

# **Attachment H**

**Inspection Report  
2-4 Sterling Circuit, Camperdown**

2 - 4 Sterling Circuit, Camperdown



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**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)**

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**File: CSM 3202613**

**Officer: Bill Badyari**

**Date: 6 August 2024**

**Premises: 2-4 Sterling Circuit, Camperdown**

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**Executive Summary:**

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) on 2 July 2024 in relation to the premises with respect to matters of fire safety at 2-4 Sterling Circuit, Camperdown.

The premises is located on the corner of Alexander Drive and Pyrmont Bridge Road, Camperdown, and contains three residential apartment buildings which share a common car park.

The building known as Vie 1 consists of six (6) storeys above street level which contains both commercial and residential tenancies. The building known as Vie 2 consists of seven (7) storeys above street level contains residential tenancies only. The building known as Vie 3 consists of six (6) storeys above street level contains residential tenancies only with underground two (2) level carpark shared by all three buildings.

An inspection of the premises undertaken by a Council investigation officer in the presence of the building manager, revealed 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 overdue, building is under effect of the Fire Safety Order and the most recent fire safety statement is prominently displayed within the foyers of the building.

Inspections carried out on 6 August 2024 revealed that the current fire safety measures are maintained accordingly however some administrative works are required to update paper works. However, there is an existing Fire safety order on the property FIRE/2022/77 which when completed will resolve these matters.

Observation of the external features of the building did identify the existence of potential combustible composite cladding on the façade of the building.

Council records indicate that a fire safety order was issued on the owners of the building on 5 December 2022 requiring the owners to remove the combustible cladding and to replace the combustible cladding with non-combustible cladding

## Chronology:

Date	Event
02/07/2024	FRNSW correspondence received concerning correspondence relating to fire safety at the premises, relating to correspondence dated 2/07/2024
04/07/2024	A review of City records showed: -The fire safety schedule for the premises contains 15 fire safety measures, including an automatic fire detection system, Emergency lighting, Fire hydrants systems and a Hose reel system --A fire safety Order FIRE/2022/77 is currently on the property and will resolve the matters identified in the report once finalised. This order was due for completion on 18 September 2024. Works required under this order have been completed but there are some errors on the Final Fire Safety Certificate which are being corrected by the owner's Fire Safety Practitioner.
04/07/2024	A copy of issues raised by FRNSW provided to the owner in relation to required maintenance of fire safety measures
06/08/2024	--Met with building manager and discussed fire safety issues -Inspected premises, noting that whilst certain fire safety measures are maintained accordingly, there is evidence of non-compliance with some fire safety measures -The building manager advised that a related maintenance of the fire safety measures will be rectified through fire safety Order

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

References: [BFS22/1907; 2024/389671]

Fire and Rescue NSW conducted an inspection of the subject 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.

### Issues

The report from FRNSW detailed the following issues:

Ref.	Issue	City response
<b>1. Essential Fire Safety Measures</b>		
1A	Automatic fire detection and alarm system	
A.	the fire indicator panel (FIP) was displaying one (x1) alarm and the strobe light was flashing indicating the system was in alarm.	FIP clear from all the faults at the time of inspections.
B	The hydrant pumpset did not appear to be capable of operating to the standard of performance from when it was first designed and installed, contrary to the requirements of clause 81 of the EPAR 2021. The diesel hydrant pumpset, was switched to start isolated indicating the automatic operation of the pump was disabled and the pump was offline.	Issue resolved, at the time of inspections pump
1B	Fire hydrant system	
A	The hydrant pumpset did not appear to be capable of operating to the standard of performance from when it was first designed and installed, contrary to the requirements of clause 81 of the EPAR 2021. The diesel hydrant pumpset, was switched to start isolated indicating the automatic operation of the pump was disabled and the pump was offline.	Issue resolved, at the time of inspections pump was online.

Ref.	Issue	City response
B	The hydrant booster assembly: The block plan at the booster assembly was a schematic plan only and did not include a floor plan.	Issue to be resolved via terms of fire safety Order that was issued in 2022.
1C	Annual Fire Safety Statement	
A	A copy of the current AFSS was not prominently displayed within the building.	The building is under the effect of Fire Safety Order however most recent AFSS is displayed next to FIP.

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

FRNSW Recommendations

FRNSW have made recommendations within their report to:

1. Review the report
2. Address any other deficiencies identified at the premises

**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 a site inspection undertaken by Council's investigation officer, it was determined to continue to undertake compliance action under the existing Order.

Follow-up compliance inspections was last undertaken on 14 August 2024, revealing fire safety works are completed, and a further final inspection will be undertaken by a Council investigation officer to sign off the order once the errors remaining on the Fire Safety Certificate are addressed.

