

# **Attachment G**

**Inspection Report  
20 Pymont Bridge Road, Camperdown**



**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 3206001

**Officer:** Andrew Porter

**Date:** 24 July 2024

**Premises:** 20 Pymont Bridge Road, Camperdown

**Executive Summary:**

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises on 11 July 2024 with respect to matters of fire safety.

The building consists of a 4 storey residential apartment building.

Inspections of the building undertaken by a Council investigation officer revealed that the premises have some minor fire safety maintenance matters to be attended to.

The building is 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 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 façade of the building which is subject of a separate Council investigation for which a fire safety order has been issued with compliance required by 13 October 2024.

**Chronology:**

<b>Date</b>	<b>Event</b>
11/07/2024	FRNSW correspondence dated 10 July 2024 received regarding premises ‘Venables’ 20 Pymont Bridge Road Camperdown.
18/07/2024	Council investigation officer carried out an inspection of the building fire safety and egress provisions and noted the following fire safety issues during the inspection of the building and site. <ul style="list-style-type: none"> <li>- The fire detection and alarm system log book noted non-critical defects without any further clarification, although the system did not display any faults or isolations at the time of inspection.</li> <li>- The annual fire safety statement was not prominently displayed within the building as required.</li> </ul>
18/07/2024	Contacted the buildings accredited practitioner fire safety ‘APFS’ and discussed the issues with the automatic fire detection and alarm system. The ‘APFS’ disclosed that the main fire indicator panel display screen was intermittently failing and that although this would not affect the system as the current fire indicator panel is not an addressable type, it would still need to be

Date	Event
	replaced and the owners have been given a quote to have this work completed.
19/07/2024	<p>Corrective action letter sent to the owners to address the following non-compliance noted by Council Officer and Fire and Rescue NSW.</p> <ul style="list-style-type: none"> <li>- Replace the buildings main fire indicator panel due to an unrepairable fault with the display as recommended by the buildings appointed fire safety practitioner.</li> <li>- Ensure the annual fire safety statement is on display within the main entrance point of the building as required by section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.</li> </ul>

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

References: File Ref. No: BFS22/1908 (20965); 2024/404261

Fire and Rescue NSW conducted an inspection of the subject buildings on 24 June 2024 in response to Project Remediate programme. FRNSW identified the following issues during the inspection.

Issues The report from FRNSW detailed several issues:

Ref.	Issue	City response
<b>1.</b>	<b>Essential Fire Safety Measures</b>	
1A	Automatic Fire Detection & Alarm System	
A.	Main fire indicator panel (FIP) – At the time of inspection there were no system faults or other issues observed and the system appeared normal operation.	<p>Inspection of the building carried out by Council Officer on 18 July 2024 revealed that the fire detection and alarm system was operational without displayed faults or isolations.</p> <p>Maintenance logbook inspected and noted system as failed with non-critical defect noted without further explanation.</p> <p>Contact was made with the buildings accredited fire safety practitioner and it was revealed that there was an issue of intermittent fault with the main fire indicator panels display screen, although this doesn't effect the overall performance of the system as the current panel is not an addressable panel, it is a non-critical defect that must be addressed in due course.</p>

Ref.	Issue	City response
		<p>On 19 July 2024, Council officer prepared and sent written instructions to the building owners to carry out the recommended and required replacement of the main fire indicator panel.</p>
B.	<p>Sub/Mimic panel – Upon visual inspection of the sub/mimic panel, it appeared the system was fully operational without any disablements or faults, however the last entry in the maintenance logbook dated 11 June 2024 noted the ‘system’ as ‘failed’ with non-critical/non-conformance defects. It is unclear what the issues are associated with, however it is noted the same defects are dated back to 15 September 2023. In this regard it would be at Council’s discretion as the appropriate regulatory authority to determine whether further investigation is required in this instance.</p>	<p>As per above in response to A.</p>
<b>1B. Annual Fire Safety Statement</b>		
A.	<p>A copy of the current AFSS was not prominently displayed within the building in accordance with Clause 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.</p>	<p>At inspection on 18 July 2024 Council officer could not locate a copy of the annual fire safety statement on display.</p> <p>On 19 July 2024, Council officer prepared and sent written instructions to the building owners to display a copy of the current AFSS in the main entrance point of the building as required by law.</p> <p>The annual fire safety statement for the building is compliant and up to date according to Council records and the next AFSS is due 26 February 2025.</p>
<b>2. Access and Egress</b>		
2A.	<p>Egress paths, fire exits and fire exit doors – at the time of inspection, the paths of travel leading to the fire exits, along with the fire exits and fire exit doors were all clear and unobstructed.</p>	<p>At the inspection on 18 July 2024 Council officer did not identify any non-compliances with respect to the buildings access and egress provisions.</p>

FRNSW Recommendations

FRNSW have made recommendations within their report. In general FRNSW have requested that Council

1. Review item 1 of FRNSW report and conduct an inspection.
2. 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.

**Trim Reference:** TRIM 2024/430621

**CSM reference No#:** 3206001

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File Ref. No: BFS22/1908 (20965)  
TRIM Ref. No: D24/78646  
Contact: Mark Knowles

10 July 2024

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  
'VENABLES'  
20 PYRMONT BRIDGE 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 24 June 2024 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).

On behalf of the Commissioner of FRNSW, the comments in this report are provided under Section 9.32(4). 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 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.

Fire and Rescue NSW

ABN 12 593 473 110

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

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Fire Safety Compliance Unit

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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 was observed at the time of the inspection:

1. Essential Fire Safety Measures
  - 1A. Automatic Fire Detection & Alarm System:
    - A. Main Fire Indicator Panel (FIP) – At the time of the inspection there were no system faults or other issues observed and the system appeared normal operation.
    - B. Sub/Mimic Panel – Upon visual inspection of the Sub/Mimic Panel, it appeared that the system was fully operational without any disablements or faults, however, the last entry in the maintenance logbook ,dated 11 June 2024, noted the 'System' as 'Failed' with non-critical/non-conformance defects. It is unclear what the issues are associated with, however it is noted the same defects are dated back to 15 September 2023. In this regard, it would be at Council's discretion as the appropriate regulatory authority to determine whether further investigation is required in this instance.
  - 1B. Annual Fire Safety Statement (AFSS):
    - A. A copy of the current AFSS was not prominently displayed within the building, in accordance with Clause 89 of the EPAR 2021.
2. Access and Egress
  - 2A. Egress paths, fire exits and fire exit doors – 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.

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact Mark Knowles of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS22/1908 (20965) for any future correspondence in relation to this matter.

Yours faithfully



Mark Knowles  
Senior Building Surveyor  
Fire Safety Compliance Unit