



File Ref. No: BFS22/1841 (20898)
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Contact: Acting Inspector Paul Scott

1 June 2022

The General Manager
North Sydney Council
PO Box 12,
North Sydney NSW 2059

Email: council@northsydney.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear Sir/Madam,

**Re: INSPECTION REPORT
PACIFIC PARK
41 ROCKLANDS ROAD WOLLSTONECRAFT (“the premises”)**

Fire & Rescue NSW (FRNSW) received correspondence on 2 May 2022, in relation to the adequacy of the provision for fire safety in connection with ‘the premises’.

The correspondence stated that:

- *Hydrant booster valve has an attached sign indicating that type D copper pipe work has been identified on the system and max boost pressure is 700 kPa. Considering pressure loss this would result in hydrant outlet pressure being below minimum required residual pressure of 700 kPa as stated in AS 2414.1:2021 Table 2.2.6(F) I quote this standard as there was no signage to indicate what standard this was built to.*

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 9 May 2022 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. Fire Hydrant Installation

- A. FRNSW are of the opinion the hydrant system is installed to Ordinance 70 or earlier. Warning signage at the fire hydrant booster assembly advising that the system should not be boosted greater than 700 kPa.

The block plan states that the highest hydrant is 20 m above the booster. Considering *metres head* and *friction loss*, there may only be 400 kPa at the firefighting branch to conduct firefighting operations.

- B. Pipework is installed at the fire hydrant pumpset which indicates a drencher system is installed on the fire hydrant installation. The fire hydrant block plan does not show the location of the installation.

1B. Automatic Fire Sprinkler System

- A. The fire hydrant block plan indicates that there are 162 sole occupancy units at the premises. The northern side of the carpark appears to have provision for more than 100 vehicle parking places. A sprinkler system is not installed.
- B. A drencher 'test cock' drain-pipe consists of a tubed plastic sheet draining to the floor.

1C. Smoke Detection and Alarm System (SDAS)

- A. Zones 5, 6, 7 and 8 are listed as flow switches. A zone block plan is not installed at the Fire Indicator Panel (FIP) to assist firefighters identify the location or purpose of the devices.
- B. The SDAS in the carpark is not listed on the AFSS posted at the premises.
- C. A sub-FIP is located on the western driveway behind a swinging gate. Firefighters wearing breathing apparatus may not be able to access the panel due to the open gate's proximity.

D. A block plan is not installed at the sub-FIP.

2. Certification

2A. Annual Fire Safety Statement (AFSS)

A. The AFSS received by FRNSW for the premises appears to be haphazard and not consistent with the requirements of Clause 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR 21). FRNSW have not received a single, *whole of building* Annual Fire Safety Statement for the premises. FRNSW did not receive a 2021 AFSS.

The AFSS posted at the premises does not list all essential fire safety measures at the premises, despite being for the WHOLE building.

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 and item no. 2 of this report be addressed appropriately.
- b. FRNSW recommends any fire hydrant system installed in accordance with the provisions of Ordinance 70 and Ministerial Specification 10 (or earlier) should be upgraded to meet the requirements of the current Australian Standard 2419.1 for an equivalent new building, as these older fire hydrant systems no longer meet the operational needs of FRNSW.

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 Acting Inspector Paul Scott of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS22/1841 (20898) for any future correspondence in relation to this matter.

Yours faithfully



Paul Scott
Team Leader Fire Safety Compliance
Fire Safety Compliance Unit