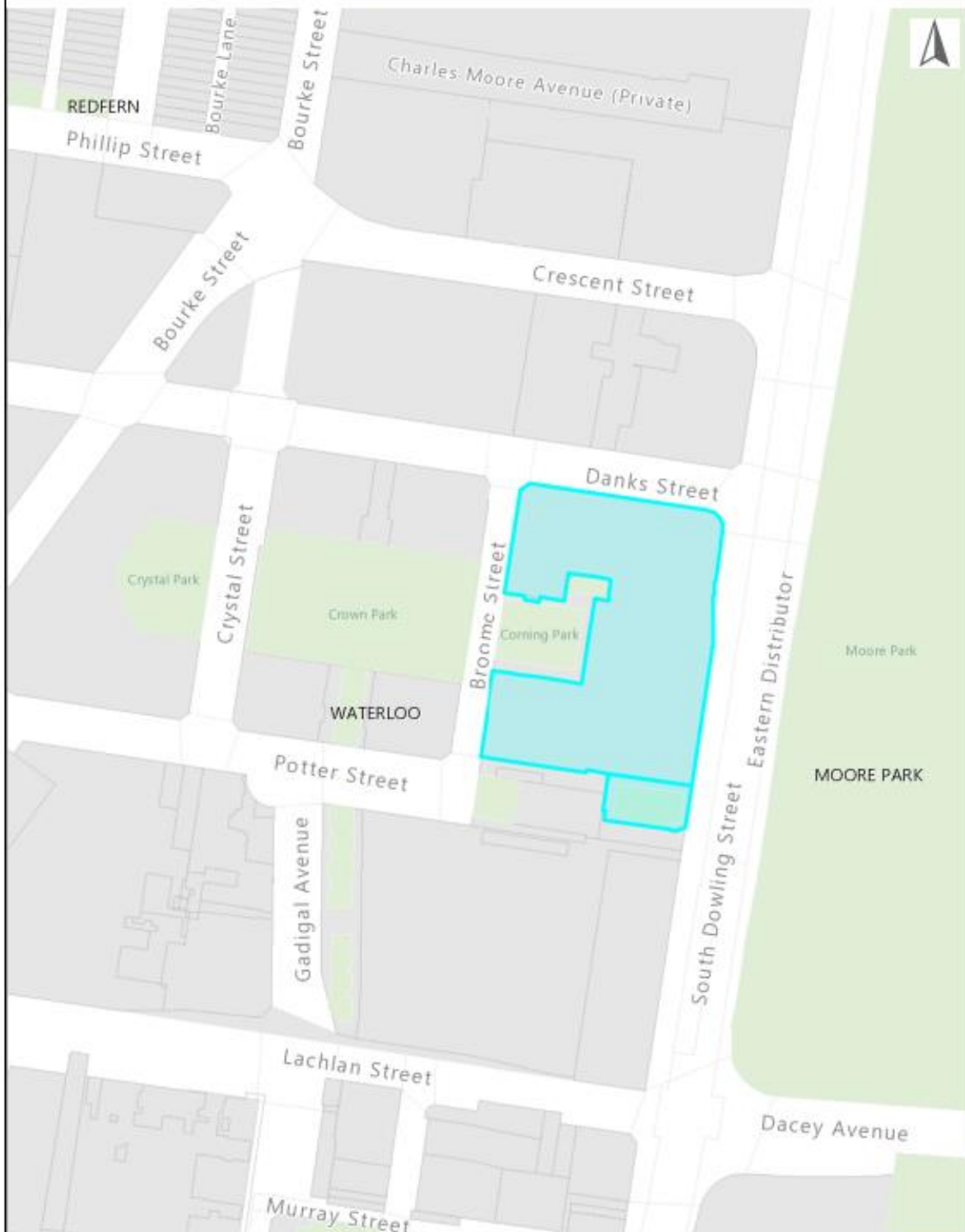


# **Attachment C**

**Inspection Report  
847 South Dowling Street, Waterloo**

# 847 South Dowling Street Waterloo



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Notes

16/08/2023

**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 3034224

**Officer:** Andrew Porter

**Date:** 16 August 2023

**Premises:** 847 South Dowling Street Waterloo

**Executive Summary:**

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject site on 10 August 2023 with respect to matters of fire safety.

