



File Ref. No: BFS22/5573 (24562)
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Contact: Mark Knowles

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
42-50 CLIFF ROAD, 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. Mimic Panel – The screen associated with the mimic panel in 'Block A' was blank and the controls were not functioning, indicating the mimic panel was inoperable and had not been maintained, contrary to the requirements of Clause 81 of the EPAR 2021.
- B. 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 mimic panel in Block A, contrary to the requirements of Clause 3.10 of AS1670.1-2004.

1B. The Fire Hydrant System:

- A. The pumphoom:
 - i. A block plan of the fire hydrant system had not been provided within the pumphoom, contrary to the requirements of Clause 7.11 of AS 2419.1-2005.
- B. Maintenance - The hydrant valves throughout 'the premises' contained service labels/tags indicating the hydrants had not received any routine servicing since January 2022, contrary to the requirements of Clause 10.3 of AS 1851-2012 and Clause 81 of the EPAR 2021.

1C. Automatic Fire Suppression System:

- A. 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. The FHR's throughout 'the premises' contained service labels/tags indicating the FHR's have not received any routine servicing since January 2022, contrary to the requirements of Section 9 of AS 1851-2012 and Clause 81 of the EPAR 2021.

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

- A. The PFE's throughout 'the premises' contained service labels/tags indicating the PFE's had not received any routine servicing since January 2022, contrary to the requirements of Clause 10.3 of AS 1851-2012 and Clause 81 of the EPAR 2021.

1F. 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.

1G. 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. The double fire doors separating the pumphouse from the basement carpark failed to return to the fully closed position (and self-latch) after each opening, when tested, contrary to the requirements of Specification C3.4 of the National Construction Code Volume One Building Code of Australia (NCC) and AS1905.1.
 - ii. The fire door to the storeroom on basement level 1 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 Specification C3.4 of the NCC and AS1905.1.

1H. 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. In this regard, the AFSS on the display was dated March 2021 and is no longer valid.

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 on the basement carpark levels, contrary to the requirements of Clause D2.7 of the NCC.
- B. Handrails – The fire-isolated stairway on basement level 2 (discharging adjacent to the pump room), was not provided with a handrail to at least one side of the flight, contrary to the requirements of Clause D2.17(a)(i) of the NCC.

2B. Services and Equipment:

- A. Exit signs and directional exit signs – 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.

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 BFS22/5573 (24562) for any future correspondence in relation to this matter.

Yours faithfully



Mark Knowles
Senior Building Surveyor
Fire Safety Compliance Unit