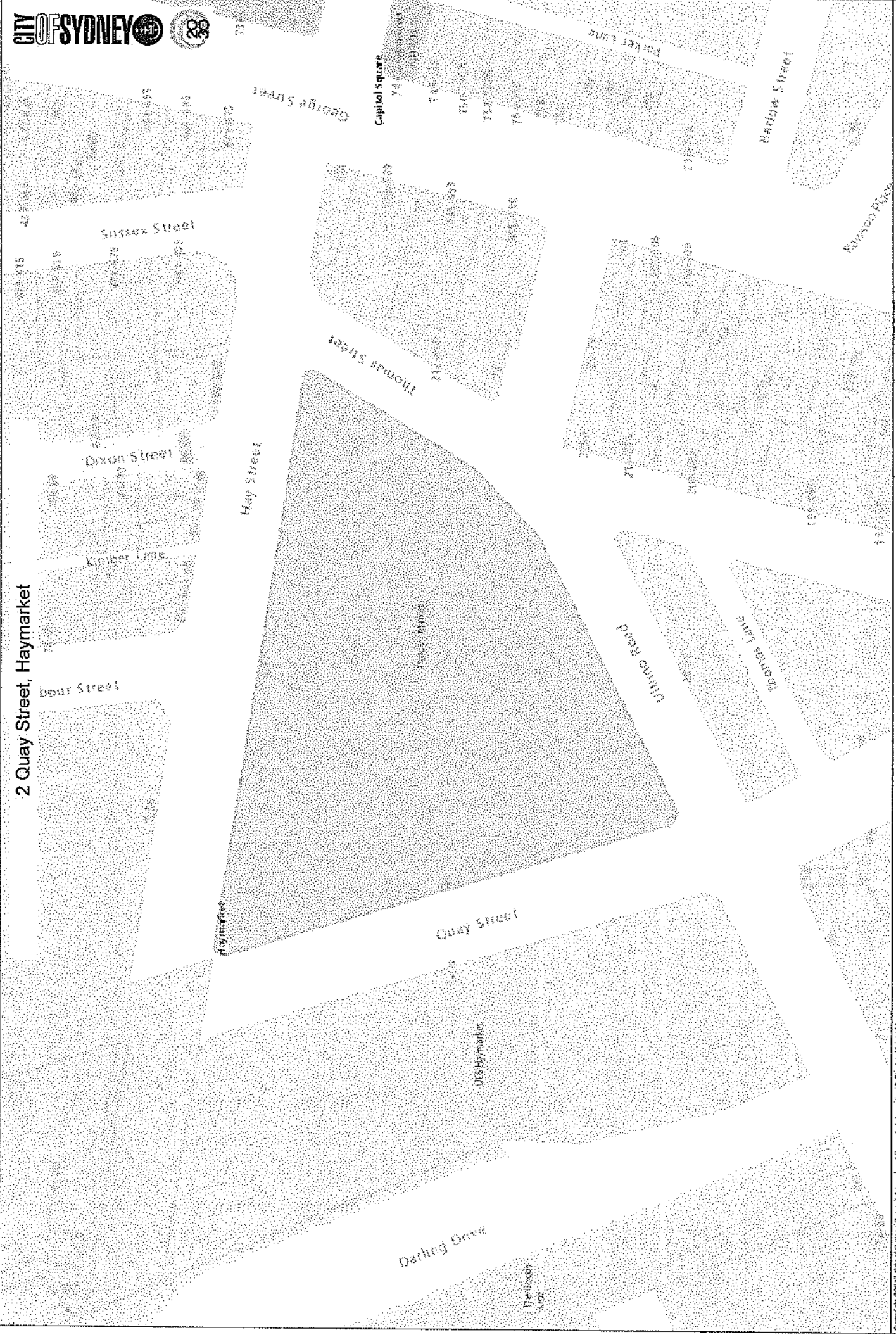


ATTACHMENT F

ATTACHMENT F

**COUNCIL OFFICER INSPECTION REPORT,
2 QUAY STREET, HAYMARKET**

2 Quay Street, Haymarket



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

File: X013880

Officer: M. Hassan

Date: 9 February 2018

Premises: 2 Quay Street, Haymarket (Peak Apartments)

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 premises consists of a 46 storey residential apartment building containing a multilevel car park, gymnasium, swimming pool and tennis courts.

