



File Ref. No: BFS21/243 (14329)
TRIM Ref. No: D21/15732
Contact: Station Officer Paul Scott

3 March 2021

The 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
NORTHGATE APARTMENTS
23-25 NORTH ROCKS ROAD NORTH ROCKS ("the premises")**

Fire & Rescue NSW (FRNSW) responded to a triple zero (000) call to a sprinkler system activation. Following investigations, a fire safety concern was received on 22 January 2021, in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

- Called by site security to extremely large apartment complex for sprinkler head off in basement. No activation of fire panel for AFA. Alarm valve and booster pump active. System drained to replace head and EWIS activated but MFIP not active to service provider or FRNSW. Unable to reset panel. Site security notified and Romteck.*

Pursuant to the provisions of Section 9.32 (1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), inspections of 'the premises' on 1 February 2021 and a re-inspection 3 March 2021 were 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 during the inspection:

1. Essential Fire safety Measures

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

- A. An isolation valve is not installed below the fire brigade boost inlets to permit contrary to the requirements of Clause 7.4 of Australian Standard (AS) 2429.1-2005. The combined system was observed to have a head pressure greater than 50 kPa.
- B. Location signage is not installed at the booster assembly contrary to the requirements of Clause 7.10.2 of AS 2419.1-2005. The signage installed is 150mmx150mm with text approximately 10mm in height.
- C. FRNSW observed a test of the sprinkler installation at the premises on 3 March 2021 which activated the Fire Detection Control and Indicating Equipment (FDCIE) and transmitted an alarm to the Romteck, third party monitoring. Validating the fire safety concern, FRNSW were advised that the sprinkler pressure switch was isolated at a previous automatic fire alarm.
- D. The drain valve installed on the fire brigade boost inlets is capped off preventing its use contrary to the requirements of Clause 3.8 of AS2419.3-2012.

1B. Smoke Detection and Alarm Systems

- A. The FDCIE displayed one disabled device in the car park exhaust duct contrary to the requirements of Clause 182 of the Environmental Planning and Assessment Regulation 2000 (EP&A Reg).
- B. The early warning intercommunication system displayed a fault in Building C Level 7 contrary to the requirements of Clause 182 of the EP&A Reg.
 - i. Items A & B above were returned to normal prior to the re-inspection.

1C. Access and Egress

- A. A required exit adjacent to the sprinkler pump room was not operational as the doorway was locked from the side seeking egress contrary to the requirements of Clause D2.21 of the National Construction Code 2019 Volume One, Building Code of Australia (NCC).
 - i. At the time of the re-inspection, FRNSW observed that the exit sign had been moved to an opening that was created in two walls after occupancy.
- B. The fire shutter and associated fire sprinkler drencher heads installed on the southern side of the carpark have been damaged as a result of vehicle movement increasing the travel distance to an exit contrary to the requirements of Clause D1.4 of the National Construction Code 2019 Volume One, Building Code of Australia.

2. Generally

- 2A. Two brick walls outside the combined system pumproom have been partially removed without the horizontal brick work being supported by a lintel to prevent the remaining wall from collapsing.

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 through to item no. 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 Station Officer Paul Scott of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS21/243 (14329) for any future correspondence in relation to this matter.

Yours faithfully



Paul Scott
Team Leader Fire Safety Compliance
Fire Safety Compliance Unit