



File Ref. No: BFS22/440 (19534)  
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Contact: Conor Hackett

14 June 2022

General Manager  
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Email: [council@cityofparramatta.nsw.gov.au](mailto:council@cityofparramatta.nsw.gov.au)

Attention: Manager Compliance/Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT  
'PENDLE INN HOTEL'  
223 WENTWORTH AVENUE PENDLE HILL ("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. Fire Hydrant System – Clause E1.3 of the NCC requires a building having a total floor area greater than 500m<sup>2</sup> to be provided with a fire hydrant system installed in accordance with AS 2419.1. The total floor area of the building appears to be greater than 500m<sup>2</sup> and currently no such system is installed.

2. Compartmentation

2A. Separation of Classifications – At the time of the inspection, a fire door was noted between the corridor which serves the cool room and keg room and the office/back of house area which also contained the Fire Indicator Panel. Further investigation by Council may be required to determine whether the building complies with the requirements of Clause C2.7, C2.8 and Specification C1.1 of the NCC, as a visual inspection could not determine whether the openings in the ceiling have compromised the compartmentation. Particularly as fire collars were noted on this wall, and appears to separate two fire compartments. Where multiple holes/openings were noted in the ceiling adjacent to this fire wall.

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

## RECOMMENDATIONS

FRNSW recommends that Council:

Inspect and address any other deficiencies identified on 'the premises', and require item no. 1 and 2 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 Conor Hackett of FRNSW's Fire Safety Compliance Unit on (02)

9742 7434. Please ensure that you refer to file reference BFS22/440 (19534) for any future correspondence in relation to this matter.

Yours faithfully

A handwritten signature in blue ink, consisting of several overlapping loops and lines, positioned below the text 'Yours faithfully'.

Edren Ravino  
Senior Building Surveyor  
Fire Safety Compliance Unit