It is recommended that Council not exercise its powers to give a Fire Safety Order at this time.

**Trim Reference:** 2024/453315

**CSM reference No:** 3202613

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File Ref. No: BFS22/1907 (20964)  
TRIM Ref. No: D24/77779  
Contact: Mark Knowles

2 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  
'VIE 1, 2 and 3'  
2-4 STERLING CIRCUIT, CAMPERDOWN  
[AKA: 1 ALEXANDRA DRIVE] ("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).

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:

- Those parts of the building where access could be gained, which included the fire hydrant booster assembly, the hydrant pumproom and the fire indicator panel.

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

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- 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.

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 was observed at the time of the inspection:

1. Essential Fire Safety Measures

1A. Automatic Fire Detection and Alarm System:

- A. The Fire Indicator Panel (FIP) was displaying one (x1) alarm and the strobe light was flashing indicating the system was in alarm.

The Building Manager was advised of the issue following the inspection and FRNSW were advised that the issues would be investigated and resolved in a timely manner.

FRNSW received email correspondence from the Building Manager on 25 June 2024, advising the following:

*FIP: Our fire contractor Quantum Fire have attended this afternoon and checked the error on the fire panel. A 240v smoke detector in the hallway of Vie 2 appears to have been activated on the weekend. The fire panel has now been reset (the strobe is off) and is in normal status, photo attached. The year on the FIP display was showing 1960 and has also been corrected.*

A photograph of the FIP was provided with the correspondence to demonstrate such.

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



1B. Fire Hydrant System:

A. The hydrant pumpset did not appear to be capable of operating to the standard of performance from when it was first designed and installed, contrary to the requirements of Clause 81 of the EPAR 2021. The following issues were identified as concerns at the time of inspection:

- i. The diesel hydrant pumpset, was switched to 'Start Isolated', indicating the automatic operation of the pump was disabled and the pump was offline.

The Building Manager was advised of the issue following the inspection and FRNSW were advised that the issues would be investigated.

FRNSW received email correspondence from the Building Manager on 25 June 2024, advising the following:

*Fire Pump: Quantum Fire detected a fault with the pump during the monthly testing at the end of May; it was listed as a non-critical fault. Their pump specialist attended a week later and a defect quote received. I have now searched the records and found that Control Fire replaced the pump starter and solenoid last September. I have contacted the service manager and requested urgent action to send a pump technician and advise when the repairs can be completed under warranty*

B. The hydrant booster assembly:

- i. The block plan at the booster assembly was a schematic plan only and did not include a floor plan layout of the buildings and the hydrant system, contrary to the requirements of Clause 7.11 of AS 2419.1-2005.

1C. 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. In this regard, the AFSS on display was dated 2022 and is no longer valid.

**NOTICE OF INTENTION TO GIVE A FIRE SAFETY ORDER NO. 1**

The inspecting Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW issued a Notice of Intention to give a Fire Safety Order (Order No. 1) dated 26 June 2024 (copy attached in Appendix 1). The notice of intention was issued in accordance with the provisions of Section 9.34 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to have item no. 1B.A of this report rectified.



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FRNSW received written representations on 1 July 2024 in relation to the proposed Fire Safety Order No. 1 in accordance with the provisions of Schedule 5, Part 6, Section 8 of the EP&A Act.

Please be advised that upon hearing and considering the representations, FRNSW has determined not to give an Order in accordance with Schedule 5, Part 7, Section 15 of the EP&A Act.

In this regard, FRNSW does not consider Council is required to take action in relation to item no. 1B.A of this report.

**ADDITIONAL COMMENTS**

In addition to the items identified above, there were other issues that had previously been identified by FRNSW during an inspection on 5 May 2022. In this regard, an inspection report was issued to Council on 20 October 2022 (FRNSW Ref D22/90110). A copy of the FRNSW inspection report Ref D22/90110 has been attached in Appendix 2 for Councils information.

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 BFS22/1907 (20964) for any future correspondence in relation to this matter.

