

From: Fire Safety
Sent: 18 Oct 2018 10:59:57 +1100
To: Corporate Email
Subject: Letter Out - Inspection Report - Aqualuna - 150 Marine Parade Kingscliff - Tweed Shire Council
Attachments: Letter Out - Inspection Report - Aqualuna - 150 Marine Parade 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: BFS18/1920 (4121)
TRIM Ref. No: D18/73456
Contact: Mark Knowles

17 October 2018

General Manager
Tweed Shire Council
PO Box 816
MURWILLUMBAH NSW 2484

Email: tsc@tweed.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT
"AQUALUNA"
150 MARINE PARADE, 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 AS 2419.2–2009 and ‘FRNSW Fire Safety Guideline, Technical information – FRNSW Compatible hose connections – Document no. D15/45534 – Version 07 – Issued 12 June 2018’.
- b) The enclosures containing the fire hydrant valves on the residential levels were not marked to identify the hydrants within the cupboard, contrary to the requirements of Clause 3.6.2 of AS 2419.1-2005. Furthermore, the enclosure on the second-floor level contained stored non-fire equipment including but not limited to ladders, contrary to the requirements of Clause 3.6.1(d) of AS 2419.1-2005.

2. Compartmentation and Separation

2A. Fire separation – There was no fire separation between the carpark and the residential lift lobby at the basement level, contrary to the requirements of Clause C2.7 and Clause C2.8, of the National Construction Code Volume One Building Code of Australia (NCC). In this regard, the basement lobby is connected to the Class 2 ground floor lift lobby via a non-fire-isolated stairway and therefore forms the same fire compartment.

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Inspect and address any other deficiencies identified on ‘the premises’, and require item no. 1 through to 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.

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 BFS18/1920 (4121) for any future correspondence in relation to this matter.

Yours faithfully



Mark Knowles
Building Surveyor
Fire Safety Compliance Unit