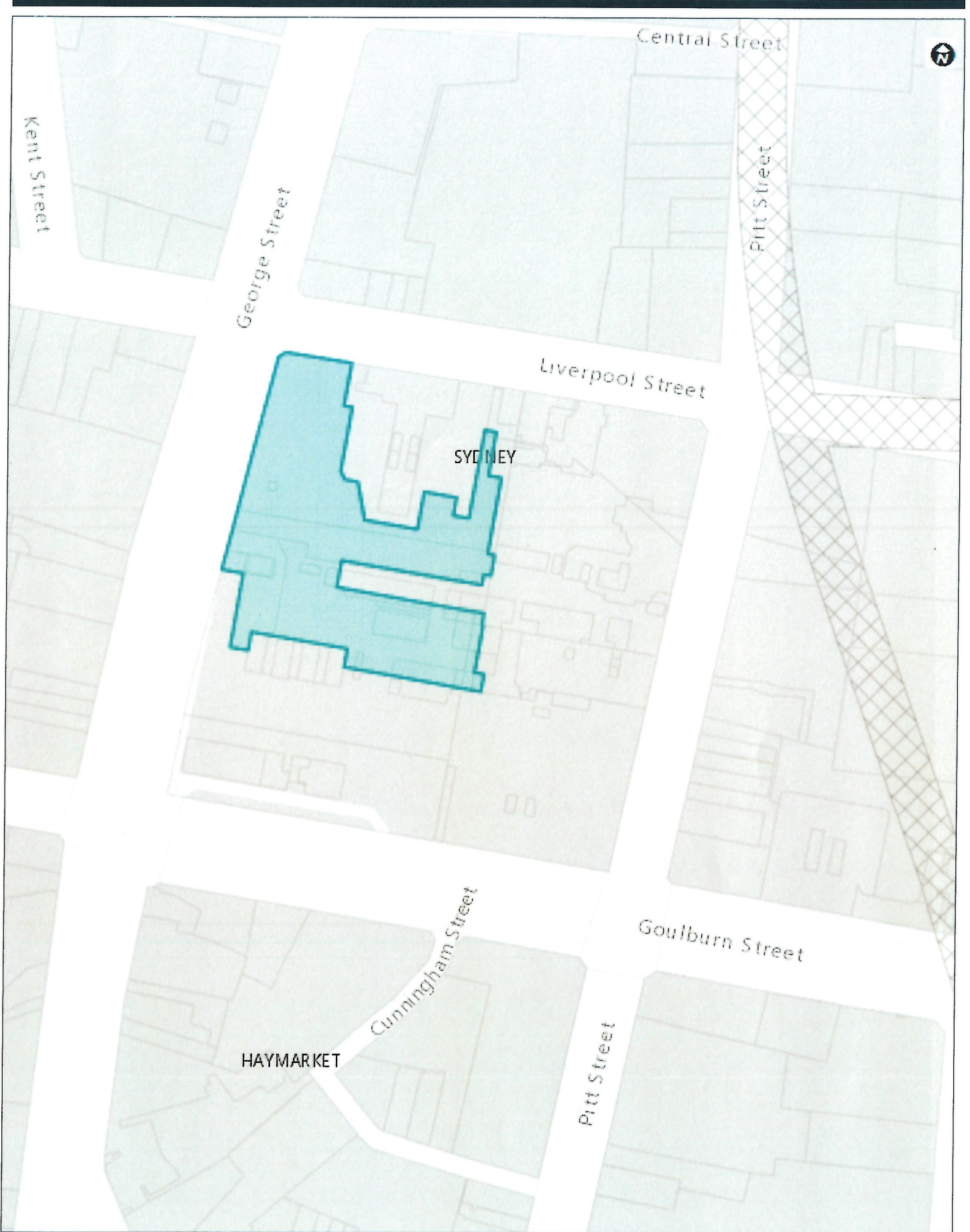


Attachment H

**Inspection Report -
650 George Street, 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: CSM2109856

Officer: M. Merlino

Date: 8 July 2019

Premises: 650 George Street, Sydney NSW 2000 "World Square"

Executive Summary:

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) on 28 June 2019 in relation to the subject premises with respect to matters of fire safety.

The premises is a multistorey mixed use building that forms part of "World Square" which is bounded by George Street, Liverpool Street, Pitt Street and Goulburn street. World Square contains several buildings and mixed uses which include retail, residential, hotel, commercial offices, carpark, bars and restaurants.

An inspection of the premises was not undertaken by a Council investigation officer due to FRNSW not raising or identifying any fire safety concerns and the original matters raised in initial correspondence received by FRNSW had since been resolved.

Discussions and correspondence received from the building manager revealed that the original concerns that related to the access, control and isolation of the Emergency Warning and Intercommunication System (EWIS) panel have since been resolved and a new EWIS panel has also been installed to overcome the concern.

