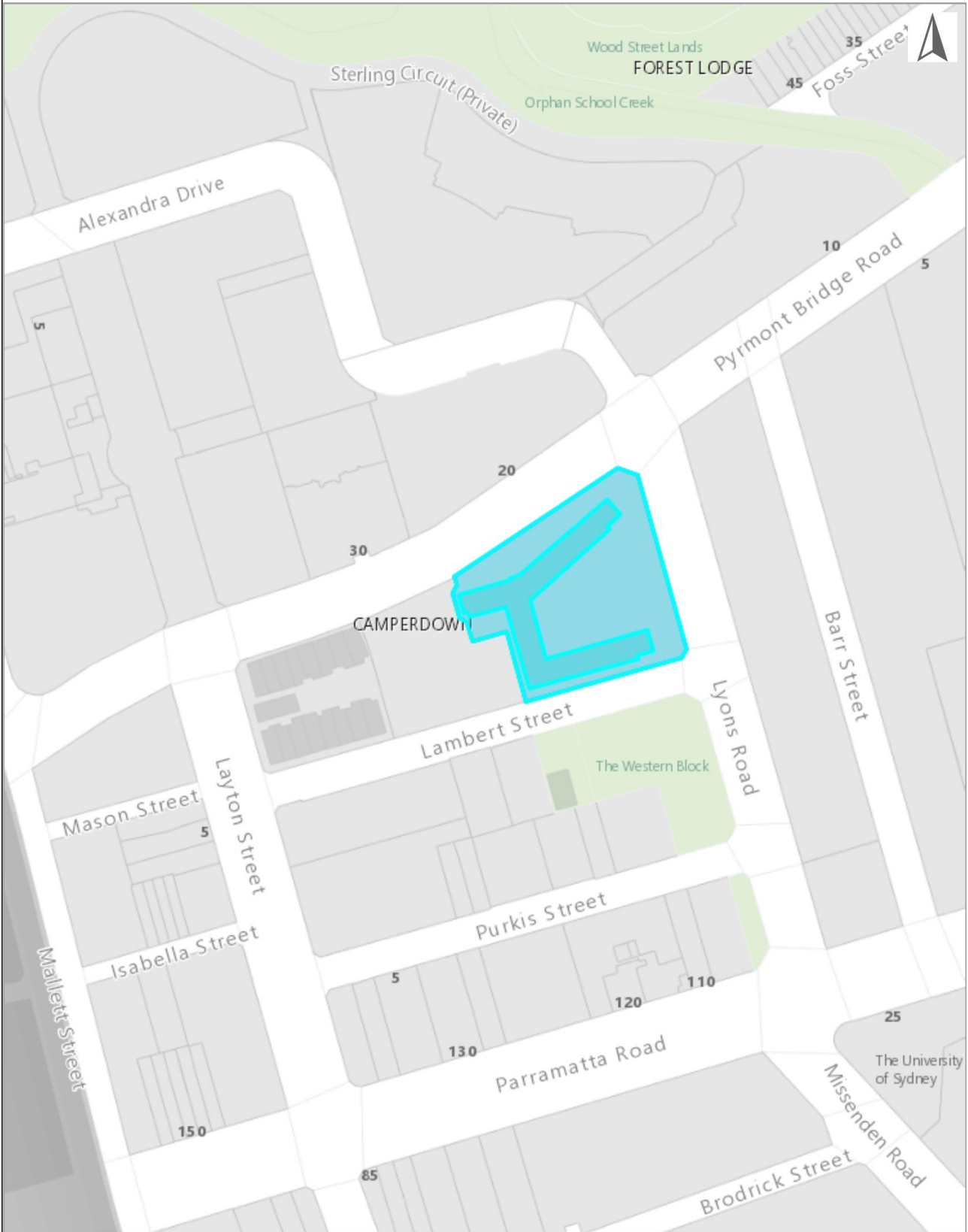


Attachment C

**Inspection Report
23-25 Pymont Bridge Road, Camperdown**



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Notes

30/03/2022

**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: 2740549

Officer: Arfan Chaudhary

Date: 31 March 2022

Premises: 23-25 Pyrmont Bridge Road, Camperdown

Executive Summary:

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises on 14 March 2022 with respect to matters of fire safety.

