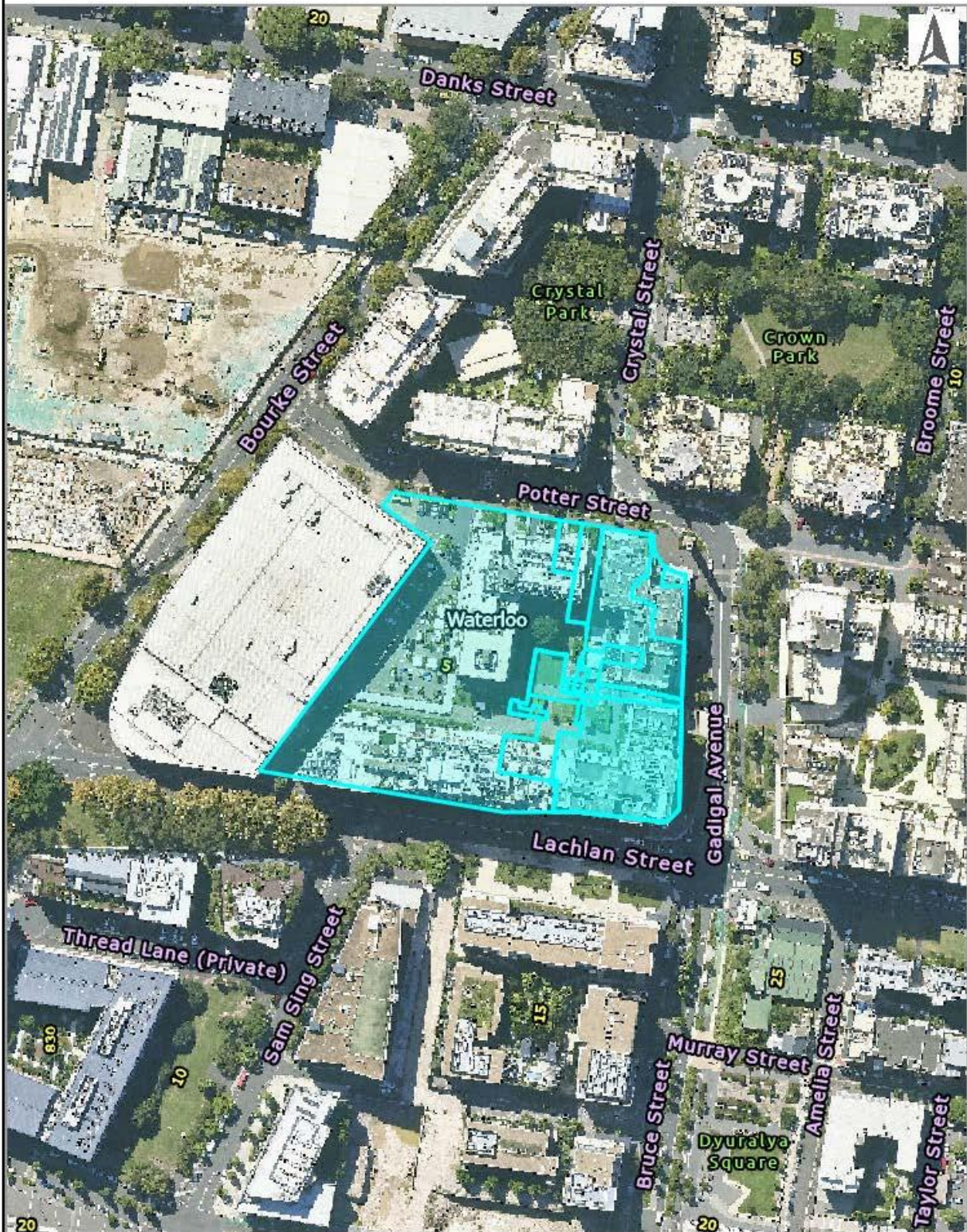
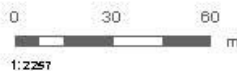


Attachment B

**Inspection Report
5 and 7 Potter Street and 2-4 and 6 Lachlan
Street, Waterloo**



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Notes

13/11/2024

**The City 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 3234955

Officer: Joe Kalgovas

Date: 25 October 2024

Premises: 5 & 7 Potter Street, 2-4 & 6 Lachlan Street, Waterloo

Executive Summary:

The City of Sydney ('the City') received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises on 25 September 2024 with respect to matters of fire safety.

