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Chief Executive Officer  
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Attention: Manager Compliance/Fire Safety

Dear Chief Executive Officer

**Re: INSPECTION REPORT  
'GENERAL BOURKE'  
74 CHURCH STREET PARRAMATTA ("the premises")**

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 4 February 2022 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW). The inspection was also conducted in the company of Officers from the NSW Police Force.

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

Please be advised that this report is not an exhaustive list of non-compliances however, the proceeding concerns also identifies deviations from the National Construction Code 2019, Volume 1 Building Code of Australia (NCC). Given the concerns are based on observations available at the time FRNSW acknowledges that the deviations may contradict development consent approval. In this regard, it would be at council's discretion as the appropriate regulatory authority to conduct its own investigation and consider the most appropriate action.

The following items were identified as concerns during the inspection:

### 1. Essential Fire Safety Measures

- 1A. Pumpset Installation – Clause 11.3 and Appendix D of Australian Standard 2941-2013 outlines the requirements for pumpset installation, this includes but not limited to:
- A. A clearance of not less than one metre be provided around the perimeter of a complete pump assembly, for ongoing inspection and testing.
  - B. Where a pumpset is in the open, it should be protected against the sun and adverse weather conditions.
  - C. A pump house or pump room shall be secure to prevent the entry of unauthorized persons.
  - D. Signs and other visual and audible aids be installed to assist in identifying the room and its entrance by attending firefighting crews.
  - E. The enclosing walls, roof and floor be weatherproof, include a minimum 2.1 m high internal clearance, with adequate space for pump maintenance and replacement.

Council may need to review its records to confirm whether the above items were considered as part of the installation. As observations revealed that the pumpset is exposed to the elements, has narrow clearances around the pump assembly and is enclosed by a fence.

- 1B. Sprinkler System Generally – Having regard to Australian Standard AS2118.1:2017 – “Automatic Fire Sprinkler Systems - General systems”, the following comments are provided:
- A. Clause 8.3 – requires the installation of a block plan. The plan must display the protected building, including the position of the main stop valve and other specific information. The plan should be placed adjacent to each set or group of installation control assemblies where it can be readily seen by firefighters and others responding to the alarm. At the time of the inspection, a block plan could not be located.

- B. Clause 3.3 and Clause 7.1.1 (d) – requires an Alarm Signalling Equipment (ASE) that complies with AS1670.3 and AS4428.6, where each control assembly includes an ASE with a lock-open alarm valve. At the time of the inspection an ASE could not be located for the sprinkler system.
- 1C. Hydrant System – Performance Requirement EP1.3 of the NCC requires a fire hydrant system be provided to facilitate the operational needs of the fire brigade, hence the following observations:
- A. Hose Length – Clause 3.2.2.2(d) of AS2419.1-2005 requires hoses connected directly to an external fire hydrant, connected to a fire brigade pumping appliance fed from the fire hydrant and located on a hardstand within 20 m of a fire brigade pumping appliance – be within reach of a 10 m hose stream, issuing from a nozzle at the end of 60 m length of hose laid on the ground with a minimum of 1 m of hose extending into any room served – to all portions of the building. It appears at first sight that the hydrant in the carpark may not satisfy this requirement. A review may be required by council.
  - B. Hydrant Obstructions and Protection – Clause 3.2.2.2 (g) and (h) of AS2419.1-2005 requires external hydrants to be located so that the fire hydrant is not obstructed or obscured by obstacles, stored goods, vehicles, vegetation etc, and protected from possible mechanical damage by vehicles. At the time of the inspection the hydrant in the carpark was obstructed by vehicles and appeared to lack appropriate protection from mechanical damage. A review may be required by council.
  - C. Storz Couplings – Clauses 7.1 and Clause 8.5.11.1 of AS2419.1-2005 outlines compatible attachment with FRNSW appliances and equipment. Storz couplings is one such attachment. At the time of the inspection, storz couplings could not be located to any of the hydrant valves.
  - D. Maintenance – At the time of the inspection, the pipes to the booster assembly located beside the driveway and in a garden bed was partially buried, making the isolation valve difficult to identify.
- 1D. Exit signs – A number of exit signs were either not operating when the test button was pressed or were not illuminated. The face plate was missing to kitchen exit.
- 1E. Portable Fire Extinguishers (PFE) – Table 10.4.1 of Australian Standard AS1851-2012 (amendment 1) - “Service of fire protection systems and equipment” requires PFE to remain conspicuous, readily accessible and in its assigned location. At the time of the inspection there were items restricting access to the PFE.

## 2. Access and Egress

2A. Construction of Exits – Performance Requirement DP2 of the NCC outlines the requirements so that people can move safely to and within a building, hence the following observations to the third storey storage and office may require council to review its records regarding its installation due to the age of the building:

A. Handrails – Clause D2.17 of the NCC, specifies the requirements for the installation of handrails. It appears that the handrails may have been installed at the time when it was first constructed.

B. Goings and Risers – Clause D2.13 of the NCC, specifies the dimensions and requirements for stair construction for each flight of stairs. Similarly, the age of the building may have contributed to the narrow goings and risers.

2B. Sliding exit doors – D2.19(b) of the NCC requires sliding doors that are used as required exits to be able to break open under pressure or lead directly to open space. There were sliding doors observed that were signposted as required exits from the gaming room. None of the sliding doors appeared meet the requirements of opening under pressure or lead to open space. A review of the exit strategy may be required.

## 3. Compartmentation

3A. Compartmentation – Performance Requirement CP1, CP2, CP4 and CP8 of the NCC, specifies the requirements for structural stability in a fire, to prevent the spread of fire to exits, SOUs, public corridors, openings and penetrations. It appears that the rise in storeys and class of building requires Type A construction. A review may be required by council to confirm that the sprinkler system and essential fire safety measures are suitable for the size, use and class of building.

## 4. Generally

4A. Annual Fire Safety Statement (AFSS) – Clause 92(1) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR 2021) requires each essential and critical measure to be identified in the statement. At first glance of the displayed AFSS, it listed a 'fire control centre / room' and had been signed off by a registered practitioner. At the time of the inspection the manager called the practitioner, and received advice that there was no fire control room. Given this advice and observations at the time, it is unclear whether all the measures listed within the AFSS are inspected and certified appropriately. An inspection and a review of council's records may be required to confirm what measures are installed.

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 Edren Ravino of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS22/451 (19544) for any future correspondence in relation to this matter.

Yours faithfully



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Fire Safety Compliance Unit