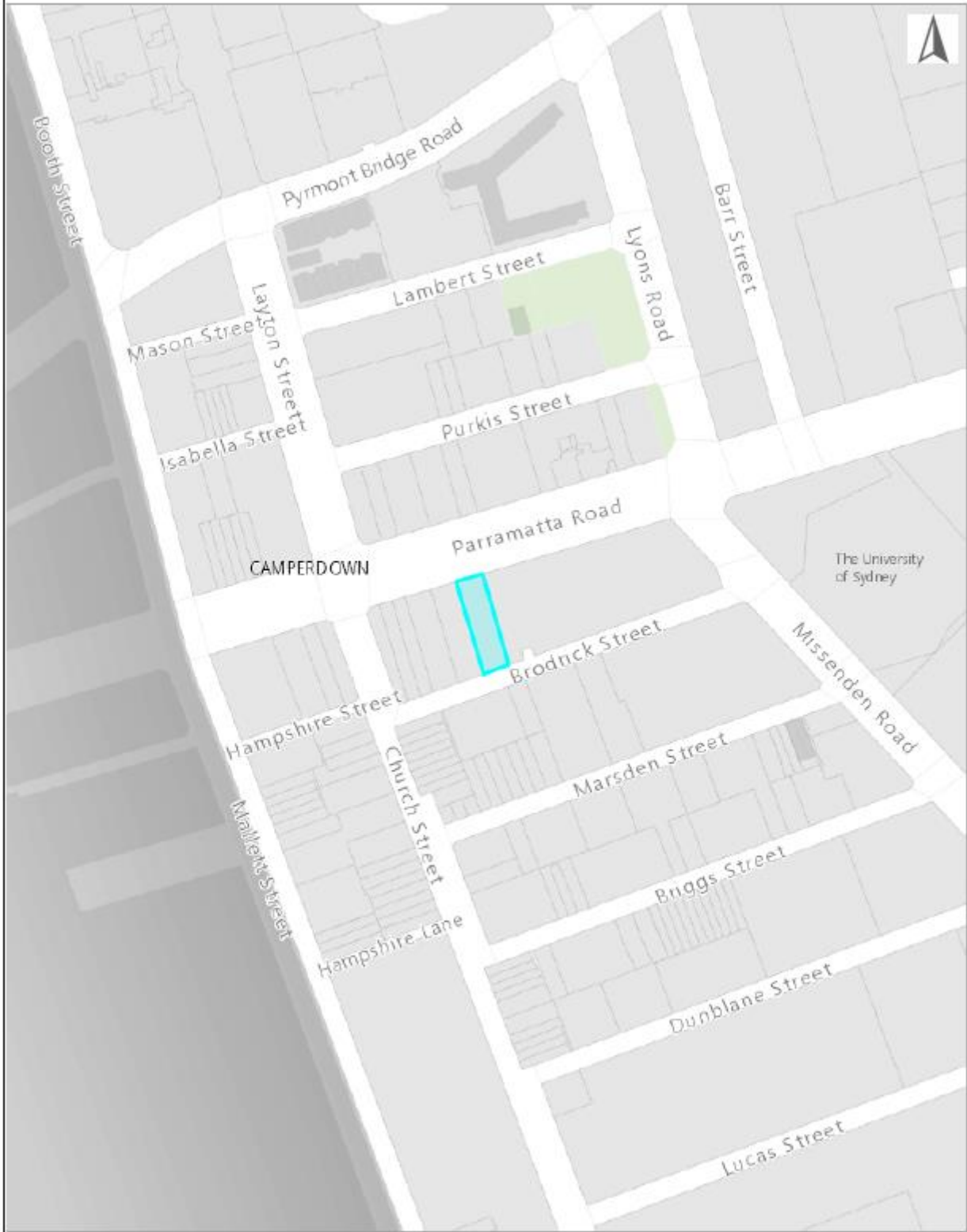


Attachment D

**Inspection Report
69-71 Parramatta Road, Camperdown**



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Notes

29/11/2022

Council 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 2876609

Officer: T McCann

Date: 13 December 2022

Premises: 69-71 Parramatta Road, Camperdown

Executive Summary:

The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) on 31 October 2022 in relation to the premises 69-71 Parramatta 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 building is a six storey residential apartment building, with ground floor commercial use

The subject premises is fitted with external combustible cladding. The City's cladding compliance team have issued a Fire Safety Order requiring cladding removal and replacement. 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.

An inspection of the premises undertaken by the City 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.

City investigations have revealed that whilst there remains several fire safety "maintenance and management" works to attend to, 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 Accredited Practitioner – Fire Safety through written instruction from the City.

