 is satisfied.***

4. EP2.1 Automatic warning for sleeping occupants

The building does contain rooms or accommodation spaces required for sleeping, smoke alarms are to be provided.

***It is deemed that category 1 fire safety provision EP2.1 is satisfied.***

5. EP2.2 Safe evacuation routes

In this regard, the building would not typically require an automatic fire detection and alarm system under BCA part E2.2 and Table E2.2a. There are no common egress paths.

***It is deemed that category 1 fire safety provision EP2.2 is satisfied.***

6. EP3.2 Emergency lifts

The building is less than 25m effective height and therefore an emergency lift is not required.

***It is deemed that category 1 fire safety provision EP3.2 is satisfied.***

#### 4.0. CONCLUSION

Demonstrating full compliance with the National Construction Code (BCA) at DA assessment stage is not prescribed under Section 4.15 of the Environmental Planning & Assessment Act 1979. The Consent Authority however has an obligation to consider whether the proposed development application is indicatively capable of complying with the BCA and without significant modification when an application for a construction certificate is made.

In this regard, despite the *existing* C3.2 protection of openings DtS departure (see section 3.1.2), we suggest the existing building will not require any modification, or alterations and additions. The proposal does not create a new DtS departure nor does it exacerbate the issue. Based on the existing level of fire and life safety afforded to occupants in terms of the active fire safety systems installed in the building, we find the existing issue not requiring an upgrade. As such the building is deemed appropriate for its classification as a Class 4 Residential Dwelling and Class 5/6/7a/7b commercial and mixed-use building, under the Building Code of Australia (2019 and v1).

Furthermore, the consent authority is obliged to determine whether building upgrades are warranted under clause 93 and 94 of the **Environmental Planning and Assessment Regulation 2000**. We conclude that the level of fire and life safety is commensurate with community expectations and that all category 1 fire safety provisions have either been addressed or are not required. As such it is deemed unnecessary to upgrade the building.

Construction certificate plans, when lodged with the certifying authority are expected to contain appropriate detail illustrating full compliance with the BCA and it is our opinion the plans will **not** demand the need for any significant design changes that in turn would necessitate the submission of an application under Section 4.55 of the Environmental Planning and Assessment Act 1979.

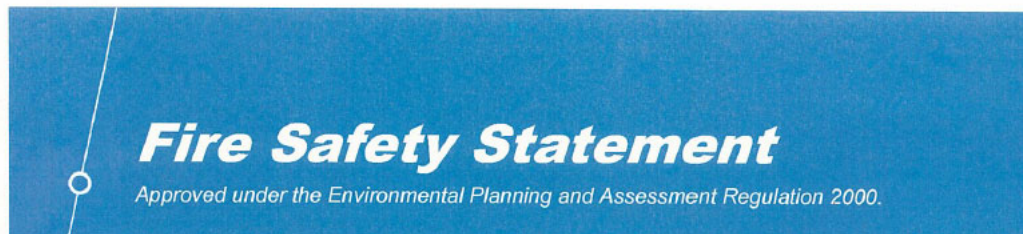
It is noted that nothing in this report forms part of design advice, yet mealy complies yes or no options with typical additional information needed at t he CC stage would need to be furnished at the CC stage to confirm compliance with the BCA.

**END OF REPORT.**

## APPENDIX A:

### CURRENT ANNUAL FIRE SAFETY STATEMENT (SECTION 5)

1 Sydenham Road Brookvale NSW 2100



Version 2.0

Effective from 1 December

#### How to complete this form

1. Please print in CAPITAL LETTERS
2. Please complete all relevant sections in full

#### Note

1. A reference to 'the Regulation' in this statement is a reference to the Environmental Planning and Assessment Regulation 2000
2. A reference to a CFSP in this statement is a reference to a 'competent fire safety practitioner' as defined by clause 167A of the Regulation

#### Section 1: Type of statement

- This is (mark applicable box) ☒ an annual fire safety statement (complete the declaration at [Section 7](#) of this form)  
☐ a supplementary fire safety statement (complete the declaration at [Section 8](#) of this form)

