



File Ref. No: BFS21/2417 (16375)  
TRIM Ref. No: D21/104682  
Contact: Station Officer Paul Scott

21 September 2021

General Manager  
City of Parramatta Council  
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  
ONE THE WATERFRONT  
23 BENNELONG PARKWAY WENTWORTH PONT ("the premises")**

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

The correspondence stated that:

- *I have a fire safety concern for the above premises, particularly in regard to the safety of firefighters when responding and the egress for the residents.*

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 21 July 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 during the inspection:

### 1. Essential Fire Safety Measures

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

- A. FRNSW observed multiple operational issues in the Combined System. FRNSW, Piety Group (The Builders), the Hydraulic Designer and the Installer have commenced discussions to rectify operational matters. FRNSW may provide Council additional correspondence should a suitable resolution not be found.
- B. Multiple drain and test valves were not locked closed throughout the premises contrary to the intent of Appendix E of AS 2118.6-2012.
- C. Two 27 storey residential towers are yet to be built at the site. In this regard,
  - i. Six high-rise boost inlet connections are installed at the fire brigade booster cabinet. The boost inlet pipework is directly connected to the pump discharge of the relay pump.
  - ii. A relay pump is installed in series with the low-rise boost inlet connections.
  - iii. Neither i or ii above are required to function in order to operate the 'Combined System'.
  - iv. FRNSW is of the opinion that Items i and ii above should be covered to prevent use with signage attached "NOT IN USE".

#### 1B. Smoke Detection and Alarm Systems

- A. Faults and disablements were present on the Fire Detection Control and Indicating Equipment (FDCIE),
  - i. DIESEL PUMP 3 FAIL.
  - ii. Lv6 CP RINGMAIN VALVE 4.
  - iii. DRAIN VALVE.2.

iv. DIESEL PUMP.2 OUTLET VALVE.

- B. The fire fan control panel located in the carpark under Building H was not operational as all fans were switched to the OFF position. No faults were displayed on the fire fan control panel in the Fire Control Room.

1C. Access and Egress

- A. The fire safety complaint received by FRNSW related to multiple unfinished fire isolated stairwells in the basement carpark. A fall hazard of twelve metres was present in multiple fire isolated shafts. At the time of inspection walls were being installed to remove the fall hazard. The following were observed relating to the new walls,
- i. Handrails were either covered or obstructed by the walls preventing occupants from using the handrails contrary to the requirements of Clause D2.17 (a) (v) of the National Construction Code 2019 Volume One, Building Code of Australia (NCC).
  - ii. The wall construction adjacent to storage locker No. 15128 created an obstruction to persons evacuating the building contrary to the requirements of Clause 184 of the Environmental Planning and Assessment Regulation 2000 (EP&A Reg).
    - a. FRNSW received photographic evidence 10 August 2021 showing that the doorway is no longer obstructed.
- B. The following was observed at the B4 carpark level, Building E exit.
- i. FRNSW is of the opinion that,
    - a. The width of the passageway is less than 1000mm contrary to the requirements of Clause D1.6 (b) of the National Construction Code 2019 Volume One, Building Code of Australia (NCC).
    - b. When the carpark egress door is opened, occupants from the lower carpark levels are impeded from evacuating, as the door encroaches more than 500mm into the path of travel contrary to the requirements of Clause D2.20 of the NCC.
    - c. A frame of a twin doorset is installed approximately 500mm on the carpark side of the egress door which creates an impediment in the path of travel to the egress door contrary to the requirements of Clause 186 of the Environmental Planning and Assessment Regulation 2000 (EP&A Reg).

- i. Items b. and c. above have been nullified by the bricking up of the exit. FRNSW received images from the building manager showing the exit is no longer available. An alternative exit is available within five metres.
  - ii. FRNSW are unable to determine if the removal of the exit detailed in Item i. above has extended travel distance greater than the distances nominated in the fire engineering report.
- C. The carpark supply fan is installed in a plenum, under Building H in the carpark. Components of the fan require service from behind the plenum wall via a 10-metre-long passageway. FRNSW did not observe emergency lighting in the plenum void contrary to the requirements of Clause E4.2 of the NCC.
- D. A door at the bottom of the residential stairway, Building D, had been removed which may create rising and descending stairs within the building contrary to the requirements of Clause D2.4 of the NCC.
- E. Artificial lighting is not installed at the building G ground floor, residential final exit door to Hill Road, contrary to the requirements of F4.4 of the NCC.

