



File Ref. No: BFS21/3923 (17811)
TRIM Ref. No: D21/15427
Contact: Station Officer Paul Scott

18 February 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
FOCUS
6-10 CHARLES STREET PARRAMATTA ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence in relation to the adequacy of the provision for fire safety in or in connection with 'the premises'.

The correspondence stated that:

- Both the electric and diesel pumps for the hydrant and sprinkler system are isolated and unserviceable. Isolation tags placed on the pumps on the 20/9 (assume 2021). Complex consists of two buildings, one being 14 storeys high. Spoke to Building Manager and he stated that there is a leak in the pipework that needs to be fixed before pumps can be made serviceable again. Works apparently to start on 28/10/2021.*

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 16 November 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 as concerns at the time of the inspection:

1. Essential Fire Safety Measures

1A. Combine Fire Sprinkler and Hydrant System (Combined System)

- A. All Combined System pumpsets were not capable of automatic operation contrary to the requirements of Clause 182 of the Environmental Planning and Assessment Regulation 2000 (EP&A Reg).
- B. The combined system block plan,
 - i. Indicates the fire hydrant pumpsets do not serve the carpark levels of the building, stating, "FOR LEVELS 2-15 ONLY".
 - ii. Does not indicate that a ring main is installed on the lowest pressure zone of the building contrary to the requirements of Clause 2.6.2 of AS 2118.6-1995.
 - iii. Does not depict that the electric pumpset is connected to the combined system.
- C. FRNSW are of the opinion that the system is not capable of providing the aggregate water flow rate for the fire hydrant and the sprinkler systems in the carpark contrary to the requirements of Clause 2.8.2 of Australian Standard (AS) 2118.6-1995. FRNSW observed,
 - i. The fire brigade booster assembly incorporates incoming pipework of 150mm in diameter reducing to 100mm at the fire brigade boost inlet connections.
 - ii. The hydrant booster is installed in series with the on-site electric pumpset.
 - iii. The pipework downstream from the electric pumpset and the full-flow by-pass and non-return valve to the system is 100mm in diameter.

- iv. The specified pump duties on the combined system block plan details a flow rate of 14 litres per second. FRNSW estimate 12 litres per second is required for the sprinkler system in the carpark, leaving two (2) litres per second for the fire hydrant component.
- D. The pipework diameter in the stairway and depicted on the block plan is 100 mm in diameter contrary to the requirements of Clause 2.6.1 (b) of AS 2118.6-1995.
- E. The female dynamic joint [having fire brigade thread (FBT)] at the fire brigade boost inlet connections have Storz adaptors inserted. The threaded component of the Storz adaptors are of insufficient length to seat against the dynamic joint washer and will leak when boosted by a fire brigade pumping appliance. FRNSW recommend the Storz adaptors are removed from the dynamic joint boost inlet connections.
- F. Monitoring of Isolating Valves
 - i. Pilot operated; pressure reduction valves (POV) are installed within the combined system. The POV incorporate isolation valves to control water to the pilot valve on the sensing piping (Appendix 3). When closed, the isolation valves do not permit water flow through to the pilot valve which prevents the pressure reduction valve from operating as designed. FRNSW are of the opinion that, the valves should be monitored in accordance with Clause 2.12 of AS 2118.6-1995 or removed from the system.

2. Generally

2A. Access and Egress

- A. Multiple egress doors providing access to the fire isolated stairway from the common areas incorporate a locking device which may prevent occupants from using the stairway without a key contrary to the requirements of Clause 184 of the EPA Reg and Clause D2.21 of the National Construction Code 2019 Volume One, Building Code of Australia (NCC). At the time of inspection all doors were able to be opened without a key.

2B. Compartmentation and separation

- A. Multiple fire doors from the basement carpark to the fire isolated stairway and passageways failed to return to a fully closed position contrary to the requirements of Clause C3.8 of the NCC.
- B. FRNSW are of the opinion that the plasterboard installed at the basement 1 southern fire door (fire stair # 6) is not fire rated contrary to the requirements of Clause C2.8 of the NCC.

2C. Certification.