#### Section 2: Building the subject of this statement

Street No.	Street Name	Suburb	Postcode
1	SYDENHAM RD	BROOKVALE	2100

Lot No (if known)	DP/SP (if known)	Building Name (if applicable)
Lot 1	DP 1068064	

- This statement applies to (mark applicable box) ☒ the whole building  
☐ part of the building

#### Section 3: Description of the building or part of the building the subject of this statement

Storeys above ground in the building (No.)	Storeys below ground in the building (No.)
2	0

If statement relates to a part – describe that part and its location in the building

Uses of building or part subject to this statement (e.g. retail, offices, residential, assembly, carparking)

#### Section 4: Name and address of owner of the building or part

Title	Given Name/s	Family Name
MR	BEN	SHERIDAN

Street No.	Street Name	Suburb	Postcode
84	DAREEN	FRENCHS FOREST	2086



Department of Planning and Environment Page 1



**Section 7: Annual fire safety statement declaration**

I, BEN SHERIDAN (insert full name)

being the (mark applicable box) ☒ owner☐ owner's agent

certify that: a) each essential fire safety measure specified in this statement has been assessed by a competent fire safety practitioner and was found, when it was assessed, to be capable of performing:

- i. in the case of an essential fire safety measure identified in Section 5 of this form and the fire safety schedule - to a standard no less than that specified in the schedule, or
- ii. in the case of any other essential fire safety measure identified in Section 5 of this form - to a standard no less than that to which the measure was originally designed and implemented, and

- b) the building has been inspected by a competent fire safety practitioner and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Division 7 of the Regulation.

Owner/Agent Name

Owner/Agent Signature

Date

BEN SHERIDAN

25 JULY 2019

**Section 8: Supplementary fire safety statement declaration**

I, Click here

(insert full name)

being the (mark applicable box) ☒ owner☐ owner's agent

certify that each critical fire safety measure specified in this statement has been assessed by a competent fire safety practitioner and was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which this statement is issued.

Owner/Agent Name

Owner/Agent Signature

Date

BEN SHERIDAN

- Bermagui

Cooks Hook

25/7/2019

**Section 9: Owner's authorisation**

(To be completed where an agent makes the declaration in Section 7 or Section 8 of this form)

I, being the owner, authorise the agent named in Section 7 or Section 8 to act on my behalf to make the declaration.

Owner's Name

Owner's Signature

Date

Ben Sheridan

[Signature]

25/7/2019

**Section 10: Contact details of person issuing this statement**

Title

Given Name/s

Family Name

MR

BEN

SHERIDAN

Phone

Email

0433586687

BEN.S@BERMAGUIGROUP.COM.AU

**Section 11: Fire safety schedule**

A current fire safety schedule for the building must be attached to this statement.



## **APPENDIX B: Category 1 fire safety provisions**

### **EP1.3 Fire hydrants**

A fire hydrant system must be provided to the degree necessary to facilitate the needs of the fire brigade appropriate to—

- (d) fire-fighting operations; and
- (e) the floor area of the building; and
- (f) the fire hazard.

### **EP1.4 Automatic fire suppression systems**

NSW EP1.4 (N/A – relates to residential aged care facilities)

An automatic fire suppression system must be installed to the degree necessary to control the development and spread of fire appropriate to—

- (a) the size of the fire compartment; and
- (b) the function or use of the building; and
- (c) the fire hazard; and
- (d) the height of the building.

### **EP1.6 Fire control centres**

Suitable facilities must be provided to the degree necessary in a building to coordinate fire brigade intervention during an emergency appropriate to—

- (a) the function or use of the building; and
- (b) the floor area of the building; and
- (c) the height of the building.

### **EP2.1 Automatic warning for sleeping occupants**

In a building providing sleeping accommodation, occupants must be provided with automatic warning on the detection of smoke so they may evacuate in the event of a fire to a safe place.

