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File Ref. No: FRN25/2300 – BFS25/6099 – 8000044890
TRIM Ref. No: D25/125015
Contact: Station Officer Kurt Ingle

4 November 2025

General Manager
Kiama Municipal Council
PO Box 75
KIAMA NSW 2533

Email: council@kiama.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear General Manager

**Re: INSPECTION REPORT
BLUE HAVEN STAGE 5
2 HAVILAH PLACE KIAMA ("the premises")**

Pursuant to Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW) inspected 'the premises' on 30 September 2025 Kiama Municipal Council were also present during the inspection.

On behalf of the Commissioner of FRNSW, comments in this report are provided under Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

The items listed in the comments of this report are based on the following limitations:

- FRNSW's inspection of the premises may have been conducted without having the development consent and / or approved plans as a reference.
- FRNSW's inspection of the premises was a non-invasive visual inspection.
- FRNSW authorised fire officers may not have been able to access all areas of the premises at the time of inspection.
- The following parts of the premises were not able to be inspected:

◦SOU's

COMMENTS

The following items were identified during the inspection:

Fire and Rescue NSW

ABN 12 593 473 110

www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Compliance Unit

1 Amarina Ave
Greenacre NSW 2190

T (02) 9742 7434
F (02) 9742 7483

www.fire.nsw.gov.au

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Provisions for Fire Safety

Fire Resistance

1. FRNSW observed security/screen doors on almost all Sole-occupancy Units (SOU's). FRNSW recommends against the fitting of security doors to SOU's within the [FRNSW Position Statement – Security/screen doors fitted to sole-occupancy units – 30 August 2024](#).
2. The doors to the garbage room on the level 1 west carpark were held open contrary to the requirements of Clause C4D6 of the National Construction Code 2022, Volume 1 Building Code of Australia (NCC).
3. The fire door near parking space No. 51 failed to return to the fully closed position, contrary to the requirements of C4D6 of the NCC.
4. The separation of the atrium by bounding walls for the SOU's contained glazed elements that could be held open contrary to the requirements of Clause G3D3 and Clause G3D4 of the NCC. FRNSW is unable to determine the FRL of the glazed elements.
5. The automatic two leaf smoke door on Level 2 does not swing in both directions contrary to the requirements of Specification S12C4 of the NCC.

Egress

6. Multiple exit doors from the carpark areas did not allow occupants to evacuate safely considering the number, mobility and other characteristics of the occupants contrary to the performance requirements of D1P4 of the NCC. The egress doors were not readily openable and required a significant force to open contrary to the requirements of D3D25 and D3D26 of the NCC.
7. The exit sign at the exit near parking space No. 51 was not clearly visible to persons approaching the exit contrary to the requirements of E4D5 of the NCC. FRNSW recommends a directional sign to assist residents in locating this exit in accordance with E4D6 of the NCC.
8. FRNSW recommend additional directional signage towards exits on the residential levels in accordance with Clause E4D6 of the NCC. In multiple areas of these levels, a person seeking to exit is unable to see an exit or direction sign indicating the location of a required exit.
9. Several evacuation diagrams at the premises included an assembly diagram area that was not the same orientation to the rest of the diagram contrary to the requirements of Clause 3.5.4 of AS 3745-2010.
10. The travel distance from the "Sky Deck" kitchen to the nearest exit was approximately 32m, contrary to the requirements of D2D5 of the NCC.
11. The "Sky Deck" balcony area did not contain any exit or directional exit signs contrary to the requirements of Clause E4D5 and Clause E4D6 of the NCC.

Fire Hydrant System

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12. The fire hydrant booster and the fire sprinkler booster incorporate a pipe-bodied booster assembly with inlet inserts. FRNSW observed the angle of the valve inlet to be approximately 90° contrary to Clause 3.2(h) AS2419.3-2012. When boosted by a fire brigade pumping appliance this may cause the spring-loaded jumper valve of the boost inlet to have restricted water flow into the system. Council may wish to review Part 5 of [FRNSW safety guideline 'Fire brigade booster connection with inlet insert'](#).
13. The fire hydrant booster assembly was not fitted with an additional valve to isolate the boost inlets from the system contrary to the requirements of Clause 5.6.5 of AS 2419.1-1994. The hydrant schematic identified many hydrant outlets more than 5m above the lowest booster inlet (Up to 13m).
14. The fire hydrant booster and the fire sprinkler booster were not clearly identified with "WORKING PRESSURE" and "SYSTEM TESTED TO" in upper case lettering not less than 25mm contrary to the requirements of with Clause 5.6.7 of AS 2419.1-1994.
15. The fire hydrant booster was not clearly identified with the lettering "HYDRANT BOOSTER" in letters not less than 50mm high contrary to the requirements of Clause 5.6.8 of AS 2419.1-1994.
16. FRNSW are of the opinion the Block Plan at the booster assembly is too small for the details of the large site.

