

4 March 2024

At the conclusion of the Cultural and Creative Committee

**Transport, Heritage and Planning
Committee**

Agenda

- 1. Confirmation of Minutes**
- 2. Statement of Ethical Obligations and Disclosures of Interest**
- 3. Fire Safety Reports**

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2. Check the recommendation in the Committee report before speaking, as it may address your concerns so that you just need to indicate your support for the recommendation.
3. Note that there is a three minute time limit for each speaker (with a warning bell at two minutes) and prepare your presentation to cover your major points within that time.
4. Avoid repeating what previous speakers have said and focus on issues and information that the Committee may not already know.
5. If there is a large number of people interested in the same item as you, try to nominate three representatives to speak on your behalf and to indicate how many people they are representing.

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Committee reports are available at www.cityofsydney.nsw.gov.au

Item 1.

Confirmation of Minutes

Minutes of the following meetings of the Transport, Heritage and Planning Committee are submitted for confirmation:

Meeting of 12 February 2024

Item 2.

Statement of Ethical Obligations

In accordance with section 233A of the Local Government Act 1993, the Lord Mayor and Councillors are bound by the Oath or Affirmation of Office made at the start of the Council term to undertake their civic duties in the best interests of the people of the City of Sydney and the City of Sydney Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act 1993 or any other Act, to the best of their ability and judgement.

Disclosures of Interest

Pursuant to the provisions of the Local Government Act 1993, the City of Sydney Code of Meeting Practice and the City of Sydney Code of Conduct, Councillors are required to disclose and manage both pecuniary and non-pecuniary interests in any matter on the agenda for this meeting.

In both cases, the nature of the interest must be disclosed.

This includes receipt of reportable political donations over the previous four years.

Item 3.

Fire Safety Reports

File No: S105001.002

Summary

The City of Sydney regularly receives building reports from Fire and Rescue NSW in relation to inspections carried out by Fire and Rescue NSW Authorised Officers. These inspection reports are to be reported to Council and Council is required to determine whether to exercise its power to issue fire safety orders under Division 9.3 and Schedule 5 of the Environmental Planning and Assessment Act 1979 (the Act).

In response to Fire and Rescue NSW reports City staff undertake inspections to ensure fire safety measures are in full operation and that building exits are clear and unimpeded. Fire and Rescue NSW inspections revealed fire safety concerns that require Council as the appropriate regulatory authority to use its discretion and address the concerns observed at the time of the inspection.

Fire and Rescue NSW has powers under the Act to carry out inspections of buildings and it is required to forward its findings to the City.

Fire and Rescue NSW reports received by the City are required to be tabled before Council. Attached are details of five reports received by the City from Fire and Rescue NSW. The attachments deal with five properties and includes the Fire and Rescue NSW report and the findings (preliminary or final) by the City's Officer, along with other documentation relevant to that property.

Recommendation

It is resolved that Council note:

- (A) the contents of the Fire Safety Report Summary Sheet, as shown at Attachment A to the subject report;
- (B) the inspection reports by Fire and Rescue NSW, as shown at Attachments B to F to the subject report;
- (C) the contents of Attachment B and exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 10-24 Flinders Street, Darlinghurst;
- (D) the contents of Attachment C and not exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 6/4 Huntley Street, Alexandria at this time;
- (E) the contents of Attachment D and not exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 316 Elizabeth Street, Surry Hills at this time;
- (F) the contents of Attachment E and not exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 208-218 Riley Street, Surry Hills at this time;
- (G) the contents of Attachment F and not exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 20-28 Maddox Street, Alexandria at this time.

Attachments

- Attachment A.** Fire Safety Report Summary Sheet
- Attachment B.** Inspection Report - 10-24 Flinders Street, Darlinghurst
- Attachment C.** Inspection Report - 6/4 Huntley Street, Alexandria
- Attachment D.** Inspection Report - 316 Elizabeth Street, Surry Hills
- Attachment E.** Inspection Report - 208-218 Riley Street, Surry Hills
- Attachment F.** Inspection Report - 20-28 Maddox Street, Alexandria

Background

1. The City receives inspection reports and recommendations from Fire and Rescue NSW in relation to inspections carried out on buildings located within the City's local government area.
2. Under the Environmental Planning and Assessment Act 1979, (the Act), Fire and Rescue NSW has the power to carry out inspections of buildings to determine if the building has adequate provision for fire safety and/or is compliant with legislation.
3. On average, the City receives approximately 50 such reports each year. They can be prompted by reports from the Police or others who have a concern relating to fire safety in a building.
4. The inspection is undertaken to ensure fire safety measures are in full operation and that building exits are clear and unimpeded.
5. When Fire and Rescue NSW carries out such an inspection, a report and any recommendations must be provided to the City.
6. Under the Act, Council is then required to table the report and make a determination as to whether it will exercise its power to issue a Fire Safety Order 1 or 2 in Schedule 5, Part 2 of the Act.
 - (a) Fire Safety Order 1 requires a person to do or stop doing certain specified things to improve fire safety;
 - (b) Fire Safety Order 2 requires a person to cease conducting an activity on premises where that activity constitutes, or is likely to constitute, a life-threatening hazard or a threat to public health or public safety.
7. Attached are the details of the reports received from Fire and Rescue NSW, including recommendations for further action. The properties have also been reviewed by a City Officer.
8. Personal information has been redacted from the reports in accordance with the Privacy and Personal Information Protection Act 1998.

Relevant Legislation

9. Environmental Planning and Assessment Act 1979.

GRAHAM JAHN AM

Director City Planning, Development and Transport

Andrew Thomas, Executive Manager Planning and Development

Attachment A

Fire Safety Report Summary Sheet

Fire Safety Report Summary Sheet
Cl.17, Schedule 5 of the Environmental Planning and Assessment Act 1979, reports to Council, S105001.002

Total number of properties tabled: 5

Report – March 2024

Summary table

Att. (A-F)	Premises Specifics	Actions/ Recommendation
A	Not applicable – Summary Sheet	Summary of clause 17, Schedule 5 matters tabled at Council meeting.
B	10-24 Flinders Street, Darlinghurst	Premises inspected; owners have been issued with a Notice of Intention to give a Fire Safety Order; follow up compliance site inspections are to be undertaken to ensure fire safety works are satisfactorily completed.
C	6/4 Huntley Street, Alexandria	Premises inspected; owners have been issued with corrective action correspondence; follow up compliance site inspections are to be undertaken to ensure fire safety works are satisfactorily completed.
D	316 Elizabeth Street, Surry Hills	Premises inspected; matters raised have been rectified, no further action required.
E	208-218 Riley Street, Surry Hills	Premises inspected; matters raised have been rectified, no further action required.
F	20-28 Maddox Street, Alexandria	Premises inspected; owners have been issued with corrective action correspondence; follow up compliance site inspections are to be undertaken to ensure fire safety works are satisfactorily completed.

Attachment B

**Inspection Report
10-24 Flinders Street, Darlinghurst**

10-24 Flinders Street, Darlinghurst



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Notes

13/12/2023

**Council Investigation Officer Inspection and Recommendation Report
Clause 17(2) of Schedule 5 of the Environmental Planning and Assessment Act 1979
(the Act)**

File: CSM 3097635

Officer: Ashley Host

Date: 30 January 2024

Premises: 10-24 Flinders Street, Darlinghurst (aka 2 Sturt Street, 'Arq Nightclub')

Executive Summary:

Council received correspondence dated 1 December 2023 from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises with respect to matters of fire safety.

The site is occupied by a two-storey building containing a nightclub known as *Arq Sydney*, boarding house accommodation with twenty-two (22) rooms, and one ground floor retail tenancy. The site fronts Flinders Street and has rear lane access to Sturt Street.

An inspection of the whole premises was undertaken with the nightclub manager which revealed the premises are deficient in fire safety and egress provisions in the following areas:

(i) A lack of adequate facilities for firefighting.

(ii) Safe and dignified emergency egress for occupants to safely evacuate the building in the event of a fire

Council investigations have revealed the premises are deficient in the provisions for fire safety and that a Notice of Intention to issue a fire safety order is required under Schedule 5 of the Environmental Planning and Assessment Act, 1979 so as to ensure and promote adequate facilities for fire safety/fire safety awareness.

Observation of the external features of the building did not identify the existence of any potential combustible composite cladding on the façade of the building.

Chronology:

Date	Event
01.12.2023	FRNSW correspondence received regarding premises 10-24 Flinders Street, Darlinghurst
22.12.2023	An inspection in the presence of the building's nightclub and boarding house manager revealed the following fire safety issues: <ol style="list-style-type: none">1. The fire hydrant system appears to be an older system and is not correctly installed to meet the operational needs of FRNSW.2. The fire hydrant system appears to not have been being routinely serviced.3. A number of emergency exit light fixtures were not operational.4. A number of exit signs were not operational.5. Items were observed to be installed within the path of travel to the exit in Flinders Street, partially reducing its width.
14. 02.2024	Notice of Intention to issue a fire safety order issued.

FIRE AND RESCUE NSW REPORT:

References: [BFS23/6028 (31545), BFS23/121236; Trim Ref: 2023/690615]

Fire and Rescue NSW (FRNSW) received correspondence on 14 September 2023 concerning the adequacy of the provision for fire safety in connection with the premises following their response to an automatic fire alarm at the premises.