The site known as 'Chevron Apartments' consists of 4 buildings. The buildings are a mix of 14 and 6 storeys used for residential apartments, and with one building containing a childcare centre. All buildings are constructed over a common basement carpark.

Inspections of the buildings undertaken by a Council investigation officer in the presence of the appointed Fire Services Contractor revealed that the premises have some minor fire safety maintenance matters to be attended to.

The buildings are otherwise equipped with numerous fire safety systems (both active and passive) that provide adequate provision for fire safety.

Council 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 buildings 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.

Observation of the external features of the building identified the existence of potential combustible composite cladding on the entry awnings of the building. The building owners are being instructed to provide an expert assessment of the cladding to determine the risk posed.

**Chronology:**

Date	Event
10/08/2023	FRNSW correspondence received regarding premises 'Chevron Apartments' 811, 847 South Dowling Street Waterloo, 2, 10 & 12 Broome Street, Waterloo. Premises are identified in Council records as 847 South Dowling Street Waterloo.
24/08/2023	An inspection of the subject premises was undertaken by a Council officer and revealed the following fire safety issues at the time of inspection: <ul style="list-style-type: none"><li>- Automatic fire detection and alarm block plan not provided in the fire control room.</li><li>- Automatic fire suppression sprinkler system maximum allowable inlet pressure and plan of risk block plan not provided as required.</li><li>- Fire hydrant system booster assembly access doors jamming, and block plan not provided as required.</li><li>- Fire control room external access door not provided with identification signage.</li><li>- Fire hose reel nozzles locked in non-compliant box.</li><li>- Smoke doors separating public corridors that are greater than 40 m in length not provided with required smoke seals.</li><li>- Fire isolated stairs not provided with handrails that are continuous between stair flights and no performance solution was found on record.</li></ul>

Date	Event
	<ul style="list-style-type: none"> <li>- Final fire exit doors from fire isolated stairs missing required signage 'Fire safety door, do not obstruct' on the exterior of the door.</li> </ul> <p>The building owners have completed rectification of some fire safety issues raised by FRNSW in their correspondence,</p> <ul style="list-style-type: none"> <li>- Emergency warning and intercom system faults have been rectified and the system is now free from faults and isolations.</li> <li>- Fire hydrant system diesel pump set has been repaired and is no longer offline.</li> <li>- The missing smoke alarm outside of the access door to the pool area to be reinstated, the inspection revealed that this smoke alarm has been reinstated as required.</li> <li>- The annual fire safety statement is displayed within the building.</li> </ul>
29/08/2023	Corrective action letter issued, requiring the building owners to address all relevant maintenance/non-compliant issues to ensure that fire safety measures are being maintained to the required standard of performance.

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

References: [BFS23/285 (25984); D/23/72792]

Fire and Rescue NSW conducted inspections of the subject site on 12 July 2023 and 3 August 2023 in response to correspondence received on 24 January 2023 concerning the adequacy of the provision of fire safety in connection with 'the premises'.

Issues The report from FRNSW detailed several issues:

