

CITY OF MOUNT GAMBIER BUILDING FIRE SAFETY COMMITTEE

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

MINUTES

- PRESENT: Daryl Sexton (Director Operational Services)
Andy Sharrad (Metropolitan Fire Service)
Grant Riches (Professional Building Services)
- APOLOGIES: Andy Sharrad moved the apology received from Cr Ian Von Stanke
be received.
Grant Riches seconded Carried
- APPOINTMENT OF
ACTING PRESIDING
MEMBER: Nominations were invited for the position of Acting Presiding Member
for this meeting of the Building Fire Safety Committee due to the
absence of Cr Ian Von Stanke.
Mr Andy Sharrad nominated Mr Daryl Sexton to be Acting Presiding
Member of this meeting.
There being no further nominations. Mr Daryl Sexton was elected as
Acting Presiding Member of the Building Fire Safety Committee for
this meeting only.
- COUNCIL OFFICERS: Tania Hassan (Building Officer)
Kathy Allen (Administration - Operational Services)
- OTHER ATTENDANCES: Mr Mark Searcy (Area Commander Mount Gambier) – SA Regional
Metropolitan Fire Service Manager.
- MINUTES: Andy Sharrad moved that the Minutes of the Meeting held on
Monday, 21st November 2016 be taken as read and confirmed.
Grant Riches seconded Carried
- QUESTIONS: (a) With Notice - nil submitted.
(b) Without Notice - nil received.

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, 21st 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 500m²

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 500m² 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.

Grant Riches moved it be recommended

- (a) **The report be received.**
- (b) **The Building Fire Safety Committee is of the opinion that the fire fighting facilities available at the site are sub standard (water supply quantity, coverage, location of the tank/hydrant to diesel distribution facility) and therefore pursuant of S71(2) of the Development Act 1993 require the owner to forward a report prepared in accordance with the requirements of the Act within two (2) months of the date of notification addressing the matters listed in this resolution.**

Andy Sharrad seconded

Carried

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, 21st 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.

Daryl Sexton 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 recommendations contained in the Chapman Herbert Architects Report including the additional matters to be addressed:**
- **the rear of the bowling lanes (where the machinery is housed) have a compliant AS1670 smoke detection system provided to this area (which will include smoke detection in the roof cavity above the ceiling) – to be certified by a Form 2.**
 - **all other works relevant to Building Fire Safety Services to be subject to Form 2 notification.**

and now seek an implementation timeframe (which should not exceed six (6) months) for the works to be completed).

- (d) **Priority to be given to the removal of the roller door in Elizabeth Street.**

Andy Sharrad seconded

Carried

MOTIONS WITHOUT NOTICE - Nil

GENERAL BUSINESS

- (a) Next Building Fire Safety Committee meeting to be confirmed.

The meeting closed at 12:32 p.m.