



File Ref. No: BFS22/3279 (22292)
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Contact: Acting Inspector Paul Scott

11 August 2022

General Manager
City of Parramatta Council
PO Box 32
Parramatta NSW 2124

Email: council@cityofparramatta.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear Sir Madam,

**Re: INSPECTION REPORT
YURUGA TOWERS
35 CAMPBELL STREET PARRAMATTA (“the premises”)**

Fire & Rescue NSW (FRNSW) received correspondence on 11 July 2022, in relation to the adequacy of the provision for fire safety in connection with ‘the premises’.

The correspondence stated that:

- *Large aging apartment building with a some public and some private tenants.*
- *Smoke alarms are very old and in some cases missing from apartments.*
- *Fire exit stairs was obstructed with mattresses and rubbish.*

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 12 July 2022 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

FRNSW found a single mattress in the stairway at Level 8. The strata manager had the mattress removed from the premises.

The following items were identified as concerns during the inspection:

1. Essential Fire Safety Measures

1A. Fire Hydrant System

- A. A fire hydrant system is not installed at the premises contrary to the requirements Clause E1.3 of the National Construction Code 2019 Volume One, Building Code of Australia (NCC). It is estimated that 120 metres of hose is required to achieve coverage to the entire premises.

1B. Automatic Fire Sprinkler System

- A. FRNSW are of the opinion that the building has an effective height greater than 25 metres and does not have a sprinkler system installed contrary to the requirements Clause E1.5 of the NCC.

1C. Smoke Detection and Alarm System (SDAS)

- A. During the inspection FRNSW observed that a SDAS was not installed at the premises contrary to the requirements Clause E2.2a of the NCC.
- B. A building occupant warning system is not installed contrary to the requirements Specification E2.2a-7 of the NCC.
- C. Crews from the local fire stations visited the premises to undertake a home fire safety check. Fire crews indicated that smoke alarms were not installed or were greater than 10 years old. Crews installed smoke alarms in some common areas and in sole occupancy units where access was provided. The battery powered smoke alarms were installed using double sided tape and intended as a temporary measure.

2. Access and Egress

- 2A. Extended travel distances exist in the basement level No.2 carpark contrary to the requirements Clause D1.4 of the NCC. FRNSW estimate travel distance up to 35 metres.

- 2B. The sole path of travel from the Basement Level 2 carpark to the final exit door is via a vehicle ramp with a gradient greater than 1:8 contrary to the requirements Clause D2.10 of the NCC.
- 2C. A fire isolated stairway is not installed at the premises contrary to the requirements Clause D1.3 of the NCC. FRNSW observed,
 - A. The single stairway is open at Level 1 and a glass wall is installed on the northern side of the stairway. Both are exposed to sole occupancy units, the lift lobby and the foyer.
 - B. Openings in the wall of the egress/circulation stairway are within 3 metres of windows in the sole occupancy units contrary to the requirements Clause C.3.3 of the NCC
- 2D. Rising and descending stairs are present, connecting the carpark and residential levels contrary to the requirements Clause D2.4 of the NCC.
- 2E. A single exit is provided in the carpark contrary to the requirements Clause D1.2 of the NCC.

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.
- b. Conduct an audit of the premises regarding Parts C, D and E of the NCC.

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 Acting Inspector Paul Scott of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS22/3279 (22292) for any future correspondence in relation to this matter.

Yours faithfully



Paul Scott
Team Leader Fire Safety Compliance
Fire Safety Compliance Unit