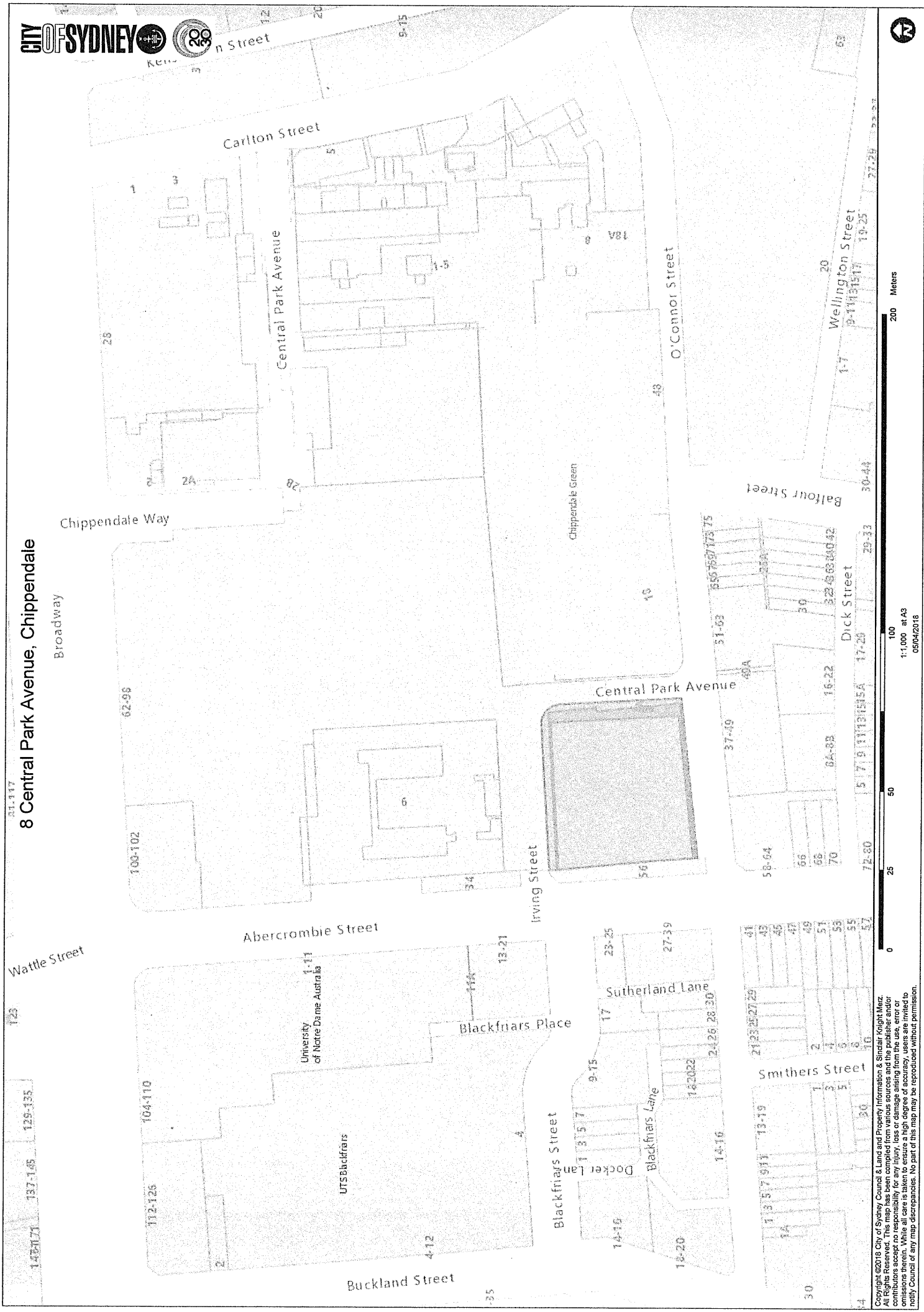


Attachment D

**Council Officer Inspection Report,
8 Central Park Avenue, Chippendale**

8 Central Park Avenue, Chippendale



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**Council investigation officer Inspection and Recommendation Report
Clause 17(2) of Schedule 5, of the Environmental Planning and Assessment Act
1979 (the Act)**

File: X017654

Officer: M. Hassan

Date: 6 April 2018

Premises: 8 Central Park Avenue, Chippendale

Executive Summary:

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises with respect to matters of fire safety.

The premises consists primarily of a 13 storey residential apartment building containing a number of ground floor commercial tenancies and a three storey basement car park.

The premises is located on the south western corner of Central Park and is bounded by Irving Street to the North, Central Park Avenue to the East, O'Connor Street to the South and Abercrombie Street to the West.

