

# **Attachment F**

**Inspection Report  
6-8 Alexandra Drive, Camperdown**

# 6 - 8 Alexandra Drive, Camperdown



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Notes

13/12/2022

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

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**File:** 2877452

**Officer:** Arfan Chaudhary

**Date:** 13 December 2022

**Premises:** 6-8 Alexandra Drive, Camperdown NSW 2050

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**Executive Summary:**

The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises on 26 October 2022 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. This is a voluntary, three year program to help remove combustible cladding on residential apartment buildings throughout NSW.

The subject premises is known as Buildings Vie 4 and Vie 5 within the City Quarter development (formerly the Royal Alexandra Children's Hospital site). The site is currently occupied by 2 residential flat buildings containing 59 units and 55 car spaces within the basement carpark.

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 on 13 December 2022 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. The annual fire safety certification is current and compliant and is on display within the building in accordance with the requirements of the Environmental Planning and Assessment Regulation (Development Certification and Fire Safety) 2021.

City investigations have revealed that whilst there remains several minor 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 fire service contractor(s) through written instruction from the City.

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**Chronology:**

Date	Event
31/10/2022	FRNSW correspondence received regarding premises 6 – 8 Alexandra Drive, Camperdown. The correspondence was initiated by the Project Remediate program and a FRNSW inspection on 26 October 2022.
05/10/2022	A review of City records show that the fire safety schedule for the premises contains twelve (12) fire safety measures, including an automatic fire detection and alarm system, fire hydrant system, smoke alarms and heat detectors, and other fire safety measures typical for a building of this classification, all of which, are due for recertification on 25 November 2022. The building has mechanical air ventilation system and sliding fire doors installed in the car park. Therefore, these installations would be a required fire safety measures that should be recorded on both the FSS and AFFS.
13/12/2022	<p>An inspection of the subject premises was undertaken by a Council officer with the building manager present on 13 December 2022, when the following items were noted:</p> <ol style="list-style-type: none"><li>1. All fire doorsets have been tagged in accordance with AS/NZS 1905.1 – 2005;</li><li>2. The hydrant booster assembly was located within the Street level adjacent to the car park entry at the rear of the building but no signage or a block plan displayed at the building entry points on Alexandra Drive advising the location of the booster assembly in Sterling Circuit.</li></ol> <p>Note: at the time of the inspection there were no system faults or other issues observed and the system appeared normal in operation except Storz couplings, compatible with FRNSW firefighting hose connections were not provided to the boost inlet connections at the booster assembly, 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, Clause 3.5 of AS2419.3-2012, ‘and ‘FRNSW Fire safety guideline.</p> <ol style="list-style-type: none"><li>3. At the time of the inspection, the paths of travel discharging from the fire-isolated stairways serving the residential and basement level of Building Vie 4 was blocked off with a non-adhesive red tape. Advised the building manager to remove the red tape which was addressed.</li><li>4. The sliding fire doors in the basement carpark level (to separate the carpark into fire compartments) had not been maintained, the sliding fire door failed to close to the fully closed position when tested.</li><li>5. At the time of inspection, Alarm Signalling Equipment, the primary link’ LED did not show any faults or other issues and the system appeared normal in operation.</li><li>6. At the time of inspection, the building appeared to be provided with Building Occupation and Warning System. The building manager did not arrange a fire practitioner to test the compliance at the time of the inspection.</li><li>7. The building Automatic Fire Detection and Alarm System were not displaying any system faults or other issues observed and the system appeared normal operation.</li><li>8. A block plan of the fire hydrant system had not been provided within the pumphouse, (within the pumphouse on ground floor adjacent to car park entry), contrary to the requirements of Clause 7.11 of AS 2419.1-2005.</li><li>9. A clearance of not less than 1.0m, is not provided around the perimeter of the pump assembly for ongoing inspection and testing, contrary to the requirements of Clause 11.3 of AS2941-2013.</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>

Date	Event
	Issues specifically raised by FRNSW and responses to those issues, are summarised in the following table.
23/12/2022	Corrective action letter issued 23 December 2022 (reference 2022/659344)

### **FIRE AND RESCUE NSW REPORT:**

References: BFS22/2570 (21602); 2022/562807

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	<p>Automatic Fire Detection and Alarm System and Building Occupant Warning System (BOWS):</p> <ul style="list-style-type: none"> <li>- It could not be determined whether the BOWS would sound through all occupied areas of the building in accordance with Clause 7 of Specification E2.2a of the NCC. In this regard:</li> <li>- It is unclear whether a common area smoke alarm activation in the residential parts (Vie 4 or Vie 5) would operate the BOWS throughout all areas of the building including the carpark level and both residential buildings.</li> <li>- It is unclear whether a smoke/thermal detector activation in the carpark would operate the BOWS in the residential parts (Vie 4 and Vie 5).</li> </ul>	<p>At the inspection, it was observed BOWS/speakers are installed in the building including residential apartments, common areas and car park.</p> <p>The building manager also advised a certificate will be submitted to the Council confirming testing and compliance with Clause 7 of Specification E2.2a of the NCC.</p>
1B	<p>Alarm Signalling Equipment (ASE):</p> <p>A. The 'primary link' LED was flashing indicating the secondary PSTN telephone line had failed, leaving only the primary communications link.</p> <p>The failure of the secondary link to the ASE means that in the event of an alarm activation there is only one link to emergency services, this link is via the primary link.</p>	<p>At the inspection the building ASE did not display any fault in the primary link LED.</p> <p>The building manager advised the failed primary communication link has been restored.</p> <p>No further action required.</p>
1C	<p>Fire Hydrant System</p> <p>A. The hydrant booster assembly:</p> <ul style="list-style-type: none"> <li>i. The booster assembly is setback in a garden area and is obscured behind plants and vegetation and is not clearly visible from the street, contrary to the requirements of Clause 7.3 of AS2419.1-2005.</li> <li>ii. The booster assembly is not located within site of the principle building entry on Alexandra Drive and is located adjacent to the carpark entry at the rear of the building, in Sterling Circuit. FRNSW would benefit from either signage or a block plan at the building entry points on Alexandra Drive and/or</li> </ul>	<p>The items are addressed by the corrective action letter issued 23 December 2022.</p>

Ref	Issue	City response
	<p>at the Fire Indicator Panel and Mimic Panel, advising the location of the booster assembly in Sterling Circuit.</p> <p>iii. A permanent and fade resistant or engraved sign indicating the boost pressure and test pressure was not provided at the booster assembly, contrary to the requirements of Clause 7.10.1 of AS 2419.1-2005.</p> <p>iv. The block plan at the booster assembly was a schematic plan only and did not include a floor plan layout of the building and the hydrant system, contrary to the requirements of Clause 7.11 of AS 2419.1-2005.</p> <p>v. Storz couplings, compatible with FRNSW firefighting hose connections were not provided to the boost inlet connections at the booster assembly, 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, Clause 3.5 of AS2419.3-2012, ‘and ‘FRNSW Fire safety guideline, Technical information – FRNSW compatible Storz hose connections – Document no. D15/45534 – Version 09 – Issued 10 January 2019’.</p> <p>B. The pumproom:</p> <p>i. A block plan of the fire hydrant system had not been provided within the pumproom, contrary to the requirements of Clause 7.11 of AS 2419.1-2005.</p> <p>ii. A clearance of not less than 1.0m, is not provided around the perimeter of the pump assembly for ongoing inspection and testing, contrary to the requirements of Clause 11.3 of AS2941-2013.</p>	
1D	<p>Fire Hose Reels (FHR's):</p> <p>A. Non-fire equipment and/or services were located/installed within multiple fire hose reel cabinets throughout ‘the premises’, contrary to Clause 10.4.4 of AS2441–2005. In this regard, the following issues were identified at the time of the inspection:</p> <p>i. The FHR cupboard on Level 5 (Vie 4) contained painting supplies and electrical cables.</p> <p>ii. The FHR cupboard on Level 4 (Vie 5) contained painting supplies.</p>	<p>At the time of inspection, the FHR cupboards located on level 4 and 5 were all cleared from painting supplies and electric cables.</p> <p>No further action required.</p>
1E	<p>Sliding Fire Doors:</p> <p>The sliding fire doors in the basement carpark level (to separate the car park into fire compartments) had not been maintained, contrary to the requirements of Clause 81 of the EPAR 2021. In this regard, the sliding fire door failed to return to the fully closed position when tested.</p>	<p>To be addressed by the corrective action letter issued 23 December 2022.</p>
1F	<p>Fire Safety Schedule (FSS) and Annual Fire Safety Statement (AFSS):</p> <p>A. The FSS, along with the current AFSS dated 5 October 2022, on display, both fail to list the ‘Sliding Fire Door’ in</p>	<p>To be addressed by the corrective action letter issued 23 December 2022.</p>

Ref	Issue	City response
	<p>the basement level carpark, as an installed fire safety measure within the building. In this regard, the carpark level which accommodates more than 40 car spaces and is not provided with an automatic fire suppression system, has been separated into fire compartments by a fire wall and a sliding fire door in accordance with Clause C2.7 and C3.5/C3.6 of the NCC, with each fire compartment containing less than 40 car spaces, therefore negating the requirement to provide a sprinkler system. Therefore, the sliding fire door would be a required fire safety measure that should be listed on both the FSS and AFSS.</p>	
2	<p><b>Access and Egress</b></p> <p>2A. Items, including a bike rack and multiple bikes, were being stored within the fire exit at CP1 level (discharge level) in Vie 5 building, contrary to the requirements of Clause 109 of the EPAR 2021. Whilst the items were not obstructing egress, as they were located beneath the stair flight, the Building Manager was requested to remove all items from the fire exit.</p> <p>Notwithstanding this, it would be at Council's discretion as the appropriate regulatory authority, to determine whether further investigation is required in this instance.</p> <p>2B. The path of travel to the road, after discharging from fire-isolated stairways serving the residential and basement level of Building Vie 4 (on Level 1), was blocked off, preventing egress to the road. In this regard, the elevated timber deck/boardwalk and stairs leading to Stirling Circuit at the rear was dilapidated and barricaded off for safety reasons.</p>	<p>2A. At the inspection, the building manager advised a notice has been posted to all residents of the building to remove bike racks and bikes from the subject location.</p> <p>The matter will also be addressed in the corrective action letter issued 23 December 2022.</p> <p>2B. The paths of travel leading to the fire exits, along with the fire exits and fire exit doors were all clear and unobstructed at the time of the inspection.</p>

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.

#### FRNSW Recommendations

FRNSW have made (6) recommendations within their report. In general, FRNSW have requested that Council:

- a. Inspect and address item no. 1 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 the above site inspection undertaken by Council's investigation officers it is recommended that the owners of the building continue to comply with the written fire safety compliance instructions as issued by Council officers to rectify the identified fire safety deficiencies noted by FRNSW.

The above correspondence has requested that building management engage and 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:**

2022/645350-01	Fire & Rescue NSW letter dated 13 May 2022
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**Trim Reference:** 2022/645350

**CSM reference No#:** 2877452



Unclassified



File Ref. No: BFS22/2570 (21602)  
TRIM Ref. No: D22/93892  
Contact: [REDACTED]

31 October 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  
'VIE 4 AND 5'  
6-8 ALEXANDRA DRIVE, 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 26 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.

Fire and Rescue NSW

ABN 12 593 473 110

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Fire Safety Compliance Unit

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Page 1 of 5

Unclassified

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.

## 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 and Building Occupant Warning System (BOWS):
    - A. The building appears to be provided with a fire detection system, consisting of AS1670 smoke/thermal detectors throughout the carpark levels and a smoke alarm system throughout the residential parts in Vie 4 and 5, consisting of AS3786 smoke alarms in the common areas/public corridors, with a Fire Indicator Panel (FIP) in Vie 4 building on level 2, in accordance with Clause E2.2, Table E2.2a and Specification E2.2a (Clause 3 and Clause 4) of the National Construction Code Volume One Building Code of Australia (NCC).

The following was observed at the time of the inspection:

- i. It could not be determined whether the BOWS would sound through all occupied areas of the building in accordance with Clause 7 of Specification E2.2a of the NCC. In this regard:
        - a. It is unclear whether a common area smoke alarm activation in the residential parts (Vie 4 or Vie 5) would operate the BOWS throughout all areas of the building including the carpark level and both residential buildings.
        - b. It is unclear whether a smoke/thermal detector activation in the carpark would operate the BOWS in the residential parts (Vie 4 and 5).
- 1B. Alarm Signalling Equipment (ASE):
  - A. The 'primary link' LED was flashing indicating the secondary PSTN telephone line had failed, leaving only the primary communications link.

