



The fire safety order requires cladding material to be removed by August 31.

NORTH SHORE

Strata owners ordered to remove combustible cladding from Elysium unit complex in Gordon

David Barwell, North Shore Times

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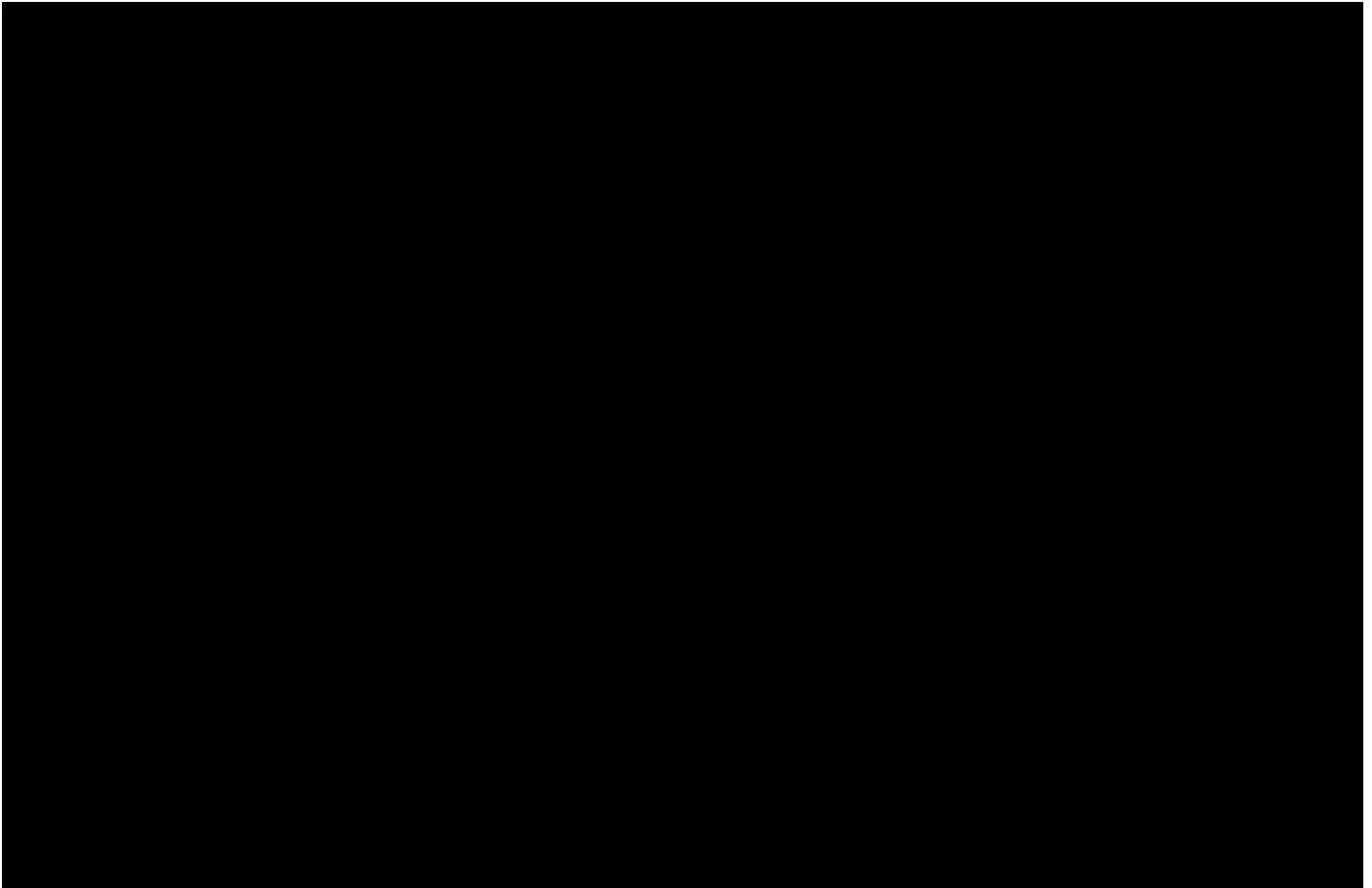


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The owners of a Gordon strata complex have been handed a fire safety order to get rid of combustible cladding from the 140-room apartment complex.

The Department of Planning has ordered the removal of external wall panels from the eight-storey building at 3-11 McIntyre St and 8-14 Merriwa St after inspectors found building materials used at the site contained aluminium composite panels.

The complex, built in 2010, is also known as The Elysium and is advertised as offering luxury apartments “set beneath a canopy of towering gum trees”.



The department said materials found at the site were “combustible and posed a fire safety risk” to residents.

The owners of the complex have been given until August 31 to replace the panels with non-combustible materials on the northern, southern, eastern and western external walls of the complex.

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“The fire safety order (also) requires the owner to develop and implement interim fire safety measures to keep occupants safe pending completion of the rectification works,” a department spokeswoman said.

“Prior to the commencement of any works, the owners are required to notify the occupants of the building. The department is aware the owners have ordered the

replacement panels.”



photo of a unit within the eight-storey complex. Picture: Supplied.

The order was issued to the owners of Strata Plan 84751.

Planning records by Ku-Ring-Gai Council show the \$39 million building was approved in 2008 with construction starting in 2009.

Inspections at the site were in line with the statewide crackdown on cladding, launched in response to the fatal Grenfell Tower fire in London in 2017.

The crackdown includes a string of laws that require owners of certain buildings to check for external combustible cladding and register their sites with the State Government.

“The types of buildings reviewed by the department consist mainly of multi-storey apartment buildings and other types of residential buildings where people sleep - for example, boarding houses, backpackers, student accommodation, and aged-care buildings,” the department spokeswoman said.

The fire safety order also requires owners to provide an inspection report by an accredited certifier showing works comply with the Building Code of Australia.