

From: Fire Safety
Sent: 17 Oct 2018 14:21:56 +1100
To: Corporate Email
Subject: Letter Out - Inspection Report - Bianco Sands - 32 Kingscliff Street Kingscliff - Tweed Shire Council
Attachments: Letter Out - Inspection Report - Bianco Sands - 32 Kingscliff Street 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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It File Ref. No: BFS18/1917 (4118)
TRIM Ref. No: D18/69265
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
"BIANCO SANDS"
32 KINGSCLIFF STREET, 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 7 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) 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'.
- b) External hydrants – The external hydrant at the front of the building is not in a position that provides clear pedestrian access to the building, contrary to the requirements of Clause 3.2.2.2 of AS2419.1-2005. In this regard the fire hydrant is located within the fenced off pool area and the path of travel into the building (to both the residential and carpark levels) is obstructed by gardens, walls and fencing.

1B. Exit signs:

- a) It was evident that there were areas/parts within the carpark levels, where the direction to the required exits was not readily apparent. In some instances, exit signs and directional exit signs were obstructed by concrete beams and services, including but not limited to PVC plumbing. Additional directional exit signs may be required throughout the carpark level, such that an exit sign or directional exit sign is clearly visible from all parts, in accordance with Clause E4.5 and NSW E4.6 of the National Construction Code Volume One 2016 Building Code of Australia (NCC).

1C. Fire Hose Reels (FHR's):

- a) Location – The FHR located adjacent to the front exit in the carpark level is located at a distance further than 4m from the exit, contrary to the requirements of Clause E1.4 of the NCC.

1D. Annual Fire Safety Statement (AFSS) – A copy of the current AFSS was not prominently displayed within the building in accordance with Clause 177 of the EP&A Regulation.

2. Access and Egress

2A. Installations in exits and paths of travel – The electrical meters located along the path of travel to the front exit in the carpark level, contain doorways which are not suitably sealed against smoke spreading from the enclosure, contrary to the requirements of Clause D2.7(d) of the NCC.

3. Compartmentation and Separation

3A. Fire separation – The opening in the fire wall which separates the carpark from the rear fire stair was missing the fire door, contrary to the requirements Clause C3.5 of the NCC.

3B. Public corridors – The public corridor on Level 2, appears to be more than 40m in length and is not divided at intervals of not more than 40m with smoke proof walls and smoke doors, contrary to the requirements of Clause C2.14 of the NCC.

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. 3 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 BFS18/1917 (4118) for any future correspondence in relation to this matter.

Yours faithfully



Mark Knowles
Building Surveyor
Fire Safety Compliance Unit