

RELEVANT INFORMATION FOR COUNCIL

FILE: S125487.002 **DATE:** 22 June 2017
TO: Lord Mayor and Councillors
FROM: Graham Jahn, Director City Planning, Development and Transport
SUBJECT: Information Relevant To Item 9.5 - Fire Safety Reports - At Council - 26 June 2017

That the Lord Mayor and Councillors note the information contained in this memo.

Purpose

At the meeting of the Planning and Development Committee (Transport, Heritage and Planning Sub-Committee) on 19 June 2017, further information was sought in regard to Attachment B to the report, Fire Safety Reports. Attachment B identified fire safety concerns in the building at 46-76 Park Street, Erskineville. In particular, further information was sought on why a building occupant warning system had not been installed in the building that would warn occupants of smoke alarm system activation/ fire emergency.

Background

Attachment B relates to the City's investigation report of 46-76 Park Street, Erskineville. The premises was first inspected by officers of NSW Fire and Rescue as a result of correspondence received in relation to the alleged locking of exit doors within the carpark level.

Upon notification of the matter from NSW Fire and Rescue, Council staff inspected the premises and found a number of other fire safety deficiencies.

The deficiencies stem from both the lack of effective management of fire safety maintenance systems and the specific design/construction age of the building.

The building was designed, built and occupied between 1994-1996. At the time of construction, regulations within NSW did not require the type of automatic fire detection and alarm system that is currently required for residential apartments being constructed.

Requirements for fire detection and alarm facilities for residential premises have been progressively advanced through a number of NSW regulation amendments over many years.

In an effort to protect residents from fire risk, the NSW Government introduced a Regulation in May 2006 that required the retrospective installation of smoke alarms for all existing houses, flats, and units where people sleep. The installation specifications given under this Regulation were of an elementary nature.

Consequently, whilst the premises at 46-76 Park Street has some form of smoke detection and alarm facility, the current installations performance standard is below that which is required by the current building code (Volume 1 of the National Construction Code 2016 [BCA]) specifications.

Improvements to fire safety provisions within buildings are evolving and the need to upgrade systems during the life cycle of a building is often required to minimise the risk of fire to occupants of buildings. This is demonstrated at the premises at 46-76 Park Street.

Council's building and fire officers, following inspections of premises, may require fire safety 'upgrades' to buildings to bring the building into line with current fire standards and to minimise the risk of fire to occupants. This is made possible through Orders (fire safety-6) issued under the Environmental Planning and Assessment Act 1979.

Prepared by: Luke Farrell, Fire Safety Specialist

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Approved

A handwritten signature in black ink, appearing to read 'G. Jahn', is enclosed within a thin black rectangular border.

**Graham Jahn, AM, Director City Planning,
Development and Transport**