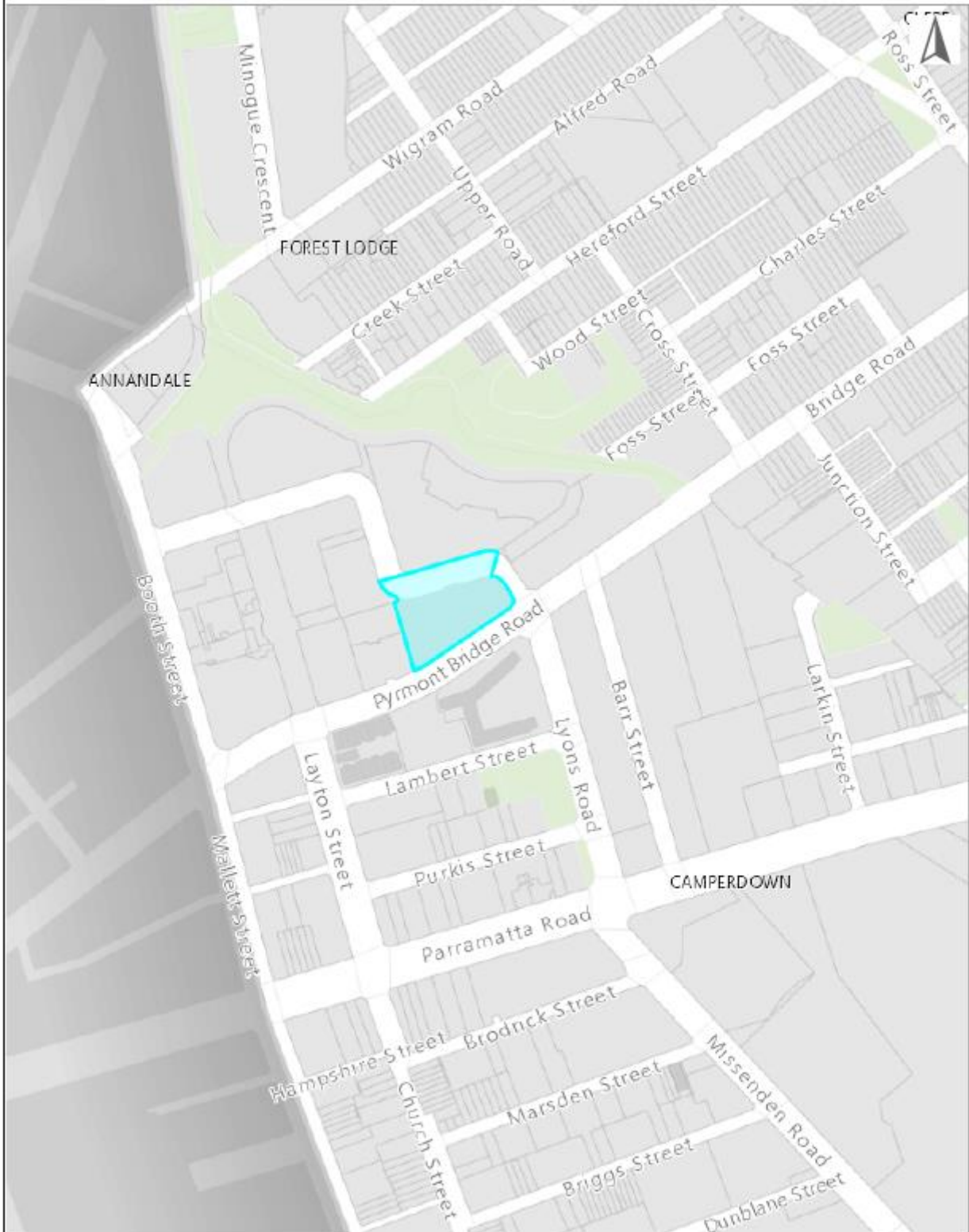


# **Attachment E**

**Inspection Report  
20 Pymont Bridge Road, Camperdown**

# 20 Pymont Bridge Road, Camperdown



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Notes

7/06/2022

**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)**

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**File:** CSM 2791107

**Officer:** T. McCann

**Date:** 20 June 2022

**Premises:** 20 Pyrmont Bridge Road, Camperdown

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**Executive Summary:**

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) on 13 May 2022 in relation to the premises 20 Pyrmont Bridge Road, Camperdown with respect to matters of fire safety.