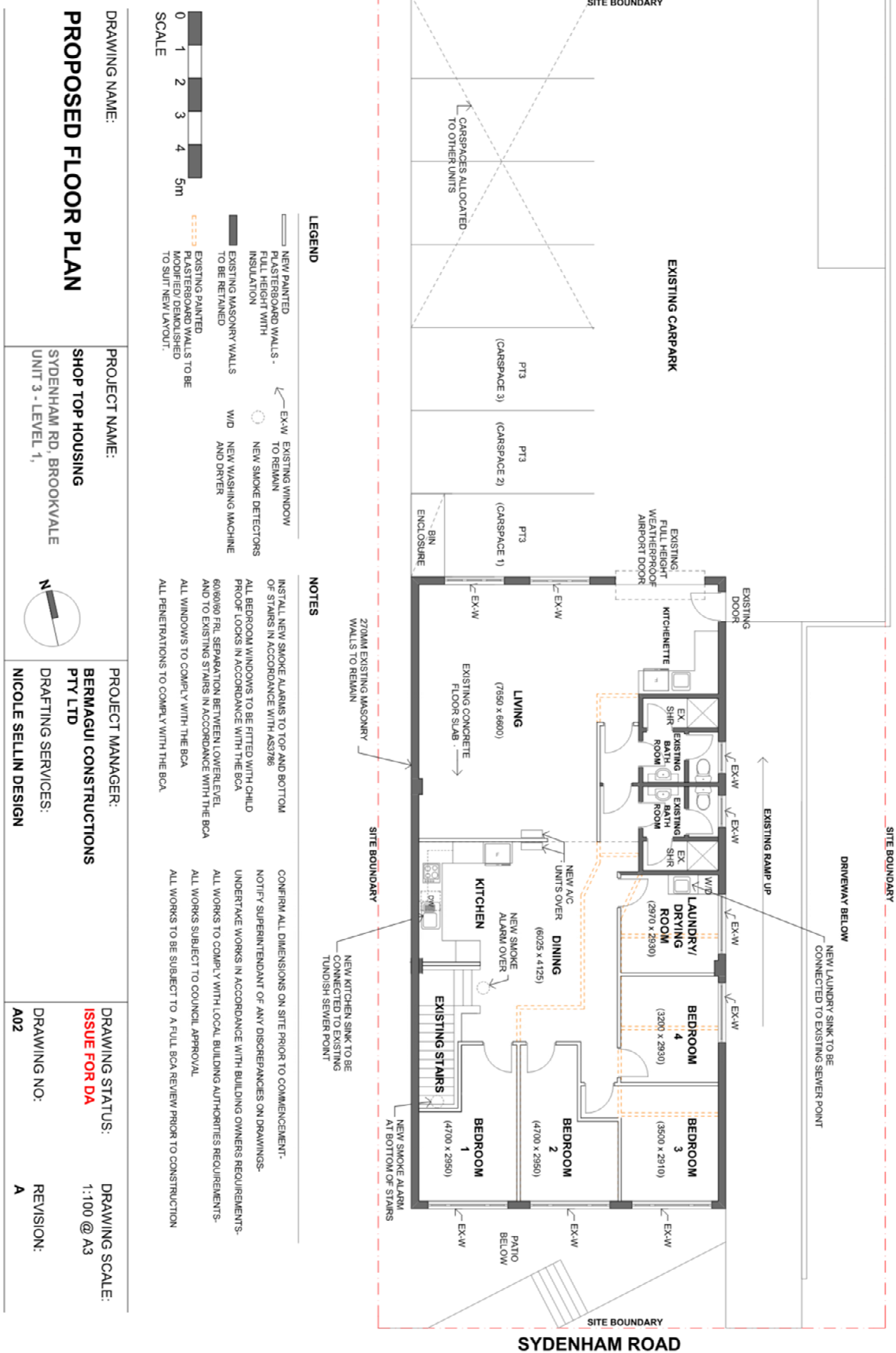
### **EP2.2 Safe evacuation routes**

- (a) In the event of a fire in a building the conditions in any evacuation route must be maintained for the period of time occupants take to evacuate the part of the building so that—
  - the temperature will not endanger human life; and
  - the level of visibility will enable the evacuation route to be determined; and
  - the level of toxicity will not endanger human life.
- (b) The period of time occupants take to evacuate referred to in (a) must be appropriate to—
  - the number, mobility and other characteristics of the occupants; and
  - the function or use of the building; and
  - the travel distance and other characteristics of the building; and
  - the fire load; and
  - the potential fire intensity; and
  - the fire hazard; and
  - any active fire safety systems installed in the building; and
  - fire brigade intervention.

