

CITY OF MOUNT GAMBIER BUILDING FIRE SAFETY COMMITTEE

Meeting held on Wednesday 27th August 2014 at 12.00 p.m. in the
Conference Room, Level One - Operational Services, Civic Centre

MINUTES

- PRESENT: Cr Merv White (Presiding Member)
Mr Bruce Noble (MFS), Mr Grant Riches and Mr Daryl Sexton
- COUNCIL OFFICERS: Hayden Cassar - Building Officer
Chris Tully - Building Officer
Kathy Allen - Administration Officer
Sally Wilson - Team Leader - Administration (Operational Services)
- OTHER ATTENDANCES: Mr Dave Colliar – SA Regional Metropolitan Fire Service Manager
- APOLOGY/IES: Nil
- MINUTES: Mr Grant Riches moved that the Minutes of the Meeting held on
Wednesday, 16th June 2014 be taken as read and confirmed.

Mr Daryl Sexton seconded Carried
- QUESTIONS: (a) With Notice - nil submitted.
(b) Without Notice - nil received.

1. **BUILDING FIRE SAFETY COMMITTEE - ACTIVE8 COMPLEX - 99 PENOLA ROAD** - Ref:
AF14/10

The Presiding Member reported:

- (a) The Building Fire Safety Committee at its meeting held on Wednesday, 18th June 2014 resolved:
- “(a) The report be received;*
- (b) The Building Fire Safety Committee await the completed report from Chapman Herbert Architects.”*
- (b) The Committee shall consider the appropriateness of the design submitted (copy is attached to the agenda) both in terms of the suitability of the proposed upgrades to ensure the safety of occupants and the omission of items which are possibly unnecessary (e.g. disabled egress ramps in particular) to reduce the economic implications of the upgrade on the building owner.

Mr Bruce Noble moved it be recommended:

- (a) **The report be received.**
- (b) **The design report prepared by Chapman Herbert Architects be received.**
- (c) **The Building Fire Safety Committee accept the report prepared by Chapman Herbert Architects (including Meinhardt report dated 23rd July 2014) noting that the report does lack detail in some areas but provided the ‘deemed to satisfy’ provision of the Building Code Australia Volume 1 are met then the Committee is satisfied that its requirements will be met.**

- (d) **The Building Fire Safety Committee indicate that all works are to be completed within 12 months with immediate works being lighting and egress issues followed by hydrants as detailed in the submitted report.**

Mr Daryl Sexton seconded

Carried

2. BUILDING FIRE SAFETY COMMITTEE - INTERNATIONAL MOTEL - 300 JUBILEE HIGHWAY WEST - Ref: AF11/255

The Presiding Member reported:

- (a) The Building Fire Safety Committee at its meeting held on Wednesday, 18th June 2014 resolved:
- (a) *"The report be received;*
- (b) *Council write to the owner of the International Motel, seeking clear and concise details of his/her intentions to complete works as required by the Building Fire Safety Committee including timeframes. On receipt of the required information the Building Fire Safety Committee will reconsider its position in light of the advice received. Advice to be received with 28 days of the date of the letter."*
- (b) Council has received a copy of correspondence, dated 25th June 2014, sent to Robert Miles, Robert Miles Architects in response to the letter sent to David Wong, owner of the International Motel, dated 19th June 2014 (copy was attached to the agenda). This correspondence seeks clear and concise details of the owner's intentions to complete works as required by the Building Fire Safety Committee.
- (c) As indicated in the email, David Wong has instructed Robert Miles to arrange outstanding works required.
- (d) An inspection was carried out on the 15th August 2014 by Chris Tully, Building Officer which found that outstanding works are still to be completed.
- (e) At the time of the inspection Council was informed from the manager of the Motel (Shane Madden) that quotes had been obtained for the installation of an onsite fire hydrant, but no works had been undertaken to complete fire separation to the individual wings.
- (f) The manager advised they will contact the owner in regards to the outstanding fire safety issues and report back to Council.
- (g) Council has also contacted Robert Miles (by telephone) on 18th August 2014 requesting a report be provided to Council.
- (h) Council has not received any further correspondence in relation to this matter.