Issue	City response
<p>The automatic fire detection and alarm system:</p> <p>A. A permanent, water and fade resistant zone block plan with all relevant details is not provided adjacent to the fire indicator panel as required by Clause 3.10 of AS1670.1-2018.</p>	<p>The owners of the building were given written instructions on 29 August 2023 directing them to install the required block plan as by the required standard of performance.</p>
<p>Emergency warning and intercom system (EWIS):</p> <p>A. EWIS was displaying 'System fault' with multiple audio line and BGA/fire phone faults.</p>	<p>Inspection confirmed that the EWIS system was free of faults and isolations and maintained to the required standard of performance. No additional compliance action required to address this issue.</p>
<p>The sprinkler system:</p> <p>A. No signage located at the sprinkler booster assembly to indicate the maximum allowable inlet pressure contrary to the requirements of Clause 4.4.3 of AS2118.1-1999; and</p> <p>B. A plan of risk (block plan) was not installed at the sprinkler booster assembly, contrary to the requirements of Clause 8.3 of AS2118.1-1999.</p>	<p>Inspection confirmed that required signage is not installed as required. The owners of the building were given written instructions on 29 August 2023 directing them to install the required maximum allowable inlet pressure signage and plan of risk block plan as required by the standard of performance.</p>
<p>Fire hydrant system:</p> <p>A. The doors to the booster assembly enclosure were jammed and hard to open and a block plan of the fire hydrant system containing all the required details in accordance with Clause 7.11 of AS 2419.1-2005 was not provided at the booster assembly;</p>	<p>Inspection confirmed</p> <p>A. that the doors providing access to the hydrant booster assembly enclosure are jamming when opening and require maintenance.</p> <p>B. That a block plan containing the required information is not installed at the hydrant booster assembly, fire</p>

Issue	City response
<p>B. A block plan of the fire hydrant system containing all the required details in accordance with Clause 7.11 of AS 2419.1-2005 was not provided in the fire hydrant pumproom; and</p> <p>C. The pump controller for diesel hydrant pump set, was displaying a warning label stating, "Warning pump has failed, offline dated 3/07/2023".</p>	<p>control room and hydrant pump room as required.</p> <p>C. The pump controller for the diesel hydrant pump set was operational and no longer offline.</p> <p>The owners of the building were given written instructions on 29 August 2023 directing them to address the issues identified in A, and B.</p>
<p>Fire control room:</p> <p>A. Access door does not have indication signage contrary to clause S19C12 of the National Construction Code 'NCC'.</p>	<p>Inspection confirmed that the identification signage is not installed on the external door providing access to the fire control room as required.</p> <p>The owners of the building were given written instructions on 29 August 2023 directing them to install the required signage.</p>
<p>Fire hose reels:</p> <p>A. Fire hose reels within the basement carpark are secured within a keyed nozzle lock box and not positioned in the interlocking device contrary to clause 10.4.4 and clause 11 of AS2441-2005.</p>	<p>Inspection confirmed that the hose reel nozzles were secured in a lock box within the car park levels.</p> <p>The owners of the building were given written instructions on 29 August 2023 directing them to return the fire hose reel nozzles within the car park levels to the interlocking device as required by the relevant standard of performance or to install hose reels in a secure cabinet that is permissible by the standard of performance.</p>
<p>Smoke doors:</p> <p>A. Smoke doors provided in the public corridors of building c were found to be missing smoke seals, contrary to clause S12C4 of the NCC.</p>	<p>Inspection confirmed that the smoke doors are not provided with smoke seals is required by the NCC.</p> <p>The owners of the building were given written instructions on 29 August 2023 directing them to install the smoke seals required by the NCC.</p>
<p>Annual fire safety statement and fire safety schedule:</p> <p>A. The building annual fire safety statement and fire safety schedule was not prominently displayed within the building in accordance with section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.</p>	<p>Inspection undertaken confirmed that the annual fire safety statement was displayed within the main entrance lobby.</p>
<p>Fire isolated stairs:</p> <p>A. Handrails within the fire isolated stairs throughout the building are not continuous between stair flight landings; and</p> <p>B. The final exit doors from the fire isolated stairs of Buildings B &amp; C have not been provided with external signage to alert persons to the operation of the exit door contrary to clause D3D28 of the NCC.</p>	<p>Inspection undertaken</p> <p>A. Identified that handrails within all fire isolated stairs are not continuous between stair flight landings.</p> <p>B. Identified that the final fire exit doors were not provided with the signage required by the NCC on the exterior of the door.</p> <p>The owners of the building were given written instructions on 29 August 2023 directing them to,</p>

