



File Ref. No: BFS22/2060 (21112)
TRIM Ref. No: D22/65839
Contact: Acting Inspector Paul Scott

1 August 2022

The General Manager
Penrith City Council
PO Box 60
Penrith NSW 2750

Email: council@penrith.city

Attn: Building Compliance Officer

Dear Sir/Madam

**Re: INSPECTION REPORT
LOG CABIN PUB
20 MEMORIAL AVENUE PENRITH (“the premises”)**

Fire & Rescue NSW (FRNSW) received correspondence on 13 May 2022, in relation to the adequacy of the provision for fire safety in connection with ‘the premises’.

The correspondence stated that:

- *The Log Cabin is a multiple level restaurant, function centre, cafe and late night gaming premises which accommodates up to 800 guests.*
- *Initial visit identified an issue of several industrial bins blocking the main fire exit. This exit is located at the base of a large stairway designed to allow egress for a large volume of guests from the upper level.*
- *One of the owners was advised that the bins were to be removed as they made the exits unusable.*
- *Returned two weeks later to find that the situation had worsened with about 14 industrial bins packed into a small yard at the exit making the use of the exit impossible*

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 24 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

At the time of the inspection FRNSW observed the garbage bins were located on the street awaiting collection. The Licensee advised FRNSW that the single leaf gate was to be replaced with a bi-fold gate due to the storage of bins at the premises.

The following items were identified as concerns during the inspection:

1. Essential Fire Safety Measures

- 1A. The boost pressure provided on the boost and test pressure signage is not sufficient to achieve 700 kPa at the most hydraulically disadvantaged hydrant contrary to the requirements Clause 7.10.1 and Table 2.2 of Australian Standard (AS) 2419.1-2005.
- 1B. The schematic detailed on the block plan does not represent the hydrant system as installed. FRNSW are unable to confirm the hydrant system operates to the requirements of AS 2419.1-2005. In this regard the hydrant installation is shown to supply the water to the inlet of the hydrant pumpset and is connected to the reticulated water main.

2. Access and Egress

- 2A. The path of travel to the final exit door adjacent to the loading dock contained trolleys, compressed gas cylinders and associated pipework which may impede the free movement of occupants to the exit contrary to the requirements Section 109 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR 21).
- 2B. Boxed patio heaters were stored on the internal stairs providing egress from the reception centre adjacent to the kitchen contrary to the requirements Section 109 of the EPAR 21.
 - A. At the time of the inspection the restaurant and function centre were not commercially operational.

- 2C. The gate outside the loading dock, provided with a panic bar, was approximately 1200 mm wide. The path of travel and final exit doors from the building were 2000mm wide. FRNSW were unable to determine the number of persons accommodated to determine the required width of the egress to the intent of Clause D1.6 of the National Construction Code 2019 Volume One, Building Code of Australia.

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.

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 BFS22/2060 (21112) for any future correspondence in relation to this matter.

Yours faithfully



Paul Scott
Team Leader Fire Safety Compliance
Fire Safety Compliance Unit