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**Council Officer Inspection Report -
140-144 Parramatta Road Camperdown (also
known as 13 Layton Street, Camperdown).**

Council investigation officer Inspection and Recommendation Report
Clause 17(2), Part 8 of Schedule 5, of the Environmental Planning and Assessment Act
1979 (the Act)

File: CSM 2299311

Officer: Tracey McCann

Date: 14 May 2020

Premises: 140-144 Parramatta Road Camperdown, also known as 13 Layton Street, Camperdown [Atlas Serviced Apartments]

Executive Summary:

Fire and Rescue NSW conducted an inspection of the subject premises in response to the public health Orders issued by the Minister for Health & Medical Research. Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) dated 23 April 2020 in relation to the subject premises with respect to matters of fire safety.

The premises consist of a four storey building known as Atlas Serviced Apartments used for serviced apartment accommodation. The site is situated on the corners of Parramatta Road, Layton Street & Isabella Street in Camperdown.

Observation of the external features of the building did not identify any potential combustible composite cladding on the façade of the building.

An inspection of the premises undertaken by a Council Investigation Officer in the presence of the duty manager revealed that the premises are deficient in fire safety and egress provisions in the following areas:

- I. Inadequate fire detection and alarm systems;
- II. Suitable fire resisting construction to prevent the spread of fire;
- III. Safe and dignified emergency egress for occupants to safely evacuate the building in the event of a fire; and
- IV. Poor fire safety management systems (signs/notices/not displayed etc.).

Council investigations have revealed that the premises are deficient in the provisions for fire safety and that a fire safety order to be issued under Schedule 5 of the Environmental Planning and Assessment Act, 1979 is required to be issued so as to ensure and promote adequate facilities for fire safety/fire safety awareness.

Chronology:

Date	Event
23/04/2020	FRNSW correspondence received regarding premises at Atlas Serviced Apartments, 140-144 Parramatta Road Camperdown (also known as 13 Layton Street, Camperdown).
13/05/2020	Commencement of desktop review of Councils records for the premises.
18/05/2020	An inspection of the subject premises was undertaken by a Council Officer in the presence of the duty Manager. The inspection was limited to the common areas of the premises namely the ground floor and basement levels due to the COVID-19 restrictions. The limited inspection did, however, identify a number of fire safety matters which are consistent with the information and findings provided by FRNSW and these will need to be addressed by way of a Fire Safety Order.

FIRE AND RESCUE NSW REPORT:

References: [BFS20/1075 (11119), D20/29141]

Fire and Rescue NSW conducted an inspection of the subject premises in response to the public

health Orders issued by the Minister for Health & Medical Research.

Issues

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

1. The hydrant booster assembly lacked boost and test pressure signage, additionally the pressure gauge lacked a glass window, was deteriorated and as a result could not be read;
2. The internal hydrant pump room does not have compliant access in accordance with the requirements of Clause 6.4.2(a) of AS 2419.1-2005;
3. Incorrect lock type provided to door of fire hydrant pump room;
4. Several fire hydrant landing valves lacked Storz couplings which are compatible with FRNSW firefighting hose connections;
5. Items were being stored in the required fire exits;
6. The omission of an operational fail-safe device from the central exit stair secured required exit from the basement;
7. The omission of barriers/ bollards in front of the exits within the basement carparking level;
8. The omission of a fire alarm monitoring system.

FRNSW Recommendations

FRNSW have recommended that Council inspect the subject premises and take action to have the listed fire safety issues appropriately addressed.

FRNSW have also requested that as soon as practical after the above report has been tabled and considered that notice of any determination in respect of the recommendations is forwarded to them in accordance with Clause 17(4) of Schedule 5 of the Environmental Planning and Assessment Act 1979.

COUNCIL INVESTIGATION OFFICER RECOMMENDATIONS:

Issue Order(NOI)	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)

As a result of a site inspection undertaken by Council Investigation Officers it is recommended that Council exercise its powers to give a notice of intention (NOI) for a Fire Safety Order to be issued under Schedule 5 of the Environmental Planning and Assessment Act, 1979 to address the fire safety deficiencies identified by FRNSW and Council’s Investigation Officer. A Fire Safety Order was issued by Council’s Investigation Officer dated 11 June 2020.

The issue of a Fire Safety Order will ensure that suitable fire safety systems are in position throughout the building to provide improved and adequate provisions for fire safety.

That the Commissioner of FRNSW be advised of Council’s actions and determination.