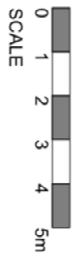
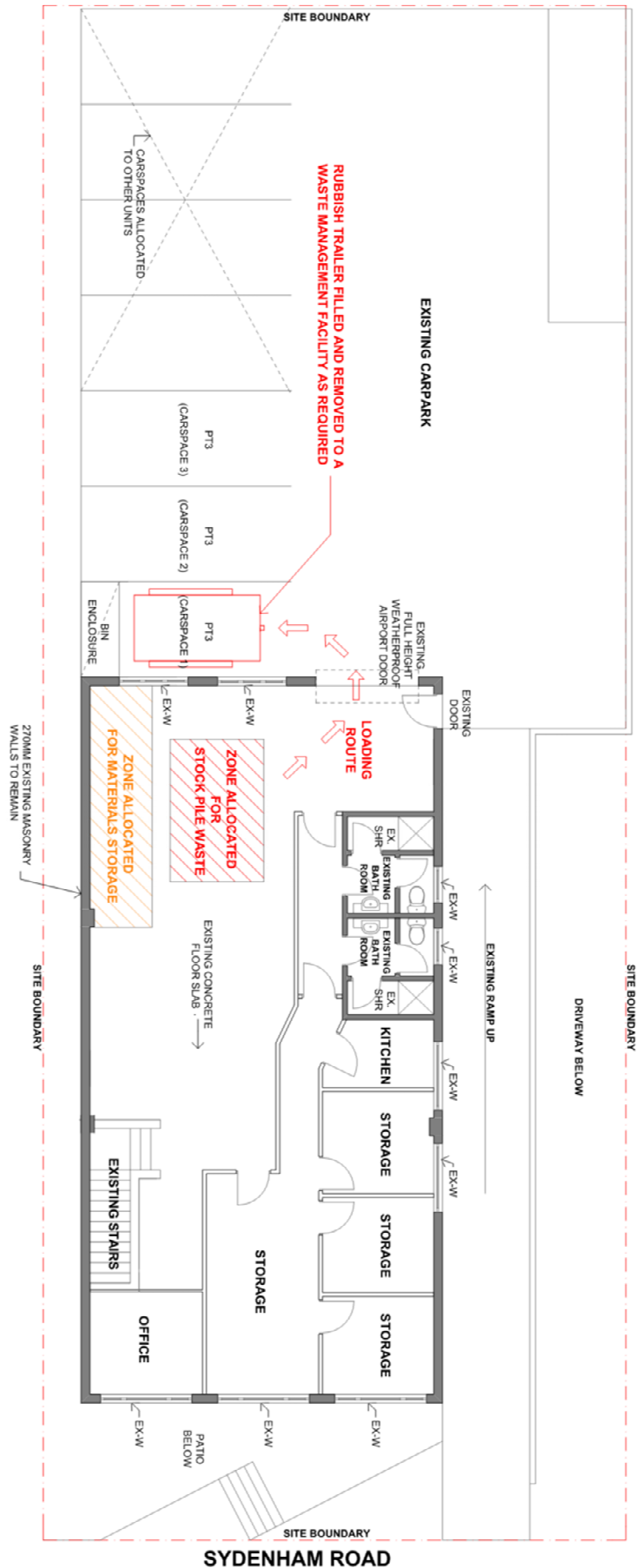
### **EP3.2 Emergency lifts**

One or more passenger lifts fitted as emergency lifts to serve each floor served by the lifts in a building must be installed to facilitate the activities of the fire brigade and other emergency services personnel.









DRAWING NAME: <b>WASTE MANAGEMENT PLAN</b>	PROJECT NAME: SHOP TOP HOUSING SYDENHAM RD, BROOKVALE UNIT 3 - LEVEL 1,	PROJECT MANAGER: BERMAGUI CONSTRUCTIONS PTY LTD DRAFTING SERVICES: NICOLE SELLIN DESIGN	DRAWING STATUS: <b>ISSUE FOR DA</b> DRAWING NO.: A04	DRAWING SCALE: 1:100 @ A3 REVISION: A
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