Council investigations have revealed that the premises are provided with adequate fire safety and egress provisions.

A copy of the Annual Fire Safety Statement was displayed within the building in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000.

Observation of the external facade of the building revealed a louvre system of copper coloured aluminium cladding.

The Department of Planning and Environment (DPE) was the consent authority for this premises and has commenced investigations into the premises to assess the fire safety risk posed by the external wall cladding.

Chronology:

Date	Event
6/03/2018	FRNSW correspondence received regarding premises 8 Central Park Avenue, Chippendale.
16/03/2018	An inspection of the premises undertaken by a Council officer has revealed that the smoke detection and alarm system in the building was operational and did not contain any faults. The inspection also revealed that the premises is provided with adequate fire safety and egress provisions.
27/03/2018	Council officers met the owner's fire safety contractor at the subject building. Tests were conducted of the fire alarm system on level 9 of the building in the company of Council officers. The test determined that the fire alarms on level 9 were working adequately. The service contractor also changed the alarm settings so that an alarm would sound throughout the whole building simultaneously rather than in a certain sequence. This was done as the contractor believed that this improved system performance

FIRE AND RESCUE NSW REPORT:

References: D18/13301; 2018/103130

Fire and Rescue NSW conducted an inspection of the subject premises on 6 February 2018 after receiving correspondence from an occupant in the building advising that they could barely hear the evacuation alarm in the building.

Issues

The report from FRNSW detailed a number of issues, in particular noting the following:

1. The control and indicating equipment displayed faults associated with the fire sprinkler/hydrant pump set and associated pipework.
2. An Annual Fire Safety Statement was not displayed in a prominent location within the building and was not made available to FRNSW at the time of the inspection.

FRNSW issued an emergency order (attached) to have the automatic fire alarm system and the combined fire sprinkler and fire hydrant system fully operational. The above order has been complied with.

FRNSW Recommendations

FRNSW have made no direct recommendation within their report other than legislative notification and advised that it is at Council's discretion to inspect and address any other deficiencies identified on the premises.

COUNCIL INVESTIGATION OFFICER RECOMMENDATIONS:

Issue Order (NO)	Issue emergency Order	Issue a compliance letter of instruction	Cited Matters rectified	Continue to undertake compliance action in response to issued Council correspondence	Continue with compliance actions under the current Council Order	Other (to specify)

An inspection of the subject premises undertaken by a Council investigation officer revealed that no fire safety issues were observed and that the premises is provided with adequate provisions for fire safety.

It is recommended that Council not exercise its powers to give a fire safety order under Part 2 of Schedule 5 of the Environmental Planning and Assessment Act, 1979 at this point in time.

That the Commissioner of FRNSW be advised of Council's actions and outcomes.

Referenced documents:

No#	Document type	Trim reference
A1.	Fire and Rescue NSW report	2018/153225-01
A2.	Locality Plan	2018/153225-02
A3	Attachment cover sheet	2018/153225-03

Trim Reference: 2018/153225

CSM reference No#: 1861144



File Ref. No: BFS18/117 (2491)
TRIM Ref. No: D18/13301
Contact: Station Officer [REDACTED]

5 March 2018

General Manager
City of Sydney
GPO Box 1591
SYDNEY NSW 2001

Email: council@cityofsydney.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear Sir/Madam,

**Re: INSPECTION REPORT
8 CENTRAL PARK AVENUE CHIPPENDALE ("the premises")**

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

The correspondence indicates in part that:

My apartment is on Level 9 of the building and the most concerning part of this event was that I could barely hear the evacuation message or alarm. The best way of describing the sound was as if I had left music playing on a set of headphones, it was that quiet and took me ~5mins to work out if the alarm was indeed in my building.

Pursuant to the provisions of Section 119T (1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), an inspection of 'the premises' on 6 February 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.

On behalf of the Commissioner of FRNSW, the following comments are provided for your information in accordance with Section 119T (4) and Section 121ZD (1) of the EP&A Act.

Unclassified

Fire & Rescue NSW

ABN 12 593 473 110

www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Compliance Unit

Locked Bag 12
Greenacre NSW 2190

T (02) 9742 7434
F (02) 9742 7483

firesafety@fire.nsw.gov.au

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COMMENTS

The following items were identified as concerns at the time of the inspection:

1. Faults were displayed on the Fire Indicator Panel (FIP) contrary to the requirements of Clause 182 of the Environmental Planning and Assessment Regulation 2000 (EP&A Reg);
2. The control and indicating equipment displayed two faults associated with the fire sprinkler/hydrant pumpset and associated pipework contrary to the requirements of Clause 182 of the EP&A Reg;
3. An Annual Fire Safety Statement was not displayed in a prominent location or made available to FRNSW at the time of the inspection contrary to the requirements of Clause 177 of the EP&A Reg.