- A. FRNSW are of the opinion that the combined sprinkler and hydrant system installed at the building was intended to meet the standard of performance, AS 2118.6-1995.
 - i. The Annual Fire Safety Statement lists the standard of performance, AS 2118.6-2009.
 - ii. The certification provided to FRNSW as part of the fire safety order states AS 2118.6-2011.
 - iii. FRNSW recommend that council determine the standard of performance the system was required to meet and address the fire safety schedule accordingly.

2D. Health and Amenities

- A. The combined pumproom on Basement Level 1 is not provided with adequate ventilation contrary to the requirements Clause F4.4 of the NCC. Mould is present on the roof and walls on the enclosure.

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

FIRE SAFETY ORDER NO. 1

The inspecting Authorised Fire Officers' of FRNSW issued an Order No. 1, dated 22 December 2021, in accordance with the provisions of Section 9.34 of the EP&A Act, to have item no. 1A(A) of this report.

In accordance with the provisions of Schedule 5, Part 6, Section 12 of the EP&A Act, a copy of the Order is attached (Appendix 1) for your information.

FRNSW reinspected the premises on 17 February 2022 and found the fire hydrant pumpsets and jacking pumps were capable of automatic operation.

FRNSW received certification (appendix 2) 28 February 2022 stating the system operates to AS 2118.6-2011 (see 2c above).

In this regard, FRNSW does not consider Council is required to take action in relation to item no. 1A(A) of this report.

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Inspect and address item no. 1A. B. through to and item no. 2 of this report and any other deficiencies identified on 'the premises'.

- b. Survey the combined system to determine if the pumps, pipework and pressure reduction valves can deliver the required pressure and flows throughout the building.

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 Station Officer Paul Scott of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS21/3923 (17811) for any future correspondence in relation to this matter.

Yours faithfully



Paul Scott
Team Leader Fire Safety Compliance
Fire Safety Compliance Unit

Attachment: Appendix 1 – Fire Safety Order No. 1 – 5 pages
 Appendix 2 – Compliance Certification – 3 pages
 Appendix 3 – Image Pilot Operated Valve and Isolation Valves – 1 page.

Appendix 1 – Fire Safety Order No. 1

Unclassified



File Ref. No: BFS21/3923 (17811)
TRIM Ref. No: D21/136003
Contact: Station Officer Paul Scott

22 December 2021

The Owners – Strata Plan No. 87452
C/- Comfort Living Strata Management
PO Box 137
PARRAMATTA NSW 2124

Dear Owners of Strata No. 87452

**Re: FIRE SAFETY ORDER – ORDER 1
'FOCUS'
6-10 CHARLES STREET PARRAMATTA("the premises")**

Fire & Rescue NSW (FRNSW) has received your letter dated 6 December 2021 in response to the Notice of Intention to issue a Fire Safety Order, dated 19 November 2021.

FRNSW was notified that one jacking pump and both the electric and diesel pumpsets were operational. An inspection of "the premises" was conducted by Officers from the Fire Safety Compliance Unit of FRNSW on 20 December 2021. At the time of the inspection the pumpsets were not operational, as a result FRNSW has determined to issue the Fire Safety Order in accordance with the provisions of Schedule 5, Part 7 (Section 14 and Section 15) of the *Environmental Planning & Assessment Act 1979 (EP&A Act)*.

Accordingly, please find attached a copy of the FRNSW Fire Safety Order (Order No. 1) dated 22 December 2021, issued in accordance with the provisions of Section 9.34 of the EP&A Act. A copy of the Order will be forwarded to Parramatta City Council, in accordance with the provisions of Schedule 5, Part 6, Section 12 of the EP&A Act, where further inspections will be conducted by FRNSW to assess compliance with the terms of the Order.

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact Paul Scott of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS21/3923 (17811) for any future correspondence in relation to this matter.

