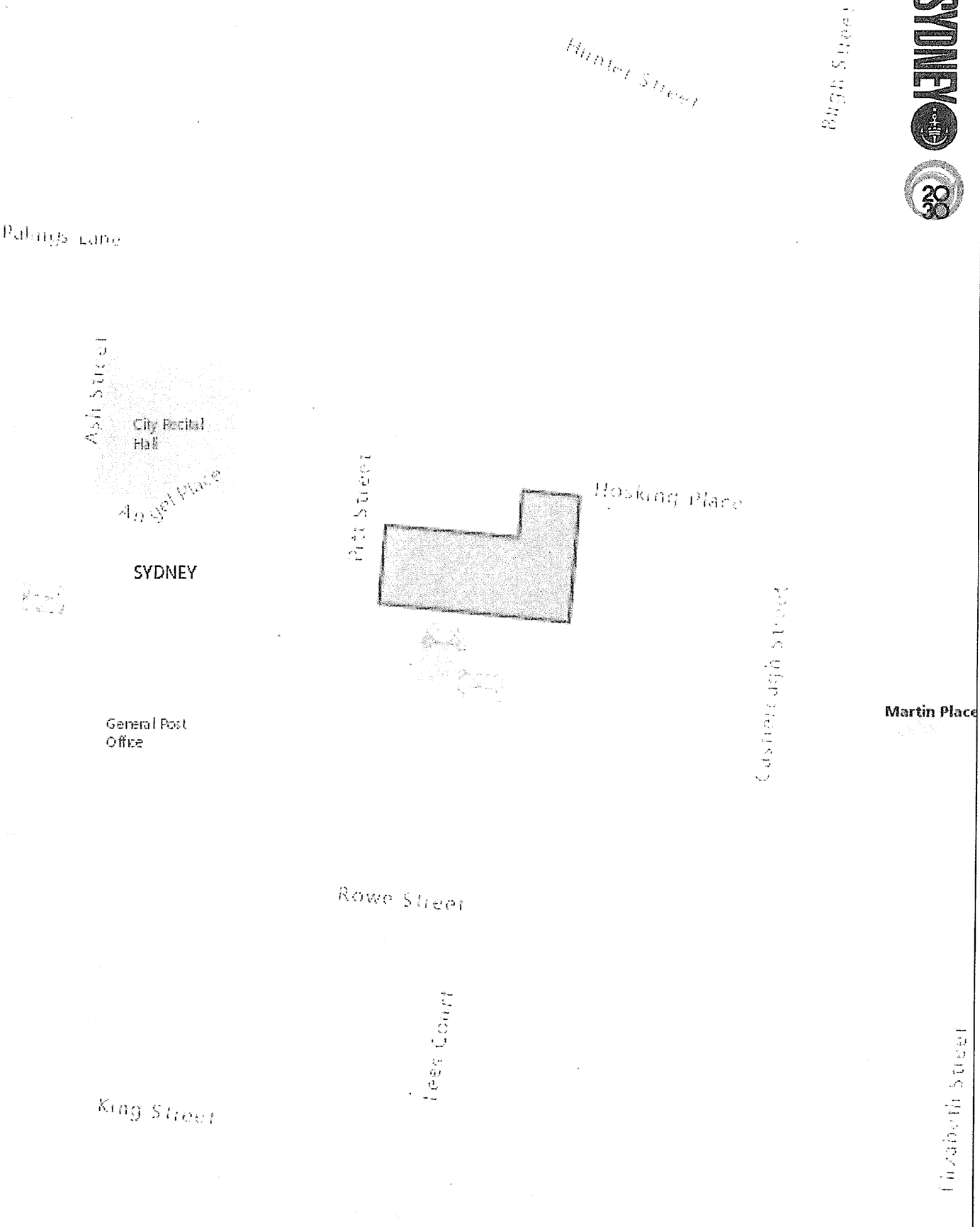


Attachment B

**Council Officer Inspection Report -
18-30A Martin Place, Sydney**

18-30A Martin Place, SYDNEY



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1:1,500 at A4
31/07/2018



**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 1931057

Officer: Joe Kalgovas

Date: 12/09/2018

Premises: 18-30A Martin Place, SYDNEY

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 building consists of a high-rise office tower on the corner of Pitt Street and Martin Place.

The new building is being finished with progressive occupation taking place. The principal certifying authority-private (PCA) has issued an Interim Occupation Certificate to allow for tenancy fit outs to occur.

