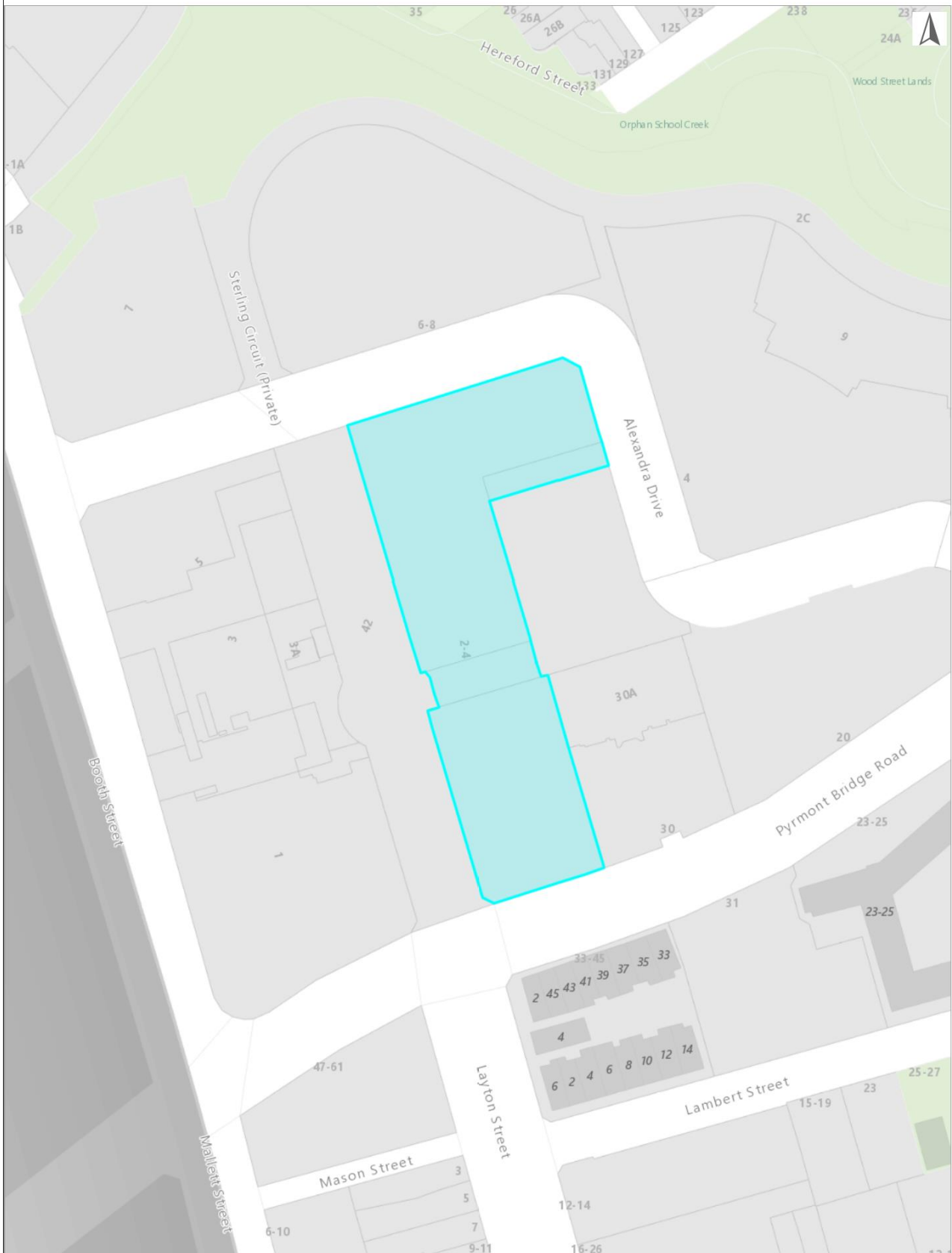


Attachment B

Inspection Report 2-4 Sterling Circuit, Camperdown

2 - 4 Sterling Circuit, Camperdown

CITY OF SYDNEY



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Notes 8/12/2022

**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 3276560 **Officer:** Bill Badyari

Date: 22 January 2025

Premises: 2-4 Sterling Circuit, Camperdown

Executive Summary:

The City of Sydney received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises on 8 January 2025, with respect to matters of fire safety.

The premises consists of three blocks building namely Vie 1, Vie 2 & Vie 3 comprising a mix of both commercial and residential tenancies.

1. Building Vie 1 comprise six (6) storeys with ground floor commercial and five (5) storeys of residential apartments
2. Building Vie 2 comprise seven (7) storeys of residential apartments
3. Building Vie 3 comprise six (6) storeys above street level containing residential tenancies only with two (2) floors underground carpark shared by all three buildings.

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

1. Inadequate facilities for firefighting;
2. Poor fire safety management systems in place

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 current and compliant and is on display within the building in accordance with the requirements of the Environmental Planning and Assessment Regulation 2021.

Observation of the external features of the building identified there is combustible composite cladding on the façade of the building. 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 replace with non-combustible cladding. The compliance period of the modified order expires on 12 May 2025, the works under the order are on track. Cladding removal and replacement works were approved by the City on 15 April 2024. The works are to be carried out by the NSW Government's Project Remediate Scheme. Compliance documentation and certification is being prepared by the managing contractor Hansen Yuncken for submission to Council.

Whilst the City's investigation has identified several minor fire safety "maintenance and management" issues, the fire safety systems provided within the subject premises are considered adequate in the circumstances.

The errors in documentation and maintenance of the fire safety systems are being addressed through the current fire safety order.