Mr Grant Riches moved it be recommended:

- (a) **The report be received;**
- (b) **The Building Fire Safety Committee notes the correspondence from Mr Robert Miles (dated 26th August 2014) regarding separation of the restaurant from the residential wings.**

- (c) **The Building Fire Safety Committee seeks further detail regarding its request for a fire hydrant to be installed but further indicates it requires the installation to be completed no later than 30th November 2014.**

Mr Bruce Noble seconded

Carried

3. BUILDING FIRE SAFETY COMMITTEE - LAKES APARTMENTS - 3 LAKE TERRACE WEST - Ref: AF11/2445

The Presiding Member reported:

- (a) The Building Fire Safety Committee at its meeting held on Wednesday, 18th June 2014 resolved:

“(a) The report be received;

(b) Council write to the owner of the Lakes Apartment, seeking clear and concise details of his/her intentions to complete works as required by the Building Fire Safety Committee including timeframes. On receipt of the required information the Building Fire Safety Committee will reconsider its position in light of the advice received. Advice to be received with 28 days of the date of the letter.”

- (b) Council has not received any further correspondence in relation to this matter.

Mr Daryl Sexton moved it be recommended:

- (a) **The report be received;**

- (b) **The Director - Operational Services indicated that he had contacted the property manager and was advised that work was proceeding in the planning of the required upgrades and Council will be advised very shortly on progress.**

Cr Merv White seconded

Carried

4. BUILDING FIRE SAFETY COMMITTEE - PAPA'S RICH NOODLES, LAKES VILLAGE BUTCHERS - 18 HELEN STREET - Ref: AF14/11

The Presiding Member reported:

- (a) The Building Fire Safety Committee at its meeting held on Wednesday, 18th June 2014 resolved:

“(a) The report be received;

(b) The correspondence received from Federation Centres, including as Essential Service Review prepared by Norman Disney & Young, dated 27th February 2014, be received.

(c) The Building Fire Safety Committee endorse the Norman Disney & Young report consistent with Council's tentative advice to the property owner.

(d) The Building Fire Safety Committee advise the applicant to lodge a development application for a fire safety upgrade to formalise the upgrade.”

- (b) An inspection was conducted prior to the meeting and a verbal report provided to Members at the meeting.

Mr Bruce Noble moved it be recommended:

- (a) The report be received;
- (b) Mr Hayden Cassar advised that the property has been inspected and all matters have been addressed to the satisfaction of the Building Fire Safety Committee.
- (c) The owner be advised that the Building Fire Safety Committee is satisfied that all matters previously raised have been satisfactorily addressed and the matter is now closed.

Mr Grant Riches seconded

Carried

5. BUILDING FIRE SAFETY COMMITTEE - VACANT BUILDING (FORMERLY KNOWN AS TONIC) - 29 PERCY STREET - Ref: AF12/397

The Presiding Member reported:

- (a) The Building Fire Safety Committee at its meeting held on Wednesday, 18th June 2014 resolved:
 - “(a) The report be received;*
 - (b) Council advise the owner of the building of 29 Percy Street, Mount Gambier that there is to be no occupancy of the upper storey until all issues with the building as previously raised by the Building Fire Safety Committee are adhered to the satisfaction of the Committee.*
 - (c) The Building Fire Safety Committee further advise that the lower storey works previously identified are to be completed within 60 days (as per report and plan previously submitted by the owner) of the date of this notification”.*
- (b) A letter was issued to the owner (A D & S Hill) dated 19th June 2014, however Council has not received any further correspondence in relation to this matter.
- (c) An inspection was conducted prior to the meeting and a verbal report provided to Members at the meeting.

Mr Bruce Noble moved it be recommended:

- (a) The report be received;
- (b) Mr Chris Tully gave a verbal update on this matter. An inspection was carried out on Wednesday 27th August 2014, no works to the lower storey have been commenced at this time.
- (c) The Building Fire Safety Committee, pursuant to Section 71(6) of the Development Act 1993 advise the property owner that:
 - (i) there is to be no additional occupancy of the building at 29 Percy Street until such time as all works required by the Building Fire Safety Committee (as previously advised) are completed to the satisfaction of the Committee.
 - (ii) with respect to occupancy of the Indoor Heated Pool (ground level) the Building Fire Safety Committee requires the emergency lighting to the pool area and the exits (including illuminated directional signage) be installed and door hardware be modified to comply with the requirements of the Building Fire Safety Committee as stated on 24th April 2013, with such

works to be completed within 30 days of this notice OR the building be entirely vacated within 30 days of this notice and the building to remain vacant until all works are completed.

(iii) All travel paths and exists to be clear and unobstructed at all times.

Mr Grant Riches seconded

Carried

MOTIONS WITHOUT NOTICE - Nil

GENERAL BUSINESS

(a) The next Building Fire Safety Meeting is to be scheduled for early December (to be advised).

The meeting closed at 12:49 pm.

Ref: AF13/420
29 August 2014
KMA