

Attachment B

Inspection Report 47-61 Pymont Bridge Road, Camperdown



Figure 1: 47-61 Pyrmont Bridge Rd Camperdown viewed from the North

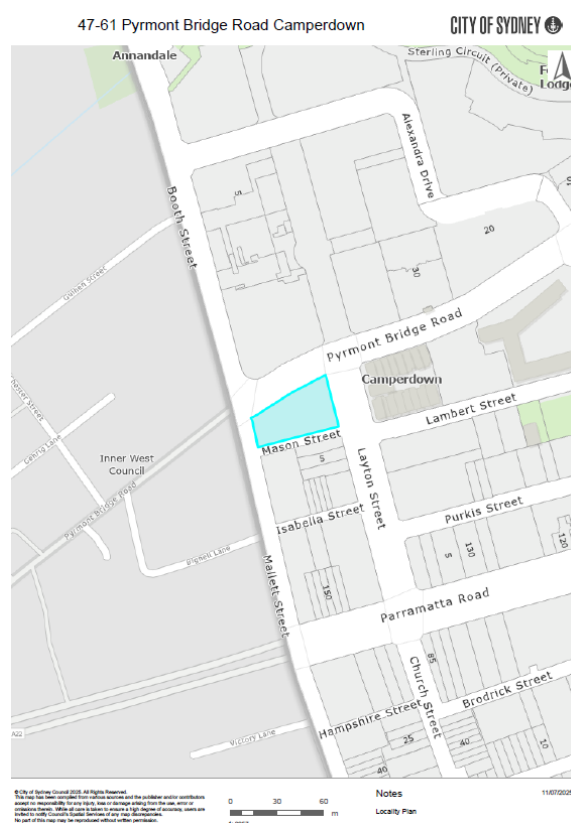


Figure 2: Location map of 47-61 Pyrmont Bridge Rd Camperdown

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)

Officer: Bilal Badyari

Date: 11 July 2025

Premises: 47-61 Pyrmont Bridge Road Camperdown

Executive Summary

1. The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 16 May 2025 with respect to matters of fire safety.
2. The premises consists of a 5 storey building used as a residential apartment building with retail/commercial tenancies and an ancillary carpark serving the ground and mezzanine levels.
3. The City inspected the premises on 28 May 2025, accompanied by representatives of the owners. This inspection found that fire safety was adequately provided.

Chronology

Date	Event
16 May 2025	FRNSW correspondence received
28 May 2025	The City inspected the premises and no action required. The City had issued a fire safety Order on 17 October 2019 for fire safety upgrades which included certification of existing hydrant system.
28 May 2025	The owners' corporations are facing access issues to Lot G02, preventing finalisation of the works. The matter has been listed with NCAT, and the strata manager requested a time modification order to extend the compliance timeframe. The fire safety Order has been modified with the time compliance period on 6 November 2025.

Fire and Rescue NSW Report

- Fire and Rescue NSW conducted an inspection of the subject premises on 12 May 2025.

Issues

- The report from Fire and Rescue NSW detailed issues as shown in the table below.

Ref.	Issue	City response
	Assessment of existing fire hydrant system to determine level of compliance with AS2419.1-2005	
1	Booster assembly is not located in the view of the main entrance to the building. a. FRNSW conditionally supports the location of the booster assembly with the addition of signage and a visual warning device.	No action required.
2	The existing booster assembly is located such that it is approximately 35 m from a hardstand area in lieu of the maximum allowed 8 m.	No action required.

