



File Ref. No: STN/00468F-2
TRIM Ref. No: D18/9487
Contact: Fire Safety Compliance Unit

16 February 2018

General Manager
Tweed Shire Council
PO Box 816
MURWILLUMBAH NSW 2484

Email: tsc@tweed.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear General Manager

**Re: INSPECTION REPORT
STORZ HOSE CONNECTIONS / HOSE COUPLINGS**

Pursuant to the provisions of Section 119T(1)(b) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Clause 189(a) of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation), Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW) inspected of a number of buildings in the Tweed Shire Council area between Monday 5 February 2018 and Thursday 8 February 2018.

The inspection was conducted in response to concerns surrounding the lack of Storz Hose Connections in the Tweed Shire Council area. Including the possible increase in population numbers to Hotels / Motels (Class 3 accommodation) during the Commonwealth Games.

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 and recommendations from the Commissioner of FRNSW to be tabled at a Council meeting.

COMMENTS

As discussed with the Acting Team Leader Building Certification Services for Tweed Shire Council on 7 February 2018, the following premises have been identified and observed without Storz Hose Connections during the inspections:



Building Name	Address
Tweed Ultima	18-20 Stuart St Tweed
Ultima Harbourside	25-33 Wharf Street Tweed Heads (Tweed Ultima Stage 2)
Eden Simply Paradise	13 Eden St Tweed
Circular Vue	20 Hill St Tweed
18 Hill St	18 Hill St Tweed
2 Hill St	2 Hill St Tweed
Seadrift	2 Little Hill St Tweed
Neilson on the Park	42 Boundary St Tweed
Mantra on Salt	9 Gunnamatta Ave Kingscliff
Peppers on Salt	25 Bells Blvd Kingscliff
Pepper Bale on Salt	27-37 Bells Blvd Kingscliff
Santai Retreat	9-13 Dianella Dr Kingscliff
Paradiso	78-80 Marine Pde Kingscliff
One	1 Murphys Road Kingscliff
Soraya	7 Murphys Road Kingscliff
Zen	13 Murphys Road Kingscliff
Aqualuna	150 Marine Pde Kingscliff
Ariel	244 Marine Pde Kingscliff
Pacific Royal	278-280 Marine Pde Kingscliff
Cotton Beach	685-707 Casuarina Way Casuarina
Azure	52-74 Marine Pde Kingscliff
Serenity	53-55 Kingscliff St Kingscliff
Bianco Sands	32 Kingscliff St Kingscliff

The inspections were conducted without copies of development consent or copies of the approved floor plans. As a result, it was difficult to determine the building standard that applied at the time of construction, particularly as a number of buildings failed to display an Annual Fire Safety Statement in accordance with Clause 177 of the Environmental Planning and Assessment Regulation (EPAR).

Please be advised that additional reports shall be provided at a later date identifying specific concerns in relation to each property as listed.



NOTIFICATION OF NOTICE OF INTENTION TO SERVE AN ORDER

Given the exceptional circumstances surrounding the Commonwealth Games, the observed use as a Class 3 building and the exposure associated with such an event, FRNSW has issued a Notice of Intention to Serve an Order under Section 121H of the EP&A Act for the following properties to install Storz Hose Connections:

Building Name	Address
Tweed Ultima	18-20 Stuart St Tweed
Cotton Beach	685-707 Casuarina Way Casuarina
Mantra on Salt	9 Gunnamatta Ave Kingscliff
Peppers on Salt	25 Bells Blvd Kingscliff
Pepper Bale on Salt	27-37 Bells Blvd Kingscliff
Santai Retreat	9-13 Dianella Dr Kingscliff
Paradiso	78-80 Marine Pde Kingscliff

In accordance with Section 121ZE of the EP&A Act, please find attached copies of the Notice issued on each property as listed above [Attachment]. Please be advised that if the owners make representations that prevents FRNSW enforcing the installation of Storz hose connections, it may be in council’s interest to use its discretion and ensure the hose connections are compatible with Fire & Rescue NSW (FRNSW) fire-fighting equipment

RECOMMENDATION

FRNSW refers this matter to Council as the appropriate regulatory authority to use its discretion to determine what standard of performance should be applied, to ensure the hose connections are compatible with Fire & Rescue NSW (FRNSW) fire-fighting equipment.

