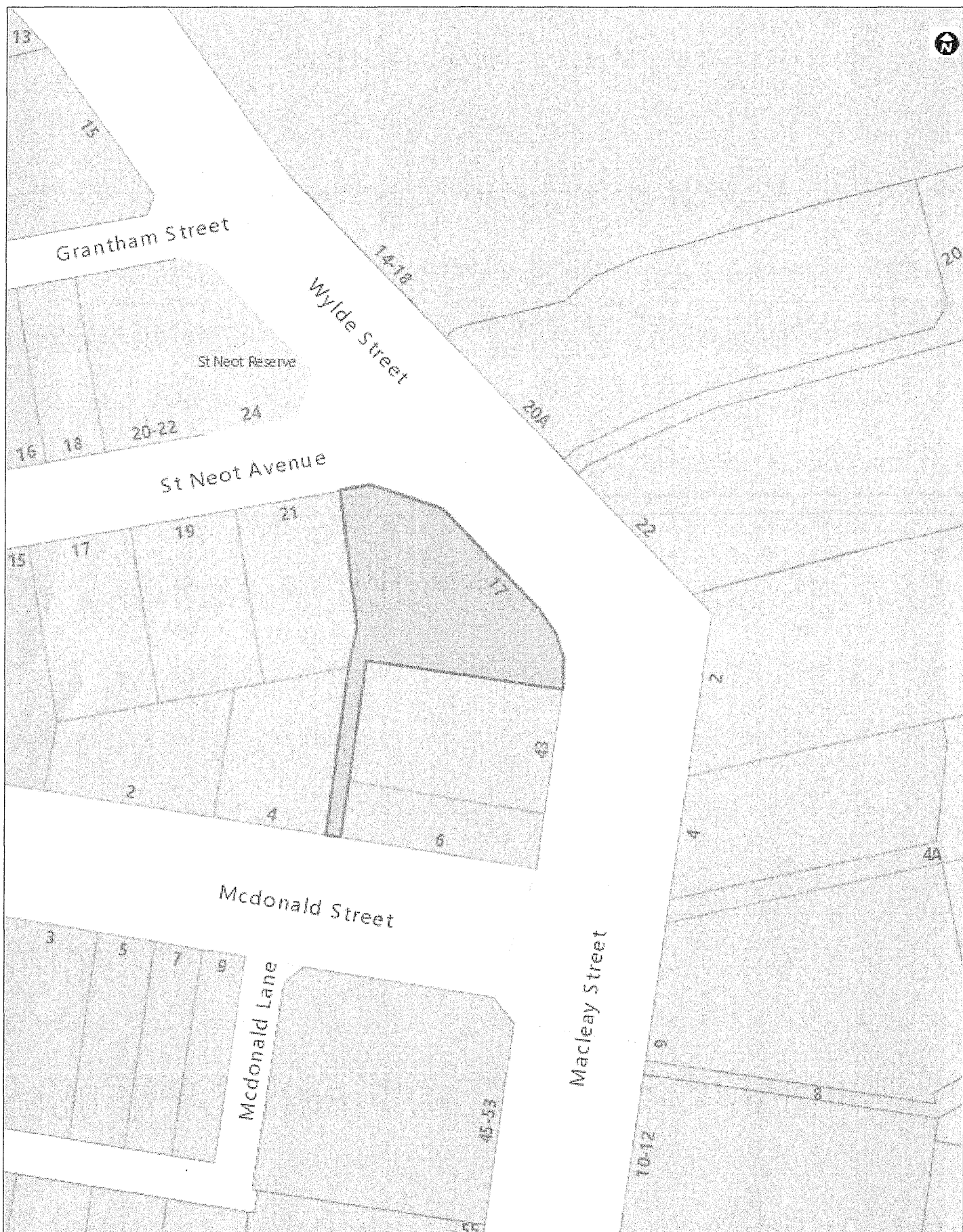


Attachment D

**Inspection Report -
17 Wylde Street, Potts Point**



**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 2083358

Officer: Craig Hann

Date: 3 July 2019

Premises: 17 Wylde Street, Potts Point

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 10 storey and basement building used for residential apartments and car parking. The building is a high-rise building with an effective height of approximately 27 metres under the national building regulations.

The building is listed as a local heritage item and is also located in a heritage conservation area under the Sydney LEP 2012.

The basement comprises car parking and utility areas, ground floor comprises entry foyer, residential units and building management office, the second floor to tenth floor is used as residential apartments.

Council issued a fire safety order on the owner of the building on 15 September 2016 and it remains current on the building. The fire safety order includes a requirement to install a fire hydrant system in the building. A design submission for the fire hydrant system was referred by council to FRNSW for comment on 22 June 2017. The correspondence the subject of this report is FRNSW' determination of council's referral.

Investigations have revealed that once the council fire safety order is completed the premises will be 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.

It is recommended that Council not exercise its powers to give an Order at this time, having regard to the existing order already in place under the Environmental Planning and Assessment Act, 1979 to ensure and promote adequate facilities for fire safety/fire safety awareness.

Observation of the external features of the building did not identify the existence of metal composite cladding.

Chronology:

Date	Event
8/5/2019	FRNSW correspondence received regarding premises 17 Wylde Street Potts Point.
14/5/2019	An inspection of the subject premises was undertaken by a Council officer with an owner's representative and their project manager. The inspection revealed: Fire hydrant design FRNSW fire hydrant design comments can be incorporated into the hydrant system design plans or by conditions of approval under the current fire safety order.