The building has three addresses, involves seven strata schemes and has five owners.

The building is a mixed use building with multiple classifications connected by a basement carpark. The upper levels are class 2 residential with ground floor commercial consisting of restaurants, cafes and offices. The building complex contains a long stay child care facility on the 3rd floor (Moore Park Children's Early Learning Centre).

An inspection of the premises undertaken by a City investigation officer in the presence of the building and strata managers, consultants and contractors which revealed that the premises are deficient in fire safety and egress provisions in the following areas:

- (i) Inadequate fire detection and alarm systems.
- (ii) A lack of adequate facilities for firefighting.
- (iii) Poor fire safety management systems (signs/notices/not displayed etc.) in place.

City investigations have revealed that the premises are deficient in the provisions for fire safety and that a fire safety order is to be issued under Schedule 5 of the Environmental Planning and Assessment Act, 1979 so as to ensure and promote adequate facilities for fire safety/fire safety awareness.

The subject premises are fitted with external combustible cladding. The City's cladding compliance team have issued fire safety orders to each stratum requiring cladding removal and replacement. The owner's corporations for all strata have registered with the NSW Government's Project Remediate program and are currently progressing through the respective investigative, remediation design and acceptance stages prior to undertaking any remediation works. To reduce the risk currently posed by the cladding, City officers have initiated precautionary interim fire safety measures. These measures assist in safeguarding occupants whilst cladding removal and replacement works are scheduled and progressed under the Project Remediate program.

Chronology

Date	Event
25/09/2024	FRNSW correspondence received regarding premises 2-4 & 6 Lachlan Street and 5 & 7 Potter Street Waterloo which is identified as 5 & 7 Potter Street & 2-4 & 6 Lachlan Street Waterloo.
24/10/2024	An inspection of the subject premises was undertaken by a City officer in the company of the building and strata managers, consultants and contractors with agreement reached that issues identified by FRNSW were to be addressed.
29/10/2024	Sent a "Notice of Intention" to issue a fire safety order to each of the owners corporations for the five strata plans .

Fire and Rescue NSW report

Fire and Rescue NSW conducted an inspection on 28 August 2024 of the subject premises in response to the Project Remediate programme being undertaken by NSW Department of Customer Service.

The report from FRNSW details a number of issues tabled below:

Ref.	Issue	City response
1.	Essential Fire Safety Measures	
1A.	The Automatic Fire Detection and Alarm System and Sound System and Intercom System for Emergency Purposes	
A.	The Fire Brigade Panel (FBP) was displaying:	
i	One (x1) 'Fault' identified as Zone 123 EWIS System	Inspection revealed that the Fire Brigade Panel was displaying this fault. Fault is to be rectified under fire safety order.
ii	One (x1) 'Isolation' identified as Zone 50 Block 1B Level 10 – Smoke Detectors	Inspection revealed that the Fire Brigade Panel was not displaying this fault. No further action to be taken.
iii	One (x1) 'Alarm' + 'Isolation' identified as Zone 136 Block 2A – Sprinkler tank low	Inspection revealed that the Fire Brigade Panel was not displaying this fault. No further action to be taken.
B.	The evacuation system control panel was displaying:	
i.	'System Fault' and one (x1) Audio Line Fault identified as Zone 7 Level 6 Block 1A.	Inspection revealed that the evacuation system control panel was displaying this fault. Fault is to be rectified under fire safety order. No other faults were detected on inspection.
C.	Zone Block Plan – A permanent, water and fade resistant zone block plan, depicting all the relevant information of the installation, was not securely mounted adjacent to the Fire Brigade Panel (FBP), contrary to the requirements of Clause 3.10 of AS 1670.1-2018.	Inspection revealed that the zone block plan was missing. Zone Block Plan to be provided in compliance with AS 1670.1-2018 under the fire safety order.