Issues

The report from FRNSW detailed numerous issues, in particular noting:

Ref	Issue	City response
1A. Automatic smoke detection		
A	A performance was occurring on stage at the time of inspection with an angle grinder, which produced a significant amount of smoke, yet the smoke detection system did not activate despite not showing any faults or disablements.	To be addressed by Fire Safety Order to require certification that the system complies with and operates in accordance with the requirements of AS1670.1
B	The monthly logbook for the smoke detection system included a note that the 'EWIS batteries were out of date' and it is unclear if this issue has been resolved.	At the time of inspection, the monthly logbook recorded that the EWIS batteries had been replaced.
1B Fire hydrant system		
A(i)	The fire hydrant booster assembly is located within the nightclub which does not suit the operational needs of FRNSW or afford maximum accessibility for and protection of fire fighters contrary to Clause 7.3 of AS2419.1-2005.	To be addressed by Fire Safety Order to require the system to be upgraded to comply with the current Standard AS 2419.1-2021
A(ii)	Feed fire hydrants have not been installed onsite adjacent to the booster inlet connections contrary to Clause 7.4 of AS2419.1-2005.	To be addressed by Fire Safety Order to require the system to be upgraded to comply with the current Standard AS 2419.1-2021
A(iii)	The doors to the booster enclosure were not marked with the words 'FIRE HYDRANT BOOSTER' in letters not less than 50mm high contrary to Clause 7.9 of AS2419.1-2005.	To be addressed by Fire Safety Order to require the system to be upgraded to comply with the current Standard AS 2419.1-2021
A(iv)	A permanent and fade resistant or engraved sign indicating the boost pressure and test pressure was not provided at the booster assembly contrary to Clause 7.10.1 of As2419.1-2005.	To be addressed by Fire Safety Order to require the system to be upgraded to comply with the current Standard AS 2419.1-2021
A(v)	A permanent water and fade resistant block plan was not provided to the booster assembly contrary to Clause 7.11 of AS2419.1-2005.	To be addressed by Fire Safety Order to require the system to be upgraded to comply with the current Standard AS 2419.1-2021
A(vi)	The boost/inlet connections associated with the booster assembly contained service labels/tags indicating the valves had not received any routine servicing since October 2019 contrary to Clause 4.3 of As1851 and Clause 81 of the EPA Regulation 2021.	The service labels/tags to the hydrant system were up to date at the time of inspection, indicating that it had received recent routine testing.

B. Coverage		
i	Hydrant coverage from the installed system could not be determined due to the lack of a block plan and the limited number of internal hydrants found at the time of inspection.	To be addressed by Fire Safety Order to require the system to be upgraded to comply with the current Standard AS 2419.1-2021
C. Hydrant system standard of performance		
i	FRNSW are of the opinion the standard of performance recorded on the AFSS for the hydrant is incorrect (AS2419.1-2005) and that the system displays the characteristics of an Ord 70 system.	To be addressed by Fire Safety Order to require the system to be upgraded to comply with the current Standard AS 2419.1-2021
Emergency lighting		
1C	Multiple emergency lighting fixtures were not operating and had not been maintained or observed to be covered with 'Gaffa' tape contrary to Clause 81 of the EPA Regulation 2021 and Clause E4D2 of the NCC.	To be addressed by Fire Safety Order to require the emergency lighting system to be rectified to comply with the installed Standard.
Fire doors		
1D	The fire door to the plantroom was 'choked' in the open position to ventilate the room contrary to specification 12 of the NCC and AS1905.1.	At the time of inspection there were no doors observed to be propped open.
2. Access and egress		
2A	There were multiple items stored within the fire exit (southeast corner of the building) contrary to Section 109 of EPA Regulation 2021.	At the time of inspection there were no items observed to have been installed in the fire exit located in the southeast corner of the building.
2B	A skip bin was located directly outside the discharge doors of the fire exits which discharges to Sturt Street at the rear of the building, which was partially obstruction the path of travel from the building.	At the time of inspection no skip bin was observed outside the exit doors to Sturt Street. Management advised items are often discarded at this location however the items are placed on the roadway, which is not the responsibility of the owner and would be the City's responsibility to address.
2C	Garbage bins were being stored along external passageway which leads to Flinders Street, which were partially obstructing the path of travel to the road after discharging from the buildings fire exits.	At the time of inspection large skip bins and beer kegs were observed to be stored along the external passageway leading to Flinders Street, partially reducing the exit width. To be addressed by Fire Safety Order to require the exit pathways to be kept clear and the bins to be relocated to a more suitable location.

FRNSW Recommendations

FRNSW have made two 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.
2. Advise them in writing of its determination in relation to this matter in accordance with the provisions of clause 17(4) of Schedule 5 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 to undertake compliance action in response to issued Council correspondence	Continue with compliance actions under the current Council Order	Other (to specify)

As a result of a site inspection undertaken by Council investigation officers a notice of intention (NOI) for a fire safety order was issued 14 February 2024 under Schedule 5 of the Environmental Planning and Assessment Act, 1979 to address the fire safety deficiencies identified by FRNSW and the Council investigation officer.

The issue of a fire safety order will ensure that suitable fire safety systems are in position throughout the building to provide improved and adequate provisions for fire safety.

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

Referenced/Attached Documents:

2023/690615	FRNSW S9.32 report dated 1 December 2023
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Trim Reference: **CSM reference No#:** 3097635

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File Ref. No: BFS23/6028 (31545)
TRIM Ref. No: D23/121236
Contact: Mark Knowles

1 December 2023

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
'ARQ SYDNEY'
16 FLINDERS STREET & 2 STURT STREET, DARLINGHURST ("the premises")
[AKA: 10-24 FLINDERS STREET, DARLINGHURST]**

Pursuant to Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW) inspected 'the premises' on 20 October 2023. Officers from NSW Police Force were also present during the inspection.

On behalf of the Commissioner of FRNSW, comments in this report are provided under Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

The items listed in the comments of this report are based on the following limitations:

- Those parts of the building where access was available including ARQ Nightclub (16 Flinder Street & 2 Sturt Street). Note: Access was not available into Albion House (10 Flinders Street) and the retail shops (12-14 & 18-24).
- A general overview of the building was obtained without using the development consent conditions or approved floor plans as a 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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Community Safety Directorate
Fire Safety Compliance Unit

1 Amarina Ave
Greenacre NSW 2190

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COMMENTS

Please be advised that the items in this report are limited to observations of the building accessed during the inspection and identify possible nonconformities with the National Construction Code 2022, Volume 1 Building Code of Australia (NCC) and provisions for fire safety. The items are not an exhaustive list of non-compliances. FRNSW acknowledges that the differences observed at the time may contradict development consent approval or relate to the building's age. Therefore, it's the Council's discretion as the appropriate regulatory authority to consider the most appropriate action.

The following items were identified during the inspection:

1. Essential Fire Safety Measures

1A. Automatic Smoke Detection and Alarm System and Building Occupant Warning System - The Arq nightclub appears to be provided with its own independent automatic smoke alarm and detection system, separate from the remainder of 'the premises' (which includes 'Albion House' - 10 Flinders Street and the retail shops 12-14 & 18-24). The following comments relate to the Arq nightclub system:

A. The Fire Indicator Panel was not displaying any system faults, alarms or disablements and the system appeared in normal operation.

It is noted that a stage performance was occurring at the time of the inspection, which was utilising , among other things, an angle grinder which created a significant amount of sparks and smoke throughout the upper ground floor and mezzanine area, however, the FIP did not register any smoke detector activation.

B. Maintenance:

i. The latest entry in the Monthly Logbook Report, dated October 2023, noted the following:

a. EWIS batteries out of date

It is unclear whether the issues were resolved at the last monthly service.

1B. Fire Hydrant System – The Annual Fire Safety Statement on display listed the standard of performance for the hydrant system as being AS 2419.1-2005. As such, the following comments are provided having regard to AS 2419.1-2005:

A. The hydrant booster assembly:

i. The booster assembly is located within the confines of the building (in the main entry lobby to the Arq Nightclub) which does not suit the operational requirements of FRNSW or afford

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maximum accessibility for and protection of fire-fighters, contrary to the requirements of Clause 7.3 of AS 2419.1-2005.

- ii. Feed fire hydrants have not been installed onsite adjacent to the booster inlet connections, contrary to the requirements of Clause 7.4 of AS 2419.1-2005.
- iii. The doors to the booster enclosure were not marked with the words 'FIRE HYDRANT BOOSTER' in letters not less than 50mm high, contrary to the requirements of Clauses 7.9 and 7.10 of AS 2419.1-2005.
- iv. A permanent and fade resistant or engraved sign indicating the boost pressure and test pressure was not provided at the booster assembly, contrary to the requirements of Clause 7.10.1 of AS 2419.1-2005.
- v. A permanent water and fade resistant block plan of the fire hydrant system had not been provided at the booster assembly, contrary to the requirements of Clause 7.11 of AS 2419.1-2005. As such, the extent of the hydrant system could not be determined at the time of the inspection.
- vi. Maintenance - The boost/inlet connections associated with the booster assembly, contained service labels/tags, indicating the valves had not received any routine servicing since October 2019, contrary to the requirements of Clause 4.3 of AS 1851-2012 and Clause 81 of the EPAR 2021.

B. Coverage:

- i. Hydrant coverage from the installed hydrant system could not be determined due to the lack of a block plan and the limited number of internal hydrants found at the time of the inspection.

C. Hydrant System Standard of Performance:

- i. Irrespective of the standard of performance listed on the Annual Fire Safety Statement (AS 2419.1-2005), based on observation at the time of the inspection, the system installed in the building exhibits physical characteristics commensurate of a system designed in accordance with Ordinance 70 and Ministerial Specification No.10.

In light of this, FRNSW brings to your attention a position statement published by FRNSW on 8 January 2019. The statement is shown below:

Fire hydrant system in existing premises

When the consent authority (e.g. Council) is assessing the adequacy of an existing fire hydrant system installed in accordance with the provisions of Ordinance 70 and Ministerial Specification 10 (or earlier), FRNSW recommend that the system be upgraded to meet the requirements of the current Australian Standard AS 2419.1 to facilitate the operational needs of FRNSW.

It may be appropriate for a partial upgrade of the existing fire hydrant system be undertaken. A partial upgrade may be proposed to address deficiencies in the design and/or performance of the existing fire hydrant system, when assessed against the requirements of Australian Standard AS 2419.1, so that the upgraded fire hydrant system will meet the operational needs of FRNSW.

Where a hybrid fire hydrant system is proposed, which incorporates the design and performance requirements from two different standards, the proponent should consult with FRNSW on the requirements for the fire hydrant system.

- 1C. Emergency lighting – There were multiple emergency lighting fixtures that were either not operating and had not been maintained or observed to be covered with 'Gaffa' tape which would prevent it from operating properly, contrary to the requirements of Section 81 of the EPAR 2021 and Clause E4D2 of the NCC.

1D. Fire Doors:

- A. The fire door to the plantroom, which is accessed directly from the fire exit/stairway (south-east corner of the building which discharges to Sturt Street), was 'chocked' in the open position in order to ventilate the room, contrary to the requirements of Specification 12 of the NCC and AS1905.1.

The Licensee was advised that the door was a fire door which is required to be kept in the closed position at all times to prevent any potential fire/smoke exposure to the fire exit.

