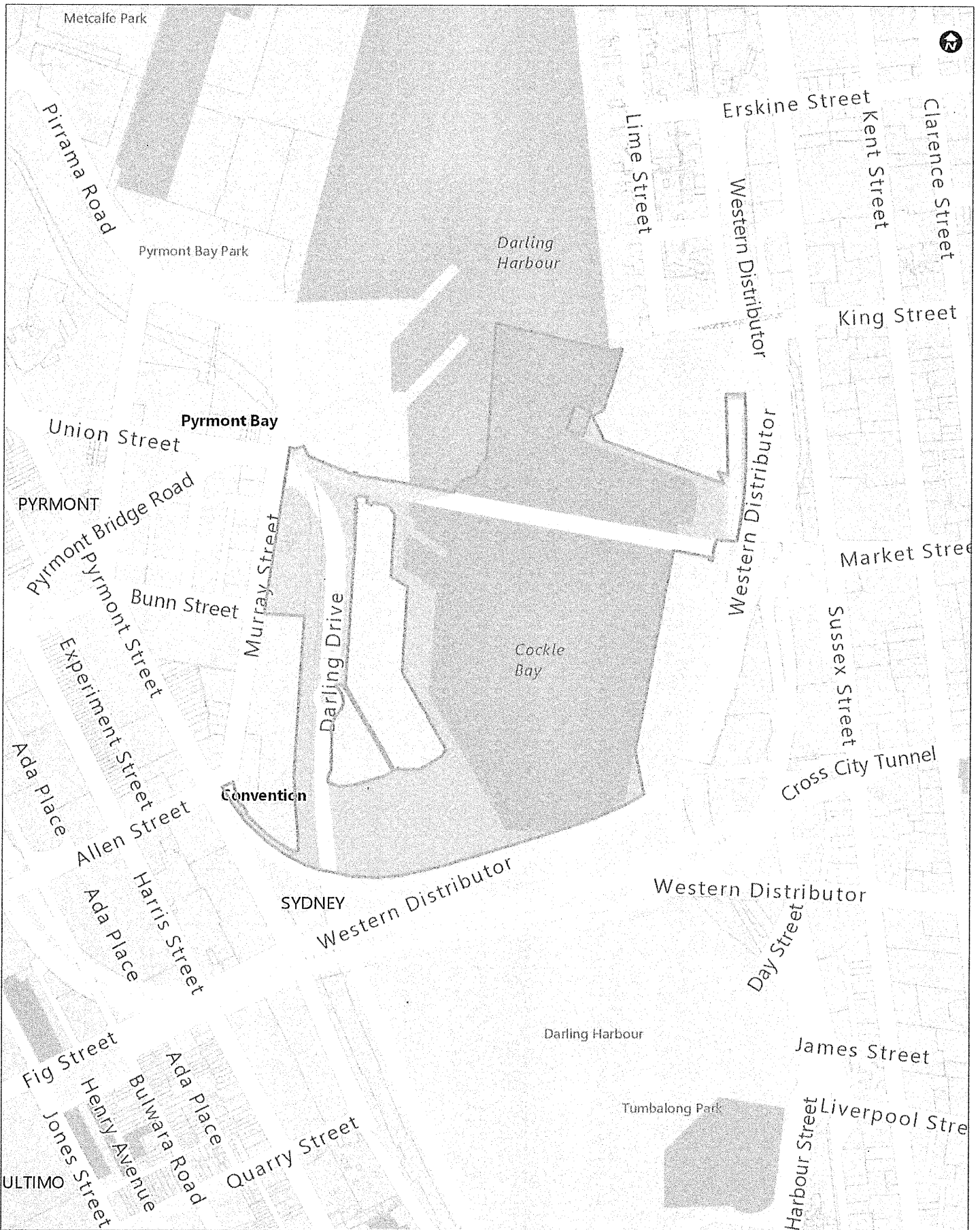


Attachment O

**Inspection Report -
14 Darling Drive, Sydney**



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

File: 2019/138376

Officer: Andrew Porter

Date: 19 March 2019

Premises: 14 Darling Drive 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 premises the 'International Convention Centre' (ICC) consists of a mixed use building which ranges in the number of storey's across the site up to eight storeys at the highest point.

Specifically the correspondence from FRNSW related to an inspection they had undertaken after receiving a complaint related to concerns the correspondent had with egress provisions from the ICC while attending an event held at the premises.

