



File Ref. No: BFS18/656 (2959)
TRIM Ref. No: D18/40623
Contact: Station Officer Paul Scott

9 August 2018

General Manager
Randwick City Council
30 Frances Street
Randwick NSW 2031

Email: council@randwick.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear General Manager

**Re: INSPECTION REPORT
HIGHBANK
34 MEEKS STREET KINGSFORD (“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:

No smoke detectors in common areas and the block of units looks derelict. I assume that the units do not have any strata management as the vegetation is overgrown in the back yard. There are lots of students living there and I think as there are no smoke detectors in the stairwell then I guarantee there is none inside the rented properties. The overgrown vegetation is a real fire hazard.

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 7 May 2018 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. Smoke Detection and Fire Alarm Systems – Specification E2.2a of the National Construction Code 2016 Volume One, Building Code of Australia (NCC) details the requirements for smoke detection within a building. At the time of the inspection;

A. Given the time of day, access to all the Sole Occupancy Units (SOU) was denied, as such it is unclear whether the smoke alarms are installed in accordance with Clause E2.2a-2;

B. Smoke alarms were not installed in the common area to act as a Building Occupant Warning System contrary to the requirements of Clause E2.2a-6.

1B. Emergency Lighting – Clause E4.2 of the NCC requires emergency lighting to be installed in every non-fire isolated stairway. Observations at the time could not identify if any luminaires are capable of providing emergency lighting within the building and non-fire isolated stair.

2. Compartmentation

2A. Clause C3.11 of the NCC requires a doorway in a Class 2 building to be provided with a self-closing -/60/30 fire door. Entry doors to units No. 5 & 6 were observed with a hole the size of approximately half an A4 sheet of paper. Based on these observations, there are doubts whether separation can be achieved, given both doors appear to be hollow core doors.

3. Generally

3A. At the time of the inspection, building materials were observed in the stairway. Exposed telecommunication wires were observed on the third level of the building. Overgrown vegetation is present at the rear of the building and human waste is present in the stairway. Council may need to compel the owners to maintain clear paths of travel to exits and be free of impediments and obstructions.



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. 3 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 BFS18/656 (2959) for any future correspondence in relation to this matter.

Yours faithfully



Edren Ravino
Building Surveyor
Fire Safety Compliance Unit