## 2. General

### 2A. Compartmentation and Separation

- A. Multiple holes exist in walls and ceiling in common areas of the premises. FRNSW observed holes in the following locations,
  - i. Building B, fire stair, adjacent to the fire control room,
  - ii. Corridor, opposite Unit No. 6061,
  - iii. Building D, eastern residential stair.
  - iv. Building G, Hill Road final exit door, residential stair, 400mm hole into fire isolated stairwell from the car park supply fan room (adjacent to carparking space, 12116).
    - a. On 22 July 2021, FRNSW observed that this hole had been temporarily sealed with a single layer of fire check plasterboard from within the supply-air fan room.
- B. Glass walls separate multiple ground floor (Level 6) lobbies from the carpark without adequate protection, contrary to the requirements of Clause C2.8 of the NCC.
- C. Insulated sandwich panels are installed at the north and western external wall of the carpark under Building G. This wall and

associated openings appear to be within three metres of the lot boundary. It could not be determined at the time of the inspection whether the carpark benefits from the exemption at Spec C1.1 - Clause 2 (b)(ii) regarding exposure to fire source features. Further investigation may be required by Council in order to determine whether the panels achieve the required Fire-Resistance Level of Spec C1.1 – Clause 3 of the NCC.

## 2B. Floor Numbering.

- A. Firefighters are not provided with adequate floor numbering to undertake firefighting operations in a timely manner. The fire isolated stairwell uses a different numbering system to the lift and Unit identifier numbering. For example, Unit No. 10025 could be identified as being on Level 10 or Level 4.

The CIE plans display, “Smoke Zone Number?? – FLOOR NUMBER AS SHOWN AT LIFT AND FLOOR NUMBER AS SHOWN AT FIRE STAIR.” The ‘Combined System’ plans, displays floor numbers as ‘lift numbering’. The transmission of radio messages to firefighting crews during firefighting operations could prove quite confusing.

- i. To improve fire brigade intervention, FRNSW recommend that,
  - a. The ‘Combined System’ block plan and the Control and Indicating Equipment (CIE) Zone Block Plan, provide a single standard of information.
  - b. To improve operation capability,
    - i. Floor numbering should correspond to the addressing of the Fire Detection Control and Indicating Equipment (FDCIE)
    - ii. Signage a minimum size A4, be installed in the stairways to replace laminated A4 sheets or handwritten pencil identifiers. The signage should display unit numbers on each floor etched or engraved e.g.,

Building D Level 10  
Units 10021 to 10026

FRNSW issued a Notice of Intention to Serve an Order (1) dated 22 July 2021 (copy attached). The notice of intention was issued in accordance with the provisions of Section 9.34 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

FRNSW received written representations in relation to the proposed **Order 1** in accordance with the provisions of Schedule 5, Part 6, Section 8 of the EP&A Act.

Please be advised that upon hearing and considering the representation and subsequent inspection, FRNSW has determined not to give an Order in accordance with Schedule 5, Part 7, Section 15 of the EP&A Act.

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

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.

## RECOMMENDATIONS

FRNSW recommends that Council:

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

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 BFS21/2417 (16375) for any future correspondence in relation to this matter.

Yours faithfully



Paul Scott  
Team Leader Fire Safety Compliance  
Fire Safety Compliance Unit

Attachments [Appendix 1 – Notice Of Intention – Proposed Fire Safety Order No 1 - 5 Pages]  
[Appendix 2 - Notice Of Intention – Order No 1 – Not Issued – One Page]

## Appendix 1 – Notice Of Intention – Proposed Fire Safety Order No 1

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Unclassified



File Ref. No: BFS21/2417  
TRIM Ref. No: D21/85319  
Contact: Conor Hackett

22 July 2021

Building Management Committee DP No 271179  
'One The Waterfront'  
23 Bennelong Parkway  
WENTWORTH POINT NSW 2127

Dear Owners

**Re: NOTICE OF INTENTION – PROPOSED FIRE SAFETY ORDER  
'ONE THE WATERFRONT'  
23 BENNELONG PARKWAY, WENTWORTH POINT("the premises")**

An inspection of the premises was conducted by Officers from the Fire Safety Compliance Unit of Fire & Rescue NSW (FRNSW) on 21 July 2021. The inspection identified fire safety matters that were of concern to FRNSW during the inspection.

Accordingly, FRNSW hereby gives Notice of Intention to give a Fire Safety Order (Order no. 1), in accordance with the provisions of Section 9.34 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) and pursuant to Schedule 5, Part 6, Section 8 (owner) of the EP&A Act. A copy of the proposed order is attached, which includes the terms of the proposed Order and the period proposed within which the Order is to be complied with.

You may **make representation to FRNSW** as to why the proposed Order should not be given or as to the terms of or the period for compliance with the Order, in accordance with the provisions of Schedule 5, Part 7, Section 13 of the EP&A Act. Representations are to be made in writing and should be received by FRNSW by no later than close of business **5 August 2021**.

After hearing and considering any such representations, in accordance with the provisions of Schedule 5, Part 7 (Section 14 and Section 15) of the EP&A Act, FRNSW may determine:

- to give an Order in accordance with the Proposed Order;
- to give an Order in accordance with modifications made to the Proposed Order;
- not to give an Order.

Fire and Rescue NSW

ABN 12 593 473 110

[www.fire.nsw.gov.au](http://www.fire.nsw.gov.au)

Community Safety Directorate  
Fire Safety Compliance Unit

1 Amarina Ave  
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A report of the inspection will be forwarded to Parramatta City Council, in accordance with the provisions of Sections 9.32, Schedule 5, Part 8 (Section 16 and Section 17) 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 BFS21/2417 for any future correspondence in relation to this matter.