The failure of the secondary link to the ASE means that in the event of an alarm activation there is only one link to emergency services, this link is via the primary link.

- 1C. Fire Hydrant System - The fire hydrant system appears to have been installed to AS2419-1994, with the year of installation nominated as 2003. Notwithstanding this, the following deviations from AS2419.1-2005 have been identified:

A. The hydrant booster assembly:

- i. The booster assembly is setback in a garden area and is obscured behind plants and vegetation and is not clearly visible from the street, contrary to the requirements of Clause 7.3 of AS2419.1-2005.
- ii. The booster assembly is not located within site of the principle building entry on Alexandra Drive and is located adjacent to the carpark entry at the rear of the building, in Sterling Circuit. FRNSW would benefit from either signage or a block plan at the building entry points on Alexandra Drive and/or at the Fire Indicator Panel and Mimic Panel, advising the location of the booster assembly in Sterling Circuit.
- iii. A permanent and fade resistant or engraved sign indicating the boost pressure and test pressure was not provided at the booster assembly, contrary to the requirements of Clause 7.10.1 of AS 2419.1-2005.
- iv. The block plan at the booster assembly was a schematic plan only and did not include a floor plan layout of the building and the hydrant system, contrary to the requirements of Clause 7.11 of AS 2419.1-2005.
- v. Storz couplings, compatible with FRNSW firefighting hose connections were not provided to the boost inlet connections at the booster assembly, 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, Clause 3.5 of AS2419.3-2012, 'and 'FRNSW Fire safety guideline, Technical information – FRNSW compatible Storz hose connections – Document no. D15/45534 – Version 09 – Issued 10 January 2019'.

B. The pumproom:

- i. A block plan of the fire hydrant system had not been provided within the pumproom, contrary to the requirements of Clause 7.11 of AS 2419.1-2005.

- ii. A clearance of not less than 1.0m, is not provided around the perimeter of the pump assembly for ongoing inspection and testing, contrary to the requirements of Clause 11.3 of AS2941-2013.

1D. Fire Hose Reels (FHR's):

- A. Non-fire equipment and/or services were located/installed within multiple fire hose reel cabinets throughout 'the premises', contrary to Clause 10.4.4 of AS2441-2005. In this regard, the following issues were identified at the time of the inspection:
  - i. The FHR cupboard on Level 5 (Vie 4) contained painting supplies and electrical cables.
  - ii. The FHR cupboard on Level 4 (Vie 5) contained painting supplies.

1E. Sliding Fire Doors:

- A. The sliding fire doors in the basement carpark level (to separate the carpark into fire compartments) had not been maintained, contrary to the requirements of Clause 81 of the EPAR 2021. In this regard, the sliding fire door failed to return to the fully closed position when tested.

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

- A. The FSS, along with the current AFSS dated 5 October 2022, on display, both fail to list the 'Sliding Fire Door' in the basement level carpark, as an installed fire safety measure within the building. In this regard, the carpark level which accommodates more than 40 car spaces and is not provided with an automatic fire suppression system, has been separated into fire compartments by a fire wall and a sliding fire door in accordance with Clause C2.7 and C3.5/C3.6 of the NCC, with each fire compartment containing less than 40 car spaces, therefore negating the requirement to provide a sprinkler system. Therefore, the sliding fire door would be a required fire safety measure that should be listed on both the FSS and AFS.

2. Access and Egress

- 2A. Items, including a bike rack and multiple bikes, were being stored within the fire exit at CP1 level (discharge level) in Vie 5 building, contrary to the requirements of Clause 109 of the EPAR 2021. Whilst the items were not obstructing egress, as they were located beneath the stair flight, the Building Manager was requested to remove all items from the fire exit.

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

- 2B. The path of travel to the road, after discharging from fire-isolated stairways serving the residential and basement level of Vie 4 building (on Level 1), was blocked off, preventing egress to the road. In this regard, the elevated timber deck/boardwalk and stairs leading to Stirling Circuit at the rear was dilapidated and barricaded off for safety reasons.

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.

## RECOMMENDATIONS

FRNSW recommends that Council:

- a. Inspect and address item no. 1 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 BFS22/2570 (21602) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]



[REDACTED]  
Fire Safety Compliance Unit