Ref.	Issue	City response
D.	An external wall mounted visual alarm device was not located on the front façade of the building at the designated building entry point to indicate the location of the fire brigade panel, contrary to the requirements of Clause 3.8 of AS 1670.1–2018.	Inspection revealed that the visual alarm was not installed. Visual alarm device is to be provided at the building entry point in compliance with AS 1670.1-2018, under fire safety order.
1B.	The Fire Hydrant System	
A.	The fire brigade booster assembly:	
i.	<p>Location – The fire brigade booster assembly is not within site of the main entrance, is setback from the front boundary (on Potter Street), is located in an obscured position between ‘Cameo’ Block 2B (7 Potter Street) and ‘Aria’ Block 1B (5 Potter Street) and is not clearly visible from the street, contrary to the requirements of Clause 7.3 of AS 2419.1-2005.</p> <p>FRNSW would benefit from a visual alarm device (VAD) located on the wall fronting Potter Street leading to the booster assembly, along with a block plan at each building entry point and within the Fire Control Room to assist FRNSW locating the booster assembly.</p>	<p>Inspection confirmed the issues identified by FRNSW to be addressed under fire safety order.</p> <p>An additional visual alarm device (VAD) is to be provided located on the wall fronting Potter Street leading to the booster assembly.</p> <p>Additionally, to assist FRNSW in locating the booster assembly a block plan is to be provided at each building entry point and within the Fire Control Room.</p> <p>These issues are to be required under the fire order.</p>
ii.	Location – The fire brigade booster assembly is located more than 8m from a hardstand, contrary to the requirements of Clause 7.3 of AS 2419.1-2005.	<p>Inspection confirmed this non-compliance.</p> <p>Moving the booster assembly on this premises would be a significant feature to alter, with major implications to the streetscape. As the booster assembly was still functional, no further action is required.</p>
iii.	<p>The booster inlets required to pressurise system were not adequately identified or labelled.</p> <p>FRNSW would benefit from permanent water and fade resistant signage be provided, to distinguish the separate boost connections, which includes the building names and addresses served by boost inlets as follows:</p> <ul style="list-style-type: none"> • “BUILDING 1 – ‘ARIA APARTMENTS’ : 2-4 LACHLAN STREET & 5 POTTER STREET”. 	<p>Inspection confirmed the issues identified by FRNSW.</p> <p>The separate booster connection signage as recommended by FRNSW is to be provided under the fire order.</p>

