



File Ref. No: BFS20/2644 (12668)
TRIM Ref. No: D21/8672
Contact: Qualified Firefighter Kristy Buckpitt

3 March 2021

General Manager
City of Parramatta Council
PO Box 32
PARRAMATTA NSW 2150

Email: council@cityofparramatta.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear Sir Madam,

**Re: INSPECTION REPORT
239-243 CARLINGFORD ROAD, CARLINGFORD (“the premises”)**

Fire & Rescue NSW (FRNSW) received correspondence on 26 August 2020, in relation to the adequacy of the provision for fire safety in connection with ‘the premises’.

The correspondence stated that:

- *Fire sprinkler system main wheel valve at booster fitting on street not strapped.*
- *Some exit signs inoperative.*

Pursuant to the provisions of Section 9.32 (1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), an inspection of ‘the premises’ on 15 December 2020 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW.

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 9.32 (4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act. 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.

COMMENTS

The following items were identified as concerns during the inspection:

1. Essential Fire Safety Measures

1A. Fire Hydrant System

- A. The isolation valves on the fire brigade booster assemblies were not secured or locked in the open position, contrary to the requirements of Clause 8.5.8 of Australian Standard (AS)2419.1-2005 and Clause 8.2.2 of AS2118-1999.
- B. Boost pressure and test pressure signage has not been installed adjacent to the fire brigade booster assemblies, contrary to the requirements of Clause 7.10.1 of AS2419.1-2005 and Clause 4.4.3 of AS2118.1-1999.
- C. A block plan, minimum A3 size, has not been installed adjacent to the fire brigade booster assembly, or in the fire hydrant pumproom, contrary to the requirements of Clause 7.11 of AS2419.1-2005.
- D. The door leading to the fire hydrant pumproom has not been provided with identifying signage, contrary to the requirements of Clause 6.4.1(d) of AS2419.1-2005.

1B. Automatic Fire Sprinkler System

- A. The orientation of the block plan (plan of risk) at the sprinkler booster assembly is inaccurate, contrary to the intent of Clause 8.3 of AS2118.1-1999. In this regard, the "YOU ARE HERE" is illustrated in the incorrect position on the block plan.

1C. Exit and Directional Signage

- A. The directional exit sign (no.117) in the fire stairs adjacent to the fire hydrant pumproom was not illuminated and failed to illuminate when push button tested, contrary to the requirements of Clause E4.8 and Specification E4.8 of the National Construction Code 2019 Volume One, Building Code of Australia (NCC).

2. Access and Egress

- 2A. The paths of travel to the two required exits in the basement carpark incorporate a security door adjoined to a roller shutter. One of the security doors is chained and padlocked closed, the second security door contains a tulip style handle with a locking device (noting that this door was unlocked and accessible at the time of the inspection), contrary to the requirements of Clause D2.21 of the NCC.

At the time of the inspection, with one of the security doors locked, the travel distance to only accessible required exit was greater than 20m (approximately 40m) from the furthest point in the carpark, contrary to the requirements of Clause D1.4(c) of the NCC.

3. Fire Resistance

- 3A. The fire door leading to the fire hydrant pumphouse does not achieve the required fire resistance level (FRL) contrary to the requirements of Clause C3.4 and Specification C3.4 of the NCC. In this regard, the door handle has not been installed in the door, leaving a hole in lieu of the handle.

- 3B. Service penetrations through the carpark fire wall do not appear to be adequately fire stopped in accordance with Clause C3.15 and Specification C3.15 of the NCC. In this regard, unprotected electrical wires pass through the fire wall into the main switch room and garbage room.

4. Generally

- 4A. An Annual Fire Safety Statement was not displayed at the premises contrary to the requirements of Clause 177 of the Environmental Planning and Assessment Regulation 2000.

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

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. 4 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 Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact Qualified Firefighter Kristy Buckpitt of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS20/2644 (12668) for any future correspondence in relation to this matter.

Yours faithfully

A handwritten signature in black ink, appearing to read 'John Bruscano', written in a cursive style.

John Bruscano
Senior Building Surveyor
Fire Safety Compliance Unit