Yours faithfully



Stephan Netting  
Manager Fire Safety Compliance  
Fire Safety Compliance Unit

CC: *Gavan Bond*  
*Senior Building Manager*  
[otw@sbafr.com.au](mailto:otw@sbafr.com.au)

*Sarraf Strata*  
*Strata Management*  
[admin@sarrafstrata.com.au](mailto:admin@sarrafstrata.com.au)

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# Proposed 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.*  
*Intend to give an Order in accordance with Section 9.34(1)(b)*

I, **Conor Hackett** **Building Surveyor** **905798**  
 (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:

**Building Management Committee**  
**DP No 271179**

(name of person whom Order is served)

**Owner**

(position i.e. owner, building manager)

with respect to the premise

**‘ONE THE WATERFRONT’**  
**23 BENNELONG PARKWAY, WENTWORTH POINT (“the premises”)**  
 (name/address of premises to which Order is served)

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

1. Ensure the combined fire hydrant & sprinkler system installed in ‘the premises’  
 is fully operational, by repairing the faults and disablements displayed on the  
 Fire Indicator Panel.
2. Ensure the carpark exhaust fan system installed in ‘the premises’ is fully  
 operational, by repairing the fault displayed on the Mechanical Service  
 Switchboard control panel in the Carpark Exhaust Air room.

**The terms of the Order are to be complied with:**

By no later than **16:00** on the **5 August 2021**

Fire and Rescue NSW

ABN 12 593 473 110

[www.fire.nsw.gov.au](http://www.fire.nsw.gov.au)

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**The reasons for the issue of this Order are:**

- a. At the time of the inspection on 21 July 2021, the Fire Indicator Panel indicated that there were two faults and two disablements associated with the combined fire hydrant & sprinkler system. The displayed faults/disablements were as follows:
  - "DIS - Diesel Pump.3 Fail"
  - "DIS - LV6 CP Ring Main Valve.4"
  - "FLT - Drain Valve.2"
  - "FLT - Diesel Pump.2 Outlet Valve"
- b. At the time of the inspection on 21 July 2021, the carpark exhaust fan system Mechanical Service Switchboard control panel indicated that there was a fault associated with the carpark exhaust fan system. The fault did not appear to be replicated at the Fire Fan Control and Indication Panel located in the Fire Control Room.
- c. To ensure that the combined fire hydrant & sprinkler system is capable of operating in accordance with the standard of performance it was designed and installed to.
- d. To ensure that the carpark mechanical ventilation system is capable of operating in accordance with the standard of performance it was designed and installed to.
- e. Failure to repair and maintain combined fire hydrant & sprinkler system, is likely to delay the timely response of firefighting operations by Fire and Rescue NSW.
- f. Failure to repair and maintain the carpark mechanical ventilation system, is likely to impact tenable conditions in the event of an emergency and delay the timely response of firefighting operations by Fire and Rescue NSW.
- g. 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.
- h. To ensure compliance with the requirements of Clause 182 of the Environmental Planning and Assessment Regulation 2000.

**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.

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

**NOTE:** Representations are to be made in writing and should be received by FRNSW by no later than close of business **5 August 2021**.



Conor Hackett  
Building Surveyor  
Fire Safety Compliance Unit

This **Proposed** Fire Safety Order No. 1 was sent by email on **22 July 2021**.

## Appendix 2 – Notice Of Intention – Order No 1 – Not Issued

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Unclassified



File Ref. No: BFS21/2417  
TRIM Ref. No: D21/92549  
Contact: Conor Hackett

12 August 2021

Building Management Committee DP No 271179  
'One The Waterfront'  
23 Bennelong Parkway  
WENTWORTH POINT NSW 2127

Dear Owners

**RE: NOTICE OF INTENTION – PROPOSED FIRE SAFETY ORDER No 1  
'ONE THE WATERFRONT'  
23 BENNELONG PARKWAY, WENTWORTH POINT ("the premises")**

Representations have been made to FRNSW concerning the Notice of Intention to Serve a Fire Safety Order No 1, in the form of a report from Credwell Fire & Risk Pty Ltd dated 5 August 2021. In accordance with Schedule 5, Part 7, Section 14 of the Environmental Planning and Assessment Act 1979 (EP&A Act) a review of the representations was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW). Due to the restrictions relating to the current Public Health Orders in force in NSW, an inspection of 'the premises' has *not* been conducted. Please be advised that after reviewing the representations, FRNSW has determined not to issue an order in accordance with Schedule 5, Part 7, Section 15 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 BFS21/2417 for any future correspondence in relation to this matter.

Yours faithfully

A handwritten signature in black ink, appearing to read "Conor Hackett".

Conor Hackett  
Building Surveyor  
Fire Safety Compliance Unit

CC: *Gavan Bond*  
*Senior Building Manager*  
[otw@sbafm.com.au](mailto:otw@sbafm.com.au)

*Sarraf Strata*  
*Strata Management*  
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