Ref.	Issue	City response
	<ul style="list-style-type: none"> • “BUILDING 2 – ‘CAMEO APARTMENTS’ : 6 LACHLAN STREET & 7 POTTER STREET”. • “BUILDINGS 1 & 2 – ‘ARIA & CAMEO’ CARPARK LEVELS”. 	
iv.	The doors to the booster enclosure were not fitted with a device capable of securing the door in not less than a 90° open position, contrary to the requirements of Clause 7.9.2 of AS 2419.1-2005.	Inspection revealed missing devices to secure doors to the booster enclosure. Hold open devices are to be provided in accordance with AS 2419.1-2005 under the fire order.
v.	The booster enclosure which contains both the hydrant booster and sprinkler booster was not adequately labelled “FIRE HYDRANT AND SPRINKLER BOOSTER”, contrary to the requirements of Clause 7.10.2 (a) of AS 2419.1-2005. In this regard, the enclosure lacked signage to identify the sprinkler booster within.	Inspection revealed a lack of signage on the hydrant booster and the sprinkler booster enclosure. Signage is to be provided to comply with AS 2419.1-2005, under the fire order.
vi.	A permanent and fade resistant or engraved sign indicating the boost pressure and test pressure was not provided at the booster assembly, contrary to the requirements of Clause 11.3.4 of AS 2419.1-2021.	Inspection revealed missing boost and test pressure signage. Signage to be provided to AS 2419.1-2021, under the fire order.
vii	A permanent water and fade resistant block plan of the fire hydrant system had not been provided at the booster assembly, contrary to the requirements of Clause 7.11 of AS 2419.1-2005.	Inspection confirmed missing hydrant block plan. Block Plan to be provided to AS 2419.1-2005, under the fire order.
viii	Adequate clearances have not been provided to the booster inlets, contrary to Clause 7.4 of AS 2419.1–2005. In this regard, hose connection would be compromised due to the alignment of the boost inlets and the enclosure door.	<p>Inspection revealed that minimum clearances have not been provided to adequately provide for hose connection.</p> <p>Realignment and adjustments to provide clearances at booster inlets are to be carried out to comply with AS 2419.1-2005, to be required under the fire order.</p>
ix	The height of valves/connections appear to be more than 1200mm above the standing surface in front of the booster assembly, contrary to the requirements of Clause 7.4 of AS 2419.1-2005.	<p>Inspection revealed that valves/connections from the standing surface were more than 1200mm to the booster assembly.</p> <p>Valves and connections heights at the booster assembly are to be adjusted to comply with AS 2419.1-2005, to be required under the fire order.</p>
x	Storz couplings, compatible with FRNSW firefighting hose connections were not provided to the boost inlet connections at the booster assembly, contrary to the	Inspection revealed that Storz couplings were not provided at the booster assembly.

Ref.	Issue	City response
	requirements of Clauses 3.1 and 8.5.11.1 of AS 2419.1–2005, Clauses 1.2 and 3.4 of AS 2419.2–2009, Clause 3.5 of AS 2419.3-2012, 'and 'FRNSW Fire safety guideline, Technical information – FRNSW compatible Storz hose connections – Document no. D15/45534 – Version 09 – Issued 10 January 2019'.	Storz couplings are to be provided as specified by FRNSW, to be required under the fire order.
1C.	Automatic Fire Suppression System	
A.	The sprinkler booster assembly:	
i.	The enclosure/cabinet containing the booster connection was not labelled “SPRINKLER BOOSTER CONNECTION”, contrary to the requirements of Clause 4.4.3 of AS 2118-1999.	Inspection revealed that the sprinkler booster enclosure was not labelled in accordance with AS 2118.1-1999. Signage is to be provided to AS 2118-1999, under the fire order.
ii.	A sign marked with the maximum allowable inlet pressure at the connection was not provided at the booster assembly, contrary to the requirements of Clause 4.4.3 of AS 2118.1–1999.	Inspection revealed that signage marking the maximum allowable inlet pressure was not provided. Signage is to be provided to AS 2118-1999, under the fire order.
iii.	A plan of risk (block plan) of the sprinkler system was not provided at the booster assembly, contrary to the requirements of Clause 8.3 of AS 2118.1-1999.	Inspection revealed that a block plan was not provided at the sprinkler booster assembly in accordance with AS 2118.1-1999. Block plan is to be provided to AS 2118-1999, under the fire order.
B.	The sprinkler pumpsets:	
i.	Maintenance Records – The last entry in the ‘General Sprinkler Systems / Electric & Diesel Pumpsets - Maintenance Record and Report (Logbook)’ dated 6/08/2024, identified the following observations/defects: <ul style="list-style-type: none"> ○ “Diesel pump failed to start in Auto & Manual. Amps drop when trying to start. Investigation required. Batteries 2x12VAH Maybe Required”. It is unclear whether the issues were resolved at the last monthly service.	Inspection found diesel pump issue/battery defect unresolved. <p>Certification to confirm that the diesel pump is fully operational is to be provided, required under the fire order.</p>
C.	The sprinkler diesel pump room:	
i.	The pumproom which contains the sprinkler diesel pumpset, which is located on Carpark Level 2, is not accessed via a door opening to a road or open space, or an airlock or smoke lobby that leads to a fire-isolated passageway or a stairway which leads to a road or open space, contrary to the requirements of Clause 4.11 of AS 2118.1-1999 and AS 2941-2013. <p>FRNSW would benefit from a site map at the sprinkler booster assembly.</p>	Inspection revealed that the path of travel to the sprinkler diesel pumpset is not compliant. <p>Site maps and way finding signage are to be provided at the sprinkler booster assembly, within the Fire Control Room, within the sprinkler valve room and</p>

