

## **MINUTES OF BUILDING FIRE SAFETY COMMITTEE MEETING**

Meeting held in the Conference Room, Civic Centre, 10 Watson Terrace, Mount Gambier on  
Tuesday, 23 October 2018 at 10:45 am

**PRESENT** Cr I Von Stanke (Presiding Member)  
Andy Sharrad (Metropolitan Fire Safety)  
Grant Riches (Professional Building Services)

**COUNCIL OFFICERS** Manager Development Services - Mrs T Tzioutziouklaris  
Building Officer - Mr P Gibbs  
Building Officer - Mrs T Hassan

**WE ACKNOWLEDGE THE BOANDIK PEOPLES AS THE TRADITIONAL CUSTODIANS OF THE LAND WHERE WE MEET TODAY. WE RESPECT THEIR SPIRITUAL RELATIONSHIP WITH THE LAND AND RECOGNISE THE DEEP FEELINGS OF ATTACHMENT OUR INDIGENOUS PEOPLES HAVE WITH THIS LAND.**

### **1. APOLOGY(IES)**

Nil

### **2. CONFIRMATION OF BUILDING FIRE SAFETY COMMITTEE MINUTES**

Meeting held on 6 December 2017

That the minutes of the Building Fire Safety Committee meeting held on 6 December 2017 as previously circulated be confirmed as an accurate record of the proceedings of that meeting.

Moved: Andy Sharrod

Seconded: Grant Riches

Carried

### **3. BUILDING FIRE SAFETY COMMITTEE REPORTS**

#### **3.1. Building Fire Safety Committee Report No. AR18/41564**

<b>MEETING DATE:</b>	23 October 2018
<b>ADDRESS</b>	300 Jubilee Highway West, Mount Gambier
<b>OWNER</b>	Mr David Wong
<b>AUTHOR</b>	Paul Gibbs
<b>SUMMARY</b>	This report is to update the Committee on SA Water infrastructure extensions and to request advice on possible solutions.

#### **COMMITTEE RECOMMENDATION**

- (a) That Building Fire Safety Committee Report No. AR18/41564 be noted.
- (b) That the Committee receive SA Water map detailing the extended Fire Hydrant mains.

- (c) That the Committee take into account the Fire Hydrant main extension and review the previous direction and requirement for an external fire hydrant to be installed on the premises.
- (d) That the Committee consider the previous work that has taken place and advice from Andrew McLeod Fire Protection Pty Ltd that the fire alarm and smoke detection system at the International Motel is fully operational.
- (e) The owner and Manager of the International Motel be advised that two double head fire hydrants are to be installed within the front car parking as illustrated on the provided plan within 3 months of the date of the Building Fire Safety Committee meeting held on Tuesday 23<sup>rd</sup> October, 2018.

Moved: Andy Sharrad

Seconded: Cr Ian Von Stanke

Carried

### 3.2. Building Fire Safety Committee Report No. AR18/41831

<b>MEETING DATE:</b>	23 October 2018
<b>ADDRESS</b>	389A Commercial Street West, Mount Gambier
<b>OWNER</b>	Peter Whitehead Properties Pty Ltd
<b>AUTHOR</b>	Paul Gibbs
<b>SUMMARY</b>	This report is to update the Committee on the progress of Building Fire Safety requirements for MOGAS and request advice and direction on further action.

#### COMMITTEE RECOMMENDATION

- (a) That Building Fire Safety Committee Report No.AR18/41831 be noted.
- (b) That the Committee endorse the City of Mount Gambier to follow up on the outstanding items on behalf of the Committee as follows;
  - The requirement of a detailed, as constructed site plan.
  - That flow testing of the street hydrants take place as previously requested.
  - That the installation of a 144,000 litre fire fighting tank be installed as per SAFA (Built Environs Section Policy No 14) as previously requested.
  - That the re-routing of the 50mm water feed to the 144,000 litre fire fighting tank as previously requested be completed.
- (c) A Notice be issued pursuant to Section 71 of the Development Act, 1993 requiring the following work to be undertaken within 3 months:
  - (i) The installation of a 144000 litre fire fighting tank as per SADA (Built Environments Section Policy no 14) which will supply Water Coverage of 90m radius as per AS2419.1 (location and coverage shown in Attached Site Plan 452-17).



- (ii) Quick Fill of Fire Fighting Tank is to be via one 50mm pipe routed from existing tanks on site. (location shown in Attached Site Plan 452-17)
- (iii) External street fire hydrant coverage (subject to flow test from SA Water), location shown in Attached Site Plan 452-17 (adjacent to Landmark Premises).
- (iv) All Requested Documentation pertaining to this site's Fire Safety equipment and systems in accordance with the Ministers Specifications SA 76.

