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Contact: Edren Ravino

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General Manager  
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Attention: Manager Compliance / Fire Safety

Dear General Manager

**RE: INSPECTION REPORT  
RSL LIFECARE JOHN GOODLET HOUSE  
615 THIRLMERE WAY, PICTON ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 1 May 2018, in relation to a fire incident at 'the premises', as a result a fire safety concern was lodged which states:

*the AFA did not activate, the board showing multiple failures, that the EWIS panel was not activated and the fact that the staff did not initiate the evac of 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 1 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

<b>Date / Time of Fire:</b>	1 May 2018 / 08:50 hrs
<b>Extent of Fire:</b>	The fire was confined within the ducting of the industrial clothes dryer. The dryer is located within the laundry room of the basement.
<b>Damage:</b>	Smoke and heat damage to the ducting.
<b>Type of Alarm:</b>	Triple zero call (000)
<b>Evacuation:</b>	Full evacuation of building
<b>Casualties:</b>	Nil

Please be advised that this report is not an exhaustive list of non-compliances. The proceeding items are limited to observations of the building accessed at the time of the inspection, which identifies possible deviations from the National Construction Code 2016, Volume 1 Building Code of Australia (NCC). FRNSW acknowledges that the deviations may contradict development consent approval or relate to the building's age. It is therefore council's discretion as the appropriate regulatory authority to consider the most appropriate action.

FRNSW noted the following during the investigation of this incident:

### 1. Essential Fire Safety Measures

1A. Maintenance – Clause 182 of the Environmental Planning and Assessment Regulation 2000 requires that an Essential Fire Safety Measure must be maintained to a standard no less than when it was first installed. The following were identified as concerns:

A. Exit signs – At the time of inspection a number of exit signs were either not operating when the test button was pressed or were not illuminated.

- B. Emergency Lighting – At the time of the inspection there were numerous spit fires that were not operating when the test button was pressed.
- C. Regular Maintenance – Australian Standard AS1851-2012 (amendment 1) - “Service of fire protection systems and equipment”, requires essential service measures to be regularly tested. The following is noted:
  - i Fire Doors / Smoke Doors –Section 12 requires fire doors and smoke doors to be tested regularly.
    - a. At the time of the inspection, the laundry smoke door where the fire occurred, was missing a test button to the magnetic hold open device.
    - b. The Self closing device to the laundry door was detached and missing the return arm that closes the door.
  - ii Log Books – Clause 1.16.2 of requires service logbooks to be left on site. At the time of the inspection, copies of previous services records were unavailable. As a result, it was difficult to establish which essential service measures are regularly maintained.

## 2. Access & Egress

- 2A. Exits – Clause D1.10 of the NCC requires an unobstructed width to a required exit that leads to an open space. At time of the inspection, there were cars parked along the path to open space from the carpark leading from the laundry / kitchen area. The final exit door also included PVC strip curtains.

## 3. Compartmentation

- 3A. Fire Compartments – Clause C2.5 of the NCC requires Class 9a and Class 9c buildings to be divided into smoke and fire compartments of specific dimensions. The following was noted as it is unclear whether the building has been approved as a Class 9a or Class 9c in accordance with Clause A3.2 of the NCC:

- A. At the time of the inspection, the manager and technician asserted that there were a number of additions to the building. It may be in council's interest to review its records to determine the type of construction nominated for the building in accordance with Table C2.2 of the NCC.

- B. As a result of the uncertainty of the “type of construction” for the building, it is unclear whether the appropriate compartmentation has been achieved.
- 3B. Hallway – Clause 2.5 and Clause C2.7 of the NCC requires smoke proof walls and fire walls to be constructed with the relevant FRL prescribed by Specification C1.1. The following is noted:
  - A. The hallway that leads from the laundry to the carpark (adjoining the kitchen) appears to be a compartment. The compartment appears to allow safe passage from the building.
  - B. The detectors installed in the hallway (identified above) appears to be heat detectors. Based on the location of the detectors and the fire / smoke doors (with magnetic release latches), smoke detectors may be required to release the doors and prevent smoke and fire from entering the rest of the building and provide a signal to the Fire Indicator Panel (FIP).

#### 4. Generally

- 4A. General Considerations – The proceeding items are considered ‘informative’, as the investigation disclosed items that are beyond the regulatory powers of FRNSW, as such may require council make a determination on whether enforcement action is required.
- 4B. Investigation Outcomes – At the time of the inspection the Fire Indicator Panel (FIP) displayed faults. However, upon arrival of the service technician the faults were rectified. The following items were noted from the investigation on Tuesday 1 May 2018:
  - A. Observations & Testimony – Observations and discussions with management at the time revealed the following:
    - i The approved building class could not be provided. Both the technician and management made assertions that building work involving additions may be Class 9a for the original parts whilst it may have been approved as a Class 9c after the additions were complete.
    - ii The failure to activate the Automatic Signalling Equipment (ASE) may be as a result of the heat detectors in the hallway as identified in item 3B(B) above.

- B. Request for Information – FRNSW requested copies of the maintenance log books for the previous 3 months from the Executive General Manager (on behalf of RSL Life Care) on Wednesday 2 May 2018. No further enforcement action is required by FRNSW, as RSL Life Care and the Service Technician provided records that asserts that the occupants meet a level of safety that is in line with RSL Life Care policies. However the following anomalies have been noted:
- i The dates for services do not appear to be monthly.
  - ii A critical fault had been recorded, however it is unclear when this fault had been rectified.
- 4C. Investigation Items – An investigation may be required by council, to confirm whether:
- A. Development consent has been granted for the heat detectors identified in 3B(B). Whether this impacted on automatic notification in order to register a smoke signal to the FIP and the ASE.
  - B. Regular maintenance is not being recorded correctly as there were no logbooks on site. Particularly as a fault identified on 9 April 2018 had been recorded initially. There are no details that confirm when this item had been repaired.
  - C. The classification of the building, is Class 9a or Class 9C as management and the service technician could not provide details regarding the approved classification or that approval had been granted.

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. 4 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 Edren Ravino of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS18/1154 (8000003420) for any future correspondence in relation to this matter.

Yours faithfully



Edren Ravino  
Building Surveyor  
Fire Safety Compliance Unit