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Attention: Manager Compliance / Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT  
'POLY HORIZON'  
20-28 CAMBRIDGE STREET, 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 one (x1) fault, identified as:

- i. External strobe relay

The same fault has been identified in the 'Service Maintenance Logbook' dating back to April 2022.

#### 1B. Combine Fire Hydrant and Sprinkler System:

##### A. The Booster Assembly:

- i. One of the outlet connections at the booster assembly was missing the handwheel and had not been maintained, contrary to the requirements of Clause 81 of the EPAR 2021.

##### B. 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.

#### 1C. 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 throughout 'the premises' failed to return to the fully closed position (and self-

latch) after each opening, when tested, contrary to the requirements of Clause C3.8 of the National Construction Code Volume One Building Code of Australia (NCC) and AS1905.1. In this regard, the fail-safe devices installed to the fire stair doors serving the residential levels in Building A were all 'fire tripped' at the time of the inspection and the doors were not self-latching and remaining closed.

- ii. The fire door to the fire-isolated stairway on the ground floor level in Building A had a broken self-closing device and therefore failed to return to the fully closed position after each opening, when tested, contrary to the requirements of Clause C3.8 of the NCC and AS1905.1.

1D. 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.

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 the fire-isolated stairways, contrary to the requirements of Clause D2.7 of the NCC. In this regard, copper pipes marked as 'Natural Gas' were located within the passageway on the ground floor discharge level in Building B.

2B. 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. 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.

## 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 BFS22/5575 (24564) for any future correspondence in relation to this matter.

Yours faithfully



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Fire Safety Compliance Unit