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact Fire Safety Compliance Unit of FRNSW’s on (02) 9742 7434. Please ensure that you refer to file reference STN/00468F-2 for any future correspondence in relation to this matter.

Yours faithfully



Stephan Netting
Manager Fire Safety Compliance



- Attachment: [Appendix 1 - Notice of Intention - Tweed Ultima - 18-20 Stuart St Tweed – 3 pages]
[Appendix 2 - Notice of Intention - Cotton Beach - 685-707 Casuarina Way Casuarina – 3 pages]
[Appendix 3 - Notice of Intention - Mantra on Salt - 9 Gunnamatta Ave Kingscliff – 3 pages]
[Appendix 4 - Notice of Intention - Peppers on Salt - 25 Bells Blvd Kingscliff – 3 pages]
[Appendix 5 - Notice of Intention - Pepper Bale on Salt - 27-37 Bells Blvd Kingscliff – 3 pages]
[Appendix 6 - Notice of Intention - Santai Retreat - 9-13 Dianella Dr Kingscliff – 3 pages]
[Appendix 7 - Notice of Intention – Paradiso - 78-80 Marine Pde Kingscliff – 3 pages]

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ABN 12 593 473 110

www.fire.nsw.gov.au

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Proposed Fire Safety Order

Under the *Environmental Planning and Assessment Act 1979*
 Part 6 - Implementation and Enforcement: Division 2A – Orders
 Tables to Section 121B: Order No. 6 – Fire Safety Order

Please note:

- Pursuant to Section 121ZK (2) of the Environmental Planning & Assessment Act 1979 (EP&A Act), there is no right of appeal to the Court against this Order.
- Failure to comply with this Order may result in further Orders and/or fines being issued.
- Substantial penalties may be imposed under Section 125 of the EP&A Act for failure to comply with an Order.

I, **Mark Knowles** (name) **Building Surveyor** (rank) **904279** (number)

being an authorised Fire Officer within the meaning of Section 121ZC of the *Environmental Planning and Assessment Act 1979*, and duly authorised for the purpose, hereby order:

The Owners of Strata Plan 80159 and 79995 (name of person whom Order is served) **Owner** (position i.e. owner, building manager)

with respect to the premise

'TWEED ULTIMA'
18-20 STUART STREET, TWEED HEADS ("the premises")
 (name/address of premises to which Order is served)

to do, or refrain from doing, the following things:

1. Maintain the fire hydrant and fire sprinkler systems installed for the building on 'the premises' to the standard listed in the Annual Fire Safety Statement (AFSS), by installing "Storz" hose connections that are compatible with Fire & Rescue NSW (FRNSW) fire-fighting equipment.
2. All "Storz" hose connections:
 - a. Are to be installed to all fire hydrant and fire sprinkler systems installed for fire fighting operations in the building on 'the premises'.

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- b. Complying with NEN 3374:1971 are to be manufactured in aluminium OR copper alloy using forged processes, OR stainless steel using investment casting.
 - c. For booster inlets are to be permanently fitted with a Storz 65mm permanent coupling complying with NEN 3374:1971 fitting H coupling having 2½ inch external gas thread.
 - d. On fire hydrant valves shall be male Fire Brigade Thread (FBT) semi-permanently fitted with a female FBT Storz adapter.
3. Submit certification from the manufacturer that certifies that the "Storz" couplings installed to comply with items 1 and item 2 above complies with NEN 3374:1971.

The terms of the Order are to be complied with:

By no later than 21 days from the date of the order.

