


# SUPPLEMENTARY AGENDA

Notice is hereby given that an Ordinary Meeting of Council will be held at Mona Vale Memorial Hall on

**Tuesday 27 September 2016**

Beginning at 6:30pm for the purpose of considering and determining matters included in this agenda.

A handwritten signature in black ink, appearing to be 'BT', with a long horizontal line extending to the right.

**Ben Taylor**  
**Acting General Manager**

**Issued: 26/09/2016**

# OUR VALUES

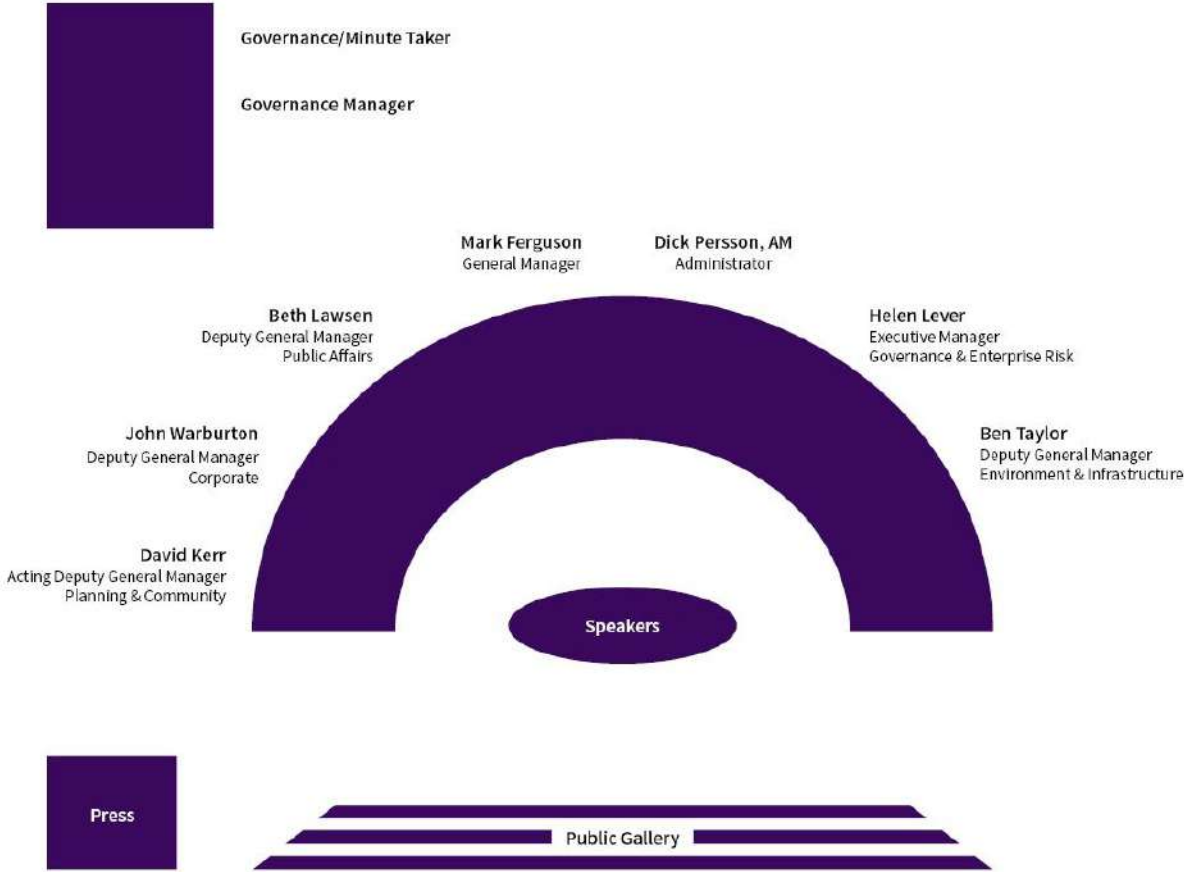
*Respect*

*Empowerment*

*Service*

*Wellbeing*

*Equity*



**Supplementary Agenda for an Ordinary Meeting of Council  
to be held on Tuesday 27 September 2016  
at Mona Vale Memorial Hall  
Commencing at 6:30pm**

<b>9.0</b>	<b>PLANNING &amp; COMMUNITY DIVISION REPORTS .....</b>	<b>1</b>
9.4	Building Fire Safety Report by Fire & Rescue NSW - Mona Vale Hospital, 18 Coronation Street, Mona Vale.....	1

## 9.0 PLANNING & COMMUNITY DIVISION REPORTS

<b>ITEM 9.4</b>	<b>BUILDING FIRE SAFETY REPORT BY FIRE &amp; RESCUE NSW - MONA VALE HOSPITAL, 18 CORONATION STREET, MONA VALE</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER ENVIRONMENTAL COMPLIANCE</b>
<b>TRIM FILE REF</b>	<b>2016/305021</b>
<b>ATTACHMENTS</b>	<b>1 Building Fire Safety Report by Fire &amp; Rescue NSW</b>

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### REPORT

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#### PURPOSE

To report to Council the findings of Council's Building Surveyor's investigation into fire safety concerns at Mona Vale Hospital, 18 Coronation Street, Mona Vale, instigated by Fire and Rescue NSW (FRNSW).