FRNSW is therefore of the opinion that there are inadequate provisions for fire safety within the building.

FIRE SAFETY ORDER NO. 6

The inspecting Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW issued an Order No. 6, dated 7 February 2018, in accordance with the provisions of Section 121B of the EP&A Act, to have item no. 1 and item no. 2 of this report rectified.

In accordance with the provisions of Section 121ZE of the EP&A Act, a copy of the Order is attached for your information. FRNSW has conducted further inspections of the building to assess compliance with the terms of this Order

In this regard, FRNSW does not consider Council is required to take action in relation to item no. 1 and item no. 2 of this report.

RE-INSPECTION

Pursuant to the provisions of Section 119T(1)(b) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Clause 189(a) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation), an inspection of 'the premises' on 22 February 2018 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW.

At the time of the inspection, the terms of 'the order' issued on 'the premises' were compliant. Please be advised that 'the order' is not an exhaustive list of non-compliances, it is at Council's discretion to inspect and address any other deficiencies identified on 'the premises'.



Unclassified

This matter is referred to Council as the appropriate regulatory authority for your determination and action if required.

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact Station Officer [REDACTED] of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS18/117 (2491) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

[REDACTED]
Building Surveyor
Fire Safety Compliance Unit

Attachment: [Appendix 1 – Order 6 - 2 pages]

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Fire & Rescue NSW

ABN 12 593 473 110

www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Compliance Unit

Locked Bag 12
Greenacre NSW 2190

T (02) 9742 7434
F (02) 9742 7483

firesafety@fire.nsw.gov.au

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Appendix 1 – Order 6

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Fire & Rescue NSW

Emergency Fire Safety Order

Under the Environmental Planning and Assessment Act 1979
Part 6 - Implementation and Enforcement: Division 2A - Orders
Tables to Section 121B: Emergency Order No. 6 - Fire Safety Order

Please note:

- Pursuant to Section 121ZC (2) of the Act, this Order has been given as an Emergency Order as the issuing officer believes actively or deficiencies identified constitute an emergency or a serious risk to safety.
Pursuant to Section 121ZK (2) of the Act, there is no right of appeal against this Order.
Failure to comply with this Order may result in further Orders and/or fines being issued.
Substantial penalties may be imposed under Section 125 of the Act for failure to comply with an Order.

I, [redacted] Station Officer [redacted]
(name) (rank) (number)

being an authorised Fire Officer within the meaning of Section 121ZC of the Environmental Planning and Assessment Act 1979, and duly authorised for the purpose, hereby order:

The Owners of Strata Plan No. 94763 Owner
(name of person whom Order is served) (position i.e. owner, building manager)

with respect to the premise

'CONNOR'
8 CENTRAL PARK AVENUE CHIPPENDALE ("the premises")
(name/address of premises to which Order is served)

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

- 1. Ensure the Automatic Smoke detection and Alarm System installed in the premises is fully operational by removing all faults displayed on the Fire Indicator Panel.
2. Ensure the Combined Sprinkler and Hydrant System installed in the premises is fully operational by:
a. Restoring the fault associated with Zone 207, 'Low Rise Pump Fault'; and
b. Restoring the fault associated with Zone 212, 'Town Main Bypass Valve'.

The terms of the Order are to be complied with:

By no later than 1200 hours on the 14 February 2018.

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Fire & Rescue NSW ABN 12 593 473 110 www.fire.nsw.gov.au
Community Safety Directorate Locked Bag 12 T (02) 9742 7434
Fire Safety Compliance Unit Greenacre NSW 2190 F (02) 9742 7483
firesafety@fire.nsw.gov.au Page 1 © Copyright State Govt NSW



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The reasons for the issue of this Order are:

- a. At the time of the inspection:
 - a. The building was occupied;
 - b. The Fire Indicator Panel displayed five faults;
 - c. The 'Sprinkler Points' panel displayed faults in Zone 207 and 212.
- b. Isolations in the Automatic Smoke Detection and Alarm System may leave occupants unaware of an emergency.
- c. To ensure the Automatic Smoke Detection and Alarm System is fully operational, so occupants may be provided with early notification of a fire within the building so that they may safely evacuate the premises.
- d. To ensure the Automatic Smoke Detection and Alarm System can operate in accordance with the designed standard of performance.
- e. To comply with the requirements of Clause 182 of the Environmental Planning and Assessment Regulation 2000.

This Order No. 6 was sent by mail on 7 February 2018.



Fire Safety Officer
Fire Safety Compliance Unit

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Community Safety Directorate	Locked Bag 12	T (02) 9742 7434
Fire Safety Compliance Unit	Greenacre NSW 2190	F (02) 9742 7483
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