The reasons for the issue of this Order are:

- a. To ensure that the fire hydrant and fire sprinkler systems meets the operational requirements of Fire and Rescue NSW, in the event of a fire at 'the premises'.
- b. Maintaining the fire hydrant and fire sprinkler systems:
 - a. Safeguards occupants from illness or injury while evacuating during a fire.
 - b. Provides facilities for the FRNSW to undertake fire-fighting operations
- c. The installation of complying Storz couplings:
 - a. Safeguards against the spread of fire and allows occupants time to evacuate safely without being overcome by the effects of fire.
 - b. Allows FRNSW with the necessary equipment to undertake timely search, rescue, and fire-fighting operations.
- d. The installation of Storz couplings ensures the essential fire safety measures that have been installed to actively protect the building from fire are maintained to the standard listed on the AFSS.
- e. Failure to install Storz couplings is likely to delay FRNSW in the timely search, rescue, and fire-fighting operations.

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This Proposed Fire Safety Order No. 6 was sent by mail and hand delivered on 8 February 2018.

NOTE: Representations are to be made in writing and should be received by FRNSW by no later than close of business 16 February 2018.



Mark Knowles
Building Surveyor
Fire Safety Compliance Unit

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Proposed Fire Safety Order

Under the *Environmental Planning and Assessment Act 1979*
Part 6 - Implementation and Enforcement: Division 2A – Orders
Tables to Section 121B: Order No. 6 – Fire Safety Order

Please note:

- Pursuant to Section 121ZK (2) of the *Environmental Planning & Assessment Act 1979* (EP&A Act), there is no right of appeal to the Court against this Order.
- Failure to comply with this Order may result in further Orders and/or fines being issued.
- Substantial penalties may be imposed under Section 125 of the EP&A Act for failure to comply with an Order.

I, **Mark Knowles** (name) **Building Surveyor** (rank) **904279** (number)

being an authorised Fire Officer within the meaning of Section 121ZC of the *Environmental Planning and Assessment Act 1979*, and duly authorised for the purpose, hereby order:

The Owners of Strata Plan 81047 (name of person whom Order is served) **Owner** (position i.e. owner, building manager)

with respect to the premise

'COTTON BEACH'
685-707 CASUARINA WAY, CASUARINA ("the premises")
(name/address of premises to which Order is served)

to do, or refrain from doing, the following things:

Complete the following:

1. Maintain the fire hydrant and fire sprinkler systems installed for the building on 'the premises' to the standard listed in the Annual Fire Safety Statement (AFSS), by installing "Storz" hose connections that are compatible with Fire & Rescue NSW (FRNSW) fire-fighting equipment.
2. All "Storz" hose connections:
 - a. Are to be installed to all fire hydrant and fire sprinkler systems installed for fire fighting operations in the building on 'the premises'.



- b. Complying with NEN 3374:1971 are to be manufactured in aluminium OR copper alloy using forged processes, OR stainless steel using investment casting.
 - c. For booster inlets are to be permanently fitted with a Storz 65mm permanent coupling complying with NEN 3374:1971 fitting H coupling having 2½ inch external gas thread.
 - d. On fire hydrant valves shall be male Fire Brigade Thread (FBT) semi-permanently fitted with a female FBT Storz adapter.
3. Submit certification from the manufacturer that certifies that the "Storz" couplings installed to comply with items 1 and item 2 above complies with NEN 3374:1971.
 4. Remove the 'Alarm' and 'Ext Bell Isolate' displayed on the Fire Indicator Panel (FIP).

The terms of the Order are to be complied with:

By no later than 21 days from the date of the order.

The reasons for the issue of this Order are:

- a. To ensure that the fire hydrant and fire sprinkler systems meets the operational requirements of Fire and Rescue NSW, in the event of a fire at 'the premises'.
- b. Maintaining the fire hydrant and fire sprinkler systems:
 - a. Safeguards occupants from illness or injury while evacuating during a fire.
 - b. Provides facilities for the FRNSW to undertake fire-fighting operations
- c. The installation of complying Storz couplings:
 - a. Safeguards against the spread of fire and allows occupants time to evacuate safely without being overcome by the effects of fire.
 - b. Allows FRNSW with the necessary equipment to undertake timely search, rescue, and fire-fighting operations.
- d. The installation of Storz couplings ensures the essential fire safety measures that have been installed to actively protect the building from fire are maintained to the standard listed on the AFSS.



