

FIRE SAFETY REPORT

REPORT BY LUIS CRISTIA DESIGNS.

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PROJECT:

PROPOSED NEW SECONDARY DWELLING AT
22 Left Bank Road, Mullumbimby NSW 2484
LOT 6 D.P. 793261

PAN: 412799.

This report has been prepared for the proposed Secondary Dwelling at Lot 6, D.P. 793261, 22 Left Bank Road, Mullumbimby NSW against the requirements of Section 64 of the Environmental Planning and Assessment Regulations 2021.

The report establishes that the proposed new Secondary Dwelling can comply with Section 64 of the Environmental Planning and Assessment Regulations 2021.

SECTION 64. ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2021

Consent authority may require upgrade of buildings.

(1) This section applies to the determination of a development application that involves the rebuilding or alteration of an existing building if—

(a) the proposed building work and previous building work together represent more than half of the total

volume of the building, or

(b) the measures contained in the building are inadequate—

(i) to protect persons using the building, if there is a fire, or

(ii) to facilitate the safe egress of persons using the building from the building, if there is a fire, or

(iii) to restrict the spread of fire from the building to other buildings nearby.

(2) The consent authority must consider whether it is appropriate to require the existing building to be brought into total or partial conformity with the *Building Code of Australia*.

(3) In this section—

previous building work means building work completed or authorised within the previous 3 years.

total volume of a building means the volume of the building before the previous building work commenced and measured over the building's roof and external walls.

NCC2022-Volume-two Building Code of Australia

Part H3 Fire Safety

Objectives

H3O1 Objective

The Objective is to—

- (a) safeguard the occupants from illness or injury by alerting them of a fire in the building so that they may safely evacuate; and
- (b) avoid the spread of fire.

Functional Statements

H3F1 Protection from the spread of fire

A Class 1 building is to be protected from the spread of fire.

H3F2 Fire detection and early warning

A Class 1 building is to be provided with safeguards so that occupants are warned of a fire in the building so that they may safely evacuate.

PART H3 FIRE SAFETY		PROPOSED	COMPLY
H3F1 PROTECTION FROM THE SPREAD OF FIRE	A Class 1 building is to be protected from the spread of fire	3.6m separation between buildings	YES
H3P1 SPREAD OF FIRE	A Class 1 building must be protected from the spread of fire such that the probability of a building not being able to withstand the design heat flux of 92.6 kW/m ² for a period of 60 minutes shall not exceed 0.01, when located from another building on the same allotment	3.6m separation between buildings	YES

H3F2 FIRE DETECTION AND EARLY WARNING	A Class 1 building is to be provided with safeguards so that occupants are warned of a fire in the building so that they may safely evacuate	SMOKE ALARM TO COMPLY WITH A.S. 3786 CONNECT TO MAINS POWER	YES
H3P2 AUTOMATIC WARNING FOR OCCUPANTS	In a Class 1 building, occupants must be provided with <i>automatic</i> warning on the detection of smoke with an <i>efficacy</i> greater than 0.95 and a <i>reliability</i> greater than 0.95, so that they may evacuate in the event of a fire to a place of safety appropriate to the— (a) function and use of the building; and (b) occupant characteristics; and (c) <i>fire load</i> and combustion characteristics; and (d) potential <i>fire intensity</i> ; and (e) <i>fire hazard</i> .	SMOKE ALARM TO COMPLY WITH A.S. 3786 & H3D6	YES
H3V1 AVOIDANCE OF SPREAD OF FIRE BETWEEN BUILDINGS ON ONE ALLOTMENT	Compliance with H3P1(1)(a) to avoid the spread of fire between buildings on the same allotment is verified when— (a) the <i>external walls</i> and any openings in the <i>external walls</i> of a building, less than 1.8 m from another building, are capable of withstanding 92.6 kW/m ² of heat flux for 60 minutes; and (b) the <i>external walls</i> extend to the underside of a <i>non-combustible</i> roof covering or <i>non-combustible</i> eaves lining in accordance with clause 9.2.3 of the ABCB Housing Provisions.	3.6m separation between buildings	YES
H3D2 FIRE HAZARD PROPERTIES AND NON- COMBUSTIBLE BUILDING ELEMENTS	(1) The following materials, though <i>combustible</i> or containing <i>combustible</i> fibres, may be used wherever a <i>non-combustible</i> material is <i>required</i> : (a) Plasterboard. (b) Perforated gypsum lath with a normal paper finish. (c) Fibrous-plaster sheet.	PLASTERBOARD CONCRETE ROOF METAL METAL FASCIA METAL GUTTER	YES

	<p>(d) Fibre-reinforced cement sheeting.</p> <p>(e) Pre-finished metal sheeting having a <i>combustible</i> surface finish not exceeding 1 mm thick and where the <i>Spread-of-Flame Index</i> of the product is not more than 0.</p> <p>(f) <i>Sarking-type materials</i> that do not exceed 1 mm in thickness and have a <i>Flammability Index</i> not greater than 5.</p> <p>(2) The <i>fire hazard properties</i> of materials used in a Class 1 building, including floor or ceiling spaces common with a Class 10 building, must comply with the following:</p> <p>(a) <i>Sarking-type materials</i> used in the roof must have a <i>Flammability Index</i> not greater than 5.</p> <p>(b) Flexible ductwork used for the transfer of products initiating from a heat source that contains a flame must comply</p> <p>(a) with the <i>fire hazard properties</i> set out in AS 4254.1.</p>		
H3D3 FIRE SEPARATION OF EXTERNAL WALLS	Compliance with Part 9.2 of the ABCB Housing Provisions satisfies <i>Performance Requirement H3P1</i> for fire separation of <i>external walls</i> .	3.6m separation between buildings	YES
H3D5 SMOKE ALARMS AND EVACUATION LIGHTING	<p>(1) Compliance with Part 9.5 of the ABCB Housing Provisions satisfies <i>Performance Requirement H3P2</i> for smoke alarms and evacuation lighting.</p> <p>(1) Compliance with Part 9.5 of the ABCB Housing Provisions satisfies <i>Performance Requirement H3P2</i> for smoke alarms and evacuation lighting.</p>	SMOKE ALARM TO COMPLY WITH A.S. 3786	YES