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Contact: John Bruscano

3 November 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  
'TIAGA'  
46 SAVONA DRIVE, 7 & 11 VERONA DRIVE, WENTWORTH POINT  
("the premises")  
[LOT 9B, 41-45 HILL ROAD]**

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 30 November 2021 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 189 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).

*Please note that the inspection was conducted prior to the commencement of Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 on 1 January 2022, therefore, the EP&A Regulation has been referenced throughout the report based on the legislation applicable at the time of the inspection.*

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. Fire Indicator Panel (FIP): The FIP was displaying one (1) non-critical fault (duct probe).

The Building Manager, who was in attendance at the time of the inspection, was made aware of the issue and advised that the fire service contractors were working to resolve the fault. Following the inspection, FRNSW received correspondence from the Building Manager advising that the fault had been rectified and that the FIP was clear of fault.

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. Fire Hydrant System:

- A. The hydrant relay pump – The control panel for the diesel pump indicated the pump was operational, however the latest entry in maintenance logbook, indicated the following non-critical defects:
  - i. 'Engine warmer faulty'.
  - ii. 'Batteries out of date 2x 12v 120AH'.

The Building Manager, who was in attendance at the time of the inspection, was made aware of the issue and advised that the fire service contractors were working to resolve the issues. Following

the inspection, FRNSW received correspondence from the Building Manager advising that the issues had been rectified.

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. Automatic Fire Suppression System:

- A. Orange protective caps were visible on a number of sprinkler heads in the ground floor entry lobby of Tower B (11 Verona Drive).

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 189 of EP&A Regulation, 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. Services and Equipment

A. Exit signs and directional exit signs:

- i. It was evident that there were areas/parts within the carpark levels, where the direction to the required exits was not readily apparent. 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. Fire Hydrant System:

- i. Additional hydrants have been installed within the carpark levels to achieve system coverage, however additional provisions have not been made to suit the operational requirements of FRNSW, contrary to the requirements of Clause 3.2.3.3 of AS 2419.1-2005. In this regard, fire-fighters would be unaware of the existence of the additional hydrant valves outside the fire stairs and would benefit from floor plan signage being placed adjacent to the hydrant valves within the fire stairs, detailing the location of the additional hydrants within the carpark levels.

## 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 John Bruscano of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS21/4835 (18677) for any future correspondence in relation to this matter.

Yours faithfully



Mark Knowles  
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Fire Safety Compliance Unit