



File Ref. No: BFS22/4139 (23141)
TRIM Ref. No: D23/125374
Contact: Matthew Warbrick

7 December 2023

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
BUDDHIST COMMUNITY CENTRE
22 COWPER STREET PARRAMATTA("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 18 August 2022 concerning the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated in part that:

Zone 5 (Ground floor kitchen east) in alarm. It had recently been de-isolated after regular false alarms for some period.

EWIS tones did not operate at the time of an AFA, nor was there an apparent means of removing the "silenced" status of the tones.

The servicing company was unable to explain how to rectify the situation and there were insufficient instructions. It was advised that there was a "system error" that caused that issue sometimes.

Pursuant to Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW inspected 'the premises' on 21 November 2023.

On behalf of the Commissioner of FRNSW, the comments in this report are provided under Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

The items listed in the comments of this report are based on the following limitations:

- A general overview of the building was obtained without using the development consent conditions or approved floor plans as a reference.
- Details of the Provisions for Fire Safety and Fire Fighting Equipment are limited to a visual inspection of the parts in the building accessed and the fire safety measures observed at the time.
- Possible nonconformities identified in the report relate to the National Construction Code 2022, Volume 1 Building Code of Australia (NCC), provisions for fire safety and fire safety equipment. The items are not an exhaustive list of non-compliances. FRNSW acknowledges that the differences observed at the time may contradict development consent approval or relate to the building's age. Therefore, it's the Council's discretion as the appropriate regulatory authority to consider the most appropriate action.

COMMENTS

The following items were identified during the inspection:

1. Essential Fire Safety Measures

- 1A. Fire Detection and Alarm System (FDAS) - Maintenance - The FDAS monthly service record indicated the system may not be receiving the required monthly inspection and testing, contrary to the requirements of Section 6 of AS 1851–2012 and Section 81 of the EPAR 2021.
- 1B. Fire Hydrant System -
- i. The doors to the enclosure housing the booster assembly were not clearly identified with fade and weather resistant signage stating, 'FIRE HYDRANT BOOSTER', contrary to the requirements of Clause 11.3.1 of AS 2419.1-2021.
 - ii. The door hardware to the booster assembly, was not fitted with a 003-lock compatible with FRNSW access key, therefore access was not available at the time of inspection.
- 1C. Fire Doors - Several fire doors leading to the fire-isolated stairs throughout 'the premises' were found choked in the open position and preventing the fire door from self-closing, contrary to the requirements of Clause C4D9 of the NCC. Additionally, the fire door on level 2 leading to the fire-isolated stairways was fitted with a magnetic hold open devices which was broken.
- 1D. Exit signs - An exit sign in the basement carpark was not illuminated and had not been maintained, contrary to the requirements of Section 81 of the EPAR 2021

1E. Annual Fire Safety Statement (AFSS) - A copy of the current AFSS was not prominently displayed within the building in accordance with Section 89 of the EPAR 2021. In this regard, the AFSS on display was dated August 2021 and is no longer valid.

2. Access and Egress

2A. Fire-isolated stairs

- A. A storage room located on the mezzanine level of 'the premises' opens directly into the fire isolated stairs, contrary to Clause D2D12 of the NCC.
- B. The fire-isolated stairs contain built in open shelving and cupboards storing large quantities of boxes and other items which indicates the fire-isolated stair is also being used as storage area, contrary to the requirements of Clause D3D8(4) of the NCC.
- C. Crates of PVC pipes were stored within the fire-isolated passageway/stairway on the basement level, contrary the requirements Section 109 of EPAR 2021.

2B. Discharge from exits

- A. Discharge to the road from the fire-isolated passageway adjacent to the carpark is obstructed by a roller door, contrary to the requirements of Clause D2D15 and D3D24 of the NCC and Section 109 of EPAR 2021.
- B. The landing on level 2 within the fire stairs contains a swing gate with a fix pad bolt capable of being locked, contrary to the requirements of Section 109 of EPAR 2021. In this regard, the installation of the swing gate with pad bolt may obstruct the free passage of persons in the fire exit.

2C. Operation of latch - Doors in the required exit or forming part of the required exit at the rear of the kitchen on the ground floor of 'the premises' contain locking mechanisms capable of interfering with the operation of the exit doors, contrary to the requirements of Clause D3D26 of the NCC and Section 109 of the EPAR 2021.

FRNSW believes that there are inadequate provisions for fire safety within the building.

RECOMMENDATIONS

FRNSW recommends that Council:

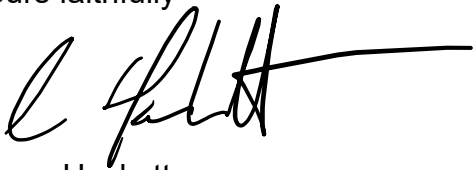
- a. Review items 1 to 2 of this report and conduct an inspection.
- b. Address any other deficiencies identified on "the premises".

OFFICIAL

Please be advised that Schedule 5, Part 8, Section 17(2) requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting. This matter is referred to Council as the appropriate regulatory authority. FRNSW awaits the Council's advice regarding its determination under Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

Please do not hesitate to contact Matthew Warbrick of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call (02) 9742 7434 if there are any questions or concerns about the above matters. Please refer to file reference BFS22/4139 (23141) regarding any correspondence concerning this matter.

Yours faithfully

A handwritten signature in black ink, appearing to read 'C. Hackett', with a long horizontal stroke extending to the right.

Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit