

Attachment C

Inspection Report 1 Towns Place, Millers Point



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Notes

10/09/2024

**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: CSM 3277671

Officer: Chi Lam

Date: 20 March 2024

Premises: 1 Towns Place, Millers Point

Executive Summary

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises on 20 December 2024 with respect to matters of fire safety.

The premises consists of a seven-storey residential apartment building.

The City inspected the premises on 27 February 2025, accompanied by the building manager. The inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.

The inspection also noted the presence of potentially combustible external wall cladding. As the premises was a Sydney Harbour Foreshore Authority (SHFA) approval (DA 90-12-98), the Department of Planning, Industry and Environment has jurisdiction over any cladding investigation or remediation on this premises. On 16 November 2020, SHFA confirmed they will investigate and take enforcement action as required.

On 28 June 2021, the Department of Planning, Industry and Environment issued an order for the removal and replacement of the cladding. On 9 April 2025, they informed the City that the onsite works were completed in December 2024, and the final certification is currently under review.

Chronology

Date	Event
20 December 2024	FRNSW correspondence received regarding premises 1,5,7 & 9 Towns Place, 25A Hickson Road And 2,4,6,8,10,12,14,16,18, 20 Dalgety Road, Millers Point [1 Towns Place, Millers Point]
27 February 2025	The City inspected the premises and identified the current Annual Fire Safety Statement (AFSS) was not prominently displayed during the inspection and no faults were observed on the fire indicator panel. The building manager was verbally advised to provide the updated AFSS.
12 March 2025	The City reinspected the premises in the presence of the building manager and observed the current AFSS prominently displayed in the building as required.

Fire and Rescue NSW Report

FRNSW conducted an inspection of the subject premises on 18 December 2024 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.

Issues

The report from FRNSW detailed only one issue as shown in the table below.

Ref.	Issue	City response
1.	Essential Fire Safety Measures	
1A	Automatic Fire Detection and Alarm System	
A.	At the time of the inspection there were no system faults or other issues observed and the system appeared normal operation.	The City's inspection on 27 February 2025 confirmed no faults or other issues observed on Fire Indicator Panel (FIP).
1B	Fire Hydrant System	
A.	At the time of the inspection there were no system faults or other issues observed with the fire hydrant system, including the booster assembly and the pumpset.	The City's inspection on 27 February 2025 confirmed no faults or other issues with the Fire Hydrant System.
1C	Automatic Fire Suppression System	
A.	At the time of the inspection there were no system faults or other issues observed with the sprinkler system.	The City's inspection on 27 February 2025 confirmed no faults or other issues with the Automatic Fire Suppression System.
1D	Exit Signs, Emergency Lighting, Fire Hose Reels and Portable Fire Extinguishers	
A.	At the time of the inspection there were no issues observed.	The City's inspection on 27 February 2025 confirmed no faults or other issues with Exit Signs, Emergency Lighting, Fire Hose Reels and Portable Fire Extinguishers.
1E	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 12/09/2022 and is no longer current. It is understood the Owners are currently liaising with Council with respect to the current AFSS submission.	The City's inspection on 27 identified the AFSS was not on display and provided instruction to provide such. The City's reinspection on 12 March 2025 confirmed the AFSS was on display, addressing this issue.
2	Access and Egress	
2A	Egress paths, fire exits and fire exit doors – At the time of the inspection, the paths of travel leading to the fire exits, along with the fire exits and fire exit doors were all clear and unobstructed.	The City's inspection on 27 February 2025 confirmed no issues or obstructions with respect to access and egress

FRNSW have made no direct recommendation within their report other than legislative notification.

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 Notice of Intention to Give a Fire Safety Order	Other (to specify)

It is recommended that Council not exercise its powers to give a fire safety order and inform the Commissioner of FRNSW.

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File Ref. No: FRN22/1309 - BFS22/1913 - 8000031562
TRIM Ref. No: D24/149292
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
1, 5, 7 & 9 TOWNS PLACE, 25A HICKSON ROAD AND 2, 4, 6, 8, 10, 12,
14, 16, 18 & 20 DALGETY ROAD, MILLERS POINT ("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 18 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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Fire Safety Compliance Unit

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Page 1 of 3

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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 and Alarm System:

- A. At the time of the inspection there were no system faults or other issues observed, and the system appeared normal operation.

1B. Fire Hydrant System:

- A. At the time of the inspection there were no system faults or other issues observed with the fire hydrant system, including the booster assembly and the pumpset.

1C. Automatic Fire Suppression System:

- A. At the time of the inspection there were no system faults or other issues observed with the sprinkler system.

1D. Exit Signs, Emergency Lighting, Fire Hose Reels and Portable Fire Extinguishers:

- A. At the time of the inspection there were no issues observed.

1E. 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 12/09/2022 and is no longer current. It is understood the Owners are currently liaising with Council with respect to the current AFSS submission.

2. Access and Egress

- 2A. Egress paths, fire exits and fire exit doors – At the time of the inspection, the paths of travel leading to the fire exits, along with the fire exits and fire exit doors were all clear and unobstructed.

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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 FRN22/1309 - BFS22/1913 - 8000031562 for any future correspondence in relation to this matter.

Yours faithfully



Mark Knowles
Senior Building Surveyor
Fire Safety Compliance Unit