FRNSW's inspection resulted from the 'Project Remediate' program being undertaken by the NSW Department of Customer Service, which is a three-year program to help remove combustible cladding on residential apartment buildings throughout NSW.

The premises consists of a five (5) storey building, used primarily for residential apartments (known as The Venables House), The lower ground floor consists of five sole occupancy units with open courtyards. The ground floor includes an entrance lobby with lift access to the residential units above on levels one (1) to three (3).

An inspection of the premises undertaken by a Council investigation officer in the presence of the building manager revealed that there were no significant fire safety issues occurring within the building.

The premises are equipped with numerous fire safety systems (both active and passive) that would provide adequate provision for fire safety for occupants in the event of a fire. A fire safety statement for the premises has been provided and is displayed prominently within the building, as required by the Environmental Planning and Assessment Regulation 2000, noting that some fire safety measures in the building are undergoing maintenance to meet relevant standards.

Council investigations have revealed that whilst there remains several fire safety "maintenance and management" works to attend to, including resolving a technical fault with the LCD screen serving the fire indicator panel, replacement of door lock hardware, the overall fire safety systems provided within the subject premises are considered adequate in the circumstances.

It is considered that the above fire safety works are of a degree which can be addressed by routine preventative and corrective maintenance actions undertaken by the owner's fire service contractor(s) through written instruction from Council.

The subject premises is fitted with external combustible cladding. The City's cladding compliance team have issued a fire safety notice requiring cladding removal and replacement on 12 June 2022. Appropriate precautionary interim fire safety measures are currently in place to assist in safeguarding occupants whilst cladding removal and replacement works are scheduled. The interim measures include raising site cladding risk awareness with all building occupants; the removal of potential fire hazards/processes from critical potential fire start areas; the introduction of site management procedure plans and temporary rules to carefully manage hot/building maintenance works and the implementation of any expert recommendations.

## Chronology:

Date	Event
26/05/2022	FRNSW correspondence received regarding premises "The Venables", 20 Pymont Bridge Road, Camperdown. The correspondence was initiated by the Project Remediate program and a FRNSW inspection on 05 May 2022.
29/05/2022	<p>A review of City records showed that:</p> <p>The fire safety schedule for the premises contains thirteen (13) fire safety measures, including an automatic fire detection system, automatic fire suppression (sprinkler) system, fire engineering reports, and other fire safety measures typical for a building of this classification, all of which, are due for recertification in an Annual Fire Safety Statement due on 22 July 2022.</p>
16/06/2022	<p>An inspection of the subject premises was undertaken by a Council officer with the building's security guard present on 16 June 2022, when the following items were noted:</p> <ol style="list-style-type: none"> <li>1. A number of fire doorsets have been tagged, however, the tagging does not indicate the Fire Resistance Level (FRL) of the doorset;</li> <li>2. The solid core entry door to unit 13 does not self-close due to an expansion of the wood relating to moisture;</li> <li>3. The fire hydrant / sprinkler booster is not located at the main entry to the building and there is no signage to alert FRNSW to its location;</li> <li>4. There is an accumulation of goods/ materials within the main switchroom, fire hose reel cupboards and sprinkler pumproom that need to be removed;</li> <li>5. A number of portable fire extinguishers were noted to be installed at incorrect heights, along with the accompanying location signage;</li> <li>6. The door providing access to the sprinkler pumproom has not been provided with a 003 lock compatible with FRNSW access key;</li> <li>7. A pressure gauge was not provided to the hydraulically most disadvantaged fire hydrant in accordance with the requirements of AS 2419.1</li> <li>8. The doors provided to the SOUs are not of fire resisting construction, however, following a review of Council's records it has been established that this has been addressed in the existing fire engineering report produced for the building;</li> <li>9. GA02 contains a window opening that is less than 6m from the discharge of the fire isolated stair and has not been provided with protection in accordance with Clause C3.4 of the NCC, the building is provided with sprinkler protection throughout including balconies and is expected that this would be sufficient to address the protection of opening non-compliance.</li> <li>10. The fire safety statement is prominently displayed at the premises and is current;</li> <li>11. Other fire safety measures in the building appeared adequately maintained.</li> </ol> <p>Issues specifically raised by FRNSW and responses to those issues, are summarised in the following table.</p>
21/06/2022	Corrective action letter issued (reference 2022/338777).