Ref.	Issue	City response
		<p>through the carpark level clearly illustrating the path of travel to the pumphoom containing the sprinkler diesel pumpset.</p> <p>These issues will be addressed under the fire order.</p>
D.	The sprinkler valves:	
i.	A complete stock of spare sprinklers had not been provided at the sprinkler control valves, contrary to the requirements of Clause 6.7 of AS 2118.1-1999.	<p>Inspection revealed that a complete stock of spare sprinklers had not been provided.</p> <p>A stock of spare sprinklers is to be provided to AS 2118.1-1999, under the fire order.</p>
E.	A 500mm clear space is not being maintained below the level of the sprinkler deflectors throughout the storage cage areas in the carpark levels, contrary to the requirements of Clause 5.4.8 of AS 2118.1-1999.	<p>Inspection revealed that 500mm clearance is not provided throughout the carpark.</p> <p>Warning signage throughout the carpark is to be provided.</p> <p>This is considered a housekeeping and maintenance matter addressed by the Annual Fire Safety Statement with no further action to be taken.</p> <p>These issues will be addressed under the fire order.</p>
1D.	Fire Hose Reels (FHR's)	
A.	Multiple FHR's throughout the basement levels were not wound back correctly and the nozzle was detached from the hose guide and nozzle interlocking devices.	<p>Inspection did not find fire hose reels unwound with nozzles unattached. This is considered a housekeeping and maintenance matter addressed by the Annual Fire Safety Statement with no further action to be taken.</p>
1E.	Exit signs	
A.	Multiple exit signs throughout 'the premises' were not illuminated and had not maintained, contrary to the requirements of Section 81 of the EPAR 2021.	<p>Inspection did not identify exit signs which were not operational. This is considered a housekeeping and maintenance matter addressed by the Annual Fire</p>

Ref.	Issue	City response
		Safety Statement with no further action to be taken.

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

Fire and Rescue NSW recommendations

FRNSW have made recommendations within their report. In general, FRNSW have requested that the City:

1. inspect the subject premises and take action to have the identified fire safety issues appropriately addressed
2. 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.

Officer recommendations

Issue Order	Issue emergency Order	Issue a compliance letter of instruction	Cited Matters rectified	Continue to undertake compliance action in response to issued City correspondence	Continue with compliance actions under the current Order	Other (to specify)

As a result of site inspections undertaken a City investigation officer it was determined that concern for public safety required the giving of a notice of intention (NOI) to issue a fire safety order to be issued under Part 2 of Schedule 5 of the Environmental Planning and Assessment Act, 1979 without any further delay. The NOI was issued on 29 October 2024

It is recommended that the City exercise its power to issue a Fire Safety Order (following the expiry of the representation period of the NOI) to ensure suitable fire safety systems are in place throughout the building to provide improved and adequate provisions for fire safety.

That the Commissioner of FRNSW be advised of the City's actions and determination.

OFFICIAL



File Ref. No: FRN24/2669 - BFS24/5513 - 8000037659
TRIM Ref. No: D24/112786
Contact: Mark Knowles

25 September 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
'CAMEO & ARIA'
2-4 & 6 LACHLAN STREET AND 5 & 7 POTTER STREET, WATERLOO
("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 28 August 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:

- 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
Community Safety Directorate	1 Amarina Ave	T (02) 9742 7434
Fire Safety Compliance Unit	Greenacre NSW 2190	F (02) 9742 7483

www.fire.nsw.gov.au Page 1 of 6

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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. The Automatic Fire Detection and Alarm System and Sound System and Intercom System for Emergency Purposes:

