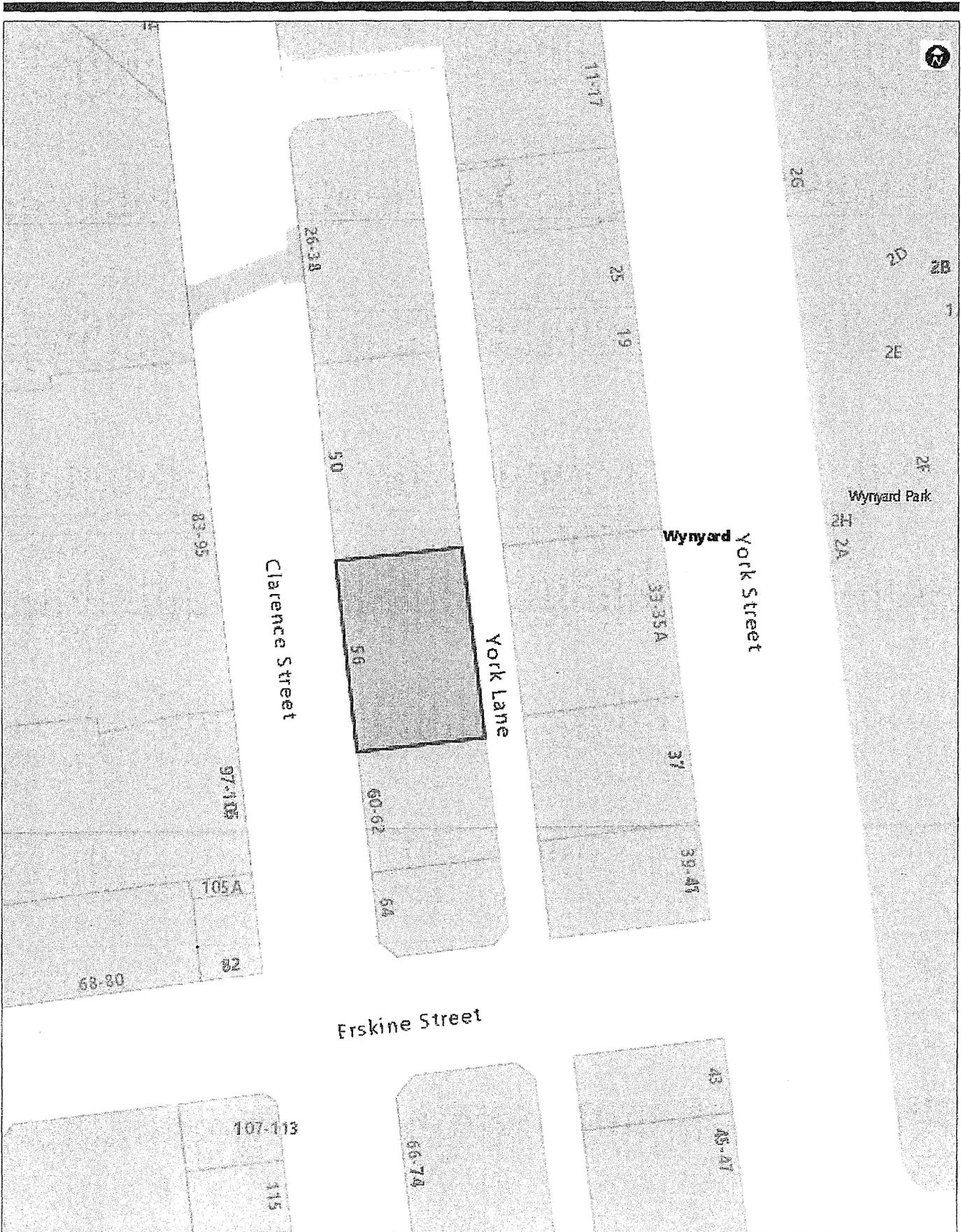
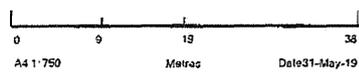


Attachment F

**Inspection Report -
56 Clarence Street, Sydney**



entry of village



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**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 2086813 **Officer:** Hieu Van Luu **Date:** 19 June 2019

Premises: 56 Clarence Street, 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 building is located on the eastern side of Clarence Street and is bounded by Erskine Street to the South and Margaret Street to the North. The premises consists of an 11 storey commercial building with retail use on the ground floor level and offices above.

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

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 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 the existence of a metal composite cladding material.

Under the current City cladding compliance program, City officers have requested the building owners to provide a submission from an appropriately qualified person which details and appraises on the fire safety performance of the cladding applied to the building. The City is currently awaiting a response to the request.

Chronology:

Date	Event
16 May 2019	FRNSW correspondence received regarding premises 56 Clarence Street, Sydney
23 May 2019	An inspection of the premises undertaken by a Council investigation officer in the presence of the building manager revealed that the fire exits were clear and unobstructed; fire hose reels have been inspected and appropriately certified.

FIRE AND RESCUE NSW REPORT:

References: [BFS19/857 (6725), D19/32916]; 2019/268756

Fire and Rescue NSW conducted an inspection of the subject premises after receiving a correspondence in relation to the adequacy of the provision for fire safety in connection with the building.

Issues

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

1. The fire exits were blocked by general waste bins.
2. The maintenance issue of the fire hose reel located in the lobby of the building.

FRNSW Recommendations

In general FRNSW have recommended that Council inspect the subject premises and appropriately address noted deficiencies identified within their report.

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 to undertake compliance action in response to issued Council correspondence	Continue with compliance actions under the current Council Order	Other (to specify)

Inspections undertaken by a Council investigation officer in company with the manager of the premises revealed that the above issues of FRNSW have been complied with.

The City's cladding compliance team is to continue with investigations into the cladding material applied to the subject premises to ensure that no undue risk of fire spread via the facade of the building would occur in the circumstances and that any external hazardous materials are identified and are suitably dealt with.

It is recommended that Council not exercise its powers to give a fire safety 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	2019/268756-01
A2.	Attachment cover sheet	2019/268756-02
A3	Locality Plan	2019/268756-03

Trim Reference: 2019/268756

CSM reference No#: 2086813

Unclassified



File Ref. No: BFS19/857 (6725)
TRIM Ref. No: D19/32916
Contact: [REDACTED]

15 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: INSPECTION REPORT
56 CLARENCE STREET SYDNEY ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 13 March 2019, in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

The landlord has allowed other businesses to block the fire exits on the bottom floor with general waste bins on the internal side of the door.

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 17 April 2019 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.

Fire and Rescue NSW

ABN 12 593 473 110

www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Compliance Unit

1 Amarina Ave
Greenacre NSW 2190

T (02) 9742 7437
F (02) 9742 7483

www.fire.nsw.gov.au

Page 1 of 2

Unclassified

Unclassified

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 item was identified as a concern during the inspection:

1. Fire Hose Reel (FHR) - The maintenance tag attached to the FHR located in the lobby, adjacent to the lifts, indicated that the last regular service of the FHR was in June 2018, contrary to Clause 9.4 of AS 1851-2012 which requires routine servicing every six months.

RECOMMENDATIONS

FRNSW recommends that Council require the item noted above to 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 [REDACTED] of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS19/857 (6725) for any future correspondence in relation to this matter.

Yours faithfully



[REDACTED]
Senior Building Surveyor
Fire Safety Compliance Unit