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Contact: Conor Hackett

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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  
TOONGABBIE SPORTS CLUB  
12 STATION ROAD TOONGABBIE NSW 2146 (“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 4 February 2022. The NSW Police Force was 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:

- A general overview of the building was obtained without using the development consent conditions or approved floor plans as a reference.
- Details of the Provisions for Fire Safety and Fire Fighting Equipment are limited to a visual inspection of the parts in the building accessed and the fire safety measures observed at the time.

## COMMENTS

Please be advised that this report is not an exhaustive list of non-compliances; however, the proceeding concerns also identify 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 the 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 –

- i. The isolating valves associated with the hydrant booster assembly were not secured or locked in the open position in accordance with Clause 8.5.8 of AS 2419.1-2005.
- ii. The fire hydrant booster assembly is positioned behind the boundary fence adjacent to Station Road. In that regard, the fence may cause an obstruction, contrary to the requirements of Clause 7.3(g) of AS 2419.1-2005

1B Portable Fire Extinguisher (PFE) - The PFE located in the kitchen was obstructed by a laundry bin and was not readily accessible at the inspection time, contrary to Clause 3.2 of AS 2444–2001.

1C Fire Hose Reel (FHR) - Non-firefighting equipment was stored within the fire hose reel cabinet adjacent to the main entrance, contrary to the requirements of Clause 10.4.4 of AS 2441–2005.

2. Access & Egress

2A Exit Door - Slide bolts were installed at the top and bottom of the final exit door to the northeast corner of the premises, adjacent to the main function room, contrary to the requirements of Clause D1.10 of the NCC and Clause 109 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

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

## RECOMMENDATIONS

FRNSW recommends that Council inspect and address items 1 and 2 of this report and any other deficiencies identified on 'the premises.

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 Conor Hackett of FRNSW's Fire Safety Compliance Unit at [FireSafety@fire.nsw.gov.au](mailto: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 BFS22/442 (19536) regarding any correspondence concerning this matter.

Yours faithfully



Edren Ravino  
Senior Building Surveyor  
Fire Safety Compliance Unit