Ref.	Issue	City response
	a. FRNSW conditionally supports the booster assembly approximately 35m from the hardstand area.	
3	A window opening within 3 m above of booster assembly does not achieve FRL of 90/90/90. a. FRNSW supports the window opening within 3 m of the booster assembly noting internal sprinklers in the room behind the window and a drencher external to the window.	No action required.
4	Hydrant flow tests were provided by Access Fire Protection. The tests show the pressure and flow at the most disadvantage hydrant (highest landing valve) to be 20L/s at 320kPa and referred to it as a PASS. FRNSW are of the opinion that this is a PASS under Table E2 of AS 2419.1-1994 when pumped by a full duty pumpset. The pressure requirements under Table 2.3 of AS 2419.1-2005 when pumped is 700kPa. The hydrant flow tests provided do not meet the pressure requirements or AS 2419.1-2005.	Fire safety order was issued on the premises on 17 October 2019 and modified on 6 November 2024 which requires compliance with AS2419.1-2005 with respect to pressure and flow requirements. The compliance period expires on 6 November 2025.
5	The roller door on the booster assembly cabinet failed to open completely contrary to the requirements of Clause 7.9.2 of Australian Standard (AS) 2419.1-2005. Access to isolation valves was impeded.	The City's inspections on 28 May 2025 revealed that roller door on the booster assembly cabinet was fixed and is compliant in accordance with the requirements of Clause 7.9.2 of the AS2419.1-2005.
6	The booster cabinet incorporates a roller door. Whilst the roller door is a technical non-compliance, FRNSW have no objection to its use. At the time of the site visit, the roller door did not incorporate a handle to assist in opening of the door.	The City's inspections on 28 May 2025 revealed that the roller door did incorporate a handle to assist in opening of the door.
7	Notice of boost pressure and test pressure was not installed at the booster assembly contrary to the requirements of Clause 7.10.1 of AS 2419.1- 2005.	The City's inspections on 28 May 2025 revealed that the notice of booster pressure and test was installed at the booster assembly.

Ref.	Issue	City response
8	A fire hydrant block plan at the booster assembly was not installed contrary to the requirements of Clause 7.11 of AS 2419.1-2005. a. FRNSW recommend additional fire hydrant block plans be installed at the, i. Fire Detection Control and Indicating Equipment (FDCIE). ii. Adjacent to the designated building entry point on Layton Street showing the location of the doors that provide access to the internal attack fire hydrants.	Fire safety order has been issued on the premises and requires compliance with AS2419.1-2005
9	The booster assembly cabinet contains both sprinkler and hydrant boost inlets. Signage is to be mechanically attached at the booster assembly for each boost inlet connection which states 'SPRINKLER BOOSTER' or 'HYDRANT BOOSTER' in text contrasting that of the background, 25 mm in height.	The City's inspections on 28 May 2025 revealed that the booster assembly cabinet contains signage for both sprinkler and hydrant booster.
10	The addition of a sign and visual warning device to assist with locating the booster assembly has already been installed.	No action required.
11	The signage at the corners of the building indicating two hose lengths is required have already been installed.	No action required.

6. FRNSW have recommended that the City inspect the subject premises and appropriately address noted (and other) deficiencies identified within their report..

Council Investigation Officer Recommendations

7. As a result of site inspections undertaken by the Council investigation officer:
- (a) It is recommended Council continue with its current compliance action under the current fire safety order, which will address the issues identified by the City and FRNSW.
 - (b) It is recommended Council not exercise its powers to give an additional fire safety order at this time. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

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File Ref. No: FRN15/1665 - BFS22/1339 - 8000020398
TRIM Ref. No: D25/47747
Contact: Station Officer Kurt Ingle

16 May 2025

General Manager
City of Sydney
GPO Box 1591
SYDNEY NSW 2001

Email: council@cityofsydney.nsw.gov.au

Attention: Bilal Badyari

Dear General Manager

**RE: REQUEST FOR COMMENT
THE GRACE
47-61 PYRMONT BRIDGE ROAD CAMPERDOWN ("the premises")
AKA 1 LAYTON STREET**

In reply to the Council's request for comment dated 22 March 2022, an inspection was conducted by officers of the Fire Safety Compliance Unit of FRNSW under the provisions of Section 9.32(2)(a) of the Environmental Planning and Assessment Act 1979 (EP&A Act) on 12 May 2025.

FRNSW notes the following documents associated with this request:

- Comment on an Occupied Building – The Grace - 47–61 Pyrmont Bridge Road, AKA 1 Layton Street Camperdown – City of Sydney – Tracey McCann
- Fire Safety Order – 16 October 2019 – City of Sydney – Licence No. FIRE/2019/119 – Tracey McCann.
- Modification of an Order – 12 December 2019 – City of Sydney - Licence No. FIRE/2019/119 – Tracey McCann.
- Modification of an Order – 29 January 2020 – City of Sydney - Licence No. FIRE/2019/119 – Tracey McCann.
- Modification of an Order – 11 December 2020 – City of Sydney - Licence No. FIRE/2019/119 – Tracey McCann.

