

Attachment B

**Inspection Report
8 Central Park Avenue, Chippendale**



Figure 1: 8 Central Park Avenue, Chippendale, viewed from the north-west



Figure 2: Location map of 8 Central Park Avenue, Chippendale

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: Arfan Chaudhary

Date: 16 April 2025

Premises: 8 Central Park Avenue, Chippendale

Executive Summary

1. The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 19 December 2024 with respect to matters of fire safety.
2. The premises consists of an eleven (11) storey building used for commercial and residential purposes.
3. The City inspected the premises on 15 April 2025, accompanied by the building manager and fire practitioner. This inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.
4. The inspection also noted the presence of external wall cladding. As the premises was approved as State Significant Development (SSD 6092), the Department of Planning, Housing and Infrastructure has jurisdiction over any cladding investigation or remediation on this premises.
5. On 22 December 2023, the Department of Planning, Housing and Infrastructure issued an order for the removal and replacement of the cladding. This order was subsequently amended on 20 December 2024 to allow additional time for the completion of the works.
6. On 14 May 2025, the City received confirmation from the Department that the works are currently underway in accordance with the revised order.

Chronology

Date	Event
19 December 2024	FRNSW correspondence received regarding the premises at 8 Central Park Avenue, Chippendale.
15 April 2025	An inspection of the subject premises was undertaken by a Council Investigation officer on 15 April 2025. The inspection revealed there were several issues requiring routine maintenance.
16 May 2025	The City issued written instructions on 16 May 2025 detailing fire safety maintenance to be completed by 23 May 2025.

Fire and Rescue NSW Report

7. FRNSW conducted an inspection of the subject premises on 6 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

8. The report from FRNSW detailed issues as shown in the table below.

Ref.	Issue	City response
1	Essential Fire Safety Measures	
1A	Combined Fire Hydrant and Sprinkler System	
A	The booster assembly	
i	The door lock to the booster assembly enclosure was broken, and it was difficult to unlock and access the booster assembly.	The City's inspection on 15 April 2025 observed the door lock to the booster assembly has been repaired, addressing this issue.
ii	The boost inlets required to pressurise the low and high boost zones were not adequately identified.	The City's inspection on 15 April 2025 observed identification signage was lacking. Consequently, on 16 April 2025 the City issued written compliance instructions, requiring improved signage to be provided by 23 May 2025. A follow up inspection is booked for 27 May

Ref.	Issue	City response
		2025 to ensure work is completed, addressing this issue.
B	The Pump room	
i	Building materials/non fire equipment was being stored within the pump room and in the airlock leading to the pump room from the fire stair obstructing access to and around the pump sets.	The City's inspection on 15 April 2025 observed the subject area was clear from obstruction, addressing this issue.
ii	All doors leading to the pump room were not identified by appropriate signs or other visual aids, so the pump room and its entrance can be readily located by the attending fire brigade.	The City's inspection on 15 April 2025 observed the pump room door identification signage was inadequate. On 16 April 2025 the City issued written compliance instructions, requiring improved signage to be provided by 23 May 2025. A follow up inspection is booked for 27 May 2025 to ensure work is completed, addressing this issue.
C	Pump Sets	
i	Maintenance Records – The last entry in the diesel hydrant pumpset No.1 'Service Record Logbook' dated 21 November 2024, noted the following Defects/Comments: a. 'Light in pumproom failed'. b. 'Batteries due'. c. 'Coolant leak when testing – investigation needed'.	The City's inspection on 15 April 2025 observed maintenance records had been updated by the fire practitioner, addressing this issue.
ii	The fuel gauge associated with the diesel pump sets No.1 and No.2, indicated the fuel tanks were at $\frac{3}{4}$ capacity.	The City's inspection on 15 April 2025 observed additional fuel had been provided, addressing this issue.
1B	Fire Doors	
A	Multiple fire doors throughout 'the premises' had not been maintained in accordance with the requirements of Clause 81 of the EPAR 2021. The following issues were identified at the time of the inspection:	

Ref.	Issue	City response
i	The fire door to the fire-isolated exit on the ground floor level (public lobby) failed to return to the fully closed position (and self-latch) after each opening.	The City's inspection on 15 April 2025 observed door hardware had been repaired, addressing this issue.
ii	The fire door which separates to the mail room from the public lobby on the ground floor was fitted with an electromagnetic hold open device which did not operate correctly, and the door was 'chocked' in the open position with a wooden door chock.	The City's inspection on 15 April 2025 observed door hardware had been repaired and chock removed, addressing this issue.
2	General	
2A	Access and Egress	
A	Re-entry from fire-isolated exits – the doors to the fire-isolated stairways serving the residential levels (effective height greater than 25m), were locked from the inside. Whilst it appears that the doors are fitted with a failsafe device that automatically unlocks the door upon activation of a fire alarm, and an intercommunication system is provided, a sign is not fixed explaining its purpose and method of operation of the intercommunication system.	The City's inspection on 15 April 2025 observed re-entry from fire-isolated exits did not have adequate signage. Consequently, on 16 April 2025 the City issued written compliance instructions, requiring signage to be provided by 23 May 2023. A follow up inspection is booked for 27 May 2025 to ensure work is completed, addressing this issue.
2B	Services and Equipment	
A	Exit signs and directional exit signs – It was evident that there were areas/parts within the basement carpark level, where the direction to the required/alternative exits was not readily apparent. Additional directional exit signs may be required throughout the basement carpark levels, such that the alternative exits are clearly visible from all parts.	The City's inspection on 15 April 2025 found sufficient exit and directional signs installed in the basement car park level and readily apparent, addressing this issue.