FRNSW recommend the block plan be upgraded to meet the standard of performance of AS 2419.1-2021. The block plan should be a minimum size of A2 and be installed at a height that does not required firefighters to kneel on the ground to read.
17. FRNSW recommend a copy of the Block Plan be installed in the pump room additional to the booster assembly.
18. FRNSW are of the opinion that the fire hydrant booster is connected in-series with the fixed on-site pump. In this regard, warning signage and a 150mm diameter liquid filled pressure gauge which indicates the pressure at the pump discharge pipe/manifold is not installed at the booster enclosure, contrary to the requirements of Clause 5.7 of AS 2419.1-1994.
19. Two automatic pump sets are installed in the pumproom. The automatic pump sets were not identified in-order to differentiate the purpose of each pump set.

FRNSW recommend signage should be installed on the pump control panels stating – SPRINKLER PUMPSET or FIRE HYDRANT PUMPSET.
20. Building materials were stored in the fire exit corridor near parking space No 45 that may impact on firefighters using the hydrant within this area.
21. Multiple attack fire hydrants within fire stairways were not between 750mm and 1200mm above the ground contrary to the requirements of Clause 5.3.2 of AS 2419.1-1994.

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22. The fire hydrant on Level 3 within the fire exit near the lift lobby did not have 1000mm clear space in front of the hydrant valve in accordance with Figure 5.1 of AS 2419.1-1994 due to the door swing.

Automatic Fire Suppression System

23. FRNSW recommend that Class 2 buildings should be provided with an automatic fire sprinkler system. FRNSW published a Position Statement – [Fire Sprinklers in Class 2 and 3 Buildings – 30 August 2024](#).

FRNSW has an additional Position Statement – [Fire Sprinkler System in Existing Building or Premises – 12 September 2024](#). In part the statement states,

“When a consent authority (e.g. Council) is assessing the adequacy of an existing automatic fire sprinkler system installed in an occupied building or premises, or lack thereof, FRNSW recommend it be assessed against the current NCC requirements for the given use and occupancy hazard classification.”

24. The room with the sprinkler stop valve did not contain a location plate with the words “SPRINKLER STOP VALVE INSIDE” contrary to the requirements of Clause 8.4 of AS 2118.1-1999.
25. FRNSW is of the opinion that there should be a sign stating “Sprinkler Pump Room” on the door to the pumproom.
26. A stock of replacement sprinklers was kept in a spares box near the sprinkler pump and valves in accordance with Clause 6.7 of AS 2118.1-1999. The spares box lock was unable to be opened at the time of the inspection.

Smoke Detection and Alarm System (SDAS)

27. FRNSW heard a smoke alarm low battery warning when near Unit 319. FRNSW was unable to determine if smoke alarms were being maintained.
28. It could not be determined if the Building Occupant Warning System (BOWS) will sound through all occupied areas. In this regard, FRNSW could not locate any sounders or speakers on the “Sky Deck” balcony area and are of the opinion that building occupant warning may not be achieved through this occupied area, contrary to the requirements of Specification 20 of the NCC.

Fire Hose Reels

29. The fire hose reel / extinguisher cabinet near Unit 515 had a latching device and was not operable by a single-handed operation of the latching mechanism contrary to the requirements of Clause 2.3.2 of AS 1221-1997.

Portable Fire Extinguishers (PFE's)

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30. FRNSW observed multiple carbon dioxide fire extinguishers at the premises contrary to the requirements of Clause E1D14 of the NCC which requires minimum 2.5kg sized ABE type fire extinguishers for a Class 2 premises.
31. The travel distance from the entrance doorway of multiple SOU's to the nearest fire extinguisher exceeded 10m, contrary to the requirements of Clause E1D14 of the NCC. FRNSW identified distances up to 21m from an SOU entrance doorway to the nearest extinguisher.

Other Findings

32. FRNSW are of the opinion that the building contains an atrium that connects 3 storeys and is not sprinkler protected throughout the storeys. As such, Part G3 of the NCC should be applied to the atrium.

FRNSW recommends each storey is provided with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 to enable the atrium to not require the Part G3 requirements.

FRNSW believes that there are inadequate provisions for fire safety within the building.

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Inspect and address items 1 to 32 of this report and any other deficiencies identified on 'the premises'.
- b. The hydrant system be upgraded to provide the pressure and flow requirements of an AS 2419.1 hydrant system for an equivalent new building.

Please be advised that Schedule 5, Part 8, Section 17(2) requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting. This matter is referred to Council as the appropriate regulatory authority. FRNSW awaits the Council's advice regarding its determination under Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

Please do not hesitate to contact Station Officer Kurt Ingle of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call on (02) 9742 7434 if there are any questions or concerns about the above matters. Please ensure that you refer to file reference FRN25/2300 – BFS25/6099 – 8000044890 regarding any correspondence concerning this matter.

Yours faithfully



Paul Scott
Team Leader
Fire Safety Compliance Unit

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Enclosure 1