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Contact: Conor Hackett

10 May 2022

Chief Executive Officer
Parramatta City Council
PO Box 32
PARRAMATTA NSW 2124

E-mail: council@cityofparramatta.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT
'THE WINSTON'
170 CAROLINE CHILSOM DRIVE WINSTON HILLS ("the premises")**

Pursuant to the provisions of Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), an inspection of 'the premises' on 5 February 2022 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW). The inspection was also conducted in the company of Officers from the NSW Police Force.

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. 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.

COMMENTS

This report is limited to observations and sections of the building accessed at the time of the inspection. As such, this report lists potential deviations from the National Construction Code 2019 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 relate to the building's age or 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.

The following items were identified as concerns during the inspection:

1. Essential Fire Safety Measures

- 1A. Zone Block Plan – Section 3.10 of the Australian Standard 1670.1 -2015 requires a Zone Block Plan to be securely mounted and located adjacent to the Fire Indicator Panel (FIP). At the time of the inspection, a Zone Block Plan could not be located beside the FIP.
- 1B. Maintenance Logbooks – A service records logbook for the Automatic Fire Detection and Alarm System was not available on site, contrary to the requirements of Clause 1.16 of AS1851:2012.
- 1C. Portable Fire Extinguishers (PFE) - The PFEs located at the loading dock area were obstructed by a padlocked gate and were not readily accessible at the time of the inspection, contrary to the requirements of Clause 3.2 of AS 2444–2001.
- 1D. Annual Fire Safety Statement - It is noted that the Annual Fire Safety Statement posted in the sports bar does not include the Automatic Smoke Detection and Alarm System on the list of installed fire safety measures. A review of Councils records may be required.

2. Access & Egress

- 2A. Door Hardware – Multiple exit doors throughout the premises, contained locking devices which are capable of being locked with a key, contrary to the requirements of Clause D2.21 of the NCC.
- 2B. Exit Signs – It is noted that an exit sign is located above a door from the outdoor seating area in the north-east corner of the premises, which leads to an enclosed area from which no other exit is available. A review of the exit strategy may be required.

FRNSW is therefore of the opinion that there are inadequate provisions for fire safety within the building.

RECOMMENDATIONS

FRNSW recommends that Council:

Inspect and address any other deficiencies identified on 'the premises', and require item nos. 1 and 2 of this report be addressed appropriately.

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 Conor Hackett of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS22/437 for any future correspondence in relation to this matter.

Yours faithfully



Edren Ravino
Senior Building Surveyor
Fire Safety Compliance Unit