

CITY OF MOUNT GAMBIER BUILDING FIRE SAFETY COMMITTEE

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

MINUTES

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

APOLOGIES: Nil

COUNCIL OFFICERS: Chris Tully (Building Officer)
Tania Hassan (Building Officer)
Kathy Allen (Administration - Operational Services)

OTHER ATTENDANCES: Nil

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

Andy Sharrad seconded Carried

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

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

The Building Officer (Chris Tully) 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 was held 9:30am Monday 22nd August, 2016 to determine all works have been carried out pursuant to the Building Fire Safety Committee's requirements.

Daryl Sexton moved it be recommended:

(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 22nd 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.**

2. BUILDING FIRE SAFETY COMMITTEE - KALGANYI CARAVAN PARK - 250 PENOLA ROAD - Ref. 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 was held on Monday 22nd August 2016 at 9.00 a.m. and the following was noted:

- Smoke detectors and fire blankets had not been installed, the Manager notified he has purchased 6 new smoke detectors and waiting for more to come into stock, but had not installed them.

Cr Ian Von Stanke moved it be recommended:

- (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 30th September 2016.**

Any unit not so equipped by 30th 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 30th November 2016.**

Andy Sharrad seconded

Carried

3. BUILDING FIRE SAFETY COMMITTEE - ADDITIONAL INSPECTIONS

As requested by the Metropolitan Fire Service the following two additional properties were inspected prior to the meeting:

10:00 a.m. – Commercial Hotel - 75 Commercial Street West

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.

11:00 a.m. – Mogas (Fuel Storage Depot) – 389A Commercial Street West

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.

CR Ian Von Stanke moved it be recommended:

(a) the reports be received;

Andy Sharrad seconded

Carried

MOTIONS WITHOUT NOTICE - Nil

GENERAL BUSINESS

(a) Next Building Fire Safety Committee meeting to be held on Monday, 21st November 2016 at 12 noon.

The meeting closed at 12:50 p.m.