

REFERRAL RESPONSE – FIRE SAFETY

FILE NO: DA 315/2015/1
ADDRESS: 163A Victoria Road BELLEVUE HILL 2023
PROPOSAL: Alterations and additions to existing Bellevue Hill Public School including the demolition of buildings, the construction of a new school building and the refurbishment of the existing building to provide accommodation for an additional 450 students. The location of temporary demountables within Bellevue Hill Park during the construction period.
FROM: Richard Smith - Fire Safety Officer
TO: Mr D Booth

1. ISSUES

- *The premises are not on Council's essential services register.*

2. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environment Effects, referenced conversion of Building A, a new building on the northern portion of the site, extension of the COLA building, a new canteen additional carpark and landscaping prepared by CITY PLAN SERVICES, dated JUNE 2015.
- Architectural Plans, referenced A1102, A2000, A2001, A2002, A2003, A2004, A2010, A2020, A3000, A3001 & A3002, prepared by GROUPEGSA, dated 30 January 2015,

3. RESEARCH

The following research was undertaken in the preparation of this assessment:

- A site inspection was carried out on the following date: 14 July 2015

4. LEGISLATION

A Building Code of Australia (BCA) assessment of this development application is required to satisfy the following statutory provisions of the *Environmental Planning & Assessment Regulation 2000*.

☒ Clause 94 – 'Consent authority may require buildings to be upgraded'

- Compliance with the BCA if more than 50% of the volume has been changed in the last 3 years

- Fire safety – to protect persons using the building and facilitate their egress from the building as well as restricting the spread of fire from the building to other buildings

5. BUILDING DESCRIPTION

Type of Construction:	A
Class:	9b
Number of Storeys:	4
Rise in Storeys:	4

6. ASSESSMENT

Comments have been prepared on the following. **Where Approval is recommended, Conditions of Consent follow at the end of the comments.**

6.1 Clauses of BCA referenced:

- Swing of exit doors Clause D2.20 of the BCA.
- Single hand action door handle Clause D2.21 of the BCA
- Non slip finish on stair treads Clause D2.13 of the BCA
- Balustrades Clause D2.16 of the BCA.
- Handrails Clause D2.17 of the BCA
- Protection of openings of adjoining buildings on the same allotment Clause C3.2 of the BCA
- Emergency lighting Clause E4.2 of the BCA
- Exit & directional signage Clauses E4.5, E4.6 and E4.8 of the BCA
- Smoke detection system Table E2.2a of the BCA
- Fire hydrants Clause E1.3 of the BCA
- Fire hose reels Clause E1.4 of the BCA
- Portable fire extinguishers Clause E1.6 of the BCA

7. RECOMMENDATION

Council's Fire Safety Officer has determined that the proposal is satisfactory, subject to the following conditions:

- A. General Conditions**
- B. Conditions which must be satisfied prior to the demolition of any building or construction**
- C. Conditions which must be satisfied prior to the issue of any construction certificate**

C.1 Building upgrade (Clause 94 of the Regulation)

Council considers pursuant to clause 94 of the *Regulation* that it is appropriate to require the existing buildings to be brought into total or partial conformity with the *BCA*.

The *Construction Certificate* plans and specification required to be submitted to the *Certifying Authority* pursuant to clause 139 of the *Regulation* must detail building upgrade works required by this condition.

The *Certifying Authority* must be satisfied that such work, to be implemented as part of the development, will upgrade the building to bring it into compliance with the following provisions of the *BCA* as in force at the date of the *Construction Certificate* application:

- a) That the exit doors shall swing in the direction of egress complying with the requirements of D2.20 of the *BCA*. The doors shall be operable by single handed downward action or pushing action in accordance with the requirements of D2.21 of the *BCA* and shall not encroach the street alignment
- b) That a suitable balustrade and handrails shall be provided to all fire exit stairs in accordance with the requirements of Clauses D2.16 & D2.17 of the *BCA*. All proposed building details shall be submitted to Principal Certifying Authority for approval prior to any building work commencing.
- c) That all treads and landings of the existing stairways shall be provided with a non-slip finish or an adequate non-skid strip near the edge of the nosings/landing.
- d) That opening's in the external walls of adjoining buildings within six (6) metres of each other on the same allotment shall be protected in accordance with the requirements of Clause C3.4 of the *BCA* or an alternative solution shall be proposed by an accredited C10 fire engineer meeting verification method CV2 and performance requirements CP2, CP7 & CP8 of the *BCA*.
- e) That a system of emergency lighting shall be installed throughout the buildings on the premises to provide sufficient light in an emergency in accordance with the requirements of Part E4 of the *BCA*.
- f) That exit signs shall be installed above all required exit doors. Signs shall be illuminated at all times and generally be of sufficient number that direction of travel to all exits is clearly visible from any part of the major egress routes. Exit signs shall be installed to the standard expressed in Clauses E4.5, E4.6 and E4.8 of the *BCA*.
- g) That an Automatic Fire Detection and Alarm System shall be installed throughout the buildings on the premises complying in all respects with the requirements of Specification E2.2a Clause 4 of the *BCA* & Australian Standard AS1670.1-2005.
- h) That hose reels shall be installed throughout the buildings on the premises to the standard expressed in Clause E1.4 of the *BCA*.
Hose reels shall not be located within rooms but rather in common areas such as passageways, lobbies or foyers, so that their location is obvious and always available to all occupants.