2. Access and Egress

- 2A. Fire Exits - There were multiple items being stored within the fire exit (south-east corner of the building which discharges to Sturt Street), contrary to the requirements of Section 109 of the EPAR 2021.

Whilst the items were not blocking egress, the Licensee was advised and requested to relocate all items from the fire stairs.

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- 2B. A skip bin was located directly outside the discharge doors of the exits which discharges to Sturt Street at the rear of the building, which was partially obstructing the path of travel from the building.

The Licensee was advised that the skip bin needed to be relocated or removed as a matter of urgency. The Licensee advised FRNSW at the time of the inspection, that the building works being undertaken were now completed and the skip bin (which appeared to be full) would be removed the following day.

Notwithstanding this, it would be at Council's discretion as the appropriate regulatory authority, to determine whether further investigation is required in this instance.

- 2C. Garbage bins were being stored along external passageway which leads to Flinders Street, which were partially obstructing the path of travel to the road after discharging from the buildings fire exits.

FRNSW believes that there are inadequate provisions for fire safety within the building.

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review items 1 to 2 of this report and conduct an inspection.
- b. Address any other deficiencies identified on "the premises".

Please be advised that Schedule 5, Part 8, Section 17(2) requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting. This matter is referred to Council as the appropriate regulatory authority. FRNSW awaits the Council's advice regarding its determination under Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

Please do not hesitate to contact Mark Knowles of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call (02) 9742 7434 if there are any questions or concerns about the above matters. Please refer to file reference BFS23/6028 (31545) regarding any correspondence concerning this matter.

Yours faithfully

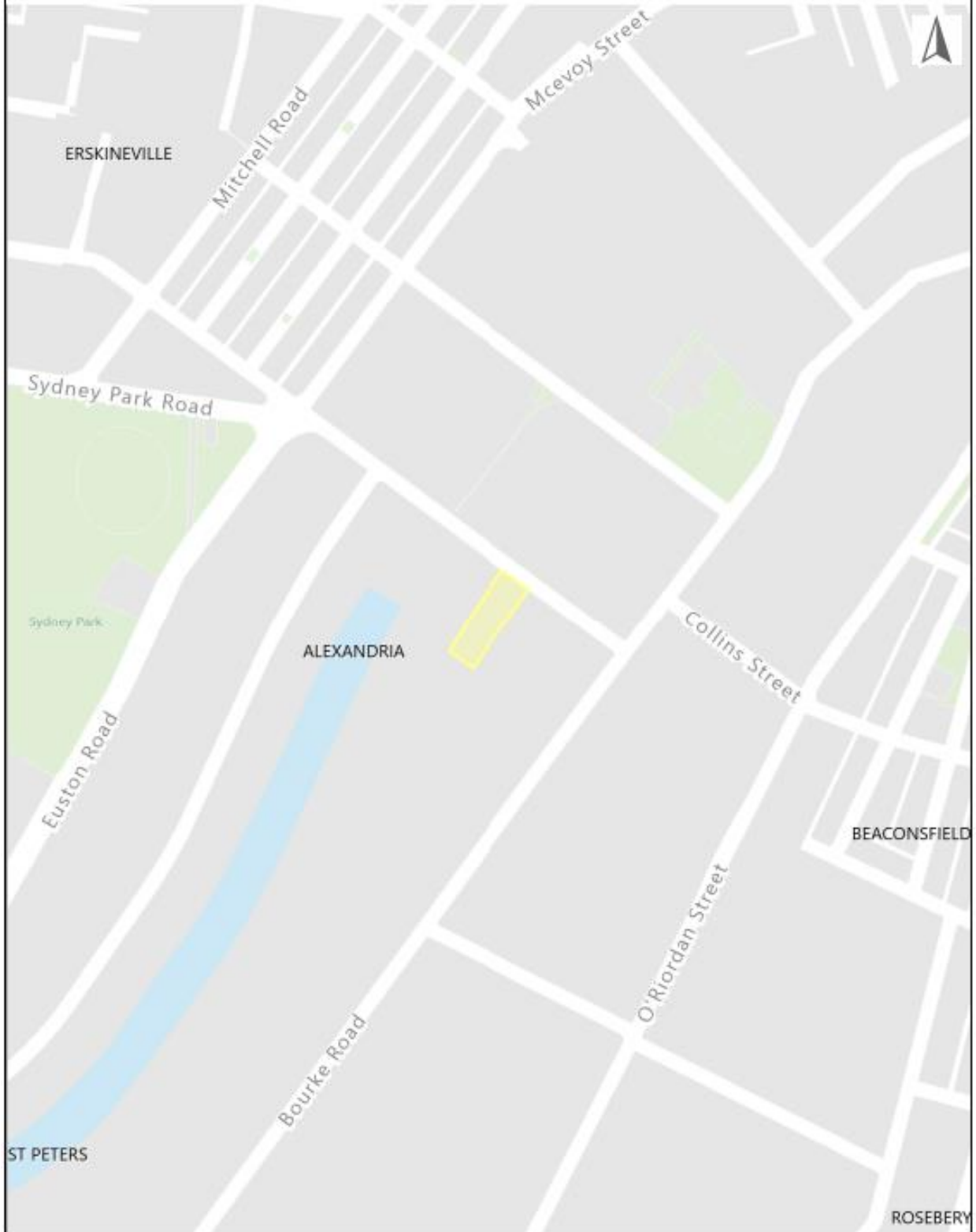


Mark Knowles
Senior Building Surveyor
Fire Safety Compliance Unit

Attachment C

**Inspection Report
6/4 Huntley Street, Alexandria**

4 Huntley Street Alexandria



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Notes

24/01/2024

**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)**

File: CSM 3105917

Officer: Andrew Porter

Date: 29/01/2024

Premises: 6/4 Huntley Street Alexandria

Executive Summary:

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises on 15 December 2023 with respect to matters of fire safety.

The site at 4 Huntley Street Alexandria consists of a mixed-use retail, warehouse and ancillary office use one and two storey building comprising 9 attached warehouse units.

Inspections of the buildings undertaken by a Council investigation officer revealed that the premises have some minor fire safety maintenance matters to be attended to.

The building is otherwise equipped with numerous fire safety systems (both active and passive) that provide adequate provision for fire safety.

Council investigations have revealed that whilst there are several minor fire safety “maintenance and management” works to attend to, the overall fire safety systems provided within the subject buildings are considered adequate in the circumstances.

It is considered the above fire safety works are of a degree which can be addressed by routine preventative and corrective maintenance actions undertaken by the owner’s fire service contractor(s) through written instruction from Council.

Observation of the external features of the building did not identify the existence of any potential combustible composite cladding on the façade of the building.

Date	Event
15/12/2023	FRNSW correspondence received regarding premises Brinks Australia Unit 6 / 4 Huntley Street Alexandria.
24/01/2024	Contact was made with the building manager and access arranged for an inspection on Tuesday 30 January 2024.
30/01/2024	Council investigation officer carried out an inspection of the building and sites fire safety and egress provisions and noted the following fire safety issues during the inspection of the building and site. <ul style="list-style-type: none"> - The hydrant booster identification signage has faded and requires replacement. - There was no fire hydrant system block plan located onsite. - There was no signage at the fire hydrant booster assembly indicating the test and boost pressures. - The onsite attack fire hydrant is located to the rear of a parking space and has the potential to be blocked by parked vehicles.
1/02/2024	Prepared and sent a corrective action letter, requiring the building owners to address all relevant maintenance/non-compliant issues to ensure that fire safety measures are being maintained to the required standard of performance.

FIRE AND RESCUE NSW REPORT:

References: File Ref. No: BFS23/6284 (31696) TRIM D23/128574

Fire and Rescue NSW conducted an inspection of the subject buildings on 16 November 2023 in response to correspondence received on 30 October 2023 that stated 'the fire exit at the rear of the building is bolted shut'.

Issues The report from FRNSW detailed several issues:

Ref.	Issue	City response
Essential Fire Safety Measures:		
1A	Fire Hydrant System	
A.	The fire hydrant booster was identified by signage that was significantly faded and not clearly visible, contrary to the requirements of Clause 11.3.1 of AS2419.1-2021.	Inspection 30 January 2024 revealed that although the fire hydrant installation was installed to an earlier standard (AS2419.1-1988) the identification signage is faded and not clearly visible. Written letter of instruction given to the owners to rectify this non-compliance.
B.	The block plan provided at the fire hydrant booster was damaged such that it did not depict all required information and was not displayed in a prominent location, contrary to the requirements of Clause 11.5 of AS2419.1-2021.	Inspection 30 January 2024 revealed there was no hydrant system block plan located onsite at the time of inspection. Written letter of instruction given to the owners to rectify this non-compliance.
C.	The on-site fire hydrant system does not provide coverage to the rearmost parts of the building, contrary to the requirements of Clauses 3.5.3.3 and 3.5.3.4 of AS2419.1-2021.	Inspection 30 January 2024 and subsequent desktop audit revealed that the site in question from the road frontage to the rear is approximately 130m in distance. Upon surveying the current onsite fire hydrant system to the required standard of installation (AS2419.1-1988) all parts of the building can be reached within 90m of hose from the onsite attack hydrant. This is compliant with the standard of installation and Fire and Rescue NSW – Fire safety guideline – Technical information – Fire hydrant concessions for existing buildings which was developed to assist consent authorities on concessions acceptable to Fire and

Ref.	Issue	City response
		Rescue NSW regarding the provision of fire hydrant coverage to an existing building or premises that is subject to a fire safety order.
D.	Signage indicating the required boost pressure was not located at the fire hydrant booster, contrary to the requirements of Clause 11.3.4.2 of AS2419.1-2021.	Inspection 30 January 2024 noted no test and boost pressure signage installed as required by Clause 5.2.6 of AS 2419.1-1988 (Standard of installation). Written letter of instruction given to the owners to rectify this non-compliance.
E.	Signage indicating the test pressure was not located at the fire hydrant booster, contrary to the requirements of Clause 11.3.4.1 of AS2419.1-2021.	Inspection on 30 January 2024 noted no test and boost pressure signage installed onsite as required by Clause 5.2.6 of AS 2419.1-1988 (Standard of installation). Written letter of instruction given to the owners to rectify this non-compliance.
F.	The on-site attack hydrant was located in a position where it was able to be obstructed by vehicles parked in the marked parking spaces, contrary to the requirements of Clause 3.5.3.1 of AS2419.1-2021.	At the inspection on 30 January 2024, it was observed that the onsite attack fire hydrant is located to the rear of a parking space and has the potential to be blocked by parked vehicles. Written letter of instruction given to the owners to rectify this non-compliance.