Chronology:

Date	Event
31/10/2022	FRNSW correspondence received regarding premises 69-71 Parramatta Road, Camperdown. The correspondence was initiated by the Project Remediate program and a FRNSW inspection on 25 October 2022 (reference 2022/639383-01).
15/11/2022	A review of City records showed that the fire safety schedule for the premises contains twelve (12) fire safety measures, including an automatic fire detection system, fire hydrant system and other fire safety measures typical for a building of this classification all of which are compliant 30 October 2023.
22/11/2022	<p>An inspection of the subject premises was undertaken by the City on 22 November 2022, when the following items were noted:</p> <ol style="list-style-type: none"> 1. The fire hose reel cupboards on the residential levels were being used for storage of goods or rubbish – to be attended to and removed by Building Management. 2. The fire door set separating the commercial tenancy from the residential lobby area had been tagged, however, the tagging was not indicative of the fire resistance level (FRL) provided, to be attended to by an Accredited Practitioner – Fire Safety. 3. The offence signage was installed on the fire doors and not adjacent to as per the Legislation. 4. A portable fire extinguisher in the basement carparking had been removed from its wall mount and was being used to hold open the door to the garbage room. 5. Various goods were noted to be dumped in front of the fire hydrant booster assembly. 6. Conspicuous material (foam) used for fire stopping electrical wiring within the electrical cupboards. <p>Issues specifically raised by FRNSW and responses to those issues, are summarised in the following table.</p>
05/12/2022	Corrective action letter issued 05 December 2022 (reference 2022/639383-02).

FIRE AND RESCUE NSW REPORT:

References: BFS22/2071 (21122); D22/65492

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 a number of issues, in particular noting:

Ref.	Issue	City response
1Ai	Boost pressure and test pressure signage was not provided at the hydrant booster assembly, contrary to the requirements of Clause 7.10.1 of AS 2419.1-2005.	Matter was addressed on 27 October 2022 following a site visit from the maintenance contractor.
1Aii	The booster assembly appears to be connected 'in series' with the fixed on-site fire pump in accordance with the requirements of Clause 7.6 of AS2419.1-2005. In this regard, a pressure gauge (100mm diameter in lieu of 150mm), is provided at the booster assembly indicating the pressure at the pump discharge pipe/manifold, however, an engraved warning sign is not provided, contrary to the requirements of Clause 7.6(c) of AS2419.2-2005.	Matter was addressed on 27 October 2022 following a site visit from the maintenance contractor.
1A(B)	The hydrant pumpset did not appear to be capable of operating to the standard of performance from when it was first designed and installed, contrary to the requirements of Clause 81 of the Environmental Planning & Assessment Regulation 2021. The following issues were identified as concerns at the time of inspection: i. The 'Crank Isolator' control switch associated with the fire hydrant diesel pumpset, was switched to the 'isolate' position, indicating the automatic operation of the pump was disabled. ii. The control panel for the fire hydrant diesel pumpset, was displaying 'crank isolated' and 'alarm muted'. iii. The Diesel Pump Controller was displaying warning labels/tags stating: 'Do Not Operate Pump – No Coolant' and 'Block heater hose has cracked causing coolant to spray everywhere'.	Matter was addressed on 27 October 2022 following a site visit from the maintenance contractor.
1A(C)	The enclosing walls of the pumproom contained multiple unprotected service penetrations, therefore the enclosing walls did not achieve the required FRL, contrary to the requirements of Clause 6.42 of AS2419.1-2005.	To be addressed by the corrective action letter issued 05 December 2022.

Ref.	Issue	City response
IA(D)	A pressure gauge was not provided at the hydraulically most disadvantaged fire hydrant, contrary to the requirements of Clause 9.3.2(b) of AS2419.1-2005.	To be addressed by the corrective action letter issued 05 December 2022.
1B	A copy of the current AFSS and FSS were not prominently displayed within the building in accordance with Clause 89 of the Environmental Planning & Assessment Regulation 2021	On the day of the inspection the current AFSS and FSS were prominently displayed within the building in accordance with Clause 89 of the Environmental Planning & Assessment Regulation 2021.
2A	The fire-isolated stairway serving the residential levels, which discharges to Parramatta Road, was covered with an inch of water throughout the length of the passageway on the ground floor level, which may be capable of obstructing the free passage of persons using the fire exit, contrary to the requirements of Clause 109 of the EPAR 2021. In this regard the water creates a slip hazard for the evacuating occupants	There was no water observed on the day of inspection.
3A	Openings in floors for services - services passing through the floor slabs do not appear to be protected by a shaft or tested system/fire stopping system, contrary to the requirements of Clause C3.12, C3.15 & Specification C3.15 of the National Construction Code Volume One Building Code of Australia (NCC). The following service penetrations were observed at the time of inspection: a. Electrical wiring/cables passing through the slabs from floor to floor, within the electrical riser cupboards on the residential levels. In this regard, a yellow expanding foam product was observed to be used to seal the core hole in the concrete slab in which the electrical services pass through an it is unclear whether the product has been tested for this type of service, building element and protection method.	To be addressed by the corrective action letter issued 05 December 2022.
3B(A)	Fire Hose Reel coverage was not provided to the carpark level, contrary to the requirements of Clause E1.4 of the NCC. In this regard, a Fire Hose Reel could not be located within the carpark level.	To be addressed by the corrective action letter issued 05 December 2022.
3B(B)	Portable fire extinguishers were not provided to the residential levels within Building B (Brodrick Street), contrary to the requirements of Clause E1.6 of the NCC.	To be addressed by the corrective action letter issued 05 December 2022

FRNSW are, 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 eight (8) 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)
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As a result of a site inspection undertaken by the City, 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 Accredited Practitioner – Fire Safety 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 the City to ensure already identified fire safety matters are suitably addressed and that compliance with the terms of Council's correspondence and the recommendations of FRNSW occur.