Issue	City response
	<p>A. Modify the handrail to be continuous between stair flights or provide justification (demonstration of NCC performance requirement D1P2 being met) of the non-compliance provided to Council.</p> <p>B. Install the required signage to the final fire exit doors.</p>

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

FRNSW Recommendations

FRNSW have made number of recommendations within their report. In general, FRNSW have requested that Council;

1. Inspect the subject premises and review and suitably address item no.1 & 2 of their report.
2. Give consideration to and address any other deficiencies identified on the premises.
3. Advise them in writing of its determination in relation to this matter in accordance with the provisions of 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 site inspections undertaken by a Council investigation officer the owners of the building were issued with written instructions to rectify the identified fire safety deficiencies noted by FRNSW and the Council investigation officer.

The written instructions direct the owners of the premises to carry out remedial actions to the existing fire systems to cause compliance with the required standards of performance.

Follow-up compliance inspections will be undertaken by the Council investigation officer to ensure the identified fire safety matters are suitably addressed and compliance with the terms of Councils correspondence and the recommendations of FRNSW are satisfied.

It is recommended that Council not exercise its powers to give a fire safety order at this time.

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

**Referenced/Attached Documents:**

2023/529888-01	FRNSW S9.32 report dated 10 August 2023.
2023/529888-02	Copy of written instructions to building owners dated 29 August 2023.

**Trim Reference:** 2023/529888

**CSM reference No#:** 3034224



OFFICIAL



File Ref. No: BFS23/285 (25984)  
TRIM Ref. No: D23/72793  
Contact: [REDACTED]

10 August 2023

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  
'CHEVRON APARTMENTS'  
811 & 847 SOUTH DOWLING STREET, WATERLOO ("the premises")  
[INCLUDES: 2, 10 & 12 BROOME STREET, WATERLOO]**

Fire and Rescue NSW (FRNSW) received correspondence on 24 January 2023 concerning the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

- *The building is a Class 2 residential high rise building. On 23.01.2023 at approximately 11:00 PM, general fire alarm activated and FRNSW personnel attended the building shortly after.*

*The issue I am concern about was the emergency lights within the fire stairs of one of the Meriton buildings (847 South Dowling St). There were no functional lights within the stairs. Each landing was provided with an emergency light but none of them were functional during evacuation and we had to evacuate in the dark. This prolonged the travel time and subsequently the required safe escape time greatly as there were occupants worried to trip and had to walk extremely slowly within the stairs.*

Pursuant to Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW inspected 'the premises' on 12 July 2023.

Fire and Rescue NSW

ABN 12 593 473 110

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

Community Safety Directorate  
Fire Safety Compliance Unit

1 Amarina Ave  
Greenacre NSW 2190

T (02) 9742 7434  
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## OFFICIAL

On behalf of the Commissioner of FRNSW, the comments in this report are provided under Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

The items listed in the comments of this report are based on the following limitations:

- A general overview of the building was obtained without using the development consent conditions or approved floor plans as a reference.
- Details of the Provisions for Fire Safety and Fire Fighting Equipment are limited to a visual inspection of the parts in the building accessed and the fire safety measures observed at the time.

## COMMENTS

Please be advised that the items in this report are limited to observations of the building accessed during the inspection and identify possible nonconformities with the National Construction Code 2022, Volume 1 Building Code of Australia (NCC) and provisions for fire safety. The items are not an exhaustive list of non-compliances. FRNSW acknowledges that the differences observed at the time may contradict development consent approval or relate to the building's age. Therefore, it's the Council's discretion as the appropriate regulatory authority to consider the most appropriate action.

### 1. Essential Fire Safety Measures

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

- A. Zone Block Plan - a permanent, water and fade resistant zone block plan, depicting all the relevant information of the installation, was not securely mounted adjacent to the Fire Brigade Panel (FBP), contrary to the requirements of Clause 3.10 of AS 1670.1-2018.

#### 1B. Emergency Warning and Intercom System (EWIS):

- A. The evacuation system control panel was displaying a 'System Fault', with multiple audio line and BGA/fire phone faults.