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

FRNSW Recommendations

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

1. Review item 1 of FRNSW report and conduct an inspect.
2. Address any other deficiencies identified on “the premises”.
3. Advise them in writing of its determination in relation to this matter in accordance with the provisions of clause 17(4) of Schedule 5 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 to undertake compliance action in response to issued Council correspondence	Continue with compliance actions under the current Council Order	Other (to specify)

As a result of site inspections undertaken by a Council investigation officer the owners of the building were issued with written instructions to rectify the identified fire safety deficiencies noted by FRNSW and the Council investigation officer.

The written instructions direct the owners of the premises to carry out remedial actions to the existing fire systems to cause compliance with the required standards of performance.

Follow-up compliance inspections will be undertaken by the Council investigation officer to ensure the identified fire safety matters are suitably addressed and compliance with the terms of Councils correspondence and the recommendations of FRNSW are satisfied.

It is recommended that Council not exercise its powers to give a fire safety order at this time.

That the Commissioner of FRNSW be advised of Council’s actions and determination.

Referenced/Attached Documents:

<input type="checkbox"/>	FRNSW S9.32 report dated 15 December 2023
<input type="checkbox"/>	Copy of written instructions to the building owners dated 1 February 2024

CSM reference No#: 3105917

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File Ref. No: BFS23/6284 (31696)
TRIM Ref. No: D23/128574
Contact: Ryan Maestri

15 December 2023

General Manager
Council of the 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
BRINKS AUSTRALIA
6 / 4 HUNTLEY STREET, ALEXANDRIA ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 30 October 2023 concerning the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

- *Fire exit bolted shut at rear of building.*

Pursuant to Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW inspected 'the premises' on 16 November 2023.

On behalf of the Commissioner of FRNSW, the comments in this report are provided under Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

The items listed in the comments of this report are based on the following limitations:

- A general overview of the building was obtained without using the development consent conditions or approved floor plans as a reference.

Fire and Rescue NSW

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Community Safety Directorate
Fire Safety Compliance Unit

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- 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.
- The items in this report are limited to observations of the building accessed during the inspection and identify possible nonconformities with the National Construction Code 2022, Volume 1 Building Code of Australia (NCC) and provisions for fire safety. The items are not an exhaustive list of non-compliances. FRNSW acknowledges that the differences observed at the time may contradict development consent approval or relate to the building's age. Therefore, it's the Council's discretion as the appropriate regulatory authority to consider the most appropriate action.

COMMENTS

At the time of the inspection, access was not available inside the subject unit due to the fact that it is a secure facility. An employee of the tenant advised us that the rear exit incorporated an automatic failsafe device that unlocked the door in the event of a fire, however, due to the access issues this could not be confirmed. Notwithstanding, signage stated that the unit was a "Customs Control Area" of the Australian Border Force. It may therefore be subject to an exemption with relation to exit door hardware as per Subclause D3D26 (3) (c) (i) of the NCC. This matter is referred to Council as the appropriate regulatory authority for further investigation.

Whilst on site, an inspection was undertaken of the outdoor common areas of the entire building. The following items were identified during the inspection:

1. Essential Fire Safety Measures
 - 1A. Fire Hydrant System
 - A. The fire hydrant booster was identified by signage that was significantly faded and not clearly visible, contrary to the requirements of Clause 11.3.1 of AS 2419.1-2021.
 - B. The block plan provided at the fire hydrant booster was damaged such that it did not depict all required information and was not displayed in a prominent location, contrary to the requirements of Clause 11.5 of AS 2419.1-2021.
 - C. The on-site fire hydrant system does not provide coverage to the rearmost parts of the building, contrary to the requirements of Clauses 3.5.3.3 and 3.5.3.4 of AS 2419.1-2021.
 - D. Signage indicating the required boost pressure was not located at the fire hydrant booster, contrary to the requirements of Clause 11.3.4.2 of AS 2419.1-2021.
 - E. Signage indicating the test pressure was not located at the fire hydrant booster, contrary to the requirements of Clause 11.3.4.1 of AS 2419.1-2021.

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- F. The on-site attack hydrant was located in a position where it was able to be obstructed by vehicles parked in the marked parking spaces, contrary to the requirements of Clause 3.5.3.1 of AS 2419.1-2021.

FRNSW believes that there are inadequate provisions for fire safety within the building.

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review item 1 of this report and conduct an inspection.
- b. Address any other deficiencies identified on “the premises”.

Please be advised that Schedule 5, Part 8, Section 17(2) requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting. This matter is referred to Council as the appropriate regulatory authority. FRNSW awaits the Council's advice regarding its determination under Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

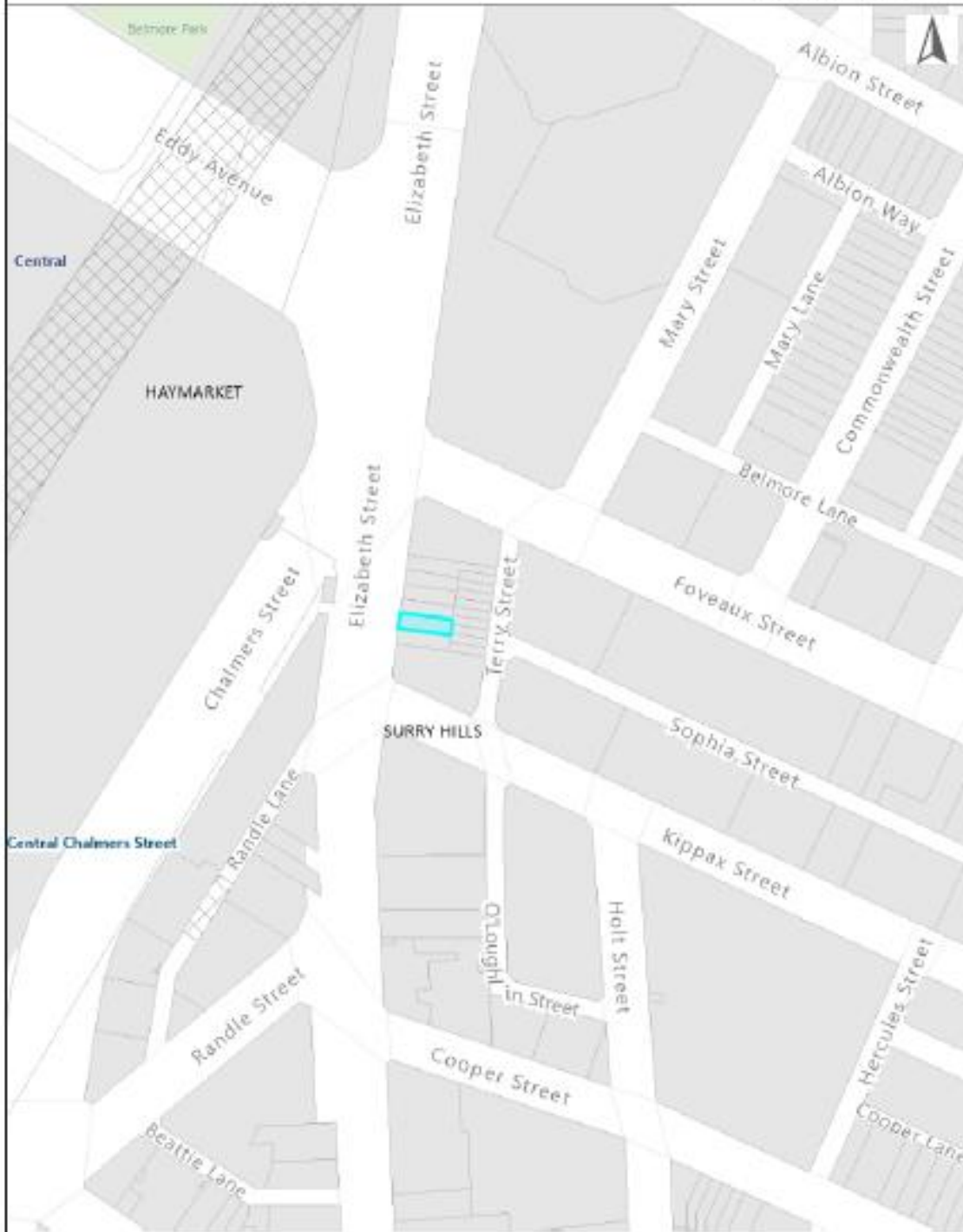
Please do not hesitate to contact Ryan Maestri of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call (02) 9742 7434 if there are any questions or concerns about the above matters. Please refer to file reference BFS23/6284 (31696) regarding any correspondence concerning this matter.

Yours faithfully

Ryan Maestri
Senior Building Surveyor
Fire Safety Compliance Unit

Attachment D

**Inspection Report
316 Elizabeth Street, Surry Hills**



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Notes

5010204

**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)**

File: CSM 3112666

Officer: Joe Kalgovas

Date: 5/01/2024

Premises: 316 Elizabeth Street Surry Hills

Executive Summary:

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises on 2/01/2024 with respect to matters of fire safety.

The premises consists of a three-storey building approved for offices above a ground floor restaurant.

An inspection of the premises undertaken by a Council investigation officer in the presence of the Owners representative revealed that there were no significant fire safety issues occurring within the building.

The premises are equipped with numerous fire safety systems (both active and passive) that would provide adequate provision for fire safety for occupants in the event of a fire. The annual fire safety certification is current and compliant and is on display within the building in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000.

Council investigations reveal the overall fire safety systems provided within the subject premises are considered adequate in the circumstances.

Observation of the external features of the building did not identify the existence of any potential combustible composite cladding on the façade of the building.

Chronology:

Date	Event
02/01/2024	FRNSW correspondence received regarding premises at 316 Elizabeth Street Surry Hills.
10/01/2024	An inspection of the subject premises was undertaken by a Council officer in the presence of the Owners representative which found occupants living in the building on L2. Fire safety concerns identified by FRNSW were found to have been addressed.
10/01/2024	A CSM 3114238 has been raised to investigate the unauthorised use of the premises for residential purposes without a relevant consent where one is required. A site inspection was carried out on the 10 January with the owner's representative in attendance when it was confirmed that the first floor room on the western side of the building was being occupied for short term accommodation. Officers confirmed that there was no approval for residential use.
19/01/2024	On the 19 January a follow up inspection was conducted which confirmed the residential use had ceased with no residential occupiers in attendance.

