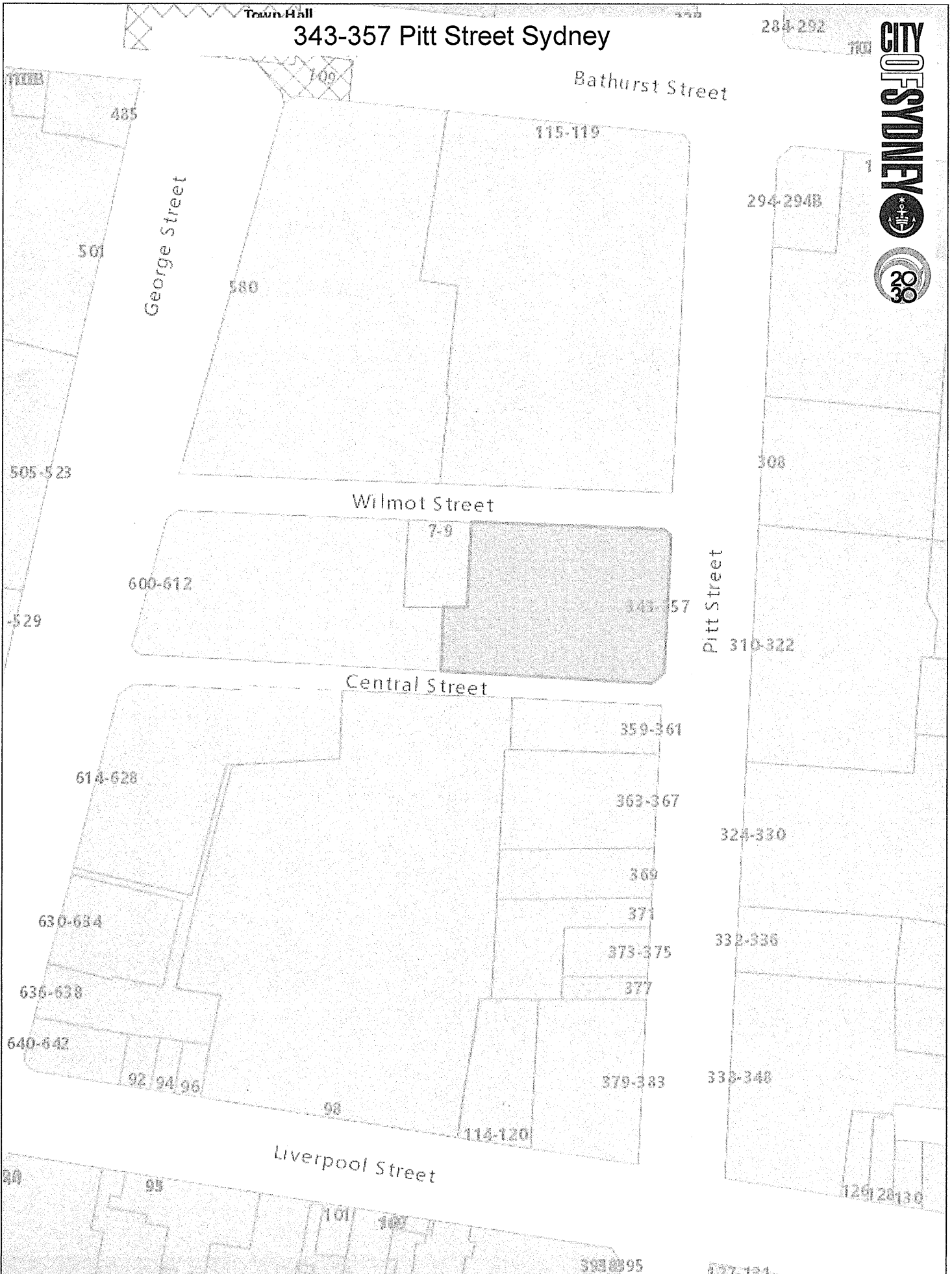


# **Attachment D**

**Council Officer Inspection Report -  
343-357 Pitt Street, Sydney**

# 343-357 Pitt Street Sydney

284-292



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1:1,000 at A4  
12/10/2018



**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 1964423**

**Officer: G. Scotton**

**Date: 25 October 2018**

**Premises: 343-357 Pitt Street, SYDNEY NSW 2000**

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**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 forty eight storey mixed residential/commercial building, which includes ground floor level shops, five basement levels, thirteen vehicle parking levels, a recreational (pool) level, and thirty nine apartment levels. The building, known as Century Tower, was erected circa 1997, which records indicate is a Heritage Item noted for its part former Lismore Hotel facade, located near the North Eastern corner of the building, as listed in the Sydney LEP 2012. The building does not contain external cladding.

Council investigations have revealed that the premises is deficient in fire safety and egress provisions in relation to some inadequate fire safety management systems in place.

