

Attachment D

**Inspection Report
1 – 5 Sterling Circuit, Camperdown**

1 - 5 Sterling Circuit, Camperdown



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Notes

21/08/2023

**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: 3035905

Officer: A Chaudhary

Date: 29 August 2023

Premises: 1 – 5 Sterling Circuit, Camperdown NSW 2050

Executive Summary:

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises on 11 August 2023 with respect to matters of fire safety.

Fire and Rescue NSW (FRNSW) received correspondence on 13 June 2023 concerning the adequacy of the provision for fire safety in connection with ‘the premises.

The premises consists of three residential towers known as Building A, B and C containing basement carparking and used for residential and commercial tenancies.

The 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 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. 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.

Chronology:

Date	Event
11/08/2023	FRNSW correspondence received regarding premises 1 – 5 Sterling Circuit, Camperdown NSW 2025. The correspondence was initiated by fire alarm and a FRNSW inspection on 27 July 2023 (reference 2023/487230).
24/08/2023	A review of City records show the fire safety schedule for the premises contains twenty-four (24) fire safety measures, including an automatic fire detection and alarm system, fire hydrant system, automatic fire suppression system (sprinklers), fire engineering reports and other fire safety measures typical for a building of this classification, due for recertification on 21 December 2023.
29/08/2023	An inspection of the subject premises was undertaken by a Council officer with the building manager present on 29 August 2023, when the following items were noted: <ol style="list-style-type: none">1. All fire doorsets have been tagged in accordance with AS/NZS 1905.1 – 2005;2. The hydrant booster assembly was located at the rear of the building fronting Booth Street contrary to the requirements of Clause 7.3.1 of AS 2419.1-2021;3. At the time of the inspection, the paths of travel leading to the fire exits, along with the fire exits and fire exit doors were all clear and unobstructed;4. The sliding gate in the basement carpark level had been maintained, the sliding gate satisfied to open to the fully opened position when tested;5. The glass door to enter the lift area in the carpark had a door open button located adjacent to the subject door, the glass door satisfied to open to the fully opened position when tested.6. 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;7. At the time of inspection, the building Sound System and Intercom System for Emergency (SSISE) did not display "charger fault" and appeared normal operation;8. The building Automatic Fire Detection and Alarm System were not displaying any system faults or other issues observed and the system appeared normal operation;9. The mechanism to the door of the fire hydrant booster cabinet was damaged, and the door was not able to be held open, contrary to the requirements of Clause 11.2.2 of AS 2419.1-2021;10. The fire safety statement is prominently displayed at the premises and is current;11. Other fire safety measures in the building appeared adequately maintained.
1/09/2023	Fire Safety instructions issued (reference 2023/515347-01)

FIRE AND RESCUE NSW REPORT:

References: BFS23/3209; 2023/487230

Fire and Rescue NSW conducted an inspection of the subject premises after receiving a fire alarm in the building.

Issues

The report from FRNSW detailed a number of issues, in particular noting:

Issue	City response
1A. Fire Hydrant System A. The mechanism to the door of the fire hydrant booster cabinet was damaged, and the door was not able to be held open, contrary to the requirements of Clause 11.2.2 of AS 2419.1-2021.	The building owners were asked to fix the door mechanism in the corrective action letter.
B. The fire hydrant and sprinkler boosters are located at the rear of the building fronting Booth Street, contrary to the requirements of Clause 7.3.1 of AS 2419.1-2021.	The building owners were asked to provide signage to indicate the location of the fire hydrant and sprinkler boosters in the corrective action letter.

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

FRNSW Recommendations

FRNSW have made (3) recommendations within their report. In general, FRNSW have requested that Council:

- a. Review item 1A A of this report and conduct an inspection.
- b. Ensure signage is provided in a prominent location readily visible to fire-fighters attending the Sterling Street side of the building stating: "FIRE HYDRANT / SPRINKLER BOOSTER LOCATED AT REAR OF BUILDING ON BOOTH STREET." in uppercase letters of not less than 25 mm high in a colour contrasting with that of the background.
- c. Address any other deficiencies identified on "the premises".

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 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 a Council investigation officer it was determined to issue written fire safety compliance instructions to rectify the identified fire safety deficiencies noted by Council and FRNSW.

The instruction has requested that building management engage a fire services contractor to carry out remedial works to existing fire systems to ensure 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:

2023/487230	Fire & Rescue NSW letter dated 11 August 2023
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Trim Reference: 2023/515347

CSM reference No#: 3035905

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File Ref. No: BFS23/3209 (28831)

TRIM Ref. No: D23/075955

Contact: [REDACTED]

11 August 2023

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
TRIO APARTMENTS
1-5 STERLING CIRCUIT, CAMPERDOWN ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 13 June 2023 concerning the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated, in part, that:

Whilst attempting to locate the Sprinkler room - sprinkler head off, no signage, requiring some 10 minutes of random wandering to locate the room - In a large sprawling multiple building complex, I entered a section of garage carpark with an open sliding gate. After I entered, the door slid shut preventing me from returning. The adjacent glass door to enter the lift area and evacuate was locked, the sliding gate was locked and I was stuck. My firefighters on the other side could not open the gate for me without a FOB.

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 27 July 2023.

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.

Fire and Rescue NSW

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Fire Safety Compliance Unit

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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

The following items were identified during the inspection:

1. Essential Fire Safety Measures
 - 1A. Fire Hydrant System
 - A. The mechanism to the door of the fire hydrant booster cabinet was damaged, and the door was not able to be held open, contrary to the requirements of Clause 11.2.2 of AS 2419.1-2021.
 - B. The fire hydrant and sprinkler boosters are located at the rear of the building fronting Booth Street, contrary to the requirements of Clause 7.3.1 of AS 2419.1-2021.

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

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review item 1A A of this report and conduct an inspection.
- b. Ensure signage is provided in a prominent location readily visible to fire-fighters attending the Sterling Street side of the building stating: "FIRE HYDRANT / SPRINKLER BOOSTER LOCATED AT REAR OF BUILDING ON BOOTH STREET." in uppercase letters of not less than 25 mm high in a colour contrasting with that of the background.
- c. 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.

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Please do not hesitate to contact [REDACTED] of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call [REDACTED] if there are any questions or concerns about the above matters. Please refer to file reference BFS23/3209 (28831) regarding any correspondence concerning this matter.

Yours faithfully

[REDACTED]

[REDACTED]
Fire Safety Compliance Unit

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