

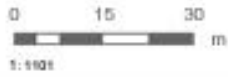
# **Attachment G**

**Inspection Report  
6 Central Park Avenue Sydney**

# Locality Plan



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### Notes

6 Central Park Avenue Sydney

18/12/2023

**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 3080792**

**Officer: Bill Badyari**

**Date: 19 December 2023**

**Premises: 6 Central Park Avenue Sydney**

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**Executive Summary:**

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) on 06 November 2023 in relation to the premises with respect to matters of fire safety, concerning 6 Central Park Avenue, Sydney.

The premises is located on the corner of Central Park Avenue and Chippendale Way, Sydney, and contains a fifteen-storey mixed use building, primarily composed of student accommodation (Iglu) and retail tenancies.

An inspection of the premises undertaken by a council investigation officer in the presence of the building manager, revealed no significant fire safety issues.

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 prominently displayed within the foyers of the building.

The building does not contain combustible cladding.

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**Chronology:**

<b>Date</b>	<b>Event</b>
6/11/2023	FRNSW correspondence received regarding premises Iglu, 6 Central Park Avenue Sydney relating to fire safety at the premises, relating to correspondence dated 6 November 2023.
6/11/2023	City records show: -The fire safety schedule for the premises contains forty-four fire safety measures, including an automatic fire detection and alarm system, automatic fire suppression, Emergency lighting, and a building occupant warning system -A fire safety statement dated 09/10/2023 has been provided for the premises.
27/11/2023	A copy of issues raised by FRNSW provided to the owner in relation to required maintenance of fire safety measures
5/12/2023	Council officer met with the building manager, discussed the fire safety issues and inspected the premises, noting that items raised in the FRNSW report are referred to in the Fire Engineering Report prepared by WSP ref: FES121480B Rev 5, dated 8 May 2015.

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## FIRE AND RESCUE NSW REPORT:

References: BFS23/51113;2023/635296

Fire and Rescue NSW conducted an inspection of the subject premises on 24 September 2023.

### Issues

The report from FRNSW detailed the following issues:

<p>Operation of Latch-Multiple exit doors within the premises were locked at the inspection. The doors are fitted with an automatic fail-safe device.</p> <p>It is at Councils discretion, being the appropriate regulatory authority, to investigate and confirm that the doors are fitted with an automatic 'fail-safe device' in accordance with the requirements of Clause D3D26(3)(d) of the NCC, and that automatic fail-safe devices are listed as an essential fire safety measure on the Annual Fire Safety Statement.</p>	<p>Automatic fail-safe devices are installed under the guidelines of the fire engineering report prepared by WSP ref: FES121480B Rev 5 dated 8 May 2015 and are listed as an essential fire safety measure on the Annual Fire Safety Statement.</p>
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### FRNSW Recommendations

There are no recommendations from FRNSW in 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*.

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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 site inspection undertaken by Council's investigation officers it was determined that no action is warranted as there are no concerns or issues noted by Council and FRNSW.

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

### **Referenced/Attached Documents:**

2023/635296	Fire & Rescue NSW letter dated 6 November 2023
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**Trim Reference:** 2023/635296

**CSM reference No:** 3080792

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File Ref. No: BFS23/5113 (30691)  
TRIM Ref. No: D2023/108052  
Contact: Conor Hackett

6 November 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  
IGLU  
6 CENTRAL PARK AVENUE SYDNEY ("the premises")**

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

The correspondence stated, in part, that:

*My enquiry is prompted by another fire alarm evacuation announcement at Iglu last night 24 September around 23.15 hours.*

*Whilst we do not know whether the ground floor evacuation exit was unlocked on this occasion, the alarm raises further concerns because of anecdotal information from several other residents in the building. It was said that they don't pay attention to evacuation announcement because false alarms seem to be a somewhat regular event. I presume you must be aware of this.*

*From this follows the concern that there may be failures in their control systems and that the locked escape door which formed my initial report to you, is connected with this. So we are wondering whether such problems (locked doors) are putting the safety of residents at risk.*

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  
F (02) 9742 7483

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

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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 19 September 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.

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 item was identified during the inspection:

Operation of Latch – Multiple exit doors within the premises were locked at the time of the inspection. Management advised that the door locks released upon activation of the smoke detection and alarm system.

It is at Councils discretion, being the appropriate regulatory authority, to investigate and confirm that the doors are fitted with an automatic 'fail-safe device' in accordance with the requirements of Clause D3D26(3)(d) of the NCC, and that automatic fail-safe devices are listed as an essential fire safety measure on the Annual Fire Safety Statement.

Please do not hesitate to contact Conor Hackett of FRNSW's Fire Safety Compliance Unit at [FireSafety@fire.nsw.gov.au](mailto:FireSafety@fire.nsw.gov.au) or call (02) 9742 7434 if there are any questions or concerns about the above matters. Please refer to file reference BFS23/5113 regarding any correspondence concerning this matter.

Yours faithfully



Conor Hackett  
Building Surveyor  
Fire Safety Compliance Unit