

Attachment L

**Council Officer Inspection Report -
81-117 Broadway, Ultimo**

81-117 Broadway, Ultimo



TAFE Ultimo
Campus

Thomas Street

Jones Street

Wattle Street

485-501

507
507

513-519

135A

135B

UTS Broadway

81-117

Wattle Place

137-145 129-135

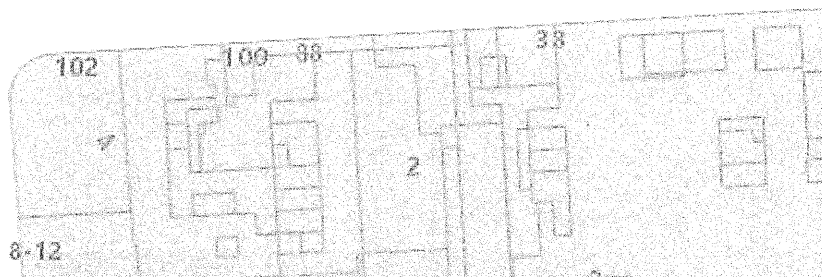
Broadway

Abercrombie Street

112-126 104-110

University
of Notre Dame Australia 1-11

UTS Blackfriars



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1:1,000 at A4
12/09/2018



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

CSM: 1948154

Officer: M.Hassan

Date: 12 September 2018

Premises: 81-117 Broadway, Ultimo

Executive Summary:

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

The premises consists of a number of multi-storey educational buildings located within The University of Technology (UTS) campus in Broadway.

The building the subject of investigation is known as building 11 and has frontage to Broadway and is located near the intersection of Broadway and Wattle Street.

Building 11 houses the UTS Faculty of Engineering and Information Technology (FELT) and approximately 500 staff and up to 4300 students over its 14 levels. The building was officially opened in June 2014.

Due to the timing and receipt of correspondence from FRNSW, the premises is yet to be inspected by a City investigation officer to enable the issues raised by FRNSW to be properly investigated.

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

A detailed inspection of the premises will be conducted as soon as possible and compliance action undertaken consistent with the inspection outcomes.

Notwithstanding the above, the premises is equipped with substantial fire safety systems (both active and passive) that would provide adequate fire safety provisions for occupants in the event of fire.

Chronology:

Date	Event
03/09/2018	FRNSW correspondence received regarding premises 81-117 Broadway, Ultimo
05/09/2018	An initial desktop review of the subject premises revealed that it has a fire safety schedule and is required to submit annual fire safety statements to Council and FRNSW. The building has a current compliant annual fire safety statement, with the next one due 7 October 2018.
12/09/2018	Report prepared, to table FRNSW report to Council meeting scheduled on 29 October 2018.

FIRE AND RESCUE NSW REPORT:

References: [D18/60550; 2018/463228]

Fire and Rescue NSW conducted an inspection of the subject premises after receiving an enquiry about the operation of an existing fire detection and alarm system.

Issues

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

1. Fire safety documentation not on display in a prominent location;
2. The fire hydrant block plan lacked information that would assist FRNSW during firefighting operations;
3. A lack of signage that would assist FRNSW during firefighting operations;
4. Fire systems not compliant with the Building Code;
5. A door to a laboratory opens directly onto a fire isolated stairwell contrary to the requirements of the Building Code;

FRNSW Recommendations

FRNSW recommends that Council addresses above items contained within their report and appropriately and addresses any other deficiencies identified on the premises.

FRNSW have also requested that as soon as practical after the above recommendations have been tabled and considered that notice of any determination in respect of the 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 with compliance actions under the current Council Order	Council investigation officer inspect the building and prepare a further report for the next meeting of Council
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It is recommended that the FRNSW report be tabled with a recommendation stood over to the next meeting of Council.

A further Council investigation officer report is to be submitted to the next meeting of Council which shall contain the appropriate compliance recommendation.

In the interim suitable compliance actions such as site inspection, property owner discussions and compliance directions as deemed necessary are to be instigated by Council's investigation officer to address and act on any fire safety matters found.

It is recommended that Council not exercise its powers to give 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	2018/480262-01
A2.	Locality Plan	2018/480262-02
A3	Attachment cover sheet	2018/480262-03

Trim Reference: 2018/480262

CSM reference No#: 1948154



File Ref. No: BFS17/753 (3374)
TRIM Ref. No: D18/60550
Contact: Station Officer [REDACTED]

31 August 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
'UTS BUILDING'
81-117 BROADWAY ULTIMO ("the premises")**

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

The correspondence stated in part that:

- *The Fire Indicator Panel (FIP) zone identification was inconsistent with floor levels within the building.*

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 4 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

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www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Compliance Unit

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Greenacre NSW 2190

T (02) 9742 7434
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firesafety@fire.nsw.gov.au

Unclassified

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- 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. Annual Fire Safety Statement (AFSS)

- A. An AFSS was not displayed in a prominent location at the premises contrary to the requirements of Clause 177 of the Environmental Planning and Assessment Regulation 2000 (EP&A Reg).

1B. Combined Sprinkler and Hydrant System

- A. The block plan installed at the Fire Indicator Panel (FIP) does not show the location of the sprinkler stop valves and attack hydrants on each floor, contrary to the requirements of Clause 7.11 of Australian Standard (AS) 2419.1-2005, which will impact on FRNSW ability to isolate a sprinkler installation or combat a fire utilising attack fire hydrants. In this regard the block plan does not detail:
 - i. The location of each alarm valve throughout the building;
 - ii. That the sprinkler valves for Level 12 'Western Zone' is installed on Level 13, nor has signage been installed on level 12 advising firefighters that the sprinkler main stop valve is located on level 13;
 - iii. The sprinkler valve and attack hydrant are located in a ventilation shaft behind the kitchen in the eastern zone on each level;
- B. The sprinkler control assemblies installed to protect the 'Eastern Zone' of the building are located in a ventilation shaft behind the kitchenette on each floor above street level, contrary to the requirements of Clause 2.2 of AS2118.6-1995.
- C. Fire hydrants installed to provide coverage to the 'Eastern Zone' portion of the building are located in a locked ventilation shaft behind

the kitchenette on each floor above street level, contrary to the requirements of Clause 2.4 of AS2118.6-1995.

2. Compartmentation

- 2A. FRNSW were informed the two new laboratories located on Level 13 of the premises originally were plant rooms. The rooms have been converted into laboratories. One of the laboratories access doors opens directly into the western fire isolated stairwell, contrary to the requirements of Clause D1.7 of the National Construction Code 2016 Volume One, Building Code of Australia (NCC).

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

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Inspect and address any other deficiencies identified on 'the premises' and require item no. 1 through to item no. 2 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 BFS17/753 (3374) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

Acting Team Leader
Fire Safety Compliance Unit