#### REPORT

FRNSW conducted an inspection of the premises at Mona Vale Hospital, 18 Coronation Street, Mona Vale on 21 March 2016 identifying fire safety concerns in relation to fire hydrant services and the protection of window openings in the main administration building.

FRNSW notified Council on 1 August 2016 requesting Council to inspect the premises to address the concerns identified, as well as identifying any other deficiencies relating to fire safety which are presented in a report in Attachment 1.

Section 121ZD of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979) requires that Council table such reports and any recommendations made at the next meeting of Council.

Council is also to determine whether or not to issue an Order number 6 in the table to Section 121B of the EP&A Act 1979. Order number 6 is used to require the implementation of measures to prevent fire, suppress fire, prevent the spread of fire and to provide fire safety for building occupants.

Council staff had already carried out an inspection of the premises on 18 May 2016 and were in consultation with Mona Vale Hospital through Northern Beaches Health Service to resolve whether the fire safety deficiencies noted were being addressed as part of their implementation of the four year action plans for fire safety which are in place at Mona Vale Hospital under the NSW Ministry of Health's own policy directives. As acknowledged by FRNSW in their report, Council has kept them informed of Council correspondence to Northern Beaches Health Service to ensure that FRNSW were aware of Council's involvement with the premises.

Northern Beaches Health Service is actively working with Council to provide documentary evidence to demonstrate that they are currently maintaining and upgrading their buildings at the Mona Vale Hospital site. Several discussions and correspondence have taken place to progress a resolution, with a recent meeting held on 26 August 2016 between Council staff, the Mona Vale Hospital Director of Operations and other representatives from the Northern Beaches Health Service.

Council inspections identified a number of fire safety concerns in addition to those raised by FRNSW, and it is considered that Council should issue an Order number 6, under Section 121B of the EP&A Act 1979, to require Northern Beaches Health Service to provide a Building Code of Australia Audit report for each building at the hospital premises.

Council must provide notice to FRNSW of the determination.

**FINANCIAL IMPACT**

Nil

**ENVIRONMENTAL IMPACT**

Nil

**SOCIAL IMPACT**

Nil

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**RECOMMENDATION OF DEPUTY GENERAL MANAGER PLANNING & COMMUNITY**

That Council:

- A. Issue an Order number 6 under *Section 121B of the EP&A Act 1979* to require Northern Beaches Health Service to obtain and provide to Council a Building Code of Australia audit report for each building within the Mona Vale Hospital.
  - B. Provide notice to Fire and Rescue NSW of the above determination.
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File Ref. No: BFS16/664 (10239)  
TRIM Ref. No: D16/56042  
Contact: Station Officer Paul Scott

1 August 2016

General Manager  
Pittwater Council  
PO Box 882  
MONA VALE NSW 1660

Email: [pittwater@northernbeaches.nsw.gov.au](mailto:pittwater@northernbeaches.nsw.gov.au)

Attention: Manager Compliance/Fire Safety

Dear Sir/Madam,

**RE: INSPECTION REPORT  
MONA VALE HOSPITAL  
18 CORONATION STREET MONA VALE ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 21 March 2016, in relation to the adequacy of the provision for fire safety in or in connection with 'the premises'.

The correspondence stated that:

- Scheduled maintenance was not being carried out at the site.

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 24 April 2016 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW.

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 during the inspection:

1. FRNSW identified that two fire hydrant installations serve the site, which may cause difficulties for fire crews attending an incident at the site in determining which installation to use in a fire situation;

<b>Fire &amp; Rescue NSW</b>	<b>Unclassified</b>	<b>www.fire.nsw.gov.au</b>
Community Safety Directorate	ABN 12 593 473 110	
Fire Safety Compliance Unit	Locked Bag 12	T (02) 9742 7434
	Greenacre NSW 2190	F (02) 9742 7483
<a href="mailto:bfs@fire.nsw.gov.au">bfs@fire.nsw.gov.au</a>	Page 1 of 2	© Copyright State Govt NSW



2. FRNSW are of the opinion that the windows at the main administration building may not be protected from the adjacent fire compartment in accordance with the requirements of Part C of the National Construction Code 2016 Volume One, Building Code of Australia (NCC).

FRNSW is therefore of the opinion that there are inadequate provisions for fire safety within the building.

This matter is referred to Council as the appropriate regulatory authority for your determination and action if required. FRNSW acknowledges that Council requested reports and certification, on 1 July 2016, from Northern Beaches Health Services in relation to fire safety matters at the site.

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS16/664 (10239) for any future correspondence in relation to this matter.

Yours faithfully



John Bruscano  
Building Surveyor  
Fire Safety Compliance Unit

**Unclassified**

Fire & Rescue NSW

ABN 12 593 473 110

[www.fire.nsw.gov.au](http://www.fire.nsw.gov.au)

Community Safety Directorate  
Fire Safety Compliance Unit

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# NORTHERN BEACHES COUNCIL