If it is desired to enclose the hose reels, the cabinets shall be of a size with sufficient clearance between reel and cabinet to allow the hose to be drawn off in any direction and rewound without difficulty.

Cabinets enclosing hose reels shall have a conspicuously displayed sign fitted to the door, with lettering at least 50mm in height reading "Fire Hose Reel".

All cabinets shall comply with the relevant requirements of AS1221 and AS 2441.

- i) That portable fire extinguishers shall be provided throughout the buildings on the premises to the requirements of Clause E1.6 of the BCA and the relevant requirements of AS 2444.
- j) That hydrants shall be installed throughout the buildings on the premises in accordance with the requirements of Clause E1.3 of the BCA, or if street hydrants are intended to be used instead of required internal hydrants a certificate shall be provided to the Principal Certifying Authority certifying that the location and coverage comply with AS 2419.1 – 2005 and the flows and pressures (evidenced by a Water Authority enquiry form) comply with AS 2419.1 – 2005

Note: The *Certifying Authority* issuing the *Construction Certificate* has no power to remove the requirement to upgrade the existing building as required by this condition. Where this condition specifies compliance with performance requirements of the *BCA* the *Certifying Authority*, subject to their level of accreditation, may be satisfied as to such matters. Where this condition specifies compliance with prescriptive (deemed to be satisfied) provisions of the *BCA* these prescriptive requirements must be satisfied and cannot be varied unless this condition is reviewed under section 82A or amended under section 96 of the *Act*.

Note: This condition does not set aside the *Certifying Authorities* responsibility to ensure compliance with clause 143 of the *Regulation* in relation to Fire Protection and Structural Adequacy.

Note: AS 4655 *Guidelines for fire safety audits for buildings* (or any succeeding AS) should form the basis of any fire upgrade report.

Standard Condition: C10

D. Conditions which must be satisfied prior to the commencement of any development work

E. Conditions which must be satisfied during any development work

F. Conditions which must be satisfied prior to any occupation or use of the building (Part 4A of the Act and Part 8 Division 3 of the Regulation)

F.1 Fire Safety Certificates

In the case of a ***final occupation certificate*** to authorise a person:

- a) to commence occupation or use of a *new building*, or
- b) to commence a change of building use for an existing building,

a *certifying authority* must be satisfied that a final fire safety certificate has been issued for the building.

In the case of an ***interim occupation certificate*** to authorise a person:

- a) to commence occupation or use of a partially completed *new building*, or
- b) to commence a change of building use for part of an existing building,

a *certifying authority* must be satisfied that a final fire safety certificate or an interim fire safety certificate has been issued for the relevant part of the building.

Note: This condition does not apply to a class 1a or class 10 building within the meaning of clause 167 of the Regulation.

Note: In this condition:

interim fire safety certificate has the same meaning as it has in Part 9 of the Regulation.

final fire safety certificate has the same meaning as it has in Part 9 of the Regulation.

new building has the same meaning as it has in section 109H of the Act.

Standard Condition: F4

G. Conditions which must be satisfied prior to the issue of any Subdivision Certificate

H. Conditions which must be satisfied prior to the issue of a Final Occupation Certificate (s109C(1)(c))

I. Conditions which must be satisfied during the ongoing use of the development

I.1 Annual Fire Safety Statements (Class 1b to 9c buildings inclusive)

Each year, the owner of a building to which an *essential fire safety measure* is applicable must provide an *annual fire safety statement* to Council and the Commissioner of the NSW Fire Brigades. The *annual fire safety statement* must be prominently displayed in the building.

Note: *Essential fire safety measure* has the same meaning as in clause 165 of the Regulation.
Annual fire safety statement has the same meaning as in clause 175 of the Regulation.
Part 9 Division 5 of the Regulation applies in addition to this condition at the date of this consent. Visit Council's web site for additional information in relation to fire safety www.woollahra.nsw.gov.au.
Standard Condition: I22

J. Miscellaneous Conditions

K. Advisings

Nil

Richard Smith
Fire Safety Officer

Date: 15 July 2015