

Reference: AF15/571

12th August, 2016

MEMBERS

NOTICE is given that the Building Fire Safety Committee will meet in the following Meeting Room on the day, date and time as follows:

Building Fire Safety Committee
(*Conference Room - Level 1*):

Monday, 22nd August 2016 at 12:00 p.m.

An agenda for the meeting is enclosed herewith.



Mark McSHANE
CHIEF EXECUTIVE OFFICER

CITY OF MOUNT GAMBIER BUILDING FIRE SAFETY COMMITTEE

Meeting to be held on Monday 22nd August 2016 at 12.00 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

1. BUILDING FIRE SAFETY COMMITTEE - ROTARY MARKET - 4 & 4B KENNEDY AVENUE -
Ref: AF15/632
2. BUILDING FIRE SAFETY COMMITTEE - KALGANYI CARAVAN PARK - 250 PENOLA
ROAD - AF16/175

CITY OF MOUNT GAMBIER BUILDING FIRE SAFETY COMMITTEE

Meeting to be held on Monday 22nd August 2016 at 12.00 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

PRESENT: Cr Ian Von Stanke (Presiding Member)
Andy Sharrad (Metropolitan Fire Service)
Grant Riches (Professional Building Services)

APOLOGIES: moved the apology received from Daryl Sexton be received.

COUNCIL OFFICERS: Chris Tully (Building Officer)
Kathy Allen (Administration Officer)

OTHER ATTENDANCES: Timothy Falland - SA Regional Metropolitan Fire Service Manager

MINUTES: moved that the Minutes of the Meeting held on Wednesday, 11th May 2016 be taken as read and confirmed.

seconded

QUESTIONS: (a) With Notice - nil submitted.
(b) Without Notice -

**1. BUILDING FIRE SAFETY COMMITTEE - ROTARY MARKET - 4 & 4B KENNEDY AVENUE
- Ref: AF15/632**

The Building Officer reported:

(a) The Building Fire Safety Committee at its meeting held on Wednesday, 11th May 2016 resolved:

“(a) The verbal report from Mr Chris Tully be received and the following noted:

- *Council was unable to arrange an onsite inspection prior to the Building Fire Safety Committee meeting.*
- *Rotary Market advised by telephone that they have received the report advising of the building fire safety matters and will respond to Council following their WHS meeting scheduled to be held on 11th May 2016”.*

(b) The matter be adjourned to the next scheduled Building Fire Safety Committee meeting and an inspection to be carried out by the Building Fire Safety Committee prior to the meeting.”

(b) Inspection has been arranged for 9:30am Monday 22nd August, 2016 before meeting to determine all works have been carried out pursuant to the Building Fire Safety Committee’s requirements.

moved it be recommended:

(a) the report be received;

(b) To be determined at the meeting after inspection carried out.

seconded

2. BUILDING FIRE SAFETY COMMITTEE – KALGANYI CARAVAN PARK – 250 PENOLA ROAD – AF16/175

The Building Officer reported:

(a) The Building Fire Safety Committee at its meeting held on Wednesday, 11th May 2016 resolved:

“(a) The verbal report from Mr Chris Tully be received and the following noted:

- A random inspection of cabins on the site found that some smoke detectors (working when tested) were hard wired and some were only battery operated and appeared not to be powered by a 10-year life battery (it should also be noted that the smoke detector inspected from the previous inspection and found to be faulty, had not been replaced and was no longer working).*
- The inspection of the cabins also found that the majority of the cabins had gas or electrical cooking appliances and at the time of the inspection, only one cabin was noted to have a fire blanket located for use in the event of a fire.*
- The inspection also found that the site does not contain any on site fire hydrants, fire hose reels or permanently connected garden hoses, equipped with nozzles suitable for firefighting at the incipient stage of a fire.*
- As noted from the previous inspection, the existing fire extinguishers have not been serviced since 2011 and some were missing from existing locations.*
- The operator of the caravan site advised the Building Fire Safety Committee on arrival that he had contacted a company to service the existing fire extinguishers located on site, but to date they were yet to attend and carry out this service.*

(b) Pursuant to Section 71(3)(b) of the Development Act 1993, the property owner of 250 Penola Road, Mount Gambier be required to carry out a programme of works to address the Building Fire Safety of the buildings, with such works to be completed within ten (10) days of the date of the notice (and Council notified for an inspection upon completion).