FIRE AND RESCUE NSW REPORT:

References: BFS23/5602 (31113), D23/149674, SCC ref 2024/002109.]

Fire and Rescue NSW conducted an inspection of the subject premises after receiving an enquiry about the smoke detection and alarm system not working.

Issues

The report from FRNSW detailed a number of issues, as set out below:

Ref	Issue	City response
1.	Documentation and Certification	
1A.	An Annual Fire Safety Statement (AFSS) was not displayed in a prominent location at the premises in accordance with Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) regulation 2021 (EPAR21).	Council records show that the e licence is current expiring on 27/04/2024. Inspection found the AFSS displayed above the FIP.
2.	Essential Fire Safety Measures	
2A.	Smoke Detection and Alarm System (SDAS)	
A.	FRNSW are of the opinion that maintenance to the Fire Detection and Control Indicating Equipment (FDCIE) is not being carried out in accordance with Section 81 of EPAR21. FRNSW observed the following which may affect the operation of the SDAS: <ul style="list-style-type: none"> i. System Fault ii. Fault iii. The FIP screen displayed ***WATCHDOG HARDWARE ERROR***CONTACT TECHNICAL SUPPORT. <p>FRNSW received correspondence and photographic evidence on 14 October 2023 that the FIP had been returned to normal and was showing SYSTEM NORMAL.</p>	Inspection found the system to be fully operational.
2B.	FRNSW are of the opinion that the building has a rise in stories of three (3). Level 2 and 3 appear to be used for short term accommodation. FRNSW do not have any records indicating a link between the premises and fire brigade dispatch centre is installed in accordance with specification 20C9 of the National Construction Code 2022 Volume One, Building Code of Australia (NCC).	Council records show that a Fire Safety Order (FSO) on the building was completed 1 June 2016 with the building in use as shops and offices. Investigations confirmed that part of the property was being illegally occupied by Air BnB guests which have since ceased. A verbal warning was issued to the Owners Representative to advise that the property must not be used for any residential use until a valid development consent has been sought and obtained.

Ref	Issue	City response
		Term 3.02 of the FSO specified signage to clarify that the system was not connected to FRNSW.
2C.	Signage is not installed at the FDCIE indicating the fire alarm is not connected to a fire brigade dispatch centre.	Inspection found the required signage displayed.

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

FRNSW Recommendations

FRNSW have made a number of 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.
2. FRNSW has listed the issues that were identified by their inspection pursuant to s.9.32 and clause 17 of Schedule 5 of the (previously 119T (4) and s.121ZD (1) Environmental Planning and Assessment Act 1979.
3. 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 clause 17(4) of Schedule 5 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 to undertake compliance action in response to issued Council correspondence	Continue with compliance actions under the current Council Order	Other (to specify)

As a result of the above site inspection undertaken by Council’s investigation officers it is recommended that no further action be taken at this time as identified deficiencies have been rectified.

It is recommended that Council not exercise its powers to give a fire safety order at this time, and that the Commissioner of FRNSW be advised of Council’s actions and determination.

Trim Reference: 2024/007713

CSM reference No#: 3112666

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File Ref. No: BFS23/5602 (31113)
TRIM Ref. No: D23/149674
Contact: Fire Safety Officer David Weekes

28 December 2023

General Manager
Council of the City of Sydney
GPO Box 1591
SYDNEY NSW 2001

Email: council@cityofsydney.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear General Manager

**Re: INSPECTION REPORT
316 ELIZABETH STREET SURRY HILLS ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 27 September 2023 concerning the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

- I was staying in this Airbnb and only today have realised the fire control panel is not working. There is a sign on the panel saying that it is not connected with FRNSW and to call 000 in an emergency. However, I was never informed of this. Upon further inspection I saw that the panel displayed an error message, this was not on the "printout" attached and will not alert people in the building that fire control system doesn't work at all not just in reference to being apart of FRNSW monitoring systems.*
- The building is very cramped and the stairs are a nightmare I'm worried if this building was to catch on fire those inside would have a hard time leaving or know they are in danger. I'm not a permanent resident of this building and am leaving in two days, so it doesn't affect me as much but long term I am concerned. I have stayed in the two adjacent buildings including, 312 and 318 Elizabeth Street, Surry Hills but I didn't look at the control panel to see if it was in working order but my hopes aren't high.*

Fire and Rescue NSW

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Pursuant to Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW inspected 'the premises' on 5 October 2023.

On behalf of the Commissioner of FRNSW, the comments in this report are provided under Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

The items listed in the comments of this report are based on the following limitations:

- A general overview of the building was obtained without using the development consent conditions or approved floor plans as a 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.

COMMENTS

The following items were identified during the inspection:

1. Documentation and Certification
 - 1A. An Annual Fire Safety Statement (AFSS) was not displayed in a prominent location at the premises in accordance with Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR21).
2. Essential Fire Safety Measures
 - 2A. Smoke Detection and Alarm System (SDAS)
 - A. FRNSW are of the opinion that maintenance to the Fire Detection and Control Indicating Equipment (FDCIE) is not being carried out in accordance with Section 81 of EPAR21. FRNSW observed the following which may affect the operation of the SDAS:
 - i. *System Fault*
 - ii. *Fault*
 - iii. The FIP screen displayed *****WATCHDOG HARDWARE ERROR*** CONTACT TECHNICAL SUPPORT.**
 - 2B. FRNSW are of the opinion that the building has a rise in stories of three (3). Level 2 and 3 appear to be used for short term

FRNSW received correspondence and photographic evidence on 14 October 2023 that the FIP had been returned to normal and was showing *SYSTEM NORMAL*.

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accommodation. FRNSW do not have any records indicating a link between the premises and the fire brigade dispatch centre is installed in accordance with Specification 20C9 of the National Construction Code 2022 Volume One, Building Code of Australia (NCC).

- 2C. Signage is not installed at the FDCIE indicating the fire alarm is not connected to a fire brigade dispatch centre.

FRNSW believes that there are inadequate provisions for fire safety within the building.

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review items 1 to 2 of this report and conduct an inspection.
- b. Address any other deficiencies identified on "the premises".

Please be advised that Schedule 5, Part 8, Section 17(2) requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting. This matter is referred to Council as the appropriate regulatory authority. FRNSW awaits the Council's advice regarding its determination under Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

Please do not hesitate to contact Fire Safety Officer David Weekes of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call (02) 9742 7434 if there are any questions or concerns about the above matters. Please refer to file reference BFS23/5602 (31113) regarding any correspondence concerning this matter.

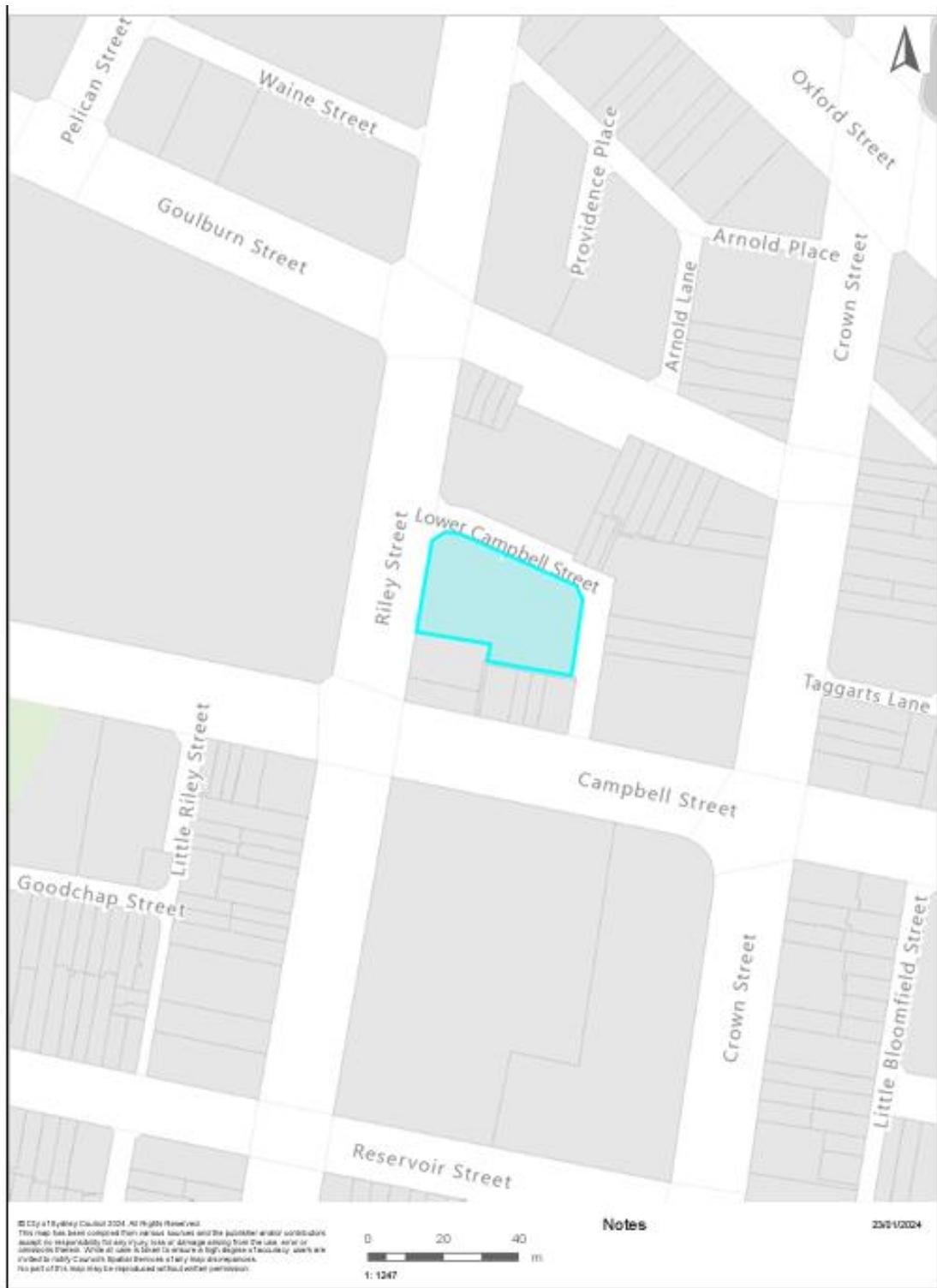
Yours faithfully



Paul Scott
Team Leader
Fire Safety Compliance Unit

Attachment E

**Inspection Report
208-218 Riley Street, Surry Hills**



**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)**

File: CSM3117897

Officer: Joe Kalgovas

Date: 23/01/2024

Premises: 208-218 Riley Street, SURRY HILLS

Executive Summary:

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

The premises consists of a new 11 storey level building with the approved uses being a hotel with carparking.

