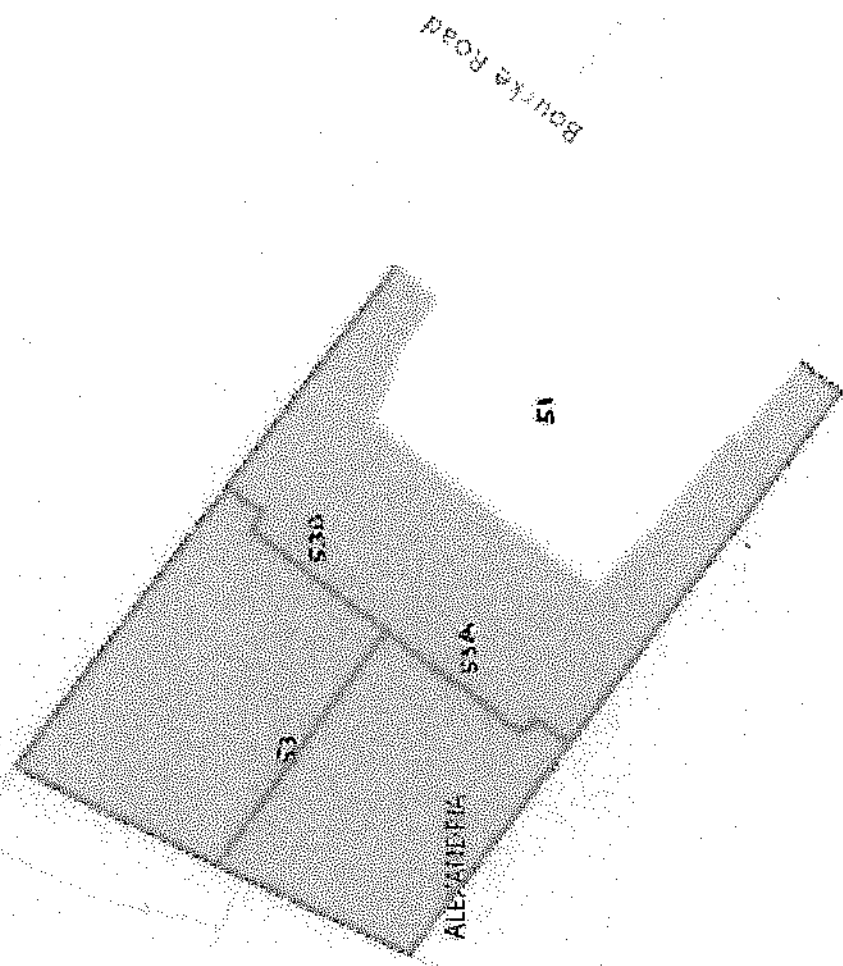


ATTACHMENT E

ATTACHMENT E

**COUNCIL OFFICER INSPECTION REPORT,
51-53 BOURKE ROAD, ALEXANDRIA**

51 Bourke Road, 53 Bourke Road, 53A Bourke Road, 53B Bourke Road, Alexandria



1:1,500 at A4
08/02/2018



**Council investigation officer Inspection and Recommendation Report
S.121ZD of the Environmental Planning and Assessment Act 1979 (the Act)**

File: CSM 1840156

Officer: Luke Jeffree

Date: 8 February 2018

Premises: 51-53 Bourke Road, Alexandria / Unitex

Executive Summary:

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

The site contains three (3) industrial/commercial buildings of varying sizes which are interconnected by means of one way vehicular circulation systems and a central raised carpark/docking platform within the site.

The site has an area of 10,442 square metres, located approximately 180 metres south of Huntley Street and has been subdivided several times since December 2005 creating four separate property addresses including; 51; 53; 53A and 53B Bourke Road Alexandria.

The tenancy 'Unitex' (53A and 53B), the subject of FRNSW enquiry is within a four storey warehouse building situated at the centre of the site is used as storage of rugs for wholesale.

Due to timing of the receipt of the FRNSW letter and access issues the building is yet to be inspected by a City investigation officer to enable the issues raised by FRNSW to be properly investigated.

Consequently in this instance it will be recommended that the FRNSW report be tabled only and that a determination of proposed action be deferred for consideration at the next meeting of Council.

A full detailed inspection will be conducted as soon as possible and compliance action undertaken consistent with inspection outcomes

Chronology:

Date	Event
29/01/2018	FRNSW correspondence received regarding premises Unitex, 51-53 Bourke Street, Alexandria [known under council records as 51, 53, 53A and 53B Bourke Alexandria]
08/02/2018	Report prepared, to table FRNSW report to Council meeting to be held on 27 March 2018.

