



File Ref. No: BFS22/5574 (24563)  
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Contact: Mark Knowles

3 November 2022

General Manager  
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Attention: Manager Compliance / Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT  
'EPPING GROVE'  
10-14 HAZLEWOOD PLACE, EPPING ("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 27 October 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. The Automatic Fire Detection and Alarm System:

##### A. Fire Indicator Panel (FIP) - The FIP was displaying two (x2) faults identified as:

- i. 'Zone 5 Level 1 Block F Electrical Riser'
- ii. 'Zone 1 Level B2 Block G Middle Fire Stair'

The Strata Manager was advised of the fault/s following the inspection and FRNSW were advised that the issues would be investigated and resolved in a timely manner.

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. The Fire Hydrant System:

##### A. The booster assembly:

- i. All above ground isolating valves were not secured or locked in the open position, contrary to the requirements of Clause 8.5.8 of AS 2419.1-2005.

##### B. The hydrant pumpset:

- i. The control panel for the hydrant pump indicated the pump was operational, however, the 'low fuel level' LED was illuminated and the latest entry in maintenance logbook, dated 20 October 2022, noted:

*a. 'Requires 20l diesel'*

1C. Automatic Fire Suppression System:

A. The sprinkler valves:

- i. A complete stock of spare sprinklers had not been provided at the sprinkler control valves, contrary to the requirements of Clause 6.7 of AS2118.1-1999. In this regard, the sprinkler block plan indicates the hazard classification as 'Ordinary Hazard 2' which requires 24 spare sprinklers to be kept on the premises.

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.

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. Installation in exits and paths of travel - Services, other than for fire-fighting, were installed within central fire-isolated stairway on basement level 2, contrary to the requirements of Clause D2.7 of the NCC. In this regard, an unprotected PVC pipe which was penetrating the fire stair wall, from the carpark, was located within the fire stair.

## 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 BFS22/5574 (24563) for any future correspondence in relation to this matter.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M. Knowles', written in a cursive style.

Mark Knowles  
Senior Building Surveyor  
Fire Safety Compliance Unit