## FIRE AND RESCUE NSW REPORT:

References: BFS22/1908 (20965); 2022/308136

Fire and Rescue NSW conducted an inspection of the subject premises after becoming aware of cladding through the Government's Project Remediate.

### Issues

The report from FRNSW detailed several issues, in particular noting:

Ref.	Issue	City response
1A	The FIP failed its monthly test as noted in the maintenance log book entry dated 05 May 2022;	To be addressed by the corrective action letter issued.
1B	An adequate or complete block plan of the hydrant system was not provided at the booster assembly. In this regard, the block plan on display was not permanent (water and fade resistant), it failed to depict all the relevant information specific to the hydrant system, including but not limited to the diagrammatic layout of the entire building (in particular the carpark level beneath Alexandra Drive), the location of all fire hydrants installed in the system and the location of the pumps, contrary to the requirements of Clause 7.11 of AS 2419.1-2005.	To be addressed by the corrective action letter issued.
1C	<ul style="list-style-type: none"> <li>i. The signage on the doors of the booster assembly enclosure indicates the booster is provided for the fire hydrant system only, which may be misleading given the booster assembly also appears to serve the sprinkler system</li> <li>ii. The door hardware to the sprinkler control valve enclosure was not fitted with a 003 lock compatible with FRNSW access key</li> </ul>	To be addressed by the corrective action letter issued.
1D	A copy of the current AFSS and FSS were not prominently displayed within the building in accordance with Clause 89 of the EPAR 2021.	To be addressed by the corrective action letter issued.
2A	<ul style="list-style-type: none"> <li>i. The entrance doorway of multiple Sole Occupancy Units (SOU's) throughout 'the premises' appears to be located more than 6m from an exit or from a point from which travel in different directions to 2 exits is available, contrary to the requirements of Clause D1.4(a)(i) of the National Construction Code Volume One Building Code of Australia (NCC).</li> <li>ii. It appears that the travel distance from the parts of the basement carpark level exceeds 20m from an exit or a point from which travel in different directions to 2 exits is available, contrary to the requirements of Clause D1.4(c) of the NCC.</li> </ul>	<ul style="list-style-type: none"> <li>i. The building is provided with an automatic smoke detection and alarm system. It is expected that the smoke detection and alarm system provides an early warning of a fire emergency to the occupants which would be similar or better to that of a Deemed to Satisfy situation where the time required for safe evacuation of occupants to a place of safety prior to the onset of untenable conditions would be equivalent to the length of time taken for the occupants to travel 6m to the exit as per the requirements of the NCC.</li> <li>ii. The building does not contain a basement carpark.</li> </ul>

2B	The balustrades to the internal non-fire-isolated stairways, appeared to achieve a height of less than 1m above the floor level and 865mm above the nosing's of the stair treads (between stair flights), contrary to the requirements of Clause D2.16 and Table D2.16a of the NCC.	The balustrade height was measured on site and found to be at a height of 900mm, considering the heritage listing of the building the minor discrepancy of 100mm is not considered significant to seek further works. The handrail was found to be at a compliant height of 865mm and no further works are required.
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FRNSW is therefore of the opinion that there are inadequate provisions for fire safety within the building.

FRNSW Recommendations

FRNSW have made recommendations within their report.

FRNSW have made seven (7) recommendations within their report. In general, FRNSW have requested that Council:

- a. Inspect and address item no. 1 of this report
- b. Give consideration to the other deficiencies identified on the premises identified in item no. 2 of this report

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 *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's investigation Officer it was determined to issue the owners of the building a compliance letter of instruction to rectify the identified fire safety deficiencies noted by Council and FRNSW.

The above correspondence has requested that the Owners Corporation engage an to carry out remedial works to existing fire systems to cause compliance with required standards of performance.

Follow-up compliance inspections are currently being undertaken and will continue to be undertaken by a Council investigation officer to ensure already identified fire safety matters are suitably addressed and that compliance with the terms of Councils correspondence and the recommendations of FRNSW occur.

It is recommended that Council not exercise its powers to give an additional Order beyond the existing Fire Safety Order at this time.