Referenced documents:

No#	Document type	Trim reference
A1.	Fire and Rescue NSW report	2020/213626-01

Trim Reference: 2020/213636

CSM reference No#: 2299311



File Ref. No: BFS20/1075 (11119)
TRIM Ref. No: D20/29141
Contact: [REDACTED]

22 April 2020

General Manager
City of Sydney
GPO Box 1591
SYDNEY NSW 2001

Email: council@cityofsydney.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear General Manager

**Re: INSPECTION REPORT – PUBLIC HEALTH QUARANTINE ORDER
'ATLAS SERVICED APARTMENTS'
13 LAYTON STREET, CAMPERDOWN ("the premises")**

In response to the public health orders issued by the Minister for Health and Medical Research, an inspection of 'the premises' on 8 April 2020 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW), pursuant to the provisions of Section 9.16 and Section 9.32(1)(b) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

In this instance, the inspection revealed fire safety concerns that may require Council as the appropriate regulatory authority to use its discretion and address the concerns observed at the time of the inspection.

In this regard, 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

Please be advised that this report is not an exhaustive list of non-compliances. The proceeding items outline concerns in general terms, deviations from the fire safety provisions prescribed in Section 9.32(1)(b) of the EP&A Act. In this regard, it would be at council's discretion as the appropriate regulatory authority to conduct its own investigation and consider the most appropriate action.

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

1. Essential Fire Safety Measures

1A. Fire Hydrant System – The following comments are provided having regard to AS 2419.1.2005:

- a) The hydrant booster assembly:
 - i. Boost pressure and test pressure signage was not provided at the booster assembly, contrary to the requirements of Clause 7.10.1 of AS 2419.1-2005.
 - ii. The pressure gauge at the boost inlet connections did not have a window made from glass, contrary to the requirements of Clause 9.3(e) of AS2419.1-2005. In this regard, the pressure gauge was deteriorated and could not be read.
- b) The hydrant pumpset:
 - i. The internal pumphouse which is located in the basement carpark level is not accessed via a door opening to a road or open space, or a door opening to a fire-isolated passageway or stair which leads to a road or open space, contrary to the requirements of Clause 6.4.2(a) of AS 2419.1-2005.
 - ii. The door hardware to the hydrant pump room, was not fitted with a 003-lock compatible with FRNSW access key, therefore the room is not readily accessible to firefighters.
- c) Storz couplings, compatible with FRNSW firefighting hose connections were not provided to all fire hydrant valves throughout the premises, contrary to the requirements of Clauses 3.1 and 8.5.11.1 of AS2419.1–2005, Clauses 1.2 and 3.4 of AS2419.2–2009 and 'FRNSW Fire safety guideline, Technical information – FRNSW compatible Storz hose connections – Document no. D15/45534 – Version 09 – Issued 10 January 2019'.

2. Access and Egress

2A. Storage in fire exits – The passageway on the ground floor level, after exiting from the second exit in the basement level (which discharges to the Layton Street) was being used as a garbage bin storage area, which was obstructing egress to the street, contrary to the requirements of Clause 184 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).

'The premises' was in the control of the NSW Ministry of Health at the time of the inspection. A Fire Officer of NSW Ministry of Health was on site at the time of the inspection and provided an assurance that the passageway would be cleared as a matter of urgency.

2B. Operation of latch – The central exit stair from the basement level was locked from the side seeking egress and required a swipe card to open the door, however the door was not fitted with a fail-safe device which automatically unlocks the door upon the activation of the detection system in the building, contrary to the requirements of Clause D2.21 of the National Construction Code Volume One Building Code of Australia (NCC).

The Fire Officer of NSW Ministry of Health was advised at the time of the inspection and assured FRNSW that the issue would be addressed as a matter of urgency.

2C. Barriers – Suitable barriers were not provided in the carpark level to prevent vehicles from blocking the exits, contrary to the requirements of Clause D1.10(a) of the NCC. In this regard, the bollards had been removed from their installed locations in front of the exit doors.

3. Generally

3A. System monitoring – The smoke detection system which serves a Class 3 part of the building located more than 2 storeys above ground level in accordance with Clause 4 of Specification E2.2 of the NCC, is not connected to a fire station or fire station dispatch centre in accordance with AS1670.3, contrary to the requirements of Clause 8 of Specification E2.2 of the NCC.

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

RECOMMENDATIONS

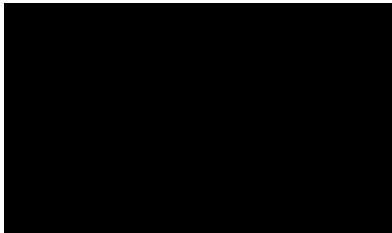
FRNSW recommends that Council:

- 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 [REDACTED] of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS20/1075 (11119) for any future correspondence in relation to this matter.

Yours faithfully



Fire Safety Compliance Unit