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

The premises is equipped with nineteen fire safety measures, 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 displayed within the building pursuant to the requirements of the Environmental Planning and Assessment Regulation 2000.

Council investigations have revealed that there are some fire safety maintenance and management works to attend to, including routine maintenance of certain fire safety measures such as some exit signage, warning and operational signage, maintenance date tagging of sprinkler valves, and more prominent display of the fire safety statement.

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 through written instruction from Council. The matters have been discussed with the building manager, who indicated agreement to arrange prompt resolution of the matters.

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**Chronology:**

<b>Date</b>	<b>Event</b>
4/10/2018	FRNSW correspondence dated 3/10/2018 received regarding premises referred to as Civic Tower at 343-357 Pitt Street Sydney. The correspondence refers to an inspection carried out by FRNSW on 2 August 2018.
17/10/2018	An inspection of the subject premises was undertaken by a Council officer in company of the building manager, when it was noted: - the premises is known as Century Tower

<ul style="list-style-type: none"> <li>- access to certain fire exits rather than being by single hand downward action devices is either available upon activation of the fire alarm system, when activated by sprinkler or smoke detection systems, as permitted by the Building Code of Australia</li> <li>-the building manager advised that all exits are also openable by manual override by the onsite 24/7 concierge in the entrance foyer</li> <li>- the fire safety measure <i>automatic fail safe devices</i>, is included on the fire safety schedule, and certified in the most recent fire safety statement for the premises</li> <li>- fire safety measures in the building were generally adequately maintained, except for routine maintenance required, including some exit signage, restoration of some warning and operational signage, and updated date tagging of fire sprinkler valves</li> <li>-the current fire safety statement was located in a locked mail room and required more prominent display such as in the foyer where an entry/exit is located</li> </ul>
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**FIRE AND RESCUE NSW REPORT:**

References: [D18/70134; 2018/528674]

Fire and Rescue NSW conducted an inspection of the subject premises after receiving correspondence stating that firefighters were informed whilst attending an automatic fire alarm at the premises, that the fire doors were locked most of the time the building was occupied.

Issues: The report from FRNSW detailed observations of the exit doors providing access to the fire stairs were openable by a break glass panel adjacent to the exits, that the fire safety measure *automatic fail safe device* was a fire safety measure shown on the fire safety schedule for the premises, and that FRNSW was satisfied at the time of the inspection, that the doors were openable.

FRNSW Recommendations.

FRNSW have made no recommendations within their report, noting the comments were provided for information under Schedule 5, Part 8, Section 17 (1) (a) 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 Council investigation officers the owners of the building will be issued with written instructions to rectify identified fire safety deficiencies noted by Council.

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

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

It is recommended that Council not exercise its powers to give a fire safety order under Part 2 of 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.

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**Referenced documents:**

<b>No#</b>	<b>Document type</b>	<b>Trim reference</b>
A1	Fire and Rescue NSW report	2018/528674-03
A2	Locality Plan	2018/528674-02
A3	Attachment cover sheet	2018/528674-01

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**Trim Reference:** 2018/528674**CSM reference No.:** 1964423



File Ref. No: BFS18/1740 (3960)  
TRIM Ref. No: D18/70134  
Contact: Station Officer [REDACTED]

3 October 2018

General Manager  
City of Sydney  
GPO Box 1591  
SYDNEY NSW 2001

Email: [council@cityofsydney.nsw.gov.au](mailto:council@cityofsydney.nsw.gov.au)

Attention: Manager Compliance/Fire Safety

Dear Sir/Madam,

**Re: INSPECTION REPORT  
CIVIC TOWER  
343-357 PITT STREET SYDNEY ("the premises")**

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

The correspondence stated that:

- Firefighters were informed whilst attending to an automatic fire alarm at the premises that fire doors were locked most of the time the building occupied.

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 2 August 2018 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW).

The inspection was limited to the following:

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

FIRE AND RESCUE NSW

ABN 12 593 473 110

[www.fire.nsw.gov.au](http://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](mailto:firesafety@fire.nsw.gov.au)

Unclassified

Page 1 of 2



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

Please be advised that details of this inspection have been provided in accordance with Section 9.32(4) of the EP&A Act. Therefore, on behalf of the Commissioner of FRNSW, the following comments are provided for your information in accordance with Schedule 5, Part 8, Section 17(1)(a) of the EP&A Act.

## COMMENTS

The following items were identified during the inspection:

### 1. Access and Egress

- 1A. FRNSW observed that the exit door providing entry into the fire stairs were openable by; a security officer override, a white break glass alarm installed adjacent to the exit door and that the Fire Safety Schedule identified D2.21 Operation of Latch, as an installed measure throughout the building. FRNSW were satisfied that at the time of the inspection, exit doors were openable.

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 BFS18/1740 (3960) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

[REDACTED]

Acting Team Leader  
Fire Safety Compliance Unit