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Contact: John Bruscano

3 November 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
'RIVER VISTAS'
1A MORTON STREET, PARRAMATTA ("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 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 at the time of the inspection:

1. Essential Fire Safety Measures

- 1A. The Fire Hydrant System:

- A. The booster assembly:

- i. A permanent and fade resistant or engraved sign indicating the boost pressure and test pressure was not provided at the booster assembly, contrary to the requirements of Clause 7.10.1 of AS 2419.1-2005.

- B. The hydrant pumpsets:

- i. Diesel pump - The control panel for the diesel pump indicated the pump was operational, however the latest entry in maintenance logbook dated 4 August 2022, identified the following defects:

- a. *'Jacking pump not operating. Pump works when powered up, however control panel has failed and will not allow auto or manual operation'.*

- b. *'Batteries past service life 4x 12v 75AH'.*

The same issue associated with the jacking pump had been reported in the logbook dating back to April 2022.

Following the inspection, the building manager advised that the issues to the jacking pump had been addressed and provided an assurance that he would have the batteries replaced.

1B. Automatic Fire Suppression System:

A. The sprinkler pumpsets:

- i. Diesel pump - The control panel for the diesel pump indicated the pump was operational, however the latest entry in maintenance logbook dated 4 August 2022, identified the following defects:

- a. *'Cooling manifold not operating correctly, blocked and not flowing water. Valve is not responding to adjustment. Needs replacing.'*

The same issues had been reported in the logbook dating back to April 2022.

Following the inspection, the building manager advised that the issues to the sprinkler diesel pump had been addressed.

- ii. Electric pump – The control panel for the electric pump indicated the pump was operational, however the latest entry in maintenance logbook dated 4 August 2022, identified the following defects:

- a. *'Batteries past service life 1x 12v 12AH'*

Following the inspection, the building manager advised that he would have the batteries replaced.

B. 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.

1C. 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.

1D. Fire Doors:

- A. The fire door separating the rising and descending stair flights in Building 2B had not been maintained in accordance with the requirements of Clause 81 of the EPAR 2021. In this regard, the fire door failed to return to the fully closed position after each opening, when tested, contrary to the requirements of Specification C3.4 of the

NCC and AS1905.1. It is noted that a piece of metal was screw fixed to the striker plate preventing the door from self-latching.

Following the inspection, the building manager advised that he removed the piece of metal that was screw fixed to the striker plate and advised that the fire door now fully closes.

- B. Metal tags – The fire door separating Building 1 residential lobby (ground floor) from Basement 2 carpark was not affixed with the prescribed metal tag to the edge of the door leaf and to the doorframe to confirm that the installation of the fire-rated door set was complete and inspected, contrary to the requirements of Clause 6.1 of AS 1905.1-2005.

1E. Annual Fire Safety Statement (AFSS):

- A. A copy of the current AFSS was not prominently displayed within the building in accordance with Clause 89 of the EPAR 2021.

2. Access and Egress

2A. Fire Safety Notices:

- A. Fire safety notices in Building 2 (residential and carpark levels), were either not provided or were displayed on the inside of the fire-isolated stairways, contrary to the requirements of Clause 108 of the EPAR 2021.

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.

3. Generally:

3A. Access and Egress:

- A. Re-entry from fire-isolated exits – The doors to the fire-isolated stairways serving the residential levels in Building 6A & 6B (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 (including the air lock doors) were not 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.

3B. Services and Equipment

- A. Exit signs and directional exit signs – 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.

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Inspect and address item no. 1 and item no. 2 of this report.
- b. Give consideration to the other deficiencies identified on 'the premises' identified in item no. 3 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 BFS22/2347 (21385) for any future correspondence in relation to this matter.

Yours faithfully



Mark Knowles
Senior Building Surveyor
Fire Safety Compliance Unit