Authorised Officers of FRNSW informed the Operations Manager of these matters at the time of the inspection. The Operation Manager advised FRNSW that the matters were to be attended to as a matter of urgency.

On 3 August 2023, Authorised Officers of FRNSW undertook a reinspection of 'the premises' and can confirm item 1B had been rectified.

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



1C. Fire Hydrant System:

A. The hydrant booster assembly:

- i. The doors to the booster enclosure had not been maintained. In this regard, when attempting to open the doors, the door leaves were jamming and could not be freely opened.
- ii. A permanent water and fade resistant block plan of the fire hydrant system had not been provided at the booster assembly, contrary to the requirements of Clause 7.11 of AS 2419.1-2005. In this regard, the block plan on display 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. Furthermore, the block plan on display failed to depict all the relevant information pertaining to the installation stipulated in parts (a), (b) (i) to (xiii) and (c) (i) to (iii) of Clause 7.11 of AS 2419.1-2005.

B. The pumphouse:

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

C. The hydrant pumpset:

- i. The pump controller for diesel hydrant pumpset, was displaying a warning label stating "Warning – Pump has failed. Offline", indicating the pump was not operational. The label was dated 3/07/2023.

Authorised Officers of FRNSW informed the Operations Manager of these matters at the time of the inspection. The Operation Manager advised FRNSW that the matters were to be attended to as a matter of urgency.

On 3 August 2023, Authorised Officers of FRNSW undertook a reinspection of 'the premises' and can confirm item 1C.C had been rectified.

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

**OFFICIAL**

1D. Automatic Fire Suppression System

A. The sprinkler booster assembly:

- i. A sign marked with the maximum allowable inlet pressure at the connection was not provided at the booster assembly, contrary to the requirements of Clause 4.4.3 of AS 2118.1-1999.
- ii. A plan of risk (block plan) of the sprinkler system was not provided at the booster assembly, contrary to the requirements of Clause 8.3 of AS 2118.1-1999.

1E. Fire Control Room

- A. Signage to the external door providing direct access to the fire control room (on South Dowling Street) has not been provided, contrary to Clause S19C12 of the NCC.

1F. Fire Hose Reels (FHR's)

- A. The nozzles to the fire hose reels located in the basement carpark are secured within a keyed nozzle lock box and not positioned in the interlocking device, contrary to Clause 10.4.4 and Clause 11 of AS 2441-2005.

1G. Smoke Doors

- A. Smoke doors provided in the public corridors of building C were found to be missing smoke seals, contrary to Clause S12C4 of the NCC.

1H. Annual Fire Safety Statement (AFSS) and Fire Safety Schedule (FSS) – A copy of the current AFSS and FSS was not prominently displayed within the building in accordance with Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR 2021).

2. Access and Egress

- 2A. Handrails – the handrails within the fire isolated stairways in Building C were not continuous between stair flight landings, contrary to the requirements of Clause D3D22 of the NCC.
- 2B. Signs on doors - The exit doors leading from the fire isolated stairways of Buildings B and C have not been provided with external signage to alert persons to the operation of the exit door, contrary to Clause D3D28 of the NCC.

FRNSW believes that there are inadequate provisions for fire safety within the building.

**RECOMMENDATIONS**

FRNSW recommends that Council:

- a. Review items 1 to 2 of this report and conduct an inspection.
- b. Address any other deficiencies identified on “the premises”.

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. This matter is referred to Council as the appropriate regulatory authority. FRNSW awaits the Council’s advice regarding its determination under Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

Please do not hesitate to contact [REDACTED] of FRNSW’s Fire Safety Compliance Unit at [FireSafety@fire.nsw.gov.au](mailto:FireSafety@fire.nsw.gov.au) or call [REDACTED] if there are any questions or concerns about the above matters. Please refer to file reference BFS23/285 (25984) regarding any correspondence concerning this matter.

Yours faithfully

[REDACTED]

[REDACTED]  
Fire Safety Compliance Unit