**Referenced/Attached Documents:**

2022/337121-01	Fire & Rescue NSW letter dated 13 May 2022
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**Trim Reference:** 2022/337121

**CSM reference No:** 2791107



Unclassified



File Ref. No: BFS22/1908 (20965)  
TRIM Ref. No: D22/38362  
Contact: [REDACTED]

13 May 2022

General Manager  
City of Sydney  
GPO Box 1591  
SYDNEY NSW 2001

Email: [council@cityofsydney.nsw.gov.au](mailto:council@cityofsydney.nsw.gov.au)

Attention: Manager Compliance / Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT  
'VENABLES'  
20 PYRMONT BRIDGE ROAD, CAMPERDOWN ("the premises")**

In response to the Project Remediate programme being undertaken by the NSW Department of Customer Service, to remove high-risk combustible cladding on residential apartment buildings in NSW, an inspection of 'the premises' on 5 May 2022 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW), pursuant to the provisions of Section 9.32(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.

Fire and Rescue NSW	ABN 12 593 473 110	<a href="http://www.fire.nsw.gov.au">www.fire.nsw.gov.au</a>
Community Safety Directorate	1 Amarina Ave	T (02) 9742 7434
Fire Safety Compliance Unit	Greenacre NSW 2190	F (02) 9742 7483

[www.fire.nsw.gov.au](http://www.fire.nsw.gov.au)

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Unclassified

## 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 and Clause 112 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR 2021).

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

### 1. Essential Fire Safety Measures

#### 1A. Automatic Fire Detection and Alarm System:

- A. Fire Indicator Panel (FIP): Upon visual inspection of the FIP, it appeared that the system was fully operational without any disablements or faults, however, the LED display panel associated with the FIP was glitching and appeared corrupted and the most recent maintenance logbook entry dated 5 May 2022, indicated that the fire detection system 'failed' its monthly tests, identifying 'non-critical defects - as previously report'. Therefore, it would be at Council's discretion as the appropriate regulatory authority, to determine whether further investigation is required in this instance.

#### 1B. Fire Hydrant System:

##### A. The hydrant (combined sprinkler) booster assembly:

- i. An adequate or complete block plan of the hydrant system was not provided at the booster assembly. In this regard, the block plan on display was not permanent (water and fade resistant), it failed to depict all the relevant information specific to the hydrant system, including but not limited to the diagrammatic layout of the entire building (in particular the carpark level beneath Alexandra Drive), the location of all fire hydrants installed in the system and the location of the pumps, contrary to the requirements of Clause 7.11 of AS 2419.1-2005.

#### 1C. Automatic Fire Suppression System:

##### A. The sprinkler (combined hydrant) booster assembly:

- i. The signage on the doors of the booster assembly enclosure indicates the booster is provided for the fire hydrant system only, which may be misleading given the booster assembly also appears to serve the sprinkler system.
- ii. The door hardware to the sprinkler control valve enclosure was not fitted with a 003 lock compatible with FRNSW access key and access was not available at the time of the inspection.



1D. Annual Fire Safety Statement (AFSS) and Fire Safety Schedule (FSS):

- A. A copy of the current AFSS and FSS were not prominently displayed within the building in accordance with Clause 89 of the EPAR 2021.

FRNSW is therefore of the opinion that the fire safety provisions prescribed for the purposes of 9.32(1)(b) of the EP&A Act, have not been complied with.

**ADDITIONAL COMMENTS**

In addition to the items identified above, relating to the Fire Safety Provisions prescribed by Clause 112 of the EPAR 2021, the following items were also identified as concerns at the time of the inspection and it would be at council's discretion as the appropriate regulatory authority to conduct its own investigation and consider the most appropriate action.

2. Generally:

2A. Access and Egress:

A. Exit travel distances:

- i. The entrance doorway of multiple Sole Occupancy Units (SOU's) throughout 'the premises' appears to be located more than 6m from an exit or from a point from which travel in different directions to 2 exits is available, contrary to the requirements of Clause D1.4(a)(i) of the National Construction Code Volume One Building Code of Australia (NCC).
- ii. It appears that the travel distance from the parts of the basement carpark level exceeds 20m from an exit or a point from which travel in different directions to 2 exits is available, contrary to the requirements of Clause D1.4(c) of the NCC.

B. Balustrades:

- i. The balustrades to the internal non-fire-isolated stairways, appeared to achieve a height of less than 1m above the floor level and 865mm above the nosing's of the stair treads (between stair flights), contrary to the requirements of Clause D2.16 and Table D2.16a of the NCC.

**RECOMMENDATIONS**

FRNSW recommends that Council:

- a. Inspect and address item no. 1 of this report.
- b. Give consideration to the other deficiencies identified on 'the premises' identified in item no. 2 of this report.

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 BFS22/1908 (20965) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

[REDACTED]  
Fire Safety Compliance Unit