Moved: Cr Ian Von Stanke

Seconded: Andy Sharrad

Carried

### 3.3. Building Fire Safety Committee Report No. AR18/42207

<b>MEETING DATE:</b>	23 October 2018
<b>ADDRESS</b>	103 Commercial Street West, Mount Gambier
<b>OWNER</b>	Admill Nominees Pty Ltd
<b>AUTHOR</b>	Tania Hassan
<b>SUMMARY</b>	This report is to determine the Building Fire Safety requirements for Odeon Plaza located at 103 Commercial Street West, Mount Gambier

<b>COMMITTEE RECOMMENDATION</b>	
(a)	That Building Fire Safety Committee Report No. AR18/42207 for Odeon Plaza, located at 103 Commercial Street West, Mount Gambier as presented to the Building Fire Safety Committee on 23 October 2018 be noted.
(b)	The Owner be advised that the Building Fire Safety Committee agrees to accept the report and recommendations in relation to Building Fire Safety upgrades to the building as submitted by Admill Nominees Pty Ltd dated 16 March 2018.
(c)	A Notice be issued pursuant to Section 71 of the Development Act, 1993 requiring the following work to be undertaken within 3 months: <ul style="list-style-type: none"> <li>(i) Smoke detection system shall be installed in accordance with the National Construction Code (NCC) Volume one, Specification E2.2a, Clause 4. Smoke detection system and activate a building occupant warning system in accordance with Clause 6. Building occupant warning system; and comply with Australian Standard (AS) 1670.1 Fire detection, warning, control and intercom systems - System design, installation and commissioning.</li> </ul>



- (ii) The Tenancy 09 external stairway is generally compliant however it still does not meet the requirements for the openings to treads, and tread luminance. Gaps to tread risers are to have metal angle installed to reduce the space, and a contrasting luminance strip be applied to meet the requirements.
- (iii) The required fire exit at the back of the She's Apples tenancy needs to be maintained and kept clear of any obstructions at all times. This fire exit doorway leading from the external stairway of Tenancy 9 needs to be made available at all times and an unobstructed safe passage of travel needs to be provided through the She's Apples tenancy so as to ensure the safe passage of exit to all people within the building. This could be achieved via the installation of a partition wall. This safe passage of travel must provide an exit from the building that meets the Building Fire Safety requirements of the National Construction Code.

Moved: Andy Sharrad

Seconded: Grant Riches

Carried

The Building Fire Safety Committee suspended meetings proceedings at 12:35 p.m.

The Building Fire Safety Committee attended an onsite inspection at 103 Commercial Street West, Mount Gambier at 1:30 p.m.

The Building Fire Safety Committee resumed the meeting at 2:00 p.m.

### 3.4. Building Fire Safety Committee Report No. AR18/42576

<b>MEETING DATE:</b>	23 October 2018
<b>ADDRESS</b>	99 Penola Road, Mount Gambier
<b>OWNER</b>	Active8 Complex
<b>AUTHOR</b>	Tania Hassan
<b>SUMMARY</b>	This report is to determine the Building Fire Safety requirements for Active8 located at 99 Penola Road, Mount Gambier.
<b>COMMITTEE RECOMMENDATION</b>	
<p>(a) That Building Fire Safety Committee Report No. AR18/42576 for Active8, located at 99 Penola Road, Mount Gambier as presented to the Building Fire Safety Committee on 23 October 2018 be noted.</p> <p>(b) That Building fire safety committee review the requirement of extra fire hose reels as prescribed on the point (5) of Building Fire Safety Notice dated 21 January 2014 (Attachment 4).</p>	



- (c) Council is to issue Essential Safety Provision Forms 1, 2 and 3 for the building and a Development Application be sought for the Building Fire Safety upgrade of the building. The Development Application is requested to be lodged with Council within 28 days.
- (d) The owner/occupier of the building be advised the Building Fire Safety Committee requests that the following work be undertaken within 3 months:
  - (i) All existing fire hydrants to be upgraded to be double headed riser hydrants to ensure that remain compliant with Building Fire Safety Requirements.

Moved: Andy Sharrad

Seconded: Grant Riches

Carried

**3.5. Building Fire Safety Committee Verbal Report - Building Cladding - Ref. AF17/421**

- | <b>COMMITTEE RECOMMENDATION</b>   |
|---|
| <ul style="list-style-type: none"><li>(a) That the verbal report by Mr Andy Sharrad as presented to the Building Fire Safety Committee on 23 October 2018 be received.</li><li>(b) Council to provide a formal response to the Department of Planning Transport and Infrastructure (DPTI) advising that it has no knowledge of buildings with aluminium cladding within the Council area that meet the Minister's specifications for formal notification to DPTI.</li></ul> |

Moved: Andy Sharrad

Seconded: Cr Ian Von Stanke

Carried

Meeting closed at 2.21 p.m.

AR18/42202

CONFIRMED THIS

DAY OF

2018

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PRESIDING MEMBER