A. The Fire Brigade Panel (FBP) was displaying:

- i. One (x1) 'Fault' identified as:
 - o Zone 123 EWIS System
- ii. One (x1) 'Isolation' identified as:
 - o Zone 50 Block 1B Level 10 – Smoke Detectors
- iii. One (x1) 'Alarm' + 'Isolation' identified as:
 - o Zone 136 Block 2A – Sprinkler tank low

B. The evacuation system control panel was displaying:

- i. 'System Fault' and one (x1) Audio Line Fault identified as:
 - o Zone 7 Level 6 Block 1A.

The fire maintenance contractors were on-site at the time of the inspection and advised FRNSW, that they were in the process of replacing a faulty switch which would resolve the 'Alarm' and 'Isolation' associated with the sprinkler tank.

The Building Manager advised FRNSW at the time of the inspection that he was aware of the other issues identified in Items A and B above and the issues would be resolved in a timely manner.

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

- C. Zone Block Plan – A permanent, water and fade resistant zone block plan, depicting all the relevant information of the installation, was not securely mounted adjacent to the Fire Brigade Panel (FBP), contrary to the requirements of Clause 3.10 of AS 1670.1-2018.
 - D. An external wall mounted visual alarm device was not located on the front façade of the building at the designated building entry point to indicate the location of the fire brigade panel, contrary to the requirements of Clause 3.8 of AS 1670.1-2018.
- 1B. The Fire Hydrant System – The annual fire safety statement on display listed the standard of performance for the hydrant system as being AS2419.1 and Fire Engineering Report No 1423-34 FER Rev 02 dated 24.06.2014 prepared by AE&D Fire. Given that the version of AS 2419 is not listed on the AFSS, the following comments are provided having regard to AS 2419.1-2005, noting that a copy of the applicable Fire Engineering Report was also not available for review:

A. The fire brigade booster assembly:

- i. Location – The fire brigade booster assembly is not within site of the main entrance of the building, is setback from the front boundary (on Potter Street), is located in an obscured position between 'Cameo' Block 2B (7 Potter Street) and 'Aria' Block 1B (5 Potter Street) and is not clearly visible from the street, contrary to the requirements of Clause 7.3 of AS 2419.1-2005.

FRNSW would benefit from a visual alarm device (VAD) located on the wall fronting Potter Street leading to the booster assembly, along with a block plan at each building entry point and within the Fire Control Room to assist FRNSW locating the booster assembly.

- ii. Location – The fire brigade booster assembly is located more than 8m from a hardstand, contrary to the requirements of Clause 7.3 of AS 2419.1-2005.
- iii. The booster inlets required to pressurise system were not adequately identified or labelled.

FRNSW would benefit from permanent water and fade resistant signage be provided, to distinguish the separate boost connections, which includes the building names and addresses served by the boost inlets as follows:

