

LOCAL GOVERNMENT ACT 1993—REGULATION

(Relating to the Building Code of Australia and the preparation of reports by
NSW Fire Brigades)

NEW SOUTH WALES



[Published in Gazette No. 162 of 2 December 1994]

HIS Excellency the Governor, with the advice of the Executive Council,
and in pursuance of the Local Government Act 1993, has been pleased to
make the Regulation set forth hereunder.

EDWARD PICKERING, M.L.C.,
Minister for Local Government and Co-operatives.

Commencement

1. This Regulation commences on 1 January 1995.

Amendments

2. The Local Government (Approvals) Regulation 1993 is amended:

- (a) by omitting the definition of “Building Code of Australia” from clause 4 (1) and by inserting instead the following definition:

Building Code of Australia means the document entitled “Building Code of Australia” published by the Australian Building Codes Board, and incorporating the New South Wales variations set out in the relevant appendix to that Code, as in force on 1 November 1994;

- (b) by omitting clause 21 (2) and (3) and by inserting instead the following subclauses:

(2) The Director-General of New South Wales Fire Brigades must furnish a written report to the council as to whether or not the Director-General is satisfied, on the basis of the application, that the following provisions of the Building Code of Australia (where applicable) will be complied with in the erection of the proposed building:

- (a) Clause E1.3 (fire hydrants);
- (b) Clause E1.5 (sprinklers);
- (c) Clause E1.6 (portable fire extinguishers);
- (d) Clause E1.8 (fire control centres);
- (e) Clause E2.2 (general requirements for smoke hazard management);
- (f) Clause E3.4 (emergency lifts);
- (g) Clause E4.9 (emergency warning and intercommunication systems);
- (h) Clauses 3.1, 3.3 (a) (iii), 3.4 and 3.7 of Specification G3.8 (smoke control system).

(3) The report must also indicate whether or not the Director-General of New South Wales Fire Brigades is satisfied, on the basis of the application, that:

- (a) the fire hydrants in the proposed fire hydrant system will be accessible for use by New South Wales Fire Brigades; and
 - (b) the couplings in the system will be compatible with those of the fire appliances and equipment used by New South Wales Fire Brigades.
- (c) by omitting the Table to clause 21;
- (d) by omitting clause 30 and by inserting instead the following clause:

Consideration of reports from New South Wales Fire Brigades

30. It is a condition of an approval to erect a building (other than a building proposed to exceed, or which exceeds, 25m in height) that a fire hydrant system is not to be installed in the building until the council has received a written report from the Director-General of New South Wales Fire Brigades to the effect that the Director-General is satisfied, on the basis of the application for the approval, that:

- (a) the system will comply with the requirements of Clause E1.3 (fire hydrants) of the Building Code of Australia; and
 - (b) the fire hydrants in the system will be accessible for use by New South Wales Fire Brigades; and
 - (c) the couplings in the system will be compatible with those of the fire appliances and equipment used by New South Wales Fire Brigades.
-

EXPLANATORY NOTE

The object of this Regulation is to update references to the Building Code of Australia in the Local Government (Approvals) Regulation 1993 and to make consequential amendments in relation to reports prepared by the Director-General of New South Wales Fire Brigades.

This Regulation is made under the Local Government Act 1993, including section 748 (the general regulation making power).