The premises is an 11 storey residential apartment building containing a car park on the ground level. The subject building is irregular in shape and is located on the corner of Pyrmont Bridge Road, Lyons Road and Lambert Street, Camperdown, owned by NSW Land and Housing Corporation. It is a high-rise block comprising 155 units with lift access to each floor. There are external walkways on each level to access individual units.

An inspection of the premises undertaken by a Council Investigation Officer on 25 March 2022 in the presence of a representative from NSW Land and Housing Corporation revealed that the premises are deficient in construction, egress and fire safety provisions in the following areas:

- I. defective fire hydrant;
- II. a lack of fire suppression systems;
- III. poor fire safety management systems in place (signs/notices not displayed etc.);
- IV. defective egress provisions (security screen door may hinder egress in some apartments with one exit); and
- V. not suitable fire resisting construction to prevent the spread of fire.

Council investigations have revealed that the premises are deficient in the provisions for fire safety and that a Fire Safety Order 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.

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

Chronology:

Date	Event
14/03/2022	FRNSW correspondence received regarding premises 23-25 Pyrmont Bridge Road, Camperdown.
25/03/2022	<p>An inspection of the subject premises undertaken by Council's investigation officer in the presence of the Land and Housing Corporation staff revealed the following construction, egress, and fire safety deficiencies:</p> <ol style="list-style-type: none"> 1. Multiple fire hydrant valved outlets were not provided with adequate clearances around the handwheel. The hydrant valves facing away from the wall were less than 100mm clearance around the valve handwheel and horizontal or sloping more than 35 degree below the horizontal. 2. The building has an effective height of more than 25 meters and lacks an adequate sprinkler system. 3. Goods were stored along open balconies contrary to the requirements of the building code. 4. Several fire hose reels were not wound correctly contrary to the requirements of Australian Standard 2441. 5. Fire Indicator Panel (FIP) was not accessible at the time of inspection. Therefore, any faults on the FIP were not verified. 6. A number of fire hydrant pipes passing through the ground floors ceiling were not provided with fire collars. 7. The final exit door serving the building was not provided with a suitable single-handed downward action latching devices. 8. A security screen door is attached to the frame of some apartment entry doors which has the potential to hinder egress in the event of a fire. 9. The stair treads of the existing fire escape stairs lack a slip resistant finish. 10. There is inadequate signage to warn occupants against impairing the operation of any fire-exit doors and from obstructing the fire exits. 11. The building is not provided with smoke control measures within the fire stairs which would allow for the safe and orderly evacuation in the event of a fire emergency. 12. The building is not provided with a sound system and intercom system for emergency purposes to assist with safe evacuation of persons during a fire. 13. Some of the exit signs and emergency lights were not maintained. 14. The building does not have a fire safety schedule on council records. 15. The storage cupboard at the bottom of the fire isolated exit stair is used for storage purposes which if were involved in a fire could render this stair redundant and subsequently cut off a means of escape in this building. <p>The NSW Housing representative advised the roof level pumps were already decommissioned and a new FHR pumps installed.</p>

	<p>NSW Housing also advised that they provided an update to FRNSW on works completed and that the upgraded systems were handed over to their contractor on 7 March 2022 to maintain.</p> <p>NSW Housing also advised that the subject building will be assessed as per the NSW Housing Fire safety manual and the owners will be investigating an upgrade of the sprinkler system. This is included in the works required under the NOI.</p>
31 March 2022	A follow up inspection of the subject premises was carried out by Council Investigation Officer to check fire services that could not be checked in the previous inspection and found the fire indicator panel did not show any faults, however, no zone block plan was displayed.
21 April 2022	Due to the extent of upgrade work required, a meeting with the Council Fire Safety Specialist was held, and a further site inspection has been booked with NSW Housing prior to issuing the NOI.

FIRE AND RESCUE NSW REPORT:

References: D22/14229; 2022/100713

FRNSW conducted an inspection of the subject premises on 29 October 2021 in relation to the adequacy of the provision for fire safety in connection with 'the premises.

The correspondence stated that "The fire hydrant system pump sets have operated on numerous occasions and are being vandalised, run out of fuel and failed to operate during a fire situation."

