



File Ref. No: BFS22/3957 (22958)
TRIM Ref. No: D22/97384
Contact: John Bruscano

7 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
'ELAN'
17-25 EPPING ROAD, EPPING ("the premises")**

In response to the Project Remediate programme being undertaken by the NSW Department of Customer Service, to remove high-risk combustible cladding on residential apartment buildings in NSW, an inspection of 'the premises' on 8 August 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. Real estate signs have been erected directly in front of the booster assembly therefore creating an obstruction to firefighters when connecting hoses to the booster assembly/pumping appliance, contrary to the requirements of Clause 7.3 of AS2419.1-2005.

B. The hydrant pumpset:

- i. The exhaust system to the diesel pumpset was not suitably guarded or lagged to prevent fire hazards and injuries to operators, contrary to the requirements of AS2941.
- ii. The service record/logbook for the pumpset indicated the system had not been inspected and tested on a monthly basis, contrary to the requirements of Section 3 of AS1851–2012 and Clause 81 of the EPAR 2021. In this regard, the logbook indicated the system was being serviced irregularly and not monthly.

- C. Maintenance – The hydrant valves throughout the building and the booster assembly connections, contained service labels/tags, which indicated the valves/connections have not received any routine servicing since September 2020, contrary to the requirements of Section 4 of AS1851-2012 and Clause 81 of the EPAR 2021.

1B. Automatic Fire Suppression System:

A. The sprinkler booster:

- i. Maintenance – The connections at the booster assembly, contained service labels/tags, which indicated booster connections have not received any routine servicing since September 2020, contrary to the requirements of Section 2 of AS1851-2012 and Clause 81 of the EPAR 2021.

B. 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.
- ii. A 500mm clear space is not being maintained below the level of the sprinkler deflectors throughout the storage cage areas in the carpark level, contrary to the requirements of Clause 5.4.8 of AS2118.1-1999.
- iii. System Maintenance – Service records or logbooks for the sprinkler system were not being kept on site in accordance with the requirements of Clause 1.16 of AS1851-2012, to confirm the system was receiving the required routine servicing in accordance with the requirements of Section 2 of AS1851–2012 and Clause 81 of the EPAR 2021.

1C. Fire Hose Reels (FHR's):

- A. Maintenance – The FHR's throughout 'the premises', contained service labels/tags, indicating the FHR's have not received any routine servicing since March 2021, contrary to the requirements of Section 9 of AS1851-2012 and 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.

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Inspect and address item no. 1 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 BFS22/3957 (22958) for any future correspondence in relation to this matter.

Yours faithfully



Mark Knowles
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Fire Safety Compliance Unit