Yours faithfully



Mark Knowles  
Senior Building Surveyor  
Fire Safety Compliance Unit

Attachment: [Appendix 1 – FRNSW Notice of Intention Ref: D24/75193 dated 26/06/2024]  
[Appendix 2 – FRNSW Inspection Report Ref: D22/90110 dated 20/10/2022]

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Appendix 1 – FRNSW Notice of Intention Ref: D24/75193 dated 26 June 2024



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File Ref. No: BFS22/1907 (20964)  
TRIM Ref. No: D24/75193  
Contact: Mark Knowles

26 June 2024

The Owners of Strata Plan No. 71747  
C/- Body Corporate Services  
Locked Bag 22  
HAYMARKET NSW 1240

Dear Owners of Strata No. 71747

Re: NOTICE OF INTENTION  
PROPOSED FIRE SAFETY ORDER – ORDER NO.1  
'VIE 1, VIE 2 AND VIE 3'  
2 & 4 STERLING CIRCUIT AND 1 ALEXANDRIA DRIVE,  
CAMPERDOWN("the premises")

Authorised Fire Officers of the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW) inspected "the premises" and identified fire safety concerns on Monday, 24 June 2024. FRNSW provides you with a **Notice of Intention to give a Fire Safety Order – Order No.1 ('Notice')** because of the concerns. This "Notice" is issued under Section 9.34 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) and Schedule 5, Part 6, Section 8 (owner) of the EP&A Act.

A copy of the **Proposed Fire Safety Order – Order No.1 ('Proposed Order')** is also attached. This "Notice" outlines the terms of the "Proposed Order". You may explain by way of representations to FRNSW why the Fire Safety Order – Order No.1 should not be given under Schedule 5, Part 7, Section 13 of the EP&A Act.

**Representations are to be made in writing** and should be received by FRNSW no later than **5.00 pm Wednesday, 3 July 2024**. After hearing and considering any representations, under the provisions of Schedule 5, Part 7 (Section 14 and Section 15) of the EP&A Act, FRNSW may decide:

- to give a Fire Safety Order – Order No.1 in accordance with the "Proposed Order";
- to give a Fire Safety Order – Order No.1 in accordance with modifications made to the "Proposed Order";
- not to give a Fire Safety Order – Order No.1.

Fire and Rescue NSW	ABN 12 593 473 110	<a href="http://www.fire.nsw.gov.au">www.fire.nsw.gov.au</a>
Community Safety Directorate Fire Safety Compliance Unit	1 Amarina Ave Greenacre NSW 2190	T (02) 9742 7434 F (02) 9742 7843
<a href="http://www.fire.nsw.gov.au">www.fire.nsw.gov.au</a>		Page 1 of 4

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A copy of this "Notice" will be forwarded to City of Sydney Council, under the provisions of Schedule 5, Part 6 (Section 12) of the EP&A Act.

Please do not hesitate to contact Mark Knowles of FRNSW's Fire Safety Compliance Unit at [FireSafety@fire.nsw.gov.au](mailto:FireSafety@fire.nsw.gov.au) or call on (02) 9742 7434 if there are any questions or concerns about the above matters. Please ensure that you refer to file reference BFS22/1907 (20964) regarding any correspondence concerning this matter.

Yours faithfully



Mark Knowles  
Senior Building Surveyor  
Fire Safety Compliance Unit

CC Email: BME Group Building Management  
Attention: Linda Wong  
[vie123@bmegroup.com.au](mailto:vie123@bmegroup.com.au)

Body Corporate Services  
Attention: Denise Greene  
[Denise.greene@bcsm.com.au](mailto:Denise.greene@bcsm.com.au)

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## Proposed Fire Safety Order ORDER No. 1

Under the *Environmental Planning and Assessment Act 1979 (EP&A Act)*  
*Part 9 Implementation and Enforcement – Division 9.3 Development Control Orders*  
*Fire Safety Orders in accordance with the table to Part 2 - Schedule 5.*  
*Intend to give an Order in accordance with Section 9.34(1)(b)*

I, **Mark Knowles** Senior Building Surveyor 904279  
(name) (rank) (number)

being an authorised Fire Officer within the meaning of Schedule 5, Part 8, Section 16 of the *Environmental Planning and Assessment Act 1979*, and duly authorised for the purpose, hereby order:

**The Owners of Strata Plan No. 71747** **Owner**  
(name of the person whom Order is served) (position, i.e. owner, building manager)

with respect to the premise

**2 & 4 STERLING CIRCUIT AND 1 ALEXANDRIA DRIVE, CAMPERDOWN**  
**(“the premises”)**  
(name/address of premises to which Order is served)

to do, or refrain from doing, the following things:

1. Ensure the Fire Hydrant System installed in ‘the premises’ is fully operational, by:
  - a. Re-instating the Fire Hydrant diesel pumpset.

The terms of the Proposed Fire Safety Order – Order No.1 are to be complied with:

By no later than 14 days from the date of the Fire Safety Order – Order 1.