An inspection of the premises undertaken by a Council investigation officer in the presence of the Manager revealed that there were no significant fire safety issues occurring within the building.

The premises are equipped with numerous fire safety systems (both active and passive) that would provide adequate provision for fire safety for occupants in the event of a fire. The annual fire safety certification is current and compliant and is on display within the building in accordance with the requirements of the Environmental Planning and Assessment ([Development Certification and Fire Safety\) Regulation 2021](#)).

Council investigations revealed that whilst there remains a minor operational fire curtain raising procedure to attend to, the overall fire safety systems provided within the subject premises are considered adequate in the circumstances.

The above fire safety measure is currently being reviewed in relation to its suitability by FRNSW. Further discussion with the building manager on the 14 February 2024 has indicated that FRNSW may now have no concerns with the fire curtain and he is awaiting their final sign off. In the event that issues are still raised then this would be referred to the current Certifier to address who is yet to issue the final OC for the building.

Observation of the external features of the building did not identify the existence of any potential combustible composite cladding on the façade of the building.

Chronology:

Date	Event
11/01/2024	FRNSW correspondence received regarding premises 212 Riley Street Surry Hills.
22/01/2024	An inspection of the subject premises was undertaken by a Council officer with the building manager which found smoke/fire curtains installed to operate across the lift doors and an isolating button marked on the Fire Indicator Panel.
23/01/2024	The matter is currently being reviewed by FRNSW to assess their concerns about firefighting. No further action is proposed. No fire safety defects found at the inspection that would warrant Council intervention.

FIRE AND RESCUE NSW REPORT:

References: BFS23/7277 (32571), D23/139799, 2024/017272.]

Fire and Rescue NSW carried out an inspection of the subject building with regard to fire-fighting concerns.

Issues:

FRNSW concerns relate to the operation of drop-down smoke/fire curtains installed in front of the lift doors which prevent firefighters from being able to use the emergency lift.

The report from FRNSW detailed a number of general comments and concerns as set out below:

Ref	Issue	City response
1.	Investigation Details The following items are provided to the Council as part of the investigation on Thursday 14 December 2023.	-
	1A. The powers of an investigation officer were used to inspect the concern relating to the safety of occupants in the event of a fire and prevent the spread of fire to determine whether there was a breach in any codes, policies, or legislation that may be considered an offence.	Noted, no response required.
	1B. The inspection assessed whether or not the provisions for fire safety were present at the premises and whether or not provision for fire safety were present at the premises and whether or not Regulation 112 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR2021) was compliant.	Noted, no response required.
	1C. A visual inspection was conducted of the areas, including photos of essential fire safety measures in the areas accessed. Discussions with the General Manager were also noted.	Noted, no response required.
2.	Fire Safety Inspection The following is provided as part of the investigation:	-
	2A. Evidence to Conduct an Investigation	-
	A. Discussions with the General Manager confirmed the concern in writing about the smoke/fire curtains and firefighter access.	Noted, no response required.
	2B. Provisions for Fire Safety	-
	A. The discussion with the General Manager confirmed that: <ul style="list-style-type: none"> i The certifying authority had permitted the smoke /fire curtains and had been through the relevant approval process and inspection stages. 	Noted, the fire indicator panel is now fully operational.

Ref	Issue	City response
	<p>ii He was aware of the concern and referred the matter to the fire engineer upon being advised of the issue surrounding access to the lift. He also received the response as outlined in the concern.</p> <p>iii Despite the activation of the smoke/fire curtains, the hotel's occupants can exit the building. The staff were also trained in the evacuation procedures.</p> <p>iv He knew the faults and isolations displayed on the fire brigade panel resulted from the approved building work. He advised that the builders were responsible for the construction area where the faults and isolations are displayed.</p> <p>v Despite the faults and isolations, the smoke detection and alarm system could notify the hotel's occupants to evacuate.</p> <p>vi Two separate and independent fire brigade panels monitor the hotel and building containing permanent residents.</p>	
	<p>B. When asked, the General Manager produced a copy of the evacuation procedures for the premises and could show where an evacuation plan was displayed.</p>	<p>Noted, no response required.</p>
	<p>2C. Regulation 112 of EPAR2021</p>	<p>-</p>
	<p>A. Because of the building work, observations at the time indicated that new essential fire safety measures are being upgraded. However, the maintenance tags to the installed hydrant and sprinkler booster were last tagged in November 2022.</p>	<p>Current e licence is due 28 February 2024, no issue identified.</p>
	<p>2D. Outcomes</p>	<p>-</p>
	<p>A. The General Manager could provide sufficient evidence that the hotel's occupants could safely evacuate, which was also corroborated by the written concern.</p>	<p>Noted, no issue identified.</p>
	<p>B. The concern relating to the smoke/fire curtains to the lift doors did not reveal sufficient evidence of a violation of the require standard of proof. It did not provide reasonable grounds for further investigation by FRNSW.</p>	<p>Noted, no issue identified.</p>
	<p>C. Any change to the design and operation of the lifts falls outside FRNSW legislative powers. It would be at the Council's discretion to determine whether a review of the development consent is required and whether the building works comply with the consent conditions, which include the certification and maintenance of the installed and new essential fire safety measures despite the observed faults and isolations to the fire brigade panel while building work is occurring at the premises.</p>	<p>No building works are currently being undertaken with no faults or isolations on display.</p> <p>Development consent does not address the specific requirements of the building code.</p>

Ref	Issue	City response
		<p>A Private Certifier was appointed with the authority to determine operational requirements against the performance requirement of the building code.</p> <p>Additionally, the building is fire engineered to performance requirements.</p> <p>Occupation Certificate is on record dated 24 April 2023.</p> <p>No action is proposed.</p>
3.	Possible Non-Conformities The following comments are provided to the Council:	-
	3A. Should the Council consider reviewing the development consent, a review may evaluate whether there is safe access for emergency service personnel under E3P2 'Emergency lifts' of the NCC.	<p>E3P2 Emergency lifts:</p> <p><i>“One or more passengers lifts fitted as emergency lifts to serve each floor served by the lifts in a building must be installed to facilitate the activities of the fire brigade and other emergency personnel.”</i></p> <p>Operational requirements by FRNSW are currently being reviewed to determine if any changes are warranted.</p> <p>No action is proposed.</p>
	3B. The review may consider whether the approval of emergency lifts and smoke/fire curtains considered the activities of FRNSW and other emergency services personnel and whether an amendment is required.	<p>Construction compliance has been determined by a Private Certifier who was appointed with authority to determine operational requirements against the performance requirement of the building code.</p> <p>Occupation Certificate is on record dated 24 April 2023.</p> <p>Operational requirements have been proposed by the Owners and are currently being reviewed by FRNSW to determine if any amendment is warranted.</p> <p>No action is proposed.</p>

FRNSW is therefore of the opinion that there are fire safety concerns within the building.

FRNSW Recommendations:

FRNSW have made no direct recommendation within their report other than legislative notification.

COUNCIL INVESTIGATION OFFICER RECOMMENDATIONS:

Issue Order (NOI)	Issue emergency Order	Issue a compliance letter of instruction	Cited Matters rectified	Continue to undertake compliance action in response to issued Council correspondence	Continue with compliance actions under the current Council Order	No further action
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That the Commissioner of FRNSW be advised of Council's actions and determination.

Referenced/Attached Documents:

<input type="checkbox"/> 2024/039031	Correspondence between FRNSW and Owners on proposed resolution in relation to the fire curtains installed to the lift doors.
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Trim Reference: 2024/020136

CSM reference No#: 3117897

OFFICIAL



File Ref. No: BFS23/7277 (32571)
TRIM Ref. No: D23/139799
Contact: Edren Ravino

10 January 2024

General Manager
City of Sydney
GPO Box 1591
SYDNEY NSW 2001

Email: council@cityofsydney.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear General Manager

Re: SECTION 9.32(4) – INSPECTION REPORT

Pursuant to Section 9.32(4) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Fire and Rescue NSW (FRNSW) provides this report to the Council of the inspection conducted by Authorised Fire Officers under Section 9.32 of the EP&A Act.

The attached report is an investigation into the fire safety concern only. It may include, amongst other observations, a brief list of building non-conformities relating to the fire safety concern that the Council may need to determine are of a nature or scale regarded as a significant fire safety issue warranting further investigation as part of the Council's Development Control Enforcement Policy.

Please do not hesitate to contact Edren Ravino of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call (02) 9742 7434 if you have any questions or concerns regarding the above matters. Please refer to file reference BFS23/7277 (32571) concerning this correspondence.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Edren Ravino".

Edren Ravino
Senior Building Surveyor
Fire Safety Compliance Unit

Fire and Rescue NSW

ABN 12 593 473 110

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INSPECTION REPORT

Our Reference BFS23/7277 (32571)

Concern in Writing The premises has drop down smoke/fire curtains installed in front of the lift doors on each floor and these curtains are activated in the event of a fire alarm. The curtains prevent people using the lift from each floor and any persons who are in the lift at the time of the alarm being activated, can exit the lift at the ground floor (all lifts are called to the ground floor in the event of an alarm) using a button adjacent to the open lift doors. This will raise the curtains and allow persons to safely exit the lift.

Whilst this system allows for the safe egress of people in an emergency, it does not allow for firefighters to use the emergency lift in an incident. The lift is fitted with a fire service mode and fire service key however this does not raise the curtains thus not allowing firefighters to enter the lifts. Furthermore, if firefighters were to access the lifts at ground level and use it in fire service mode, they would not be able to exit the lift at any other floor as only the ground floor is fitted with the emergency exit button for the curtains. The only way to raise the curtains after they have been activated is to reset the FIP however this is obviously counter-intuitive. I have attended other premises with drop down curtains however this premises also has a fire service override which raises the curtains whilst depressed, allowing firefighters to enter the lift and use it in fire service mode.