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- e. Failure to install Storz couplings is likely to delay FRNSW in the timely search, rescue, and fire-fighting operations.
- f. At the time of the inspection on 7 February 2018, the FIP displayed the following 'Alarm':
 - i. Zone L1D52: unnamed point
 - ii. At the time of the inspection, the 'External Bell' was isolated.
- g. To ensure that the automatic smoke detection and alarm system and/or fire sprinkler system is capable to operating in accordance with the standard of performance it was designed and installed to.

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Mark Knowles
Building Surveyor
Fire Safety Compliance Unit

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Proposed Fire Safety Order

Under the *Environmental Planning and Assessment Act 1979*
Part 6 - Implementation and Enforcement: Division 2A – Orders
Tables to Section 121B: Order No. 6 – Fire Safety Order

Please note:

- Pursuant to Section 121ZK (2) of the *Environmental Planning & Assessment Act 1979 (EP&A Act)*, there is no right of appeal to the Court against this Order.
- Failure to comply with this Order may result in further Orders and/or fines being issued.
- Substantial penalties may be imposed under Section 125 of the *EP&A Act* for failure to comply with an Order.

I, **Mark Knowles** (name) **Building Surveyor** (rank) **904279** (number)

being an authorised Fire Officer within the meaning of Section 121ZC of the *Environmental Planning and Assessment Act 1979*, and duly authorised for the purpose, hereby order:

The Owners of Strata Plan 73905 (name of person whom Order is served) **Owner** (position i.e. owner, building manager)

with respect to the premise

'MANTRA ON SALT BEACH'
9 GUNNAMATTA AVENUE, KINGSCLIFF ("the premises")
(name/address of premises to which Order is served)

to do, or refrain from doing, the following things:

1. Maintain the fire hydrant and fire sprinkler systems installed for the building on 'the premises' to the standard listed in the Annual Fire Safety Statement (AFSS), by installing "Storz" hose connections that are compatible with Fire & Rescue NSW (FRNSW) fire-fighting equipment.
2. All "Storz" hose connections:
 - a. Are to be installed to all fire hydrant and fire sprinkler systems installed for fire fighting operations in the building on 'the premises'.
 - b. Complying with NEN 3374:1971 are to be manufactured in aluminium OR copper alloy using forged processes, OR stainless steel using investment casting.

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- c. For booster inlets are to be permanently fitted with a Storz 65mm permanent coupling complying with NEN 3374:1971 fitting H coupling having 2½ inch external gas thread.
 - d. On fire hydrant valves shall be male Fire Brigade Thread (FBT) semi-permanently fitted with a female FBT Storz adapter.
3. Submit certification from the manufacturer that certifies that the "Storz" couplings installed to comply with items 1 and item 2 above complies with NEN 3374:1971.

The terms of the Order are to be complied with:

By no later than 21 days from the date of the order.

The reasons for the issue of this Order are:

- a. To ensure that the fire hydrant and fire sprinkler systems meets the operational requirements of Fire and Rescue NSW, in the event of a fire at 'the premises'.
- b. Maintaining the fire hydrant and fire sprinkler systems:
 - a. Safeguards occupants from illness or injury while evacuating during a fire.
 - b. Provides facilities for the FRNSW to undertake fire-fighting operations
- c. The installation of complying Storz couplings:
 - a. Safeguards against the spread of fire and allows occupants time to evacuate safely without being overcome by the effects of fire.
 - b. Allows FRNSW with the necessary equipment to undertake timely search, rescue, and fire-fighting operations.
- d. The installation of Storz couplings ensures the essential fire safety measures that have been installed to actively protect the building from fire are maintained to the standard listed on the AFSS.
- e. Failure to install Storz couplings is likely to delay FRNSW in the timely search, rescue, and fire-fighting operations.

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Mark Knowles
Building Surveyor
Fire Safety Compliance Unit

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Proposed Fire Safety Order

Under the *Environmental Planning and Assessment Act 1979*
Part 6 - Implementation and Enforcement: Division 2A – Orders
Tables to Section 121B: Order No. 6 – Fire Safety Order

Please note:

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- Substantial penalties may be imposed under Section 125 of the EP&A Act for failure to comply with an Order.