Chronology:

Date	Event
08/01/2025	FRNSW correspondence received regarding 2-4 Sterling Circuit Camperdown referred to as 'VIE 1,2 and 3'
08/01/2025	A review of City records show: - Fire safety schedule contains 15 fire safety measures, including an automatic fire detection system, emergency lighting, fire hydrant system and a hose reel system - A fire safety statement dated 19 April 2021 was provided. - The building owners are not required to submit Annual Fire Safety Statements during the compliance period of the order, but are required to maintain the existing functional measures, checked by the Investigation Officer through the stages of the works.
13/01/2025	A copy of issues raised by FRNSW provided to the owner in relation to required maintenance of fire safety measures
17/01/2025	An inspection found certain fire safety measures are maintained accordingly and there is evidence of non-compliance with some fire safety measures. The building manager advised that the maintenance of the fire safety measures are being rectified through the current fire safety order.

FIRE AND RESCUE NSW REPORT:

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 address high risk combustible cladding on residential apartment buildings in NSW.

Fire and Rescue NSW reported several fire safety deficiencies noted in the table below:

Ref.	Issue	City response
Essential Fire Safety Measures		
1. Essential Fire Safety Measures		
1A	Automatic fire detection and alarm system:	
A	The fire indicator panel (FIP) was displaying:	
i.	Eight (x8) 'Isolations' identified as: - Zone 1 Front Panel Manual Call Point - Zone 1 Carpark 2 South - Zone 2 Carpark 2 Centre - Zone 3 Carpark 2 East - Zone 4 Carpark 1 South - Zone 5 Carpark 1 North - Vie 2 Zone 12 - Vie 3 Zone 13	FIP clear from all the faults at the time of inspections.
B.	Maintenance Records – The last entry in the 'Service Record Logbook' dated 17 December 2024, noted the following defects/corrective Actions:	
i.	'Zone Block Plan incorrect'.	Issue to be resolved via terms of fire safety Order that was issued in 2022.
ii.	Detection in Vie 2 doesn't call brigade on activation of alarms.	Issue to be resolved via terms of fire safety Order that was issued in 2022.

Ref.	Issue	City response
1B.	Fire Hydrant System:	
A.	Maintenance Records – The last entry in the ‘Service Record Logbook’ for the diesel pumpset, dated 17 December 2024, noted the following Defects/Corrective Actions:	
i.	‘Stop button not working, pump company to fix’.	Issue to be resolved via terms of fire safety Order that was issued in 2022.
ii.	‘Annual Service Overdue’. Similar comments are identified in the maintenance records dating back to at least September 2024.	Issue to be resolved via terms of fire safety Order that was issued in 2022.
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.	Issue to be resolved via terms of fire safety Order that was issued in 2022.
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 current.	The building is subject of a Fire Safety Order however most recent AFSS is displayed next to FIP.

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.

FRNSW recommended that City officers inspect and address any other deficiencies identified on ‘the premises’ and require item no.1 of their report to be appropriately addressed.

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 The City correspondence	Continue with compliance actions under the current Order	Other (to specify)

As a result of the above site inspection undertaken by the City’s investigation officer it is recommended that the owners of the building continue to comply with the fire safety order.

Follow-up compliance inspections are currently being undertaken and will continue to be undertaken by the City officer to ensure all identified fire safety matters are suitably addressed and that compliance with the terms of the City’s order and the recommendations of FRNSW occur.

It is recommended that the City not exercise its powers to give a fire safety order at this time, and that the Commissioner of FRNSW be advised of the City’s actions and determination.

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File Ref. No: FRN22/1307 - BFS22/1907 - 8000020964
TRIM Ref. No: D24/149371
Contact: Mark Knowles

19 December 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
'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 19 December 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.

Fire and Rescue NSW

ABN 12 593 473 110

www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Compliance Unit

1 Amarina Ave
Greenacre NSW 2190

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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. The Automatic Fire Detection and Alarm System:

A. The Fire Indicator Panel (FIP) was displaying:

- i. Eight (x8) 'Isolations' identified as:
 - Zone 1 Front Panel Manual Call Point
 - Zone 1 Carpark 2 South
 - Zone 2 Carpark 2 Centre
 - Zone 3 Carpark 2 East
 - Zone 4 Carpark 1 South
 - Zone 5 Carpark 1 North
 - Vie 2 Zone 12
 - Vie 3 Zone 13

Discussions with the Building Manager at the time of the inspection revealed that the isolations were associated with cleaning works being undertaken in the carpark levels.

FRNSW received email correspondence from the Building Manager on the afternoon of 18 December 2024, advising the following:

The cleaning is now complete and the FIP is back online with no errors or isolations (see attached photo).

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

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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.

- B. Maintenance Records – The last entry in the 'Service Record Logbook' dated 17 December 2024, noted the following Defects/Corrective Actions:

- i. 'Zone Block Plan incorrect'.
- ii. 'Detection in Vie 2 doesn't call brigade on activation of alarms'.

Similar comments are identified in the maintenance records dating back to at least August 2024.

1B. Fire Hydrant System:

- A. Maintenance Records – The last entry in the 'Service Record Logbook' for the diesel pumpset, dated 17 December 2024, noted the following Defects/Corrective Actions:

- i. 'Stop button not working, pump company to fix'.
- ii. 'Annual Service Overdue'.

Similar comments are identified in the maintenance records dating back to at least September 2024.

- 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 current.

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.

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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 FRN22/1307 - BFS22/1907 - 8000020964 for any future correspondence in relation to this matter.

Yours faithfully



Mark Knowles
Senior Building Surveyor
Fire Safety Compliance Unit