This matter has been raised with the hotel General Manager who forwarded an email to the fire engineer responsible for the installation during construction and he was met with an email response along the lines of such override systems not being required under the BCA or any other legislation...

Date Received 10 December 2023

Premises Address 212 Riley Street Surry Hills (hereafter "the Premises")

Name of Premises ADGE Hotel

1. Investigation Details

The following items are provided to the Council as part of the investigation on Thursday, 14 December 2023:

- 1A. The powers of an investigation officer were used to inspect the concern relating to the safety of occupants in the event of a fire and prevent the

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spread of fire to determine whether there was a breach in any codes, policies, or legislation that may be considered an offence.

- 1B. The inspection assessed whether or not the Provisions for Fire Safety were present at the premises and whether or not Regulation 112 of the Environmental Planning And Assessment (Development Certification And Fire Safety) Regulation 2021 (EPAR2021) was compliant.
- 1C. A visual inspection was conducted of the areas in the building accessed at the time. Photos were taken of the areas, including photos of the essential fire safety measures in the areas accessed. Discussions with the General Manager were also noted.

2. Fire Safety Inspection

The following is provided as part of the investigation:

- 2A. Evidence to Conduct an Investigation
 - A. Discussions with the General Manager confirmed the concern in writing about the smoke/fire curtains and firefighter access.
- 2B. Provisions for Fire Safety
 - A. The discussion with the General Manager confirmed that:
 - i. The certifying authority had permitted the smoke/fire curtains and had been through the relevant approval processes and inspection stages.
 - ii. He was aware of the concern and referred the matter to the fire engineer upon being advised of the issue surrounding access to the lift. He also received the response as outlined in the concern.
 - iii. Despite the activation of the smoke/fire curtains, the hotel's occupants can exit the building. The staff were also trained in the evacuation procedures.
 - iv. He knew the faults and isolations displayed on the fire brigade panel resulted from the approved building work. He advised that the builders were responsible for the construction area where the faults and isolations are displayed.
 - v. Despite the faults and isolations, the smoke detection and alarm system could notify the hotel's occupants to evacuate.
 - vi. Two separate and independent fire brigade panels monitor the hotel and building containing permanent residents.

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- B. When asked, the General Manager produced a copy of the evacuation procedures for the premises and could show where an evacuation plan was displayed.
- 2C. Regulation 112 of EPAR2021
- A. Because of the building work, observations at the time indicate that new essential fire safety measures are being upgraded. However, the maintenance tags to the installed hydrant and sprinkler booster were last tagged in November 2022.
- 2D. Outcomes
- A. The General Manager could provide sufficient evidence that the hotel's occupants could safely evacuate, which was also corroborated by the written concern.
 - B. The concern relating to the smoke/fire curtains to the lift doors did not reveal sufficient evidence of a violation of the required standard of proof. It did not provide reasonable grounds for further investigation by FRNSW.
 - C. Any change to the design and operation of the lifts fall outside FRNSW legislated powers. It would be at the Council's discretion to determine whether a review of the development consent is required and whether the building works comply with the consent conditions, which include the certification and maintenance of the installed and new essential fire safety measures despite the observed faults and isolations to the fire brigade panel while building work is occurring at the premises.

3. Possible Non-Conformities

The following comments are provided to the Council:

- 3A. Should the Council consider reviewing the development consent, a review may evaluate whether there is safe access for emergency services personnel under E3P2 'Emergency lifts' of the NCC.
- 3B. The review may consider whether the approval of the emergency lifts and smoke/fire curtains considered the activities of FRNSW and other emergency services personnel and whether an amendment is required.

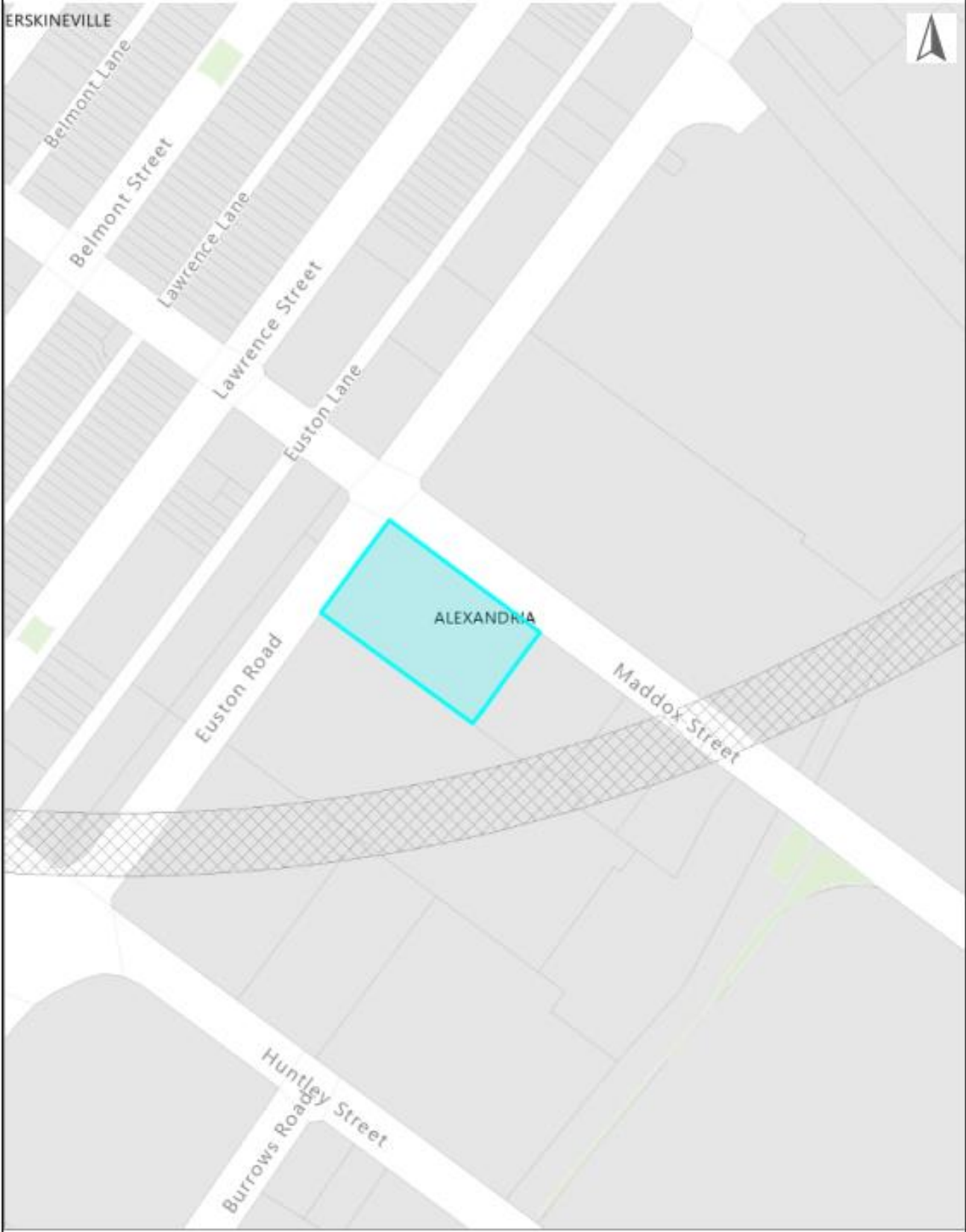


Edren Ravino
Senior Building Surveyor
Fire Safety Compliance Unit

Attachment F

**Inspection Report
20-28 Maddox Street, Alexandria**

20-28 Maddox Street Alexandria



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Notes

24/01/2024

**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)**

File: CSM 3120376

Officer: Andrew Porter

Date: 29/01/2024

Premises: 20-28 Maddox Street, Alexandria

Executive Summary:

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises on 11 January 2024 with respect to matters of fire safety.

The site known as ‘The Spurway Building’ consists of a two and three storey mixed-use building comprising of retail and office uses.

Inspection of the buildings undertaken by a Council investigation officer revealed that the premises have some minor fire safety maintenance matters to be attended to.

The building is otherwise equipped with numerous fire safety systems (both active and passive) that provide adequate provision for fire safety.

Council investigations have revealed that whilst there are several minor fire safety “maintenance and management” works to attend to, the overall fire safety systems provided within the subject buildings are considered adequate in the circumstances.

It is considered that the above fire safety works are of a degree which can be addressed by routine preventative and corrective maintenance actions undertaken by the owner’s fire service contractor(s) through written instruction from Council.

Observation of the external features of the building did not identify the existence of any potential combustible composite cladding on the façade of the building.

Date	Event
11/01/2024	FRNSW correspondence received regarding premises ‘The Spurway Building’ 20-28 Maddox Street Alexandria
30/01/2024	An inspection of the subject premises was undertaken by a Council officer and revealed the following fire safety issues within the building at the time of inspection. <ul style="list-style-type: none"> - The fire hydrant system isolation valve is not secured open. - A block plan of the hydrant system installed on-site. - Fire hydrant system test and boost pressure signage not installed onsite. - The pressure gauge installed at the hydrant booster assembly is faded and illegible. - Signage indicating the maximum allowable inlet pressure at the sprinkler booster connection was not installed. - Plan of risk (block plan) was not provided at the sprinkler control valves.
31/01/2024	Corrective action letter sent, requiring the building owners to address all relevant maintenance/non-compliant issues to ensure that fire safety measures are being maintained to the required standard of performance.

FIRE AND RESCUE NSW REPORT:

References: File Ref. No: BFS23/5807 (31282) TRIM 2023/647153

Fire and Rescue NSW conducted an inspection of the subject buildings on 18 October 2023 in response to correspondence received on 10 October 2023 concerning the adequacy of the provision of fire safety in connection with 'the premises'.