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 in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000, with the next annual fire safety certification required to be submitted in November 2019.

Chronology:

Date	Event
28/6/2019	FRNSW correspondence received regarding premises 650 George street Sydney NSW 2000.
5/7/2019	<p>Discussions occurred and correspondence received from the building manager advising that the initial issues relating to the EWIS panel raised with FRNSW have now all been resolved.</p> <p>A desktop audit revealed that the premises is 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, with the next annual fire safety certification required to be submitted in November 2019.</p> <p>An inspection of the subject premises was not undertaken by a Council officer due to FRNSW not raising or identifying any fire safety concerns and no recommendations were made in their correspondence.</p>

FIRE AND RESCUE NSW REPORT:

References: [BFS16/2612(0498), D19/44097; 2019/321051]

Fire and Rescue NSW conducted an inspection of the subject premises after receiving an enquiry about the Emergency Warning and Intercommunication System (EWIS) panel being isolated for 650 George Street Sydney as well as restricted access from the building manager of 650 George Street, Sydney.

Issues:

The report from FRNSW did not identify any issues or concerns within the building and did not make any recommendations.

FRNSW Recommendations:

FRNSW have made no direct recommendation within their report other than legislative notification to Council of their inspection.

COUNCIL INVESTIGATION OFFICER RECOMMENDATIONS:

Issue Order (NOI)	Issue emergency Order	Issue a compliance letter of instruction	Cited Matters rectified	Undertake compliance action in response to issued Council correspondence	Continue with compliance actions under the current Council Order	Note FRNSW correspondence, no action required.

As a result of the correspondence received from FRNSW noting no action or recommendations necessary and confirmation received from the building manager that the issues have been resolved, its recommended that Council:

- Not exercise its powers to give a fire safety order at this time.
- Note FRNSW correspondence issued in accordance with Schedule 5, Part 8, Section 17(1) (a) of the Environmental Planning and Assessment Act 1979; and
- Advise the commissioner of FRNSW of Councils actions and outcomes in accordance with Schedule 5, Part 8, Section 17(4) of the Environmental Planning and Assessment Act 1979.

Referenced documents:

No#	Document type	Trim reference
A1.	Fire and Rescue NSW report	2019/339449-01
A2.	Locality Plan	2019/339449-02
A3	Attachment cover sheet	2019/339449-03

Trim Reference: 2019/339449

CSM reference No#: 2109856



File Ref. No: BFS16/2612 (0498)
TRIM Ref. No: D19/44097
Contact: [REDACTED]

28 June 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
'WORLD SQUARE'
650 GEORGE 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, in part, that:

650 George Street is an independent building to World Square Retail.

When this alarm occurred this morning Security responded by switching the master EWIS panel to manual to prevent the evacuation alarm sounding in the retail area of World Square.

Because of this, the EWIS panel in 650 George Street was locked out. This meant that we could not use our own EWIS panel for the purpose of a PA announcement or use of the WIP phones regarding the alarm.

Further, if we were to experience a confirmed incident, we had no way to evacuate our building because the EWIS panel was locked by Security.

I contacted Security and identified myself as the chief warden for 650 George Street and instructed that they release control of the 650 George Street EWIS back to me - to which they refused.

I am highly concerned for the safety of the 300 occupants of my building, which includes two childcare centres, being denied access to our EWIS panel and having the possibility of not being able to evacuate our building in a timely manner if we have a confirmed incident. This is one of the reasons we have an EWIS panel in the first place.

This method of isolation may affect other buildings as well as ours in World Square.

Would you please assist in:

- 1) explaining how serious this method of isolation being carried out on the master panel is to the Security personnel and management*
- 2) inform Security that they cannot deny our request to unlock our EWIS panel*

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 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.

Please be advised that details of this inspection have been provided in accordance with Section 9.32(4) of the EP&A Act.

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

World Square is bounded by George Street, Liverpool Street, Pitt Street and Goulburn Street. It contains several buildings and uses include retail, office and residential.

An inspection of the fire control room was conducted in the presence of the site security officers for World Square. There were some isolations displayed on the fire indicator panel (FIP) at the time of the inspection, all of which were accounted for, relating to minor fit-out works being carried out at the time.

The security officers advised that they are the fire wardens for World Square and are responsible for the control of the emergency evacuation procedures in accordance with their emergency evacuation plan.

The matter detailed in the fire safety concern received by FRNSW was discussed with the site security officers, who were advised to have appropriate dialogue with the fire wardens of each building contained within World Square, to ensure all fire wardens are

aware of the emergency evacuation procedures in accordance with the emergency evacuation plan.

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 BFS16/2612 (0498) for any future correspondence in relation to this matter.

Yours faithfully

A large black rectangular redaction box covering the signature area.

Fire Safety Compliance Unit