



File Ref. No: BFS22/277  
TRIM Ref. No: D2023/133961  
Contact: Conor Hackett

18 December 2023

General Manager  
Parramatta, Council of the City of  
PO Box 32  
PARRAMATTA NSW 2124

Email: [council@cityofparramatta.nsw.gov.au](mailto:council@cityofparramatta.nsw.gov.au)

Attention: Manager Compliance/Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT  
72 GREAT WESTERN HWY PARRAMATTA (“the premises”)**

Fire and Rescue NSW (FRNSW) received correspondence concerning the adequacy of the provision for fire safety in connection with ‘the premises’.

The correspondence stated that:

*We inspected this building today and found the internal hydrant system had attack hydrants fitted with outlets about 30cm off the ground. This would make it extremely difficult for any firefighting crew to use, should there be a fire.*

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.

## COMMENTS

This report is limited to observations and sections of the building accessed at the time of the inspection, including potential deviations from the National Construction Code 2022 Building Code of Australia – Volume One Amendment 1 (NCC). Please be advised that whilst the report is not an exhaustive list of non-compliances, the items as listed may contradict development consent approval. In this regard, it is at council's discretion as the appropriate regulatory authority to consider the most appropriate action and determine whether an investigation is required.

*It should be noted that access was available to the common area of level 1 and the basement carpark only.*

The following items were identified during the inspection:

### 1. Essential Fire Safety Measures

- 1A. Fire Hydrant System – The Annual Fire Safety Statement (AFSS) posted at the premises indicates that the hydrant system is installed to AS2419.1-1994. In that regard the following is noted:
  - i. A complete booster assembly has not been provided to the fire hydrant system. No feed hydrants or associated valves and pipework have been provided in conjunction with the booster inlets, contrary to the requirements of Clause 5.6 of AS2419.1.
  - ii. A block plan has not been provided adjacent to the booster inlets, contrary to the requirements of Clause 2.3 of AS2419.1.
  - iii. Notice of pressure signage was not provided at the booster inlets, contrary to the requirements of Clause 5.6.7 of AS2419.1.
  - iv. The height of the booster inlets is less than 750mm above the finished surface, contrary to the requirements of Clause 5.6.3(f) of AS2419.1.
  - v. The hydrant booster inlets appear to be located less than 10m from the external wall of the building and have not been separated from the building by construction with a fire-resistance rating of not less than FRL 90/90/90, contrary to the requirements of Clause 5.6.3 of AS2419.1.
  - vi. The pressure gauge at the boost inlets was broken and could not be read, contrary to the requirements of Clause 5.4 of AS2419.1.

- vii. The hydrant valve in the basement carpark is obstructed by fencing and the pump and is not therefore readily accessible, contrary to the requirements of Clause 5.3.2 of AS2419.1.

1B. Fire Hydrant Pump –

- i. The access to the hydrant pump, along with the door in the path of travel to the pump room are not provided with adequate identification signage, so that it can be readily located by the attending fire brigade, contrary to the requirements of Appendix D of AS2941–2013.
- ii. The hydrant pump is located within the basement carpark and is not provided with enclosed walls with an appropriate FRL, contrary to the requirements of Appendix D of AS2941–2013.
- iii. The hydrant pump is located within the building and is not provided with a door opening to a road or open space, or a door opening to a fire isolated passage or stair which leads to a road or open space, contrary to the requirements of Appendix D of AS2941–2013.
- iv. Maintenance – Clause 81 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (the DCFS Regulation) requires that an Essential Fire Safety Measure must be maintained to a standard no less than when it was first installed. Australian Standard AS1851-2012 requires essential service measures to be regularly tested.

The most recent entries in the logbook associated with the hydrant pump, indicates that the pump had an electrical issue (short circuit) in November & December 2022. As the AFSS posted on the premises is dated February 2023, it is assumed the issue has since been rectified, however further investigation by Council may be required.

2. Access & Egress

- 2A. Operation of Latch – The exit door from level 1 contained a tulip-style handle, contrary to the requirements of Clause D3D26 of the NCC.
- 2B. Exit Signs - The Performance Requirement EP4.2 of the NCC requires that suitable signs be installed to identify the location of exits. There are insufficient cues within the basement carpark to identify where the exits are located.

3. Compartmentation

- 3A. Fire-isolated Stairways – The Sole Occupancy Units on level 1 appear to discharge directly into the fire isolated stair serving the building, contrary to the requirements of Clause D2D12 of the NCC.

It is at the Councils discretion as the appropriate regulatory authority to review building approvals and determine whether the required exit system comply with previous approvals.

- 3B. Penetrations - Services passing through the floor slabs do not appear to be located within a shaft or protected by a fire stopping system which is identical to a tested prototype, contrary to the requirements of Clause C4D13, C4D15, Specification 5 & Specification 13 of the NCC. The following potential issues were observed at the time of inspection:
- i. Electrical wiring/cables adjacent to unit 3.
  - ii. The fire hydrant pipework passing through the slab at level 1.
  - iii. Electrical wiring/cables and pipework passing above the stair at basement level.

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

## RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review items 1 to 3 of this report and conduct an inspection.
- b. Address any other deficiencies identified on “the premises”.

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 Conor Hackett of FRNSW's Fire Safety Compliance Unit at [FireSafety@fire.nsw.gov.au](mailto: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 BFS22/277 regarding any correspondence concerning this matter.

Yours faithfully



Conor Hackett  
Senior Building Surveyor  
Fire Safety Compliance Unit