

Attachment C

**Inspection Report
20 Pymont Bridge Road, Camperdown**

Locality Plan

CITY OF SYDNEY 



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Notes

20 Pyrmont Bridge Road Camperdown

3/02/2025

**City of Sydney 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 3276527 **Officer:** Bill Badyari

Date: 5 February 2025

Premises: 20 Pyrmont Bridge Road, Camperdown

Executive Summary:

The City 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 five storeys residential flat building containing 38 separate units.

An inspection of the premises undertaken by a City investigation officer in the presence of the building manager, revealed that the premises have adequate fire safety and egress provisions in place and all the fire safety measures within the building are maintained accordingly.

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 13 May 2021 requiring the owners to remove the combustible cladding and to replace with non-combustible cladding. The City is working with NSW Project Remediate and it is expected all works would be completed by May 2025.

Chronology:

Date	Event
08/01/2025	FRNSW correspondence received regarding 20 Pyrmont Bridge Road Camperdown referred to as 'Venables'
13/01/2025	A review of City records showed: - The annual fire safety statement is current. - The fire safety schedule for the premises contains 13 fire safety measures, including an automatic fire detection system, emergency lighting, fire hydrant systems and a hose reel system - A fire safety statement dated 26 February 2024 has been provided for the premises.
30/01/2025	An inspection undertaken by the City officer noted that: - Building is equipped with several fire safety measures, including hydrant system, emergency lighting/automatic fire suppression system and alarm and smoke detection system. - Mechanical air handling systems. - Clear signage displayed on the cupboard reading Fire indicator panel - No faults in the panel at the time. - An Annual Fire Safety Statement dated 26 February 2024, was displayed in prominent area.
6/02/2025	Telephone call with the contractors undertaking the cladding removal and replacement revealed that cladding works are expected to be finished by May 2025.

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 main fire indicator panel (FIP) in the pumproom was displaying one (x1) 'fault' and two (x2) 'disablements' identified as:	
i.	Fault – Buzzer Off-Line	FIP clear from all the faults at the time of inspections.
ii.	Disable – L01M002 - Sub FIP Lower Gnd Front Foyer	FIP clear from all the faults at the time of inspections.
iii.	Disable - Zone 2 - Sub FIP Lower Ground	FIP clear from all the faults at the time of inspections.
B.	The Sub/Mimic Panel in the front entry lobby was displaying two (x2) 'Faults' identified as:	
i.	'Fault – Buzzer Off-Line	FIP clear from all the faults at the time of inspections.
ii.	Fault – L01M010 Sounder CCT-9	FIP clear from all the faults at the time of inspections.

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 the City inspect and address any other deficiencies identified 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)

Inspections undertaken by the City investigation officer in company with the manager of the premises revealed that the above recommendations of FRNSW have been complied with.

It is recommended that the City not exercise its powers to issue 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: FRN20/2912 - BFS22/1908 - 8000020965
TRIM Ref. No: D24/149433
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
'VENABLES'
20 PYRMONT BRIDGE ROAD, 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 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).

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:

- 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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www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Compliance Unit

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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 & Alarm System:

- A. The Main Fire Indicator Panel (FIP) in the Pumproom was displaying one (x1) 'Fault' and two (x2) 'Disablements' identified as:
 - i. Fault – Buzzer Off-Line
 - ii. Disable – L01M002 - Sub FIP Lower Gnd Front Foyer
 - iii. Disable - Zone 2 - Sub FIP Lower Ground
- B. The Sub/Mimic Panel in the front entry lobby was displaying two (x2) 'Faults' identified as:
 - i. Fault – Buzzer Off-Line
 - ii. Fault – L01M010 Sounder CCT-9

Discussions with the Building Manager at the time of the inspection revealed that the faults and isolations were associated with a faulty local alarm buzzer associated with the Sub Panel, that was continually sounding and disrupting the residents. FRNSW requested the Building Manager seek clarification with the fire services contractor as to extent of the disablements with respect to the detection system.

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

Storm Fire (copied) have confirmed only the sub-FIP buzzer has been isolated.

Due to the holidays coming up and staff taking leave, this issue will be rectified in the new year.

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

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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 FRN20/2912 - BFS22/1908 - 8000020965 for any future correspondence in relation to this matter.

Yours faithfully



Mark Knowles
Senior Building Surveyor
Fire Safety Compliance Unit