Fire and Rescue NSW	ABN 12 593 473 110	<a href="http://www.fire.nsw.gov.au">www.fire.nsw.gov.au</a>
Community Safety Directorate	1 Amarina Ave	T (02) 9742 7434
Fire Safety Compliance Unit	Greenacre NSW 2150	F (02) 9742 7843
<a href="http://www.fire.nsw.gov.au">www.fire.nsw.gov.au</a>		Page 3 of 4

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The reasons for the issue of the Proposed Fire Safety Order - Order No.1 are:

- a. At the time of the inspection, the diesel hydrant pumpset, was switched to 'Start Isolated', indicating the automatic operation of the pump was disabled and the pump was offline.
- b. To ensure that the Fire Hydrant System is capable to operating in accordance with the standard of performance it was designed and installed to.
- c. To ensure compliance with the requirements of Section 81 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.
- d. To do or refrain from doing such things specified in the Order to ensure or promote adequate fire safety or awareness.

#### Appeals

Pursuant to Section 8.18 of the Environmental Planning & Assessment Act 1979 (EP&A Act), there is no right of appeal to the Court against a Fire Safety Order – Order 1 once it is issued, other than an order that prevents a person from using or entering premises.

#### Non-Compliance with Fire Safety Order – Order No.1

Once issued, failure to comply with a Fire Safety Order – Order 1 may result in further Orders and/or fines being issued.

Substantial penalties may be imposed under Section 9.37 of the EP&A Act for failure to comply with a Fire Safety Order – Order No.1.

**NOTE:** Representations are to be made in writing and should be received by FRNSW no later than 5.00 pm on Wednesday, 3 July 2024.



Mark Knowles  
Senior Building Surveyor  
Fire Safety Compliance Unit

This Proposed Fire Safety Order - Order No. 1 was sent by mail on 26 June 2024.



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Appendix 2 – FRNSW Inspection Report Ref: D22/90110 dated 20 October 2022

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File Ref. No: BFS22/1907 (20964)  
TRIM Ref. No: D22/90110  
Contact: John Bruscano

20 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 1, 2 and 3'**  
**2-4 STERLING CIRCUIT, CAMPERDOWN**  
**[AKA: 1 ALEXANDRA DRIVE] ("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 5 May 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	<a href="http://www.fire.nsw.gov.au">www.fire.nsw.gov.au</a>
Community Safety Directorate Fire Safety Compliance Unit	1 Amarina Ave Greenacre NSW 2190	T (02) 9742 7434 F (02) 9742 7483
<a href="http://www.fire.nsw.gov.au">www.fire.nsw.gov.au</a>		Page 1 of 4

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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 smoke detection system throughout the residential parts in 'Vie 1', consisting of AS1670 smoke detectors in the common areas/public corridors, a combination of AS1670 smoke and thermal detectors throughout the carpark levels and a smoke alarm system throughout the residential parts in 'Vie 2' and '3', consisting of AS3786 smoke alarms in the common areas/public corridors, with a Fire Indicator Panel (FIP) in Vie 1 building on level 1, 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. The FIP was displaying one (x1) alarm/disablement, identified as Level 1 Zone 6 ('Vie 1' building).

The Building Manager who was present at the time of the inspection was made aware of the disablement and FRNSW were advised that the issue would be investigated and resolved in a timely manner.

- ii. Thermal/heat alarms were provided at either end of the public corridors on all levels, in 'Vie 2' building, in lieu of smoke alarms.
- iii. Thermal/heat detectors were provided throughout the carpark levels, in lieu of smoke detectors.



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- iv. 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. Common area smoke alarms in 'Vue 2 and 3', appear to be interconnected to only provide a common building alarm to alert all building occupants in each individual building. For example, it is unclear whether a smoke alarm activation in 'Vue 2' would operate the BOWS in 'Vue 3, Vue 1' and the carpark.
    - b. It is unclear whether a smoke/thermal detector activation in 'Vue 1' or the carpark would operate a BOWS in 'Vue 2 and 3'.
- 1B. 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 is connected 'in series' with the fixed on-site fire pump. In this regard, an engraved warning sign is provided at the booster assembly, however a 150mm diameter liquid filled pressure gauge which indicates the pressure at the pump discharge pipe/manifold has not been provided, contrary to the requirements of Clause 7.6(b) of AS2419.1-2005. A pressure gauge is provided, however it is only 100mm in diameter and not liquid filled.
    - ii. Boost pressure and test pressure signage was not provided at the booster assembly, contrary to the requirements of Clause 7.10.1 of AS 2419.1-2005.
    - iii. 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.
    - iv. Storz couplings, compatible with FRNSW firefighting hose connections were not provided to the feed and 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'.

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1C. Sliding Fire Doors:

- A. The sliding fire doors in the basement carpark levels (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 doors on both carpark levels failed to return to the fully closed position when tested.

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 John Bruscano of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS22/1907 (20964) for any future correspondence in relation to this matter.

Yours faithfully



Mark Knowles  
Senior Building Surveyor  
Fire Safety Compliance Unit