Fire and Rescue NSW	ABN 12 593 473 110	www.fire.nsw.gov.au
Community Safety Directorate Fire Safety Compliance Unit	1 Amarina Ave Greenacre NSW 2190	T (02) 9742 7434 F (02) 9742 7843
Firesafety@fire.nsw.gov.au		Page 1 of 5

Unclassified

Unclassified

Unclassified

Yours faithfully,



Paul Scott
Team Leader Fire Safety Compliance
Fire Safety Compliance Unit

CC: Philip Li
Strata Manager
Comfort Living Strata Management

E-mail: philip@comfortlivingstrata.com.au
admin@comfortlivingstrata.com.au



Fire Safety Order

ORDER No. 1

Under the *Environmental Planning and Assessment Act 1979 (EP&A Act)*
Part 9 Implementation and Enforcement – Division 9.3 Development Control
Orders
Fire Safety Orders in accordance with the table to Part 2 - Schedule 5.
Give an Order in accordance with Section 9.34(1)(b)

I, **Paul Scott** **Station Officer** **6776**
(name) (rank) (number)

being an authorised Fire Officer within the meaning of Schedule 5, Part 8, Section 16 of the *Environmental Planning and Assessment Act 1979*, and duly authorised for the purpose, hereby order you

The Owners – Strata Plan No. 87452 **Owner**
(name of person whom Order is served) (position i.e. owner, building manager)

with respect to the premise

‘FOCUS’
6-10 CHARLES STREET PARRAMATTA (“the premises”)
(name/address of premises to which Order is served)

to do, or refrain from doing, the following things:

1. Restore the Australian Standard 2118.6 Automatic Fire Sprinkler System so it is capable of providing the minimum pressure and flow by,
 - a. Repairing the two pumpsets so they are capable of automatic operation.
 - b. Repairing the jacking/jockey pumpsets so they are capable of maintaining pressure within the fire sprinkler system.
2. Provide certification that the AS2118.6 combined sprinkler and hydrant system and associated pumpsets operate to the minimum standard of performance.

Fire and Rescue NSW

ABN 12 593 473 110

www.fire.nsw.gov.au

Community Safety Directorate
 Fire Safety Compliance Unit

1 Amarina Ave
 Greenacre NSW 2190

T (02) 9742 7434
 F (02) 9742 7843

Firesafety@fire.nsw.gov.au

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The reasons for the issue of this Order are:

- a. At the time of the inspection the building was occupied.
- b. The pump control panel of the diesel pumpset in the B3 level basement pumproom was not powered to provide automatic operation.
 - a. OUT OF SERVICE tags are attached to the pumpset.
 - b. A 'WARNING' tag is installed on the pumpset stating minor issue identified.
- c. The tag on the B3 diesel pumpset states the jacking pump is to be decommissioned.
- d. An OUT OF SERVICE tags attached to the main isolator of the pump control panel of the electric pumpset in the B1 pumproom.
- e. The 'alarm power supply battery' of the electric pump was disconnected at the negative pole.
- f. The sprinkler system may not be capable of providing required pressure and flows.
- g. The sprinkler system may not be capable of automatic operation to control a fire.
- h. The fire hydrant system may not be capable of providing required pressure and flows to conduct firefighting operations.
- i. To comply with the requirements of Clause 182 of the Environmental Planning and Assessment Regulation 2000 (EP&A Reg).
- j. To do, or refrain from doing such things that are specified in the Order, so as to ensure or promote adequate fire safety or fire safety awareness.

The terms of the Order are to be complied with:

By no later than **1600 hours** on the **15 January 2022**.

You are required to submit certification to:

Station Officer Paul Scott
Fire & Rescue NSW
Locked Bag 12
GREENACRE NSW 2190
e-mail: firesafety@fire.nsw.gov.au

Unclassified

Appeals

Pursuant to Section 8.18 of the Environmental Planning & Assessment Act 1979 (EP&A Act), there is no right of appeal to the Court against this Order, other than an order that prevents a person using or entering premises.

Non-Compliance with the Order

Failure to comply with this Order may result in further Orders and/or fines being issued.

Substantial penalties may also be imposed under Section 9.37 of the EP&A Act for failure to comply with an Order.



Paul Scott
Team Leader Fire Safety Compliance
Fire Safety Compliance Unit

This Order No. 6 was sent by mail and e-mail on **22 December 2021**.

