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Contact: John Bruscano

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

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

Attention: Manager Compliance / Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT  
'AUSTRALIA TOWERS'  
1-7 AUSTRALIA AVENUE, SYDNEY OLYMPIC PARK ("the premises")**

In response to the Project Remediate programme being undertaken by the NSW Department of Customer Service, to remove high-risk combustibile cladding on residential apartment buildings in NSW, an inspection of 'the premises' on 3 August 2022 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW), pursuant to the provisions of Section 9.32(1)(b) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

In this instance, the inspection revealed fire safety concerns that may require Council as the appropriate regulatory authority to use its discretion and address the concerns observed at the time of the inspection.

In this regard, 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.

## COMMENTS

Please be advised that this report is not an exhaustive list of non-compliances. The proceeding items outline concerns in general terms, deviations from the fire safety provisions prescribed in Section 9.32(1)(b) of the EP&A Act and Clause 112 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR 2021).

The following items were identified at the time of the inspection:

### 1. Essential Fire Safety Measures

1A. The Automatic Fire Detection and Alarm System did not appear to be capable of operating to the standard of performance from when it was first designed and installed, contrary to the requirements of Clause 81 of the EPAR 2021. The following issues were identified as concerns at the time of inspection:

A. Fire Indicator Panel (FIP) - The FIP was displaying ten (x10) faults and seventy-three (x73) isolations.

The Building Manager, who was in attendance at the time of the inspection, contacted the fire maintenance contractor who attended site immediately to investigate. Prior to FRNSW departure, all isolations had been restored, however the faults required further investigation.

FRNSW received email correspondence from the Building Manager following the inspection, advising that the fire maintenance company had repaired all faults and the system was fully operational.

Notwithstanding this, it would be at Council's discretion as the appropriate regulatory authority, to determine whether further investigation is required in this instance.

### 1B. Sound System and Intercom System for Emergency Purposes (SSISEP):

A. The SSISEP did not appear to be capable of operating to the standard of performance from when it was first designed and installed, contrary to the requirements of Clause 81 of the EPAR 2021. The following issues were identified as concerns at the time of inspection.

i. The Evacuation System Control Panel was displaying five (x9) audio faults and one (x1) WIP fault.

FRNSW received email correspondence from the Building Manager following the inspection, advising that the fire maintenance company had repaired all faults and the system was fully operational.

Notwithstanding this, it would be at Council's discretion as the appropriate regulatory authority, to determine whether further investigation is required in this instance.

1C. Combine Fire Hydrant and Sprinkler System:

A. The electric pump (primary pump) for the Combined Fire Hydrant and Sprinkler System did not appear to be capable of operating to the standard of performance from when it was first designed and installed, contrary to the requirements of Clause 81 of the EPAR 2021. The following issues were identified:

- i. The 'Electric Fire Pump Controller' was displaying 'Motor Overcurrent'
- ii. The 'Fire Pumps – Remote Start and Stop' controls at the FIP indicated the electric pump had 'Failed'.

FRNSW received email correspondence from the Building Manager following the inspection, advising that the fire maintenance company had repaired all the fault and the pump was fully operational.

Notwithstanding this, it would be at Council's discretion as the appropriate regulatory authority, to determine whether further investigation is required in this instance.

B. Sprinkler System:

- i. A complete stock of spare sprinklers and a spanner had not been provided at the sprinkler control valves, contrary to the requirements of Clause 6.7 of AS 2118.1-1999.

1D. Exit signs:

A. Multiple exit signs throughout 'the premises' were either not illuminated or missing the pictorial element and had not maintained, contrary to the requirements of Clause 81 of the EPAR 2021.

1E. Fire Doors:

A. Multiple fire doors throughout 'the premises' had not been maintained in accordance with the requirements of Clause 81 of the EPAR 2021. The following issues were identified at the time of the inspection:

- i. Multiple fire doors to the fire-isolated stairways failed to return to the fully closed position (and self-latch) after each opening, when tested, contrary to the requirements of Specification C3.8 of the National Construction Code Volume One Building Code of Australia (NCC) and AS1905.1.

FRNSW is therefore of the opinion that the fire safety provisions prescribed for the purposes of 9.32(1)(b) of the EP&A Act, have not been complied with.

## RECOMMENDATIONS

FRNSW recommends that Council:

- a. Inspect and address item no. 1 of this report.

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 John Bruscano of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS22/3890 (22890) for any future correspondence in relation to this matter.

Yours faithfully



Mark Knowles  
Senior Building Surveyor  
Fire Safety Compliance Unit