The premises is located within the Darling Harbour Precinct and is accessible by road from Darling Drive Sydney. The building contains a mixture of uses namely offices, retail premises, public assembly, car parking and storage.

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 premises is subject to a number of alternative solutions which form part of the overall fire safety strategy.

An inspection of the premises undertaken by a Council investigation officer in the presence of the building manager revealed that there were no fire safety issues to be resolved. The egress provisions within the premises are adequate and comply with all relevant statutory requirements.

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.

Observation of the external features of the building identified metallic sheet cladding. The Department of Planning and Environment have advised that they are the consent authority for the subject premises and have commenced investigations to assess the fire risk posed by the external wall cladding.

Chronology:

Date	Event
25/02/2019	FRNSW correspondence received regarding premises 'International Convention Centre' at 14 Darling Drive, Sydney.
19/03/2019	An inspection of the subject premises was undertaken by a Council officer who found no fire safety issues within the premises. The exit doors referred to in the FRNSW correspondence are compliant with the statutory requirements for exit doors.

FIRE AND RESCUE NSW REPORT:

References: BFS17/1500 (0864); TRIM D19/12277

Fire and Rescue NSW conducted an inspection of the subject premises (date not specified within correspondence).

Issues:

The report from FRNSW advised that at the time of their inspection the doors in question were openable and egress was available.

FRNSW also advised that they had discussions with the manager of the Centre who confirmed that during "event mode" doors are closed and are not able to be opened manually. Doors are provided with break glass alarms and a door release push button adjacent to each door and the doors also release on the activation of the fire systems in the event of an emergency (fire situation).

FRNSW Recommendations:

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

FRNSW have advised that the report has been provided for Council's information in accordance with section 9.32 (4) and clause 17(1) of the Act.

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)

An inspection undertaken by a Council Officer has revealed no fire safety issues to be apparent within the building.

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

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

Referenced documents:

No#	Document type	Trim reference
A1.	Fire and Rescue NSW report	2019/138376-01
A2.	Locality Plan	2019/138376-02
A3	Attachment cover sheet	2019/138376-03

Trim Reference: 2019/138376

CSM reference No#: 2034314



File Ref. No: BFS17/1500 (0864)
TRIM Ref. No: D19/12277
Contact: [REDACTED]

22 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
"INTERNATIONAL CONVENTION CENTRE"
14 DARLING DRIVE, 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 in part that:

My elderly wife and friends attended a concert, they had tickets for seats 36 and 37 at Level Four via Gate 6.

As the concert was concluding, they and many others decided to try and leave to beat the rush. They went down the stairs to a small foyer where they found themselves against glass doors, which were closed, and which they could not open. Announcements were made but they could not hear what was being said in that area.

As they waited, crowd began to build up behind them, creating a crush against the doors. My wife and her friends were worried that they would be crushed. People at the back began to shout out to open the doors, but no one could. Another man began shouting that he needed to use the toilet and was becoming desperate. After a few minutes a young usher arrived and stood in front of the doors but could not open them. After about five minutes the doors opened electronically, allowing everyone to leave.

Our concerns are:-

- *It would have been quite easy for people at the front to be crushed against the doors by others coming down the stairs from the auditorium*
- *If announcements were made about how to exit the venue, my wife and her party did not hear them*
- *The people were predominantly old meaning they lacked the ability to move quickly, and were probably more fearful of being crushed than if they were younger*

We presume through all this that in the event of an emergency eg fire or other incident the doors are automatically opened. Because had such an emergency occur on this occasion and the doors not immediately open there would have been injuries or fatalities from those at the front being crushed by those at the back. (Three are enough lessons already from stadium disasters in other places overseas to allow any risk to occur at your venue).

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' 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.
- 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

An inspection of the doors in question, being the vomitory doors and the doors out to the bridge were openable and egress was available.

Discussion with the manager of the ICC at the time of the inspection revealed that during 'event mode' the doors are closed and are not able to be opened manually, however ushers are typically monitoring the areas. Furthermore, the doors are provided with break glass alarms and a door release push button adjacent to each door and the doors also release on activation of the smoke detection and sprinkler systems in an emergency.

Unclassified

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact [REDACTED] of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS17/1500 (0864) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

[REDACTED]
Senior Building Surveyor
Fire Safety Compliance Unit