The works to be undertaken to address the issues are listed below:

- 1. Existing fire extinguishers to be serviced and where missing from existing locations to be replaced.*
- 2. All smoke alarms (detectors) are to comply with Australian Standard AS 3786 and shall be fitted to either the consumer mains power or powered by a 10-year life non-replaceable, non-removable permanently connected battery and serviced in accordance with AS 1851.*
- 3. Fire blankets are to be fitted in all cabins containing gas or electrical cooking appliances.*

(c) Pursuant to Section 71(3)(a) of the Development Act 1993, the property owner of 250 Penola Road, Mount Gambier be required to submit a report, prepared by an appropriately qualified person, to address the Building Fire Safety of the buildings, with such report to be provided to Council within two (2) months of the date of the notice.

The notice should pay particular attention to the issues listed below:

- 1. A plan to be submitted for locations of permanently connected garden hoses 15 metre (minimum) long, to be provided at a ratio of one (1) hose per two (2) sites and located between each site.*
- 2. The garden hoses will also be required to be equipped with nozzles suitable for firefighting at the incipient stage of a fire.*

- (d) *The current operators of the Kalganyi Caravan Park be included in the above correspondence for their information.*"
- (b) Council contacted Kalganyi Caravan Park on 27th May 2016 in regards to the notice given (PR16/4003) by the Building Fire Safety Committee, to undertake a programme of works to be completed within ten days of the date of the notice given.
- (c) Council was advised by Gavin Fraser (lessee) that all works required to be undertaken within the ten days specified had been completed by SE Fire Extinguisher Services.
- (d) Council was informed by SE Fire Extinguisher Service, that they had serviced all existing fire extinguishers and replaced where missing from existing locations; and although they had quoted to supply and install smoke alarms (detectors) and fire blankets, they had not carried out these works.
- (e) From further contact with Gavin Fraser (lessee), it was found that they were purchasing and installing the smoke alarms (detectors) and fire blankets; and was still in the process of carrying out these works when contacted on the 8th August 2016.
- (f) Council has received a plan on the 9th August 2016 (which also included a record of the installation of smoke alarm/detectors, to date) from Gavin Fraser, which included the location of permanently connected garden hoses equipped with nozzles suitable for firefighting at the incipient stage of a fire, to be considered at the next Building Fire Safety Committee meeting. (Refer to attached).

An inspection time has been arranged for Monday 22nd August 2016 at 9.00 a.m.

moved it be recommended:

- (c) the report be received;
- (d) The current operators of the Kalganyi Caravan Park to be given an extended period of time (to be determined at the Building Fire Safety Committee meeting), to complete installation of smoke alarm/detectors (complying with Australian Standard (AS) 3786) and Fire Blankets

seconded

MOTIONS WITHOUT NOTICE

GENERAL BUSINESS

- (a) Date of next Building Fire Safety meeting.

The meeting closed at pm.

