



File Ref. No: BFS21/11 (14113)
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Contact: Mark Knowles

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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
'PARKES CENTRAL'
20-24 KENDALL STREET, HARRIS PARK ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 27 December 2020, in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

- *The zones on the digital display did not match the zones showing red lights (Zone 142 and 144 were lit up but the display said 143 and 145).*
- *The sprinkler head off was in unit 401 of Tower B however the FIP said the flow switch in alarm was Zone 135 Tower 1 level 4 (all other alarms were showing in Tower 2) which suggests this one is also wrong.*
- *The map in the sprinkler room is very hard to read and does not identify either Tower as 1 or 2 (residents call them A and B).*

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 10 February 2021, was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW.

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

The following items were identified during the inspection:

1. Essential Fire Safety Measures

- 1A. Fire Indicator Panel (FIP) - The FIP was displaying two (2) 'Isolations' associated with fire detection system. The isolations were identified as "Zone 123 - Tower 2 OWS Fault" and "Zone 126 - CPEF VSD Fault".

The Strata Manager was advised of the isolations/faults via email correspondence following the inspection, and FRNSW were advised that the issues would be investigated as a matter of urgency.

FRNSW received email correspondence on 17 February 2021 from the Strata Manager, which included correspondence from the fire services contractor, advising that the faults had been repaired and all isolations, had been removed.

Subsequently, FRNSW conducted a re-inspection on 17 February 2021 to confirm the status of the FIP. In this regard, the FIP was free of all isolations and faults and the system appeared to be operational.

Notwithstanding that the concerns identified at the time of the inspection on 10 February 2021 appear to have been resolved, the concern raised in the initial correspondence received on 27 December 2020 relating to the zones on the digital display not matching the zones showing red lights, could not be verified by FRNSW at the time of the inspection/s.

Therefore, it would be at Council's discretion as the appropriate regulatory authority, to determine whether further investigation is required in this instance.

1B. Fire Hydrant System:

- a) The hydrant booster assembly:
 - i. A permanent fade and water-resistant block plan of the fire hydrant system had not been provided at the booster assembly, contrary to the requirements of Clause 7.11 of AS 2419.1-2005.
 - ii. A permanent fade-resistant or engraved sign indicating the boost pressure and test pressure was not provided at the booster assembly, contrary to the requirements of Clause 7.10.1 of AS2419.1-2005.

1C. Automatic Fire Suppression System:

- a) The sprinkler booster assembly:
 - i. A permanent fade and water-resistant plan of risk (block plan) is not provided adjacent to the sprinkler booster assembly, contrary to the requirements of Clause 8.3 of AS2118.1-1999.

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

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Inspect and address any other deficiencies identified on 'the premises', and require item no. 1 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 Mark Knowles of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS21/11 (14113) for any future correspondence in relation to this matter.

Yours faithfully



Mark Knowles
Senior Building Surveyor
Fire Safety Compliance Unit