I, **Mark Knowles** (name) **Building Surveyor** (rank) **904279** (number)

being an authorised Fire Officer within the meaning of Section 121ZC of the *Environmental Planning and Assessment Act 1979*, and duly authorised for the purpose, hereby order:

The Owners of Strata Plan 76024 (name of person whom Order is served) **Owner** (position i.e. owner, building manager)

with respect to the premise

'PEPPERS ON SALT BEACH'
25 BELLS BOULEVARD, KINGSCLIFF ("the premises")
(name/address of premises to which Order is served)

to do, or refrain from doing, the following things:

Complete the following:

1. Maintain the fire hydrant and fire sprinkler systems installed for the building on 'the premises' to the standard listed in the Annual Fire Safety Statement (AFSS), by installing "Storz" hose connections that are compatible with Fire & Rescue NSW (FRNSW) fire-fighting equipment.
2. All "Storz" hose connections:
 - a. Are to be installed to all fire hydrant and fire sprinkler systems installed for fire fighting operations in the building on 'the premises'.

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- b. Complying with NEN 3374:1971 are to be manufactured in aluminium OR copper alloy using forged processes, OR stainless steel using investment casting.
 - c. For booster inlets are to be permanently fitted with a Storz 65mm permanent coupling complying with NEN 3374:1971 fitting H coupling having 2½ inch external gas thread.
 - d. On fire hydrant valves shall be male Fire Brigade Thread (FBT) semi-permanently fitted with a female FBT Storz adapter.
3. Submit certification from the manufacturer that certifies that the "Storz" couplings installed to comply with items 1 and item 2 above complies with NEN 3374:1971.

The terms of the Order are to be complied with:

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- e. Failure to install Storz couplings is likely to delay FRNSW in the timely search, rescue, and fire-fighting operations.



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Mark Knowles
Building Surveyor
Fire Safety Compliance Unit

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Proposed Fire Safety Order

Under the *Environmental Planning and Assessment Act 1979*
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- Substantial penalties may be imposed under Section 125 of the EP&A Act for failure to comply with an Order.

I, **Mark Knowles** (name) **Building Surveyor** (rank) **904279** (number)

being an authorised Fire Officer within the meaning of Section 121ZC of the *Environmental Planning and Assessment Act 1979*, and duly authorised for the purpose, hereby order:

The Owners of Strata Plan 76024 (name of person whom Order is served) **Owner** (position i.e. owner, building manager)

with respect to the premise

'PEPPERS ON SALT BEACH'
27-37 BELLS BOULEVARD, KINGSCLIFF ("the premises")
(name/address of premises to which Order is served)

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Complete the following:

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 - a. Safeguards occupants from illness or injury while evacuating during a fire.
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Mark Knowles
Building Surveyor
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Proposed Fire Safety Order

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Please note:

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- Failure to comply with this Order may result in further Orders and/or fines being issued.
- Substantial penalties may be imposed under Section 125 of the *EP&A Act* for failure to comply with an Order.

I, **Edren Ravino** (name) **Building Surveyor** (rank) **903766** (number)

being an authorised Fire Officer within the meaning of Section 121ZC of the *Environmental Planning and Assessment Act 1979*, and duly authorised for the purpose, hereby order:

Owners of Strata No. SP77971
(name of person whom Order is served)

Owner
(position i.e. owner, building manager)

with respect to the premise

'SANTAI RETREAT'
SP77971; 9-13 DIANELLA DRIVE KINGSCLIFF ('the premises')
(name/address of premises to which Order is served)

to do, or refrain from doing, the following things:

Complete the following:

1. Maintain the fire hydrant and fire sprinkler systems installed for the building on 'the premises' to the standard listed in the Annual Fire Safety Statement (AFSS), by installing "Storz" hose connections that are compatible with Fire & Rescue NSW (FRNSW) fire-fighting equipment.
2. All "Storz" hose connections:
 - a. Are to be installed to all fire hydrant and fire sprinkler systems installed for fire-fighting operations in the building on 'the premises'.



