

Attachment L

**Inspection Report – 296-298 Botany
Road, Alexandria**



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Date: Feb-19
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city of villages

**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 2034451

Officer: Ashley Host

Date: 26 February 2019

Premises: 280 Wyndham Street, Alexandria (aka 296-298 Botany Road)

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 two (2) storey commercial factory building currently used for the assembly of prefabricated valve systems associated with the New South Wales Government extensions to the M4 and M5 Motorway.

An inspection of the premises undertaken by a Council Building Surveyor revealed that there were no significant fire safety issues occurring within the building. The issue originally referred to by FRNSW was addressed prior to the matter being referred to the City.

The premises are equipped with active fire safety systems consisting of external hydrants and portable fire extinguishers that would provide adequate provision for fire safety for occupants in the event of a fire. Adequate provision for egress is also provided. There is an e-licence for these premises E/2004/1669.

The current tenant is due to vacate the building within the next six (6) weeks as the site is due to be redeveloped.

Development consent D/2012/1021 has been granted for *"demolition of the existing buildings, amalgamation of the 2 lots and construction of a 3-4 storey retail and commercial development containing 25,682sqm of gross floor area (14,949sqm of retail and 10,733sqm of commercial floor area) and with 3 levels of basement parking accommodating 614 spaces"*. The consent has been activated by construction certificate (P/2018/2398) dated 14 November 2018.

On the basis that the site is being prepared for redevelopment it is not considered that further action is warranted in this instance.

Chronology:

Date	Event
08/02/2019	FRNSW correspondence received regarding premises located at 280 Wyndham Street, Alexandria
22/02/2019	An inspection of the subject premises was undertaken by a Council Building Surveyor

FIRE AND RESCUE NSW REPORT:

References: BFS18/2977 (5130), D19/8039, 2019/067718

Fire and Rescue NSW received correspondence in relation to the adequacy of the provision for fire safety in connection with the premises.

The correspondence stated in that *"a large tarpaulin was blocking access to the Fire Brigade booster at the front of the premises. The occupant to the premises was asked to remove the item but choose to ignore the request."*

Issues

The report from FRNSW does not detail any issues with respect to the building located at 280 Wyndham Street, Alexandria.

With regard to the tarpaulin blocking access to the Fire Brigade booster at the front of the premises, FRNSW provides in their correspondence that "...the tarpaulin was removed whilst FRNSW was on site".

FRNSW Recommendations

FRNSW have made no recommendations 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	Other (to specify)

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.

Referenced documents:

No#	Document type	Trim reference
A1.	Fire and Rescue NSW report	2019/101305-01
A2.	Locality Plan	2019/101305-02
A3	Attachment cover sheet	2019/101305-03

Trim Reference: 2019/101305

CSM reference No#: 2034451



File Ref. No: BFS18/2977 (5130)
TRIM Ref. No: D19/8039
Contact: Senior Firefighter [REDACTED]

8 February 2019

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
280 WYNDHAM ST ALEXANDRIA ("THE PREMISES")**

Fire & Rescue NSW (FRNSW) received correspondence on 15 October 2018, in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

- *A large tarpaulin was blocking access to the Fire Brigade booster at the front of the premises. The occupant to the premises was asked to remove the item but choose to ignore the request.*

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 30 January 2019 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW).

The inspection was limited to the following:

- A visual inspection of the essential Fire Safety Measures as identified in this report only.
- A conceptual overview of the building, where an inspection had been conducted without copies of the development consent or copies of the approved floor plans.

Please be advised that details of this inspection have been provided in accordance with Section 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. Essential Fire Safety Measure

- 1A. Fire Hydrant Installation – At the time of inspection a tarpaulin was found at the front of the fire hydrant booster assembly preventing its use. The tarpaulin was removed whilst FRNSW was on site.

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact Senior Firefighter [REDACTED] of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS18/2977 (5130) for any future correspondence in relation to this matter.

Yours faithfully



[REDACTED]
Team Leader Fire Safety Compliance
Fire Safety Compliance Unit