The premises is connected to the adjoining premises at 9-13 Hay Street, Haymarket (known as Market City) through openings in the walls dividing both premises and has shared fire services with the adjoining premises.

The subject premises has frontage to Quay Street (West) and Ultimo Road (East) and is surrounded predominately by commercial businesses.

Council investigations have revealed that the premises are provided with adequate fire safety and egress provisions.

A copy of the Annual Fire Safety Statement was displayed within the building in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000.

Observation of the external features of the building did not identify metallic sheet cladding.

Chronology:

Date	Event
29/01/2018	FRNSW correspondence received regarding premises 2 Quay Street, Haymarket.
06/02/2018	An inspection of the premises undertaken by a Council officer has revealed that exit doors that open onto the fire isolated exit stair on levels 40, 41, 42, 43 and 45 open with ease. The inspection also revealed that the premises is provided with adequate fire safety and egress provisions.

FIRE AND RESCUE NSW REPORT:

References: D18/4568; 2018/037652]

Fire and Rescue NSW conducted an inspection of the subject premises on 17 January 2018 after receiving correspondence advising that fire exits on level 45 of the building were locked.

Issues

The report from FRNSW noted that a fire door providing access into the fire-isolated stairway on level H1 (42) could not be opened.

FRNSW Recommendations

FRNSW have advised that the details of the inspection have been provided in accordance with s.119T (4) and s.121ZD (1(a)) of the Environmental Planning and Assessment Act 1979.

FRNSW have also indicated that it is at Council's discretion to determine whether further inspections of the fire isolated stair are required.

COUNCIL INVESTIGATION OFFICER RECOMMENDATIONS:

Issue Order(NOI)	Emergency Order	Compliance letter of instruction	Cited Matters rectified	No further action required
------------------	-----------------	----------------------------------	-------------------------	----------------------------

An inspection of the subject premises undertaken by a Council investigation officer revealed that no fire safety issues were observed and that the premises is provided with adequate provisions for fire safety.

It is recommended that Council not exercise its power to give an Order 6 at this point in 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	2018/052328-01
A2.	Locality Plan	2018/052328-02
A3	Attachment cover sheet	2018/052328-03

Trim Reference: 2018/052328

CSM reference No#: 1840248



File Ref. No: BFS18/103 (8000002478)
TRIM Ref. No: D18/4568
Contact: [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
PEAK APARTMENTS
2 QUAY STREET, HAYMARKET ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 12 January 2018 from the City of Sydney Fire Station, in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

- *Fire exits locked and unable to be opened on level 45.*
- *Large number of units on each floor leaving only 1 working exit.*
- *All fire safety placards indicate 2 exit points as well as exit lighting pointing towards the locked door.*

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 17 January 2018 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (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.

Please be advised that details of this inspection have been provided in accordance with Section 119T(4) of the EP&A Act. Therefore, on behalf of the Commissioner of FRNSW, the following comments are provided for your information in accordance with Section 121ZD(1)(a) of the EP&A Act.

COMMENTS

At the time of the inspection, [REDACTED] (Building Manager) alleged that youths had damaged the latch to the fire doors and accessed a number of upper levels of 'the premises' via the fire-isolated stairway. As a result of the damage to the locks, Mr [REDACTED] indicated that the doors had been repaired by a locksmith. Observations at the time, confirmed that the fire doors providing access into each fire-isolated stairway on level H2 (level 45) were accessible.

However, the following items were identified during the inspection:

1. A random inspection of a number fire doors leading into the fire-isolated stairways revealed that the fire door providing access into the fire-isolated stairway on level H1 (level 42) could not be opened. The [REDACTED] gave assurances at the time of the inspection that the door latch would be repaired immediately and would check every other fire door providing access into the fire-isolated stairways, throughout the premises.
2. Following the inspection, on 18 January 2018, [REDACTED] advised that the locksmith repaired the latch to the fire door on level H1 (level 42). [REDACTED] also advised that another fire door on an upper level was found to be faulty and was repaired at the same time. It is at council's discretion to determine whether further inspections of the fire isolated stair are required as the appropriate regulatory authority.

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact [REDACTED] of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS18/103 (8000002478) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]
Building Surveyor
Fire Safety Compliance Unit

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

Page 2 of 2

© Copyright State Govt NSW

