

Attachment I

**Inspection Report
19-21 Larkin Street, Camperdown**

19-21 Larkin Street Camperdown

CITY OF SYDNEY 



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Notes

23/07/2024

**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: 2024/426373

Officer: Andrew Porter

Date: 23 July 2024

Premises: 19-21 Larkin Street, Camperdown

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.

The building consists of 6 storeys used for residential apartments and associated ground and basement level carparking.

An inspection of the premises undertaken by a Council investigation officer, revealed there were no additional significant fire safety issues occurring within the building.

The premises was subject of a recent Council issued fire safety order that required upgrade of the building and has been completed.

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.

Chronology:

Date	Event
03/07/2024	FRNSW correspondence received by Council with relation to fire safety at the subject premises.
18/07/2024	An inspection of the subject premises was undertaken by a Council investigation officer and revealed no fire safety issues that are required to be addressed.

FIRE AND RESCUE NSW REPORT:

References: [BFS21/4230 (18100); 2024/389520]

Fire and Rescue NSW conducted an inspection of the subject premises on 3 June 2024 in response to Project Remediate programme. FRNSW identified the following issues during the inspection.

Issues

Ref.	Issue	City response
1.	Essential Fire Safety Measures	
1A.	Fire Hydrant System	
A.	The diesel pump set – access into the hydrant pumphouse was not available at the time of inspection to confirm the operational status of the diesel pump set and to confirm the pump set was receiving the required monthly servicing.	Access could be made to the pumphouse during Inspection by Council officer on 18 July 2024 using the common '003 key', this is the type of key required by many Australian Standards

Ref.	Issue	City response
		for access into areas where fire equipment is located within buildings. At the time of inspection, it was found that the hydrant pump set is routinely maintained as required. The onsite maintenance logbook noted that there was a maintenance issue with the diesel hydrant pump set in the monthly test in June 2024 and it was confirmed with the fire contractor that this has now been resolved.
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. In this regard, the AFSS on display was dated 1 March 2023 and no longer valid.	<p>On 3 July 2024 Council officer wrote to the building Strata Managers warning them that they must display the most recent AFSS within the building.</p> <p>During the inspection of the building on 18 July 2024, Council Officer noted the Final Fire Safety Certificate dated 24 February 2024 that was on display as required. An annual fire safety statement will be next due to Council on 24 February 2025.</p> <p>The Fire Order Completion Letter has been resent to FRSNW to update their records.</p>

FRNSW Recommendations

The officer of Fire & Rescue NSW recommended that Council review the items in the report, that Council conduct an inspection of the premises, and 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 officers and that the owners have suitably addressed the issues identified by FRNSW, 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: 2024/426373

CSM reference No#: CSM 3202605

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File Ref. No: BFS21/4230 (18100)
TRIM Ref. No: D24/78055
Contact: Mark Knowles

2 July 2024

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
19-21 LARKIN STREET, CAMPERDOWN ("the premises")**

In response to the Project Remediate programme being undertaken by the NSW Department of Customer Service, to remove high-risk combustibile cladding on residential apartment buildings in NSW, an inspection of 'the premises' on 3 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:

- Those parts of the building where access could be gained, which included the fire hydrant booster assembly, the ground floor level lobby and the fire-isolated exit serving the residential levels.
- 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

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Community Safety Directorate
Fire Safety Compliance Unit

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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 was observed at the time of the inspection:

1. Essential Fire Safety Measures
 - 1A. Fire Hydrant System:
 - A. The diesel pumpset - Access into the hydrant pumproom was not available at the time of the inspection to confirm the operational status of the diesel pumpset and to confirm the pumpset was receiving the required monthly servicing.
 - 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. In this regard, the AFSS on display was dated 1 March 2023 and is no longer valid.

ADDITIONAL COMMENTS

In addition to the items identified above, relating to the Fire Safety Provisions prescribed by Clause 112 of the EPAR 2021, there were other issues identified at the time of the inspection, that had previously been identified by FRNSW during inspections on 9 November 2021 and 6 April 2023.

It is noted that FRNSW received correspondence from Council on 4 May 2023 advising that Council served a Fire Safety Order and Modified Letter to the Owners of the premises on 24 April 2022 and 20 April 2023 respectively and that on completion of the Fire Safety Order, Council will notify FRNSW accordingly. In this regard, it is unclear whether Council's Fire Safety Order has been completed.

As such, this matter is referred to council for its discretion as the appropriate regulatory authority.

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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 BFS21/4230 (18100) for any future correspondence in relation to this matter.

Yours faithfully



Mark Knowles
Senior Building Surveyor
Fire Safety Compliance Unit

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