

**From:** Fire Safety  
**Sent:** 17 Oct 2018 14:18:01 +1100  
**To:** Corporate Email  
**Subject:** Letter Out - Inspection Report - Soraya - 7 Murphys Road Kingscliff - Tweed Shire Council  
**Attachments:** Letter Out - Inspection Report - Soraya - 7 Murphys Road Kingscliff - Tweed Shire Council.pdf

Attn: **Manager Compliance / Fire Safety**

Please find attached correspondence in regards to the above premises.

If you have any further queries regarding this matter, please contact the Fire Safety Branch on 9742 7434 quoting your reference number.



### Administration Officer

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File Ref. No: BFS18/1918 (4119)  
TRIM Ref. No: D18/69300  
Contact: Mark Knowles

17 October 2018

General Manager  
Tweed Shire Council  
PO Box 816  
MURWILLUMBAH NSW 2484

Email: [tsc@tweed.nsw.gov.au](mailto:tsc@tweed.nsw.gov.au)

Attention: Manager Compliance/Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT  
"SORAYA APARTMENTS"  
7 MURPHYS ROAD, KINGSCLIFF ("the premises")**

Pursuant to the provisions of Section 119T (1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), an inspection of 'the premises' on 8 February 2018 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW.

Please be advised that the inspection for 'the premises' was conducted prior to the amendments of the *Environmental Planning and Assessment Act 1979* (EP&A Act) on 1 March 2018. As such, all references to the relevant sections in this report are provided prior to the amendments of the EP&A Act.

The inspection was limited to the following:

- A visual inspection of the essential Fire Safety Measures as identified in this report only.
- A conceptual overview of the building, where an inspection had been conducted without copies of the development consent or copies of the approved floor plans.

On behalf of the Commissioner of FRNSW, the following comments are provided for your information in accordance with Section 119T (4) and Section 121ZD (1) of the EP&A Act. Please be advised that Section 121ZD (2) of the EP&A Act requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting.

## COMMENTS

The following items were identified as concerns at the time of inspection:

### 1. Essential Fire Safety Measures

1A. Fire Hydrant System – The following comments are provided having regard to Australian Standard (AS) 2419.1.2005:

- a) Storz couplings, compatible with FRNSW firefighting hose connections were not provided to all fire hydrant valves throughout the premises, contrary to the requirements of Clauses 3.1 and 8.5.11.1 of AS2419.1–2005, Clauses 1.2 and 3.4 of AS2419.2–2009 and 'FRNSW Fire Safety Guideline, Technical information – FRNSW Compatible hose connections – Document no. D15/45534 – Version 07 – Issued 12 June 2018'.

### 2. Generally

2A. Smoke Alarm System and Building Occupant Warning System – For buildings that are not protected with a sprinkler system, the NCC requires the installation of a Clause 3 smoke alarm system in accordance with Specification E2.2a of the National Construction Code 2016 Building Code of Australia - Volume 1 (NCC). Such system requires smoke alarms to be installed in public corridors and other internal public spaces in accordance with AS1670.1 and connected to activate a Building Occupant Warning System in accordance with Clause 6 of Specification E2.2a of the NCC. In this regard, the smoke alarms within the public corridors were not interconnected between levels and may not provide the required occupant warning through all occupied areas, contrary to the requirements of Clause 3(c)(ii) and Clause 6 of Specification E2.2a of the NCC.

## RECOMMENDATIONS

FRNSW recommends that Council:

- a. Inspect and address any other deficiencies identified on 'the premises', and require item no. 1 and item no. 2 of this report be addressed appropriately.

This matter is referred to Council as the appropriate regulatory authority. FRNSW therefore awaits Council's advice regarding its determination in accordance with Section 121ZD (4) of the EP&A Act.

FIRE AND RESCUE NSW

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Unclassified

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Should you have any enquiries regarding any of the above matters, please do not hesitate to contact Mark Knowles of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS18/1918 (4119) for any future correspondence in relation to this matter.

Yours faithfully



Mark Knowles  
Building Surveyor  
Fire Safety Compliance Unit