

CITY OF MOUNT GAMBIER BUILDING FIRE SAFETY COMMITTEE

Meeting to be held on Monday 21<sup>st</sup> November 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
3. BUILDING FIRE SAFETY COMMITTEE – COMMERCIAL HOTEL – 72-76 COMMERCIAL  
STREET WEST - AF16/490
4. BUILDING FIRE SAFETY COMMITTEE - MOGAS - 389A COMMERCIAL STREET WEST -  
AF16/491
5. BUILDING FIRE SAFETY COMMITTEE - ADDITIONAL INSPECTIONS

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AGENDA

- PRESENT: Cr Ian Von Stanke (Presiding Member)  
Daryl Sexton (Director Operational Services)  
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)  
Tania Hassan (Building Officer)  
Kathy Allen (Administration Officer)
- OTHER ATTENDANCES: Stuart Dawes (Acting Commander Mount Gambier) - SA Regional Metropolitan Fire Service Manager
- MINUTES: moved that the Minutes of the Meeting held on Monday, 22<sup>nd</sup> August 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 Monday, 22<sup>nd</sup> August 2016 resolved:
- “(a) the report be received;*
- (b) To be determined at the meeting after inspection carried out*
- (c) Chris Tully and Andy Sharrad inspected the site on Monday 22<sup>nd</sup> August 2016. Internal works have all been completed. External work not yet completed, report on flow test required for external hydrants.*
- (d) Council write to the property owner to request the submission of a flow test result for the external hydrant, with each test to be completed within two months and report submitted to Council.”*
- (b) Council was contacted by the owner John Cleaver after receiving the letter from the Building Fire Safety Committee (dated 23<sup>rd</sup> August 2016), requesting a flow and pressure test be submitted for all onsite external hydrants (x2). Council was advised the underground pipework of the two (2) onsite fire hydrants require repair works to be carried out; and was in the process of organising a contractor (Raymond Koczak) to carry out repairs.

Recent contact with the owner and the contractor has found the repair works, have now been completed.

Council has been advised that a flow and pressure test will be carried out on the two (2) external onsite fire hydrants (by Metalworx) and the test results forwarded to Council.

- (c) Fire hydrant flow and pressure test results to be tabled at the meeting.

moved it be recommended:

- (a) The report be received.  
(b) To be determined at the meeting

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 Monday, 22<sup>nd</sup> August 2016 resolved:

*“(a) the report be received;*

*(b) Council advise the proprietor of Kalganyi Caravan Park that all rentable units are to be equipped with 10 year long life non-replaceable, non-removable permanently connected battery type smoke alarms (detectors) and fire blankets by 30<sup>th</sup> September 2016.*

*Any unit not so equipped by 30<sup>th</sup> September 2016 is not to be used for any purpose until so equipped and inspected by Council.*

*(c) The Building Fire Safety Committee endorse the plan of hoses and signage as attached to the agenda and require all works shown on the plan to be completed by Wednesday 30<sup>th</sup> November 2016.”*

- (b) As per the BFSC directive to the proprietor of the Kalganyi Caravan Park (Gavin Fraser), for all rentable units to be equipped with 10 year long life non-replaceable, non-removable permanently connected battery type smoke alarms (detectors) and fire blankets;

an inspection of Kalganyi Caravan Park was carried out by Council and noted the following:

(Council was advised at the time of the inspection by the proprietor of Kalganyi Caravan Park, that all rentable units now included smoke alarms fitted to either the consumer mains power or powered with 10 year lithium battery and fire blankets)

- A random number of units (including single and two (2) storey) were inspected and found to contain, photoelectric smoke alarm with 9 volt 10 year lithium battery and fire blankets (photo's and product manual attached).
- Permanently connected hose reels (20m length) with suitable nozzles for fire fighting have been located through out the site (photo's attached).

- Sited but not installed at the time of the inspection, were signs to be placed above hose reels for use as fire fighting only.

(c) The report to be discussed at the meeting.

moved it be recommended:

- (a) The BFSC advise the proprietor of the Kalganyi Caravan Park that upon installation of the signs to be placed above the hoses, the Committee is satisfied that all of its requirements have now been met.
- (b) To be determined at the meeting

Seconded

**3. BUILDING FIRE SAFETY COMMITTEE - COMMERCIAL HOTEL - 72-76 COMMERCIAL STREET WEST - AF16/490**

The Building Officer reported:

- (a) The Building Fire Safety Committee at its meeting held on Monday, 22<sup>nd</sup> August 2016 resolved:

*“(a) the report be received;*

*(b) Andy Sharrad to follow up with local Fire Brigade to determine any outstanding issues or concerns and report back to Council and/or Building Fire Safety Committee.”*

- (b) Mr Sharrad has advised that the local brigade has not identified any issues or concerns at this time.

moved it be recommended:

- (a) The report be received and contents noted.

seconded

**4. BUILDING FIRE SAFETY COMMITTEE - MOGAS - 389A COMMERCIAL STREET WEST - AF16/491**

The Building Officer reported:

- (a) The Building Fire Safety Committee at its meeting held on Monday, 22<sup>nd</sup> August 2016 resolved:

*“(a) the report be received;*

*(b) Hose reels on site, concern with lack of hydrant cover at present. Council will follow up the previous DA's to determine position with required hydrants.”*

- (b) Concerns are raised with the apparent lack of hydrant cover for the Mogas fuel storage depot located at 389 Commercial Street West.

Investigation of previous DA's for the property located at 389 Commercial Street West found the following:

- Installation of a 25,000 litre water tank for fire fighting purposes, located on the southern end of the property.
- (c) Inspection of the whole site to be arranged for Monday 21<sup>st</sup> November 2016 before meeting.

moved it be recommended:

- (a) The report be received.
- (b) To be determined at the meeting after inspection carried out.

Seconded

**5. BUILDING FIRE SAFETY COMMITTEE - ADDITIONAL INSPECTIONS**

Bowling Alley – 103 Commercial Street West, Mount Gambier

Flanagans Irish Pub – 6 Ferrers Street, Mount Gambier

**MOTIONS WITHOUT NOTICE**

**GENERAL BUSINESS**

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

The meeting closed at    pm.