9. 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

10. As a result of site inspections undertaken by the Council investigation officer:
 - (a) A corrective action letter was issued on 16 April 2025 to the building owners to address the fire safety deficiencies identified by the City and FRNSW.
 - (b) It is recommended Council not exercise its powers to give a fire safety order at this time.
 - (c) It is recommended that the Commissioner of FRNSW be informed of the City's decision.

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File Ref. No: FRN15/947-1 - BFS24/8281 – 8000039932
TRIM Ref. No: D24/147487
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
'CONNOR'
8 CENTRAL PARK AVENUE, CHIPPENDALE ("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 6 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.
- 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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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 issues were observed at the time of the inspection:

1. Essential Fire Safety Measures

1A. Combined Fire Hydrant and Sprinkler System:

a. The booster assembly:

- i. The door lock to the booster assembly enclosure was broken, and it was difficult to unlock and access the booster assembly.
- ii. The boost inlets required to pressurise the low and high boost zones were not adequately identified. FRNSW recommend signage be provided to distinguish the boost zones, which includes the low and high rise floor levels served by the boost inlets as follows:
 - "LOW RISE BOOST LEVELS – Basement 3 to Level 1"
 - "HIGH RISE BOOST LEVELS – Level 2 to Level 12"

b. The pumproom:

- i. Building materials/non fire equipment was being stored within the pumproom and in the airlock leading to the pumproom from the fire stair obstructing access to and around the pumpsets.
- ii. All doors leading to the pumproom were not identified by appropriate signs or other visual aids, so the pumproom and its entrance can be readily located by the attending fire brigade, contrary to the requirements of Clause 6.4.1 of AS 2419.1-2005.

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c. The pumpsets:

- i. Maintenance Records – The last entry in the diesel hydrant pumpset No.1 'Service Record Logbook' dated 21 November 2024, noted the following Defects/Comments:
 - a. 'Light in pumproom failed'.
 - b. 'Batteries due'.
 - c. 'Coolant leak when testing – investigation needed'.
- ii. The fuel gauge associated with the diesel pumpsets No.1 and No.2, indicated the fuel tanks were at $\frac{3}{4}$ capacity.

1B. Fire Doors:

- A. Multiple fire doors throughout 'the premises' had not been maintained in accordance with the requirements of Clause 81 of the EPAR 2021. The following issues were identified at the time of the inspection:
 - i. The fire door to the fire-isolated exit on the ground floor level (public lobby) failed to return to the fully closed position (and self-latch) after each opening, when tested, contrary to the requirements of Clause C4D9 and Specification 12 of the NCC and AS1905.1.
 - ii. The fire door which separates to the mail room from the public lobby on the ground floor was fitted with an electromagnetic hold open device which did not operate correctly, and the door was 'chocked' in the open position with a wooden door chock.

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.

ADDITIONAL COMMENTS

In addition to the items identified above, relating to the Fire Safety Provisions prescribed by Clause 112 of the EPAR 2021, the following items were also identified as concerns at the time of the inspection and it would be at council's discretion as the appropriate regulatory authority to conduct its own investigation and consider the most appropriate action.

2. Generally:

2A. Access and Egress:

- A. Re-entry from fire-isolated exits – The doors to the fire-isolated stairways serving the residential levels (effective height greater than

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25m), were locked from the inside. Whilst it appears that the doors are fitted with a failsafe device that automatically unlocks the door upon activation of a fire alarm and an intercommunication system is provided, a sign is not fixed explaining its purpose and method of operation of the intercommunication system, contrary to the requirements of Clause D3D27(2)(b) of the NCC.

2B. Services and Equipment:

- A. Exit signs and directional exit signs – It was evident that there were areas/parts within the basement carpark level, where the direction to the required/alternative exits was not readily apparent. Additional directional exit signs may be required throughout the basement carpark levels, such that the alternative exits are clearly visible from all parts, in accordance with Clause E4D5 and NSW E4D6 of the NCC.

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Inspect and address item no. 1 of this report.
- b. Give consideration to the other deficiencies identified on 'the premises' identified in item no. 2 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 FRN15/947-1 - BFS24/8281 – 8000039932 for any future correspondence in relation to this matter.

Yours faithfully



Mark Knowles
Senior Building Surveyor
Fire Safety Compliance Unit