It is recommended that Council not exercise its powers to give a Fire Safety Order at this time.

Referenced/Attached Documents:

2022/639383-01	Fire & Rescue NSW letter dated 31 October 2022
2022/639383-02	Corrective action letter issued on 05 December 2022

Trim Reference: 2022/639383

CSM reference No: 2876609

Unclassified



File Ref. No: BFS22/5521 (24510)
TRIM Ref. No: D22/95199
Contact: [REDACTED]

31 October 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
69-71 PARRAMATTA 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 25 October 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

www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Compliance Unit

1 Amarina Ave
Greenacre NSW 2190

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

www.fire.nsw.gov.au

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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. The Fire Hydrant System:
 - A. The booster assembly:
 - i. Boost pressure and test pressure signage was not provided at the hydrant booster assembly, contrary to the requirements of Clause 7.10.1 of AS 2419.1-2005.
 - ii. The booster assembly appears to be connected 'in series' with the fixed on-site fire pump in accordance with the requirements of Clause 7.6 of AS2419.1-2005. In this regard, a pressure gauge (100mm diameter in lieu of 150mm), is provided at the booster assembly indicating the pressure at the pump discharge pipe/manifold, however, an engraved warning sign is not provided, contrary to the requirements of Clause 7.6(c) of AS2419.2-2005.
 - B. The hydrant pumpset did not appear to be capable of operating to the standard of performance from when it was first designed and installed, contrary to the requirements of Clause 81 of the EPAR 2021. The following issues were identified as concerns at the time of inspection:
 - i. The 'Crank Isolator' control switch associated with the fire hydrant diesel pumpset, was switched to the 'isolate' position, indicating the automatic operation of the pump was disabled.
 - ii. The control panel for the fire hydrant diesel pumpset, was displaying 'crank isolated' and 'alarm muted'.
 - iii. The Diesel Pump Controller was displaying warning labels/tags stating: 'Do Not Operate Pump – No Coolant' and 'Block heater hose has cracked causing coolant to spray everywhere'.

The Strata Manager was advised of the faults following the inspection, and FRNSW were advised that the issues would be investigated and resolved in a timely manner.

Unclassified

FRNSW received email correspondence from the fire maintenance contractor on 28 October 2022, confirming that they had attended site on the 27 October 2022 and carried out repairs to the hydrant pump and the pump was tested and de-isolated and the pump was back online. A copy of the 'task report' was provide with the corresponded to confirm such.

Notwithstanding this, it would be at Council's discretion as the appropriate regulatory authority, to determine whether further investigation is required in this instance.

C. The pumphroom:

- i. The enclosing walls of the pumphroom contained multiple unprotected service penetrations, therefore the enclosing walls did not achieve the required FRL, contrary to the requirements of Clause 6.42 of AS2419.1-2005.

- D. A pressure gauge was not provided at the hydraulically most disadvantaged fire hydrant, contrary to the requirements of Clause 9.3.2(b) of AS2419.1-2005.

1B. 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.

2. Access and Egress

- 2A. The fire-isolated stairway serving the residential levels, which discharges to Parramatta Road, was covered with an inch of water throughout the length of the passageway on the ground floor level, which may be capable of obstructing the free passage of persons using the fire exit, contrary to the requirements of Clause 109 of the EPAR 2021. In this regard the water creates a slip hazard for the evacuating occupants.

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.

3. Generally:

3A. Fire Resistance:

A. Protection of openings:

- i. Openings in floors for services - services passing through the floor slabs do not appear to be protected by a shaft or tested system/fire stopping system, contrary to the requirements of Clause C3.12, C3.15 & Specification C3.15 of the National Construction Code Volume One Building Code of Australia (NCC). The following service penetrations were observed at the time of inspection:
 - a. Electrical wiring/cables passing through the slabs from floor to floor, within the electrical riser cupboards on the residential levels.

In this regard, a yellow expanding foam product was observed to be used to seal the core hole in the concrete slab in which the electrical services pass through and it is unclear whether the product has been tested for this type of service, building element and protection method.

3B. Services and Equipment

A. Fire Hose Reels (FHR's):

- i. FHR coverage was not provided to the carpark level, contrary to the requirements of Clause E1.4 of the NCC. In this regard, a FHR could not be located within the carpark level.

B. Portable Fire Extinguishers (PFS'):

- i. PFE's were not provided to the residential levels within Building B (Brodrick Street), contrary to the requirements of Clause E1.6 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.

Unclassified

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 BFS22/5521 (24510) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

[REDACTED]

Fire Safety Compliance Unit

Unclassified