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- “BUILDING 1 – ‘ARIA APARTMENTS’ : 2-4 LACHLAN STREET & 5 POTTER STREET”.
 - “BUILDING 2 – ‘CAMEO APARTMENTS’ : 6 LACHLAN STREET & 7 POTTER STREET”.
 - “BUILDINGS 1 & 2 – ‘ARIA & CAMEO’ CARPARK LEVELS”.
- iv. The doors to the booster enclosure were not fitted with a device capable of securing the door in not less than a 90° open position, contrary to the requirements of Clause 7.9.2 of AS 2419.1-2005.
- v. The booster enclosure which contains both the hydrant booster and sprinkler booster was not adequately labelled “FIRE HYDRANT AND SPRINKLER BOOSTER”, contrary to the requirements of Clause 7.10.2 (a) of AS 2419.1-2005. In this regard, the enclosure lacked signage to identify the sprinkler booster within.
- vi. A permanent and fade resistant or engraved sign indicating the boost pressure and test pressure was not provided at the booster assembly, contrary to the requirements of Clause 11.3.4 of AS 2419.1-2021.
- vii. A permanent water and fade resistant block plan of the fire hydrant system had not been provided at the booster assembly, contrary to the requirements of Clause 7.11 of AS 2419.1-2005.
- viii. Adequate clearances have not been provided to the booster inlets, contrary to Clause 7.4 of AS 2419.1-2005. In this regard, hose connection would be compromised due to the alignment of the boost inlets and the enclosure door.
- ix. The height of valves/connections appear to be more than 1200mm above the standing surface in front of the booster assembly, contrary to the requirements of Clause 7.4 of AS 2419.1-2005.
- x. Storz couplings, compatible with FRNSW firefighting hose connections were not provided to the boost inlet connections at the booster assembly, contrary to the requirements of Clauses 3.1 and 8.5.11.1 of AS 2419.1-2005, Clauses 1.2 and 3.4 of AS 2419.2-2009, Clause 3.5 of AS 2419.3-2012, ‘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. Automatic Fire Suppression System - The annual fire safety statement on display listed the standard of performance for the sprinkler system as being AS2118.1. Given that the version of AS 2118 is not listed on the AFSS, the following comments are provided having regard to AS2118.1-1999:

A. The sprinkler booster assembly:

- i. The enclosure/cabinet containing the booster connection was not labelled "SPRINKLER BOOSTER CONNECTION", contrary to the requirements of Clause 4.4.3 of AS 2118-1999.
- ii. A sign marked with the maximum allowable inlet pressure at the connection was not provided at the booster assembly, contrary to the requirements of Clause 4.4.3 of AS 2118.1-1999.
- iii. A plan of risk (block plan) of the sprinkler system was not provided at the booster assembly, contrary to the requirements of Clause 8.3 of AS 2118.1-1999.

B. The sprinkler pumpsets:

- i. Maintenance Records – The last entry in the 'General Sprinkler Systems / Electric & Diesel Pumpsets - Maintenance Record and Report (Logbook)' dated 6/08/2024, identified the following observations/defects:
 - o "Diesel pump failed to start in Auto & Manual. Amps drop when trying to start. Investigation required. Batteries 2x12VAH Maybe Required".

It is unclear whether the issues were resolved at the last monthly service.

C. The sprinkler diesel pump room:

- i. The pumproom which contains the sprinkler diesel pumpset, which is located on Carpark Level 2, is not accessed via a door opening to a road or open space, or an airlock or smoke lobby that leads to a fire-isolated passageway or a stairway which leads to a road or open space, contrary to the requirements of Clause 4.11 of AS 2118.1-1999 and AS 2941-2013.

In this regard, fire-fighters would need to traverse through the carpark in order to gain access to the sprinkler diesel pumproom and locating the pumproom could be challenging for fire-fighters.

FRNSW would benefit from a site map at the sprinkler booster assembly, within the Fire Control Room and within the

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sprinkler valve room, along with wayfinding signage through the carpark level, which clearly illustrates the path of travel to the pumphouse containing the sprinkler diesel pumpset.

D. The sprinkler valves:

- i. A complete stock of spare sprinklers had not been provided at the sprinkler control valves, contrary to the requirements of Clause 6.7 of AS 2118.1-1999.

E. A 500mm clear space is not being maintained below the level of the sprinkler deflectors throughout the storage cage areas in the carpark levels, contrary to the requirements of Clause 5.4.8 of AS 2118.1-1999.

1D. Fire Hose Reels (FHR's):

- A. Multiple FHR's throughout the basement levels were not wound back correctly and the nozzle was detached from the hose guide and nozzle interlocking devices.

1E. Exit signs:

- A. Multiple exit signs throughout 'the premises' were not illuminated and had not maintained, contrary to the requirements of Section 81 of the EPAR 2021.

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 Mark Knowles of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference FRN24/2669 - BFS24/5513 - 8000037659 for any future correspondence in relation to this matter.

Yours faithfully



Mark Knowles
Senior Building Surveyor
Fire Safety Compliance Unit