Appendix 2 – Compliance Certification

Fire Safety Statement

Part 9 of the Environmental Planning and Assessment Regulation 2000

**Please note:**

Information to assist building owners to complete each section of the statement is provided on pages 3, 4 and 5.

Section 1: Type of statement

This is (mark applicable box): ☒ an annual fire safety statement (complete the declaration at Section 8 of this form)
☐ a supplementary fire safety statement (complete the declaration at Section 9 of this form)

Section 2: Description of the building or part of the buildingThis statement applies to: ☒ the whole building ☐ part of the building

Address

6-10 CHARLES STREET, PARRAMATTA NSW 2150

Lot No. (if known)

DP/SP (if known)

Building name (if applicable)

SP NO. 87452

FOCUS APARTMENT

Provide a brief description of the building or part (building use, number of storeys, construction type etc)

4x BELOW & 15x ABOVE, RESIDENTIAL, COMMERCIAL & CARPARK.

Section 3: Name and address of the owner(s) of the building or part of the building

Name

Skata plan 87452

Address

6-10 Charles st Parramatta NSW 2150

Section 4: Fire safety measures

Fire safety measure	Minimum standard of performance	Date(s) assessed	CFSP *
AUTOMATIC FIRE SPRINKLER SYSTEM	AS 2118.6-2011	16-1-2022	FO26365A

* See notes on page 4 about how to correctly identify a Competent Fire Safety Practitioner (CFSP).

Section 5: Inspection of fire exits and paths of travel to fire exits (Part 9 Division 7)

Part of the building inspected

Date(s) inspected

CFSP *

* See notes on page 4 about how to correctly identify a Competent Fire Safety Practitioner (CFSP).

Section 6: Name and contact details of competent fire safety practitioners (CFSPs)

Full name	Phone	Email	Accreditation No.*	Signature
GENE CAMPBELL	0437 848 379	gene.campbell@monsterfireservices.com	FO26365A & IT26365	

* Where applicable – see notes on page 4 for further information.

Section 7: Name and contact details of the person issuing this statement #

Full name

Philip Li

6-10 CHARLES STREET, PARRAMATTA NSW 2150

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Fire Safety Statement

Part 9 of the Environmental Planning and Assessment Regulation 2000



Organisation (if applicable)

Comfort Living Strata Management

Title/Position (if applicable)

Strata manager

Phone

9635 5101

Email

philip@comfortlivingstrata.com.au

* The person issuing the statement must not be a CFSP listed in section 6.

Section 8: Annual fire safety statement declaration

I, (insert full name) being the: ☐ owner ☒ owner's agent

declare that:

- a) each essential fire safety measure specified in this statement has been assessed by a competent fire safety practitioner and was found, when it was assessed, to be capable of performing:
 - i. in the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than that specified in the schedule, or
 - ii. in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and
- b) the building has been inspected by a competent fire safety practitioner and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Division 7 of Part 9 of the Regulation.

Owner/Agent Signature

[Signature]

Date issued

24/02/2022

Section 9: Supplementary fire safety statement declaration

I, Click here

(Insert full name) being the: ☐ owner ☒ owner's agent

declare that each critical fire safety measure specified in the statement has been assessed by a competent fire safety practitioner and was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which this statement is issued.

Owner/Agent Signature

[Signature]

Date issued

[Date]

NOTE:

A current fire safety schedule for the building must be attached to the statement in accordance with the regulation.

6-10 CHARLES STREET, PARRAMATTA NSW 2150

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Fire Safety Statement

Part 9 of the Environmental Planning and Assessment Regulation 2000



MONSTER FIRE SERVICES PTY LTD
FOCUS APARTMENTS
FIRE SAFETY SCHEDULE

	LIST OF EACH FIRE SAFETY MEASURE IN THE BUILDING OF PART	MINIMUM STANDARDS OF PERFORMANCE SPECIFIED BY THE FIRE SAFETY SCHEDULE
1.	Automatic Fire Sprinkler System	AS 2118.6 - 2011

6-10 CHARLES STREET, PARRAMATTA NSW 2150

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Appendix 3 - Image Pilot Operated Valve and Isolation Valves

