

CITY OF MOUNT GAMBIER BUILDING FIRE SAFETY COMMITTEE

Meeting to be held on Monday 27<sup>th</sup> February 2017 at 12.00 p.m. in the  
Conference Room, Level One - Operational Services, Civic Centre

AGENDA

1. BUILDING FIRE SAFETY COMMITTEE - MOGAS - 389A COMMERCIAL STREET WEST -  
AF16/491
2. BUILDING FIRE SAFETY COMMITTEE - BOWLING ALLEY - 103 COMMERCIAL STREET  
WEST, MOUNT GAMBIER - AF16/500

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Meeting to be held on Monday 27<sup>th</sup> February 2017 at 12.00 p.m. in the  
Conference Room, Level One - Operational Services, Civic Centre

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 be received.

COUNCIL OFFICERS: 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,  
21<sup>st</sup> November 2016 be taken as read and confirmed.

seconded

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

1. 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, 21<sup>st</sup> November 2016 resolved:

*“(a) the report be received;*

*(b) Council staff undertake a detailed desk top review of the approved plans and compare the plans to the “as built” conditions. MFS to undertake a similar review of there files and send through to Council to include in the review. A consolidated report of findings be prepared and presented to the next meeting of the BFSC.*

*(c) Council’s review of Developments:*

**DA 381/0602/1997 (Bulk fertilizer store and canopy)**

23/03/1998

Meeting with MFS (Other Notes)

- Storage tank ok, provided 1 hr. minimum water storage is supplied & separate power to tank.

26/03/1998

- MFS contacted RE: amended plan-received SAFS water storage tanks document (on file)

**Summary**

Above ground tank used to supply firefighting systems approved on the 11/05/1998 (attached).

ESP Form 3 (attached)

Unable to find approved site plan with site location of tank.

**DA 381/0412/1999 (to construct a service trade premises on the site of the existing road transport depot and store i.e. RURAL SUPPLIES)**

Condition of approval No 14:

Installation of a 25,000 litre water tank for firefighting purposes, must be in accordance of the requirements set out in the Configuration of Above Ground Water Tanks used to Supply Fire Fighting Systems from the South Australian Metropolitan Fire Services.

If this tank is used for any other purpose than for fire fighting than it is required to have to make up water to a minimum of 25, 000 litres at all times.

**Summary**

Combined floor area over 500m<sup>2</sup>

Approved site plan (attached) with location of tank (actual tank location differs from approved plan)

No other detail on file or ESP conditions.

C of O issued 28/08/2000

**DA 381/0512/2007 (Rural supply outlet addition)**

Building over 500m<sup>2</sup> and requires fire hydrant coverage.

ESP Form 3 (attached) issued with approval and includes Fire hydrant installation and Fire hose reels, etc. Follow up to ESP in other notes (02/12/2008)

- Noted-Fire hose reel installed –Inspection carried out (photo on file)

**Summary**

- Approved plans do not include a fire safety plan or proposed location of fire hydrant (on site plan)
- No other reference to ESP on file
- C of O issued 01/04/2011

**DA 381/054/2008 workshop addition (verandah/canopy) to rural supply outlet**

Canopy on the western side of rural merchandise warehouse

Condition of approval (building):

- Statement of Compliance

**Summary**

No ESP required

**DA 381/0209/2014 change of use (Rural supplies to Mogas (fuel supply))**

**Summary**

Planning only approval required, no change of use (building approval not required)

**DA 381/0345/2014 Installation of fuel tanks (Mogas)**

Planning only approval, no building required

Referral to MFS for comment on fire safety (attached)

**Summary**

Further information was received from the applicant to the MFS, but no further correspondence from the MFS to the applicant was found on the file.

Email sent to MFS for comment on further information received (09/02/2017).

**Summary of review**

A site inspection found no on site hydrant (in the vicinity of Mogas) and only one (1) onsite storage tank for firefighting purposes and the location questionable for coverage of all buildings on site and its vicinity to a fuel storage tank.

The desk top review found that although provision had been made for hydrant coverage of buildings being constructed on the site initially (storage tank); and the fact that fire hydrant installation was included on the ESP Form 3, DA 381/0512/2007 for additions to the than Rural supply outlet (now Mogas) but not installed.

In conclusion the site would appear to be deficient for water supply in the event of a fire for use by the MFS.”

- (d) MFS have not responded at the time of the Agenda preparation.

moved it be recommended:

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

Seconded

2. **BUILDING FIRE SAFETY COMMITTEE - BOWLING ALLEY - 103 COMMERCIAL STREET WEST, MOUNT GAMBIER - AF16/500**

The Building Officer reported:

- (a) The Building Fire Safety Committee at its meeting held on Monday, 21<sup>st</sup> November 2016 resolved:

“(a) The verbal report from Mr Chris Tully be received;

- (b) Pursuant to Section 71(2) of the Development Act 1993, the property owner of 103 Commercial Street, Mount Gambier be required to submit a report, prepared by an appropriately qualified person, to address the Building Fire Safety of the building, with such report to be provided to Council within two (2) months of the date of the notice.

The report should pay particular attention to the issues listed below (noting this list may not be exhaustive):

- Main exit to Elizabeth Street - Non Complying;
- Only one Emergency Light in circular stair well;
- External Fire escape - balustrade non complying
  - to many gaps
  - lack of external lighting
- Emergency lighting in bowling alley
  - None at back of the lanes
  - Some smoke detectors in this area (but on the lower ceiling level, not the highest).”

- (b) The building owner has now provided a report as required by the Building Fire Safety Committee and this report is attached to the Agenda as Appendix 1.

moved it be recommended:

- (a) The report be received.
- (b) The report prepared by Chapman Herbert Architects (Reference: Odeon Plaza BFSC Report January 2017) be received.
- (c) The Building Fire Safety Committee accept the recommendation contained in the Chapman Herbert Architects Report and now seek an implementation timeframe (which should not exceed six (6) months) for the works to be completed).

Seconded

### **MOTIONS WITHOUT NOTICE**

### **GENERAL BUSINESS**

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

The meeting closed at \_\_\_ pm.

Ref: AF16/447