Fire and Rescue NSW

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Community Safety Directorate
Fire Safety Compliance Unit

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- Modification of an Order – 17 March 2022 – City of Sydney - Licence No. FIRE/2019/119 – Tracey McCann.
- Fire Engineering Report – 1 March 2022 – SGA Fire – Ref No. 113467-FER-r2.
- Site Inspection Action Statement – 3 Page Report – The Owners Strata Plan 66375 – 47-61 Pyrmont Bridge Road Camperdown.
- Hydrant Flow Test Results – 25 March 2019 – Access Fire Protection
- Fire Hydrant System Assessment Report – 30 January 2020 – Rev A - Mat Karika

The following comments are for your information under Section 9.32(1)(b) of the EP&A Act.

COMMENTS

The following comments are based on the submitted documents and a general overview of the building:

Assess the existing fire hydrant system to determine level of compliance with Australian Standard (AS) 2419.1 -2005.

1. Booster assembly is not located in the view of the main entrance to the building.
 - a. FRNSW conditionally supports the location of the booster assembly with the addition of signage and a visual warning device.
2. The existing booster assembly is located such that it is approximately 35 m from a hardstand area in lieu of the maximum allowed 8 m.
 - a. FRNSW conditionally supports the booster assembly approximately 35m from the hardstand area.
3. A window opening within 3 m above of booster assembly does not achieve FRL of 90/90/90.
 - a. FRNSW supports the window opening within 3 m of the booster assembly noting internal sprinklers in the room behind the window and a drencher external to the window.
4. Hydrant flow tests were provided by Access Fire Protection. The tests show the pressure and flow at the most disadvantage hydrant (highest landing valve) to be 20L/s at 320kPa and referred to it as a PASS. FRNSW are of the opinion that this is a PASS under Table E2 of AS 2419.1-1994 when *pumped* by a full duty pumpset.

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The pressure requirements under Table 2.3 of AS 2419.1-2005 when pumped is 700kPa. The hydrant flow tests provided do not meet the pressure requirements of AS 2419.1-2005.

The following items were observed during the FRNSW site visit on 12 May 2025:

5. The roller door on the booster assembly cabinet failed to open completely contrary to the requirements of Clause 7.9.2 of Australian Standard (AS) 2419.1-2005. Access to isolation valves was impeded.
6. The booster cabinet incorporates a roller door. Whilst the roller door is a technical non-compliance, FRNSW have no objection to its use.

At the time of the site visit, the roller door did not incorporate a handle to assist in opening of the door.

7. Notice of boost pressure and test pressure was not installed at the booster assembly contrary to the requirements of Clause 7.10.1 of AS 2419.1- 2005.
8. A fire hydrant block plan at the booster assembly was not installed contrary to the requirements of Clause 7.11 of AS 2419.1-2005.
 - a. FRNSW recommend additional fire hydrant block plans be installed at the,
 - i. Fire Detection Control and Indicating Equipment (FDCIE).
 - ii. Adjacent to the designated building entry point on Layton Street showing the location of the doors that provide access to the internal attack fire hydrants.

9. The booster assembly cabinet contains both sprinkler and hydrant boost inlets. Signage is to be mechanically attached at the booster assembly for each boost inlet connection which states 'SPRINKLER BOOSTER' or 'HYDRANT BOOSTER' in text contrasting that of the background, 25 mm in height.
10. The addition of a sign and visual warning device to assist with locating the booster assembly has already been installed.
11. The signage at the corners of the building indicating two hose lengths is required have already been installed.

RECOMMENDATION

FRNSW recommends that:

- a. A hydraulic consultant determines if the hydrant system achieves the pressure and flow requirements when pumped in accordance with AS 2419.1-2005.

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- b. Address items 5 to 9 of this report and any other deficiencies identified on 'the premises'.
- c. The additional signage in Comment 8 appears on the fire safety schedule for the premises.

Please do not hesitate to contact Station Officer Kurt Ingle of FRNSW's Fire Safety Compliance Unit at 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 FRN15/1665 - BFS22/1339 - 8000020398 regarding any correspondence concerning this matter.

Yours faithfully



Paul Scott
Team Leader
Fire Safety Compliance Unit