An inspection was carried out of the new building in the presence of the Operations Manager which did not indicate any significant fire safety issues within the building.

It is to be noted that building is being completed and is still under the statutory control of the PCA.

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 have revealed that whilst there remains several minor fire safety "maintenance and management" works to attend to (signage), the overall fire safety systems provided within the subject premises 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.

Chronology:

Date	Event
27/07/2018	FRNSW correspondence received regarding premises 20 Martin Place Sydney, correct address 18-30A Martin Place Sydney.
31/07/2018	An inspection of the subject premises was undertaken by a Council officer. Operations Manager could not provide access to level 2, however was aware of the missing signage which he advised would be attended to.
31/07/2018	An email was sent to the Operations Manager with details of the missing signage required for level 2 by FRNSW and received confirmation of follow up rectification.
28/08/2018	A corrective action letter was sent to the building owners and copied to the operations manager. The deadline for completion of these works is 28 September 2018.

FIRE AND RESCUE NSW REPORT:

References:

D18/51349; 2018/405965-04

Fire and Rescue NSW conducted an inspection of the subject premises after responding to a call of fire at the premises.

Issues

The report from FRNSW detailed 2 issues, in particular noting the Fire Indicator Panel (FIP) and the fire sprinkler installation on level two of the building did not have a block plan.

FRNSW Recommendations

FRNSW have made (2) 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 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 site inspection undertaken by Council's investigation officer, a corrective action letter was sent to the building owners and the operations manager to rectify the identified fire safety deficiencies noted by FRNSW.

The above correspondence has requested that the owners and building management:

- Undertake remedial works and have required signage to fire systems caused to be compliant;

Follow-up compliance inspections are currently being undertaken, and will continue to be undertaken by a Council investigation officer to ensure already identified fire safety matters are suitably addressed and that compliance with the terms of Councils correspondence and the recommendations of FRNSW occur.

It is recommended that Council not exercise its powers to give a fire safety order under Schedule 5 of the Environmental Planning and Assessment Act, 1979 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	2018/405965-04
A2.	Locality Plan (cadastre please)	2018/405965-03
A3	Attachment cover sheet	2018/405965-01

Trim Reference: 2018/405965

CSM reference No#: 1931057



File Ref. No: BFS16/2205 (0483)
TRIM Ref. No: D18/51349
Contact: Station Officer [REDACTED]

27 July 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
"ANZ MARTIN PLACE - APPLE TENANCY"
20 MARTIN PLACE, SYDNEY ("the premises")**

Fire & Rescue NSW (FRNSW) responded to a call of fire at the premises. As a result of inadequate signage, the Fire Safety Compliance Unit of FRNSW received correspondence in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

- *The Fire Indicator Panel (FIP) and the fire sprinkler installation installed on level two of the building does not have a block plan.*

Pursuant to the provisions of Section 9.32 (1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), an inspection of 'the premises' on 3 May 2018 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW.

The inspection was limited to the following:

- A visual inspection of the essential Fire Safety Measures as identified in this report only.

FIRE AND RESCUE NSW

ABN 12 593 473 110

www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Compliance Unit

1 Amarina Ave,
Greenacre NSW 2190

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

firesafety@fire.nsw.gov.au

Unclassified

Page 1 of 3



- A conceptual overview of the building, where an inspection had been conducted without copies of the development consent or copies of the approved floor plans.

On behalf of the Commissioner of FRNSW, the following comments are provided for your information in accordance with Section 9.32 (4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act. 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.

COMMENTS

The following items were identified as concerns during the inspection:

1. Essential Fire Safety Measures

1A. Fire Sprinkler Installation:

- a) A fire sprinkler block plan is not installed adjacent to the sprinkler valve assembly located in the cabinet within the Apple tenancy on Level 2, contrary to the requirements of Clause 4.3 of Australian Standard (AS) 2118.1-1999.

1B. Smoke Detection and Alarm System:

- a) A zone block plan detailing the area covered by each zone is not installed adjacent to the FIP and VESDA controls which are located in a cabinet within the Apple tenancy on Level 2, contrary to the requirements Clause 3.10 of AS1670.1-2015.

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

RECOMMENDATIONS

FRNSW recommends that Council:

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

This matter is referred to Council as the appropriate regulatory authority. FRNSW therefore awaits Council's advice regarding its determination in accordance with Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact Station Officer [REDACTED] of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS16/2205 (0483) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

[REDACTED]

Building Surveyor
Fire Safety Compliance Unit