- b. Complying with NEN 3374:1971 are to be manufactured in aluminium OR copper alloy using forged processes, OR stainless steel using investment casting.
 - c. For booster inlets are to be permanently fitted with a Storz 65mm permanent coupling complying with NEN 3374:1971 fitting H coupling having 2½ inch external gas thread.
 - d. On fire hydrant valves shall be male Fire Brigade Thread (FBT) semi-permanently fitted with a female FBT Storz adapter.
3. Submit certification from the manufacturer that certifies that the "Storz" couplings installed to comply with items 1 and item 2 above complies with NEN 3374:1971.

The terms of the Order are to be complied with:

By no later than 21 days from the date of the order

The reasons for the issue of this Order are:

- a. To meet the operational requirements of FRNSW in the event of a fire.
- b. Maintaining the fire hydrant and fire sprinkler systems:
 - i. Safeguards occupants from illness or injury while evacuating during a fire.
 - ii. Provides facilities for the FRNSW to undertake fire-fighting operations
- c. The installation of complying Storz couplings:
 - i. Safeguards against the spread of fire and allows occupants time to evacuate safely without being overcome by the effects of fire.
 - ii. Allows FRNSW with the necessary equipment to undertake timely search, rescue, and fire-fighting operations.
- d. The installation of Storz couplings ensures the essential fire safety measures that have been installed to actively protect the building from fire are maintained to the standard listed on the AFSS.
- e. Failure to install Storz couplings is likely to delay FRNSW in the timely search, rescue, and fire-fighting operations.
- f. To do, or refrain from doing such things that are specified in the Order, so as to ensure or promote adequate fire safety or fire safety awareness.



Unclassified

Unclassified

This Proposed Fire Safety Order No. 6 was sent by mail and hand delivered on 8 February 2018.

NOTE: Representations are to be made in writing and should be received by FRNSW by no later than close of business Friday 16 February 2018.



Edren Ravino
Building Surveyor
Fire Safety Compliance Unit





**Fire &
Rescue NSW**

Unclassified

Proposed Fire Safety Order

Under the *Environmental Planning and Assessment Act 1979*
Part 6 - Implementation and Enforcement: Division 2A – Orders
Tables to Section 121B: Order No. 6 – Fire Safety Order

Please note:

- Pursuant to Section 121ZK (2) of the *Environmental Planning & Assessment Act 1979 (EP&A Act)*, there is no right of appeal to the Court against this Order.
- Failure to comply with this Order may result in further Orders and/or fines being issued.
- Substantial penalties may be imposed under Section 125 of the *EP&A Act* for failure to comply with an Order.

I, **Edren Ravino** (name) **Building Surveyor** (rank) **903766** (number)

being an authorised Fire Officer within the meaning of Section 121ZC of the *Environmental Planning and Assessment Act 1979*, and duly authorised for the purpose, hereby order:

Owners of Strata No. SP69243 & SP69244 (name of person whom Order is served) **Owner** (position i.e. owner, building manager)

with respect to the premise

'PARADISO'
SP69243 & SP69244; 78-80 MARINE PARADE KINGSCLIFF ("the premises")
(name/address of premises to which Order is served)

to do, or refrain from doing, the following things:

Complete the following:

1. Maintain the fire hydrant and fire sprinkler systems installed for the building on 'the premises' to the standard listed in the Annual Fire Safety Statement (AFSS), by installing "Storz" hose connections that are compatible with Fire & Rescue NSW (FRNSW) fire-fighting equipment.
2. All "Storz" hose connections:
 - a. Are to be installed to all fire hydrant and fire sprinkler systems installed for fire-fighting operations in the building on 'the premises'.

Unclassified

Fire & Rescue NSW	ABN 12 593 473 110	www.fire.nsw.gov.au
Community Safety Directorate Fire Safety Compliance Unit	Locked Bag 12 Greenacre NSW 2190	T (02) 9742 7434 F (02) 9742 7483
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- b. Complying with NEN 3374:1971 are to be manufactured in aluminium OR copper alloy using forged processes, OR stainless steel using investment casting.
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Edren Ravino
Building Surveyor
Fire Safety Compliance Unit