Issues The report from FRNSW detailed several issues:

Ref.	Issue	City response
Essential Fire Safety Measures:		
1	The Automatic Fire Detection and Alarm System:	
1A.	The Fire Brigade Panel (FBP) was displaying two (2) faults and two (2) disablements.	Confirmed no faults, isolations, or disablements on the building Fire Brigade Panel during the inspection conducted out on 29 January 2024
1B.	Zone Block Plan at the fire brigade panel does not appear to correspond to the indicators (description of location) of the fire brigade panel and layout of the building, contrary to Clause 3.10 of AS1670.1-2018. In this regard, the following is provided for councils consideration.	At inspection on 29 January 2024, review of the block plan and onsite maintenance records, where it is noted that the programming of the fire brigade panel is not correct in terms of locations of the detectors within the building. Review of development approvals reveals that the Automatic fire detection and alarm system is to comply with the requirements of AS1670.1-1995. Written letter of instruction given to the owners to rectify this non-compliance.
A.	During the inspection, FRNSW advised the Strata Secretary of the faults and disablements to the fire brigade panel and concerns with the zone block plan. The strata secretary confirmed that: <ul style="list-style-type: none"> i. The faults and disablements to the fire brigade panel were currently being investigated, and ii. The concerns regarding the zone block plan would be raised with the fire services contractor immediately. 	Note Fire and Rescue NSW comments and addressed issues relating to the concerns of the Automatic fire detection and alarm system block plan within Councils written letter of instruction to the building owners.
B.	As the appropriate regulatory authority, it would be at the Council's discretion to determine whether further investigation is required in this instance.	Noted Fire and Rescue NSW comments and following up all appropriate matters with the building owners through Councils written letter of instruction.

Ref.	Issue	City response
2.	Fire Hydrant System	
2A.	The isolation valve at the hydrant booster was not secured open by a padlock chain, or a padlocked or riveted strap, contrary to the requirements of Clause 8.7.1 of AS2419.1-2021.	<p>At inspection on 29 January 2024 noted the isolation valve is not secured open on the hydrant system. Review of development approvals reveals that the hydrant system is to comply with the requirements of Clause 4.4.5 AS2419.1-1994 (Standard of installation).</p> <p>Written letter of instruction given to the owners to rectify this non-compliance.</p>
2B.	A block plan has not been provided at the booster assembly, contrary to Clause 11.5 of AS2419.1-2021.	<p>At inspection on 29 January 2024 noted no block plan of the hydrant system installed on-site as required by Clause 2.3 AS2419.1-1994 (Standard of installation).</p> <p>Written letter of instruction given to the owners to rectify this non-compliance.</p>
2C.	Test and boost pressure signage has not been provided at the booster assembly, contrary to the requirements of Clause 11.3.4 of AS2419.1-2021.	<p>At inspection on 29 January 2024 noted no test and boost pressure signage installed onsite as required by Clause 5.6.7 of AS2419.1-1994 (Standard of installation).</p> <p>Written letter of instruction given to the owners to rectify this non-compliance.</p>
2D.	The pressure gauge installed at the booster connection is illegible and will not facilitate fire brigade operations.	<p>At inspection on 29 January 2024, noted the pressure gauge installed at the hydrant booster assembly is faded and illegible. A pressure gauge is required to be installed and maintained in accordance with Clause 5.4.2 AS2419.1-1994. (Standard of installation).</p> <p>Written letter of instruction given to the owners to rectify this non-compliance.</p>

Ref.	Issue	City response
3.	Automatic Fire Suppression System (Sprinklers) – The emergency instruction provided at the valve set indicates the sprinkler system was designed and installed to AS2118.1-1999. As such, the following comments are provided concerning AS2118.1-1999:	
3A.	A sign marked with the maximum allowable inlet pressure at the connection was not provided at the booster assembly, contrary to the requirements of Clause 4.4.3 of AS2118.1-1999.	<p>At inspection on 29 January 2024, noted signage indicating the maximum allowable inlet pressure at the sprinkler booster connection was not installed as required by Clause 4.4.3 of AS2118.1-1999 (Standard of installation).</p> <p>Written letter of instruction given to the owners to rectify this non-compliance.</p>
3B.	A plan of risk (block plan) for the sprinkler system was not provided at the booster assembly, contrary to the requirements of Clause 8.3 of AS2118.1-1999.	<p>At inspection on 29 January 2024, noted plan of risk (block plan) was not provided at the sprinkler control valves as required by Clause 8.3 of AS2118.1-1999.</p> <p>Written letter of instruction given to the owners to rectify this non-compliance.</p>
4	Annual Fire Safety Statement (AFSS)	
4A.	A copy of the current AFSS was not prominently displayed within the building in accordance with Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021. In this regard, the AFSS on display was dated September 2022 and is no longer valid.	At inspection on 29 January 2024, noted the most recent 2023 Annual Fire Safety Statement was displayed.
4B.	FRNSW was unable to determine the standard of performance for the fire safety measures of the building as the displayed AFSS does not specify which version/year of the Australian Standard or BCA each fire safety measure is required to perform.	<p>Noted that the current fire safety schedule for the building does not have the version/year of the Australian Standard or BCA each fire safety measure is required to perform.</p> <p>Fire safety schedule to be reissued in accordance with section 80A of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 to include the year version/year of the Australian Standard or BCA each fire safety measure is required to perform.</p>

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

FRNSW Recommendations

FRNSW have made 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.
2. Address any other deficiencies identified on “the premises”.
3. Advise them in writing of its determination in relation to this matter in accordance with the provisions of clause 17(4) of Schedule 5 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 to undertake compliance action in response to issued Council correspondence	Continue with compliance actions under the current Council Order	Other (to specify)

As a result of site inspections undertaken by a Council investigation officer the owners of the building were issued with written instructions to rectify the identified fire safety deficiencies noted by FRNSW and the Council investigation officer.

The written instructions direct the owners of the premises to carry out remedial actions to the existing fire systems to cause compliance with the required standards of performance.

Follow-up compliance inspections will be undertaken by the Council investigation officer to ensure the identified fire safety matters are suitably addressed and compliance with the terms of Councils correspondence and the recommendations of FRNSW are satisfied.

It is recommended that Council not exercise its powers to give a fire safety order at this time.

That the Commissioner of FRNSW be advised of Council’s actions and determination.

Referenced/Attached Documents:

<input type="checkbox"/>	FRNSW S9.32 report dated 11 January 2024
<input type="checkbox"/>	Copy of written instructions to the building owners dated 31 January 2024

CSM reference No#: 3120376

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File Ref. No: BFS23/7279 (32574)
TRIM Ref. No: D24-607
Contact: Matthew Warbrick

11 January 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
'THE SPURWAY BUILDING'
20 – 28 MADDOX STREET ALEXANDRIA("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 11 December 2023 concerning the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated in part that:

On November 20th, 2023 we had an incident in our building. The fire brigade came and left thinking that it was a false alarm because I believe that they could not find the suite 8 that was shown on the FIP. We could see from the security camera that the fireman had in his hands the Fire Alarm

System Block Plan which demonstrate that suites 7 and 8 are joined together. Two firefighters walked towards suite 7 and came back down because there was no signs for suite 8 since the owner only uses one address which is suite 7.

Pursuant to Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW inspected 'the premises' on 14 December 2023.

On behalf of the Commissioner of FRNSW, the comments in this report are provided under Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

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The items listed in the comments of this report are based on the following limitations:

- A general overview of the building was obtained without using the development consent conditions or approved floor plans as a 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.
- Possible nonconformities identified in the report relate to the National Construction Code 2022, Volume 1 Building Code of Australia (NCC), provisions for fire safety and fire safety equipment. The items are not an exhaustive list of non-compliances. FRNSW acknowledges that the differences observed at the time may contradict development consent approval or relate to the building's age. Therefore, it's the Council's discretion as the appropriate regulatory authority to consider the most appropriate action.

COMMENTS

The following items were identified during the inspection:

1. Automatic Fire Detection and Alarm System
 - 1A. The Fire Bridgae Panel (FBP) was displaying two (2) faults and two (2) disablements.
 - 1B. The zone block plan at the FBP does not appear to correspond to the indicators (description of location) on the FBP and layout of the building, contrary to Clause 3.10 of AS1670.1 – 2018. In this regard, the following is provided for the Council's consideration:
 - A. During the inspection, FRNSW advised the Strata Secretary of the faults and disablements to the FBP and concerns with the zone block plan. The Strata Secretary confirmed that:
 - i. The faults and disablements to the FBP were currently being investigated, and
 - ii. The concerns regarding the zone block plan would be raised with the fire services contractor immediately.
 - B. As the appropriate regulatory authority, it would be at the Council's discretion to determine whether further investigation is required in this instance.
2. Fire Hydrant System
 - 2A. The isolation valve at the hydrant booster was not secured open by a padlocked chain or a padlocked or riveted strap, contrary to the requirements of Clause 8.7.1 of AS 2419.1-2021.

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- 2B. A block plan has not been provided at the booster assembly, contrary to Clause 11.5 of AS 2419.1-2021 requirements.
- 2C. Test and boost pressure signage has not been provided at the booster assembly, contrary to the requirements of Clause 11.3.4 of AS 2419.1-2021.
- 2D. The pressure gauge installed at the booster connection is illegible and will not facilitate fire brigade operations.
- 3. Automatic Fire Suppression System (Sprinklers) – The emergency instruction provided at the valve set indicates the sprinkler system was designed and installed to AS 2118.1-1999. As such, the following comments are provided concerning AS 2118.1-1999:
 - 3A. A sign marked with the maximum allowable inlet pressure at the connection was not provided at the booster assembly, contrary to the requirements of Clause 4.4.3 of AS 2118.1-1999.
 - 3B. A plan of risk (block plan) for the sprinkler system was not provided at the booster assembly, contrary to the requirements of Clause 8.3 of AS 2118.1-1999.
- 4. Annual Fire Safety Statement (AFSS)
 - 4A. A copy of the current AFSS was not prominently displayed within the building under Section 89 of the EPAR 2021. In this regard, the AFSS on display was dated September 2022 and is no longer valid.
 - 4B. FRNSW was unable to determine the standard of performance for the fire safety measures of the building as the displayed AFSS does not specify which version/year of the Australian Standard or BCA each fire safety measure is required to perform.

FRNSW believes that there are inadequate provisions for fire safety within the building.

RECOMMENDATIONS

FRNSW recommends that the Council:

- a. Review items 1 to 4 of this report and conduct an inspection.
- b. Address any other deficiencies identified on “the premises”.

Please be advised that Schedule 5, Part 8, Section 17(2) requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting. This matter is referred to Council as the appropriate regulatory authority. FRNSW awaits the Council's advice regarding its determination under Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

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Please do not hesitate to contact Matthew Warbrick of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call (02) 9742 7434 if there are any questions or concerns about the above matters. Please refer to file reference BFS23/7279 (32574) regarding any correspondence concerning this matter.

Yours faithfully



Edren Ravino
Senior Building Surveyor
Fire Safety Compliance Unit

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