FIRE AND RESCUE NSW REPORT:

References: [D18/4618; 2018/037682]

Fire and Rescue NSW conducted an inspection of the subject premises after receiving an enquiry in relation to the adequacy of the provision for fire safety in or in connection with the premises.

Issues

The report from FRNSW detailed a number of issues, in particular noting:

1. A concern regarding a lack of fire separating construction and that sliding fire doors tested were obstructed and failed to operate;
2. A lack of fire protection to service penetrations within certain parts of building;

3. Some concerns raised regarding various fire hydrant system components and fire sprinkler drenchers aspects not complying with the applicable regulations and standards;
4. A concern that fire hydrant block plans not being in accordance applicable standard;
5. Obstructions within paths of egress travel to open space and exits;
6. The floor to ceiling height within a fire exit stairway non-compliant with applicable regulations;

FRNSW Recommendations

FRNSW have made one recommendations within their report. In general FRNSW have requested that Council;

1. Inspect the subject premises and take action to have the identified fire safety issues appropriately addressed;

FRNSW have also requested that as soon as practical after the above report has been tabled and considered, that notice of any determination in relation to the report and recommendations is forwarded to them in accordance with Section 121ZD (4) of the Environmental Planning and Assessment Act 1979.

COUNCIL INVESTIGATION OFFICER RECOMMENDATIONS:

Issue Order(NOI)	Issue emergency Order	Issue a compliance letter of instruction	Cited Matters rectified	Continue with compliance actions under the current Council Order	Council investigation officer inspect the building and prepare a further report for the next meeting of Council
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It is recommended that the FRNSW report be tabled with a recommendation stood over to the next meeting of Council. A further Council investigation officer report is to be submitted to the next meeting of Council which shall contain the appropriate compliance recommendation.

In the interim suitable compliance actions (site inspections / property owner discussions / compliance directions) are to be instigated by Council's investigation officer to address and act on any fire safety matters found.

It is recommended that Council not exercise its powers to give an Order 6 at this time.

That the Commissioner of FRNSW be advised of Council's actions and outcomes

Referenced documents:

No#	Document type	Trim reference
A1.	Fire and Rescue NSW report	2018-048173-01
A2.	Locality Plan (cadastre)	2018-048173-02
A3	Attachment cover sheet	2018-048173-03

Trim Reference: 2018/048173

CSM reference No#: 1840156



File Ref. No: BFS17/2873 (2125)
TRIM Ref. No: D18/4618
Contact: Station Officer [REDACTED]

29 January 2018

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
'UNITEX'
51-53 BOURKE STREET ALEXANDRIA ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

- *Fire exits within the workspace are constantly blocked.*

Pursuant to the provisions of Section 119T (1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), an inspection of 'the premises' on 16 January 2018 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW.

The inspection was limited to the following:

- A visual inspection of the essential Fire Safety Measures as identified in this report only.
- A conceptual overview of the building, where an inspection had been conducted without copies of the development consent or copies of the approved floor plans.



On behalf of the Commissioner of FRNSW, the following comments are provided for your information in accordance with Section 119T (4) and Section 121ZD (1) of the EP&A Act. Please be advised that Section 121ZD (2) requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting.

COMMENTS

This report is limited to observations and sections of the building accessed at the time of the inspection. As such, this report lists potential deviations from the National Construction Code 2016, Volume 1 Building Code of Australia (NCC). Please be advised that whilst the report is not an exhaustive list of non-compliances, the items as listed outline concerns that may contradict development consent approval or relate to the building's age. In this regard, it is council's discretion as the appropriate regulatory authority to conduct its own investigation and consider the most appropriate action.

The following items were identified as concerns during the inspection:

1. Essential Fire Safety Measures

- 1A. Annual Fire Safety Statement (AFSS) and a Fire Safety Schedule (FSS) – An AFSS and FSS could not be located. As such may not be considered prominently displayed at the premises contrary to the requirements of Clause 177 of the Environmental Planning and Assessment Regulation 2000 (EP&A Reg).
- 1B. Fire Shutter – It is unclear whether the fire sprinkler system and the roller shutters achieved the required fire resistance level required for separation between the two warehouses in accordance with Clause C3.5 of the NCC. In addition, the following were present at the time of the inspection.
 - A. Two of the three automatic closing fire shutters were prohibited from operation as a screwdriver had been inserted in the lowering mechanism preventing operation.
 - B. Display racks were installed under the fire shutter tracks which would interfere with the fire shutter operation.
- 1C. Fire Hose Reel (FHR) – The FHR cabinet on level two, outside [REDACTED] has PVC pipework connecting floors without adequate protection to prevent fire spread between floors contrary to the requirements of Clause C3.12 of the NCC.
- 1D. Fire Hydrant System – The two fire hydrant installations installed at the premises and appear to have different flow rate requirements. The block plans identified as 51-53 Bourke Road and 53 Bourke Road would typically require:

Unclassified

Fire & Rescue NSW

ABN 12 593 473 110

www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Compliance Unit

Locked Bag 12
Greenacre NSW 2190

T (02) 9742 7434
F (02) 9742 7483

firesafety@fire.nsw.gov.au

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- A. The depiction of the other fire hydrant booster assembly installed at the site;
 - B. The display of the hydrant installation connected to the Unitex warehouse, the carpark or the commercial storage warehouse at the rear of the premises;
 - C. Consistent statements regarding the installations, relating to the number of attack hydrants and the flow rate characteristics within each installation;
 - D. The location of the drencher isolation valves to be displayed in accordance with Clause 7.11 (ix) of AS2419.1-2005;
- 1E. Block Plan – The block plan on the southern side of the premises depicts that there is potential for the hydrant installation when boosted by a firefighting appliance will circulate around the hydrant booster assembly and may not provide pressure and flow to the attack hydrants in the installation;
- 1F. Drenchers – It appears that the fire sprinkler drenchers are integrated in the fire hydrant installation to protect the opening at the roller shutter in the east building carpark. At the time of the inspection, the isolation valve or signage for the drenchers contrary to the requirements of Clause 3.3.2 of Australian Standard (AS) 2118.2-2010 could not be located.

2. Egress

- 2A. Trip Hazard – The path of travel to open space on the northern side of the building was impeded by a sewerage inspection plate that was raised approximately 150mm above the finished path level.
- 2B. Floor to Ceiling Height – The north-western fire stair of the warehouse (adjacent to Rack No. W2-20-M2) incorporates a concrete member which is installed at a height of approximately 1700mm which appears contrary to the requirements of Clause D1.6 of the NCC.
- 2C. Egress Generally:
- A. Of the two doors located adjacent to the eastern fire roller shutter in the warehouse:
 - i. One was not capable of being opened as the handle did not appear to be installed in accordance with Clause D2.21 of the NCC.
 - ii. The path of travel from the second door appears to be obstructed by a 100mm steel pipe.



- B. Multiple fire isolated tunnels did not appear to be provided with:
- i. Adequate artificial lighting contrary to the requirements of Clause F4.4 of the NCC.
 - ii. Emergency lights contrary to the requirements of Clause E4.2 of the NCC.
 - iii. Safe passage for evacuating occupants as there appears to be a trip hazards in the form of PVC pipes and broken pallet.

3. Compartmentation

- 3A. Fire Isolated Compartment – The electrical cables passing through the floor of the electrical cabinet on level two, outside [REDACTED], are not adequately protected, due to unfilled gaps in the fire pillows contrary to the requirements of Clause C3.12 of the NCC;
- 3B. Compartmentation Generally – It appears that the office and warehouse parts are not provided with adequate safeguards resulting from fire contrary to the requirements of Clause C2.8 of the NCC.

4. Generally

- 4A. Hydrant Audit – Given the anomalies observed of the hydrant system, it may be in council's interest to conduct an audit of the fire hydrant installation to determine:
- A. Pressure and flow requirements, based on the largest fire compartment at the building in accordance with Table 2.1 of AS2419.1-2005;
 - B. Coverage to all portions of the premises can be achieved in accordance with Clause 3.2 of AS2419.1-2005;
 - C. The Unitex warehouse and basement parts are connected to a fire hydrant installation in accordance with Clause E1.3 of the NCC.

FRNSW is therefore of the opinion that there are inadequate provisions for fire safety within the building.

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Inspect and address any other deficiencies identified on 'the premises', and require item no. 1 through to item no. 4 of this report be addressed appropriately.



Unclassified

This matter is referred to Council as the appropriate regulatory authority. FRNSW therefore awaits Council's advice regarding its determination in accordance with Section 121ZD (4) of the EP&A Act.

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact Station Officer [REDACTED] of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS17/2873 (2125) for any future correspondence in relation to this matter.

Yours faithfully



Building Surveyor
Fire Safety Compliance Unit

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Fire & Rescue NSW

ABN 12 593 473 110

www.fire.nsw.gov.au

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