	<p>Compartmentation, Access and Egress</p> <p>During the inspection the basement door was in the closed position. The council officer was informed the door is usually locked as it provides security to the building. For this reason, the owners consider a magnetic hold open automatic release device to be unsuitable for this door. An automatic door latch release mechanism was found to be partly installed. This is considered to be appropriate in the circumstances. The current fire safety order requires a compliant operational fire door to be installed.</p> <p>Ongoing compliance procedures under the current fire safety order will address the fire hydrant design, fire door compartmentation and exit function matters.</p>
2/7/2019	<p>Consultation discussion with council's heritage planner regarding any heritage issues concerning FRNSW' requirements. Final hydrant system design plans to be submitted to council and be assessed to ensure minimal impact on the heritage significance of the building and area.</p>

FIRE AND RESCUE NSW REPORT:

References: [BFS18/294, D19/1573; 2019/225013]

Fire and Rescue NSW conducted an inspection of the subject premises following receipt of council's referral requesting comment on a fire hydrant system design.

Issues FRNSW detailed a number of issues, in particular noting:

1. The function and operation of a basement storey exit fire door.

FRNSW Recommendations

FRNSW have made 1 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;

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)

That Council note that the owners of the building have already been served with an Order under the requirements of the Environmental Planning and Assessment Act, 1979.

The issued fire safety order, once completed, will provide the occupants of the premises with adequate provisions for fire safety.

Follow-up compliance activities are being undertaken by a Council officer to ensure identified fire safety matters are suitably addressed and that compliance with the terms of Council's Order are met.

It is recommended that Council not exercise its powers to give an Order at this time, having regard to the existing order already in place on the building.

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	2019/225013
A2.	Locality Plan	2019/236326-01
A3	Attachment cover sheet	2019/236326-02
A4.	Fire hydrant system design plans	2019/327643

Trim Reference: 2019/236326

CSM reference No#: 2083358



File Ref. No: BFS18/294 (2651)
TRIM Ref. No: D19/21573
Contact: Station Officer [REDACTED]

7 May 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: REQUEST FOR COMMENT
17 WYLDE STREET POTTS POINT ("the premises")**

In response to Council's request for comment from Fire & Rescue NSW (FRNSW) in relation to a fire safety matter at the abovementioned premises, an inspection of 'the premises' was conducted by FRNSW Officers of the Fire Safety Compliance Unit, in accordance with the provisions of Section 9.32(2)(a) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), on 18 February 2019.

FRNSW notes the submission of the following, in relation to this request:

- Hydrant Design;
- Architectural Plans;
- Holmes – Fire Safety Upgrade Report, Version D, 113768.FSUR01d;
- Fire Safety Order – Dated 15 September 2016;
- Pressure and Flow Enquiry dated 5 April 2019.

The following details are provided for your information, in accordance with the provisions of Section 9.32(1)(b) of the EP&A Act.

COMMENTS

FRNSW has considered the documentation submitted in relation to the request for report and provides the following comments:

1. Internal Fire Hydrants
 - 1A. FRNSW support the location of the attack fire hydrant to be installed on the mid-level circulation stair.
 - A. FRNSW recommend that the signage detailed in Item 29 *Hydrant Signage*, of the Holmes report 113768.FSUR01d should be altered to include a plan view of the building detailing the circulation stairs that provide access to the basement carpark.
2. On-Site Water Storage
 - 2A. FRNSW conditionally support the deletion of the on-site water storage. FRNSW recommend at least one full-duty cycle fire hydrant pumpset be installed at the premises, designed to operate as the initial pumpset.
3. External Pumproom
 - 3A. FRNSW support the location of the external pumproom further than 20 metres from a hardstand.
4. Fire Brigade Booster Location
 - 4A. FRNSW conditionally support the location of the fire hydrant booster assembly.
 - A. In addition to the fire hydrant booster assembly being installed on the northern side of the pedestrian entry into the building, FRNSW recommend an additional attack hydrant be placed on the southern side of the pedestrian entry to provide a hydrant should the booster assembly not be accessible due to a fire in the building.

In addition to the above comments, the following items of concern were identified during the FRNSW inspection on 18 February 2019:

5. Compartmentation
 - 5A. FRNSW observed that the fire door separating the basement and the basement smoke lobby/circulation stair was chocked open with an orange traffic cone, contrary to the requirements of Clause C3.7 of the National Construction Code 2016 Volume One, Building Code of Australia (NCC). FRNSW recommend that a magnetic hold open device be installed to safeguard the occupants in the building resulting from a fire in the basement.

6. Access and Egress

- 6A. The door from the basement to the basement smoke lobby/circulation stair does not incorporate a single-handed downward action lever, contrary to the requirements of Clause D2.21 of the NCC. In this regard, a key operated lock was observed.

With consideration given to the abovementioned items identified during the inspection, FRNSW is of the opinion that adequate provision for fire safety has not been made concerning the building.

RECOMMENDATIONS

FRNSW recommends that:

- a. Inspect and address any other deficiencies identified on 'the premises' and require item no. 5 through to item no. 6 of this report be addressed appropriately.

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 BFS18/294 (2651) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

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