The report from FRNSW detailed several issues in relation to the subject building, in particular noting concerns with:

Issue	City response
<p>Fire Hydrant System</p> <p>FRNSW found that the on-site fire hydrant pump set were not operational and there was no water to conduct firefighting operations.</p> <p>On multiple occasions it was found that residents used fire hose reels, which are connected to the hydrant system, to clean the balconies.</p>	<p>On 31 March 2022 Council inspected the subject premises. The inspection found the fire hydrant system had been upgraded and handed over to LAHC contractor to maintain. No further action is required in relation to the fire hydrant pump set.</p>
<p>Automatic Fire Sprinkler System</p> <p>An automatic fire sprinkler system is not installed in the residential part of the building.</p>	<p>To be addressed in Council's Fire Safety Order.</p>

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

FRNSW Recommendations:

FRNSW recommended that Council inspect and address any other deficiencies identified and require items no. 1 through to item no. 2 of this report be addressed appropriately.

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 Notice of Intention to Give a Fire Safety 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 to give an Order (NOI) 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 investigation officers.

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	2022/213244-01

Trim Reference: 2022/213244

CSM reference No#: 2740549

Unclassified



File Ref. No: BFS21/3678 (17572)

TRIM Ref. No: D22/14229

Contact: [REDACTED]

14 March 2022

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
JOANNA ODEA APARTMENTS
23-25 PYRMONT BRIDGE ROAD CAMPERDOWN ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 11 October 2021, in relation to the adequacy of the provision for fire safety in connection with 'the premises.

The correspondence stated that:

- *The fire hydrant system pumpsets have operated on numerous occasions and are being vandalised, run out of fuel and failed to operate during a fire situation.*

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 29 October 2021 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)

Fire and Rescue NSW

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Community Safety Directorate
Fire Safety Compliance Unit

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Greenacre NSW 2190

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Firesafety@fire.nsw.gov.au

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Unclassified

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. Fire Hydrant System
 - A. FRNSW responded to a unit fire at the premises, 9 October 2021. Firefighters connected to the attack fire hydrant on level five (5) to combat the fire but found the on-site fire hydrant pumpsets were not operational and there was no water to conduct firefighting operations.
 - B. During the period, 1 January 2021 to 11 October 2021, FRNSW responded to the premises on 49 occasions as a result of the fire hydrant pumpsets operating. On multiple occasions it was found that residents used fire hose reels, which are connected to the hydrant system, to clean the balconies.
 - C. Both the diesel fire hydrant pumpsets were offline at the time of the inspection contrary to the requirements Clause 81 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR 21)
 - D. Officers from the responding fire stations advised the reporting officer that, unauthorised access to the pumpset enclosure has seen the isolation of the pumpset crank control switch, diesel fuel lines being turned to the 'OFF' position and damage to the external bell. At the time of the fire the diesel pumpset did not contain any diesel fuel.
 - E. The two diesel pumpsets are installed in series with the fire hydrant booster assembly. A full-flow by-pass with non-return valve is not installed contrary to the requirements Clause 7.6 of Australian Standard (AS) 2419.1-2005. As a result, FRNSW are unable to provide full flow to the fire hydrant installation at the premises when pumping from a fire brigade appliance.
 - i. FRNSW revisited the premises 25 February 2022 and found a single, full flow bypass with non-return valve had been installed serving two pumpsets.
 - F. The rooftop pumpset is out of service. Land and Housing Corporation representatives advised FRNSW that the pump was to be decommissioned.

- G. Multiple handwheels were not provided with adequate clearances contrary to the requirements of Clause 3.5.2 of AS 2419.1-2005.
- 1B. FRNSW were advised by Land and Housing that an additional pumpset was being installed at the premises to counteract the reduction in pressure in the hydrant system as a result of cleaning procedures at the premises.
- 2. Automatic Fire Sprinkler System
 - 2A. The fire hydrant block plan states the highest hydrant is 39 metres. An automatic fire sprinkler system is not installed in the residential part of the building.

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. 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 [REDACTED] of FRNSW's Fire Safety Compliance Unit on [REDACTED]. Please ensure that you refer to file reference BFS21/3678 (17572) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]
[REDACTED]
[REDACTED]
Fire Safety Compliance Unit