

Attachment D

**Inspection Report
72-76 Parramatta Road, Camperdown**

72-76 Parramatta Road Camperdown

CITY OF SYDNEY



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Notes

18/03/2025

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: 3308833

Officer: Andrew Porter

Date: 19 March 2025

Premises: 72-76 Parramatta Road Camperdown

Executive Summary

The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises on 12 March 2025 with respect to matters of fire safety.

The premises consists of a six-storey mixed residential and office building.

The City inspected the premises on 19 March 2025. This inspection noted no fire safety issues.

The inspection further noted the building contains external wall cladding which was previously subject of an additional fire safety order issued by the City's dedicated Cladding team to remove and replace combustible cladding that had been identified on the building façade. The terms of this order have been completed to the satisfaction of the City.

Chronology

Date	Event
12 March 2025	FRNSW correspondence received regarding the premises at 72-76 Parramatta Road, Camperdown
19 March 2025	The City inspected the premises and found no fire safety issues within the subject building and the final fire safety certificate was on display as required.

Fire and Rescue NSW Report

FRNSW conducted an inspection of the subject premises on 24 June 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:

Ref.	Issue	City response
Essential Fire Safety Measures		
1D	Annual fire safety statement	
A.	A copy of the current annual fire safety statement was not prominently displayed in accordance with Clause 89 of the Environmental Planning and Assessment (Development compliance and fire safety) Regulation 2021.	At the time of Fire and Rescue NSW inspection on 24 June 2024, the City had current fire safety orders on the building which were subject to a new fire safety schedule, therefore the owners were not required to submit annual fire safety

Ref.	Issue	City response
		statements at the time. The owners have since satisfied those fire safety orders and a final fire safety certificate has been given to the City and Fire and Rescue NSW and is on display as required within the building, addressing this issue.

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

FRNSW did additionally comment the following.

FRNSW acknowledges that Council issued a Fire Order dated 10 February 2023 (Council Ref FIRE/2022/94) which includes issues identified in the FRNSW inspection report dated 11 November 2022 (FRNSW Ref D22/97561). In this regard, it would be at Council's discretion as the appropriate regulatory authority to determine whether further investigation is required in this instance.

The City has acknowledged the above comment, which refers to a past Fire Safety Order that was completed on 11 October 2024.

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)
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As a result of the site inspection undertaken by the Council investigation officer, 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.



File Ref. No: FRN22/3819 - BFS22/5516 - 8000024504
TRIM Ref. No: D25/24915
Contact: John Bruscino

12 March 2025

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
'CAMPERDOWN HQ'
72-76 PARRAMATTA ROAD, CAMPERDOWN ("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 24 June 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.

COMMENTS

The following was observed at the time of the inspection:

1. Essential Fire Safety Measures
 - 1A. Automatic Fire Detection and Alarm System:
 - A. There were no system faults or other issues observed with the Fire Indicator Panel (FIP).
 - 1B. Fire Hydrant System:
 - A. There were no system faults or other issues observed with the fire hydrant system, including the booster assembly and the pumpset.
 - 1C. Exit Signs, Emergency Lighting, Fire Hose Reels and Portable Fire Extinguishers:
 - A. There were no issues observed.
 - 1D. 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.
2. Access and Egress
 - 2A. Egress paths, fire exits and fire exit doors – The paths of travel leading to the fire exits, along with the fire exits and fire exit doors were all clear and unobstructed.

ADDITIONAL COMMENTS

FRNSW acknowledges that Council issued a Fire Order dated 10 February 2023 (Council Ref FIRE/2022/94) which includes issues identified in the FRNSW inspection report dated 11 November 2022 (FRNSW Ref D22/97561). In this regard, it would be at Council's discretion as the appropriate regulatory authority to determine whether further investigation is required in this instance.]

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact John Bruscino of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference FRN22/3819 - BFS22/5516 - 8000024504 for any future correspondence in relation to this matter.

Yours faithfully



John Bruscino
Senior Building Surveyor
Fire Safety Compliance Unit