Info sheet on the back

MOUNT GAMBIER

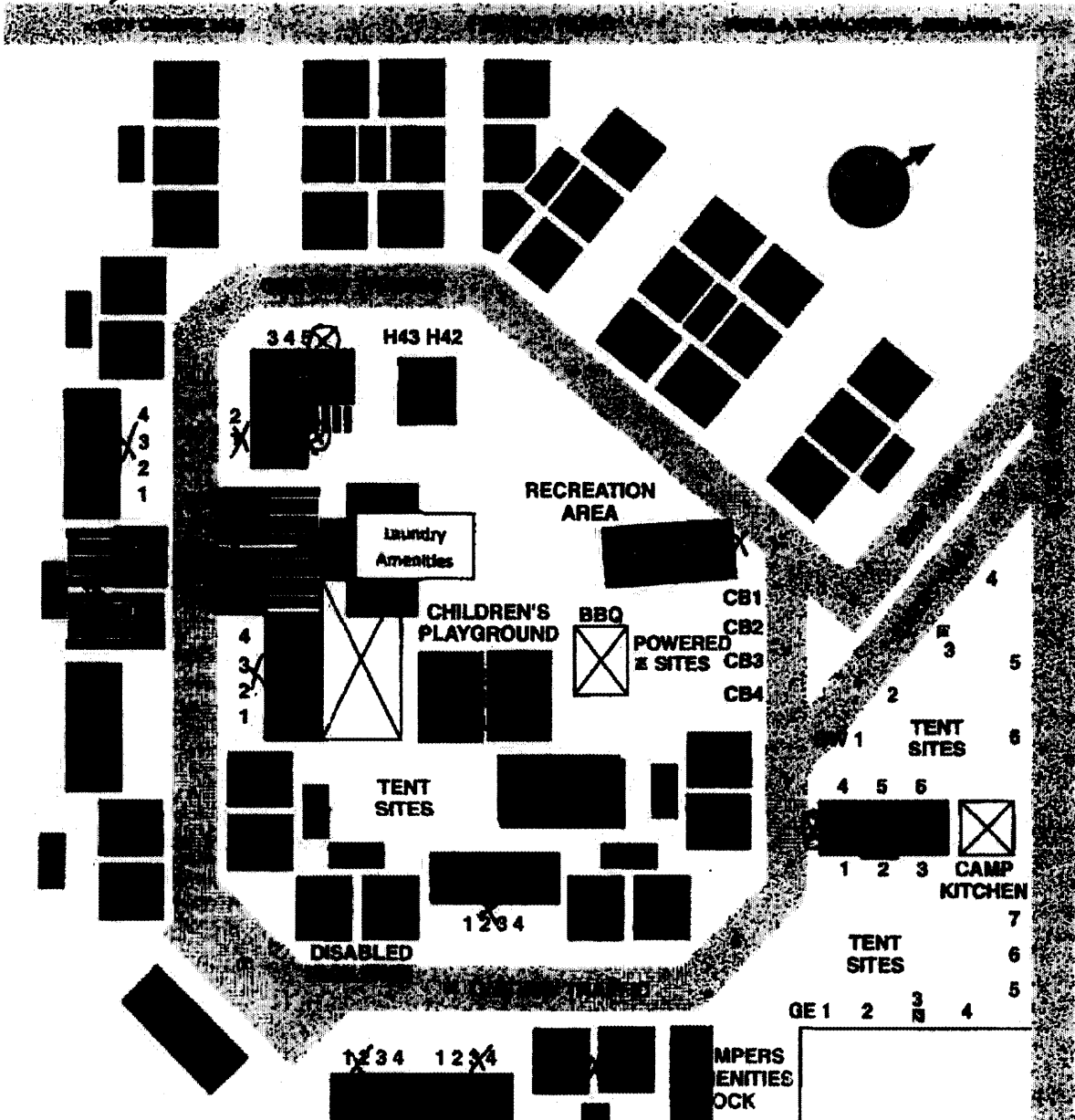


Park
Map

www.kalganyi.com.au

kalganyi.com.au

Hoses will be hooked up to existing taps 13 in total



X - 15m Hose hanging on wall connected to tap 1/2" Spray Nozzle

⊗ - 20m Hose hanging on wall connected to tap 1/2" Spray Nozzle
Extra length to reach H42+43

- KALGANYI HOLIDAY PARK -

SMOKE ALARM TEST RECORD

SITE AREA	Photo Electric 10 year Smoke Alarm Installed	Oct 2016	Apr 2017	Oct 2017	Apr 2018	Oct 2018	Apr 2019	Oct 2019	Apr 2020	Oct 2020	Apr 2021	Oct 2021
Penthouse												
J28												
J36	Hard Wired											
J37	Hard Wired.											
H42												
H43												
L47	Hard Wired											
L46	Hard Wired											
C1												
C2												
C3												
C4	13-7-2016											
B1	11-7-2016											
B2	11-7-2016											
B3												
B4												
A1	15-7-2016											
A2	15-7-2016											
A3	15-7-2016											
A4	15-7-2016											
D1												
D2												
D3												
D4												
D5												
E1												
E2												
E3												
E4												
F1												
F2												
F3												
F4												
G1												
G2												
G3												
G4												
G5	19-7-2016											
G6												
Staff member												

New Smoke Alarms are - Photoelectric 10 year life
 New Fire Blankets are - Fire Sentry 1m x 1m AS 3504 AS 3786.