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Attention: Manager Compliance / Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT  
459-463 CHURCH STREET, PARRAMATTA (“the premises”)**

In response to the Project Remediate programme being undertaken by the NSW Department of Customer Service, to remove high-risk combustible cladding on residential apartment buildings in NSW, an inspection of ‘the premises’ on 1 September 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 as concerns at the time of the inspection:

### 1. Essential Fire Safety Measures

#### 1A. Automatic Smoke Detection and Alarm System:

- A. Zone Block Plan - A permanent, water and fade resistant zone block plan, depicting all the relevant information of the installation, was not securely mounted adjacent to the Fire Control Panel (FIP) (or at the mimic panels), contrary to the requirements of Clause 3.10 of AS1670.1-2004. Whilst a 'zone list' is located at the FIP, the list does not provide adequate information to assist FRNSW, which is likely to delay firefighting operations.

#### 1B. The Fire Hydrant System:

##### A. The booster assembly:

- i. A structural column is located directly in front of the booster assembly, therefore creating an obstruction to firefighters when connecting hoses to the booster assembly/pumping appliance, contrary to the requirements of Clause 7.3 of AS2419.1-2005.
- ii. The doors to the booster enclosure were not fitted with a device capable of securing the door in not less than a 90° open position, contrary to the requirements of Clause 7.9.2 of AS2419.1-2005.
- iii. A permanent water and fade resistant block plan of the fire hydrant system had not been provided at the booster assembly, contrary to the requirements of Clause 7.11 of AS 2419.1-2005.

#### 1C. Automatic Fire Suppression System:

- A. The sprinkler diesel pumpset 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 Fire Indicator Panel (FIP) was displaying 1x 'Alarm' and 1x 'Isolation', identified as 'diesel sprinkler fail'.
- ii. The latest entry in the 'Fire Detection Systems' logbook in the fire control room, dated 2 June 2022, noted:
  - a. *Sprinkler pump isolated*
  - b. *Quote has been sent*
  - c. *Awaiting repairs*

The same observations/defects were listed since the commencement of the new logbook on 17 February 2022.

- iii. The control panel for the diesel sprinkler pump indicated the pump was operational, however the 'alarm silenced' indicator light was illuminated indicating that a 'system alarm' had been silenced.
- iv. The latest entry in the 'maintenance record and report' logbook for the sprinkler pumps (in the pump room), dated 2 June 2022, noted:
  - a. *'Pump won't kick over'.*
  - b. *'Repairs booked in'.*

The same observations/defects were listed since 1 October 2021.

FRNSW requested the Strata Manager/Building Manager provide some clarification with regard to the status of the sprinkler diesel pump given the comments/defects identified by the fire maintenance contractor in the logbooks.

FRNSW received email correspondence from the Building Manager on 5 September 2022, advising that the fire maintenance contractor attended site on 2 September 2022 and the defects were rectified and cleared and the system was fully operational. Photographs were provided with the correspondence to demonstrate such. The correspondence included advice from the fire maintenance contractor confirming the following:

*All pumps onsite at 459-463 Church Street, Parramatta are now fully operational. The Sprinkler Diesel Pump was defected as "Pump will not kick over/Start". After the annual servicing was conducted on all of the pumps, an investigation was taken place*

*on the sprinkler diesel pump. Following the investigation, it was found this issue was due to the stop solenoid not resetting. The repair of the stop solenoid was conducted and rectified. This was tested multiple times and is now in correct working order/condition. We then returned to site to re-test during the monthly inspection to ensure no further issues had occurred, following the repair. All was in correct working order and the panel was then cleared.*

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. Block Plan:

- i. A permanent water and fade resistant plan of risk (block plan) of the sprinkler system was not provided at the sprinkler booster assembly, within the sprinkler pump room and at the sprinkler control valves, contrary to the requirements of Clause 8.3 of AS 2118.1-1999.

C. The sprinkler valves:

- 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 AS2118.1-1999.
- ii. The sprinkler valves are located within the hydrant electric pump room in the basement level which are accessed via the fire-isolated stairway and are not readily visible and accessible to fire-fighters, contrary to the requirements of Clause 8.1 of AS2118.1-1999. Furthermore, a location plate identifying the location of the sprinkler control valves is not provided on all doors accessing the sprinkler control valves, contrary to the requirements of Clause 8.4 of AS2118.1-1999.

- D. A 500mm clear space is not being maintained below the level of the sprinkler deflectors throughout the storage cage areas in the carpark levels, contrary to the requirements of Clause 5.4.8 of AS2118.1-1999.

1D. Fire Hose Reels (FHR's):

- A. Multiple FHR's throughout the basement levels were not wound back correctly and the nozzle was detached from the hose guide and nozzle interlocking devices.

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 garbage room enclosures on the residential levels failed to return to the fully closed position (and self-latch) after each opening, when tested, contrary to the requirements of Clause C3.11 and Specification C3.4 of the National Construction Code Volume One Building Code of Australia (NCC) and AS1905.1.

1F. Portable Fire Extinguishers (PFE's):

- A. The travel distance from the entrance doorway of multiple sole occupancy units throughout 'the premises' is more than 10m to the nearest PFE, contrary to the requirements of Clause E1.6(b) of the NCC.

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.

## ADDITIONAL COMMENTS

In addition to the items identified above, relating to the Fire Safety Provisions prescribed by Clause 112 of the EPAR 2021, the following items were also identified as concerns at the time of the inspection and it would be at council's discretion as the appropriate regulatory authority to conduct its own investigation and consider the most appropriate action.

2. Generally:

2A. Access and Egress:

- A. Re-entry from fire-isolated exits – The doors to the fire-isolated stairways serving the residential levels (effective height greater than 25m), were all locked from the inside, contrary to the requirements of Clause D2.22 of the NCC. In this regard, the doors throughout the exit did not appear to be provided with a fail-safe device that automatically unlocks the door upon activation of a fire alarm and re-entry was not available on at least every fourth floor (with appropriate signage stating that re-entry is available), in accordance with the requirements of Clause D2.22(b) of the NCC.

2B. Exit signs and directional exit signs:

- A. It was evident that there were areas/parts within the carpark level, where the direction to the required exits was not readily apparent. In

some instances exit signs and directional exit signs were obstructed by services, including but not limited to beams, PVC plumbing pipes, sprinkler pipes, electrical cable trays. Additional directional exit signs may be required throughout the carpark level, such that an exit sign or directional exit sign is clearly visible from all parts, in accordance with Clause E4.5 and NSW E4.6 of the NCC.

- B. Exit signs were not provided on each side of the smoke doors on the residential level to direct the occupants to the required/alternative exits (when the smoke doors have released in the closed position), contrary to the requirements of Clause E4.5 & Clause E4.6 of the NCC.

## RECOMMENDATIONS

FRNSW recommends that Council:

- a. Inspect and address item no. 1 of this report.
- b. Give consideration to the other deficiencies identified on 'the premises' identified in item no. 2 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 Mark Knowles of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS22/4448 (23448) for any future correspondence in relation to this matter.

Yours faithfully



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Fire Safety Compliance Unit