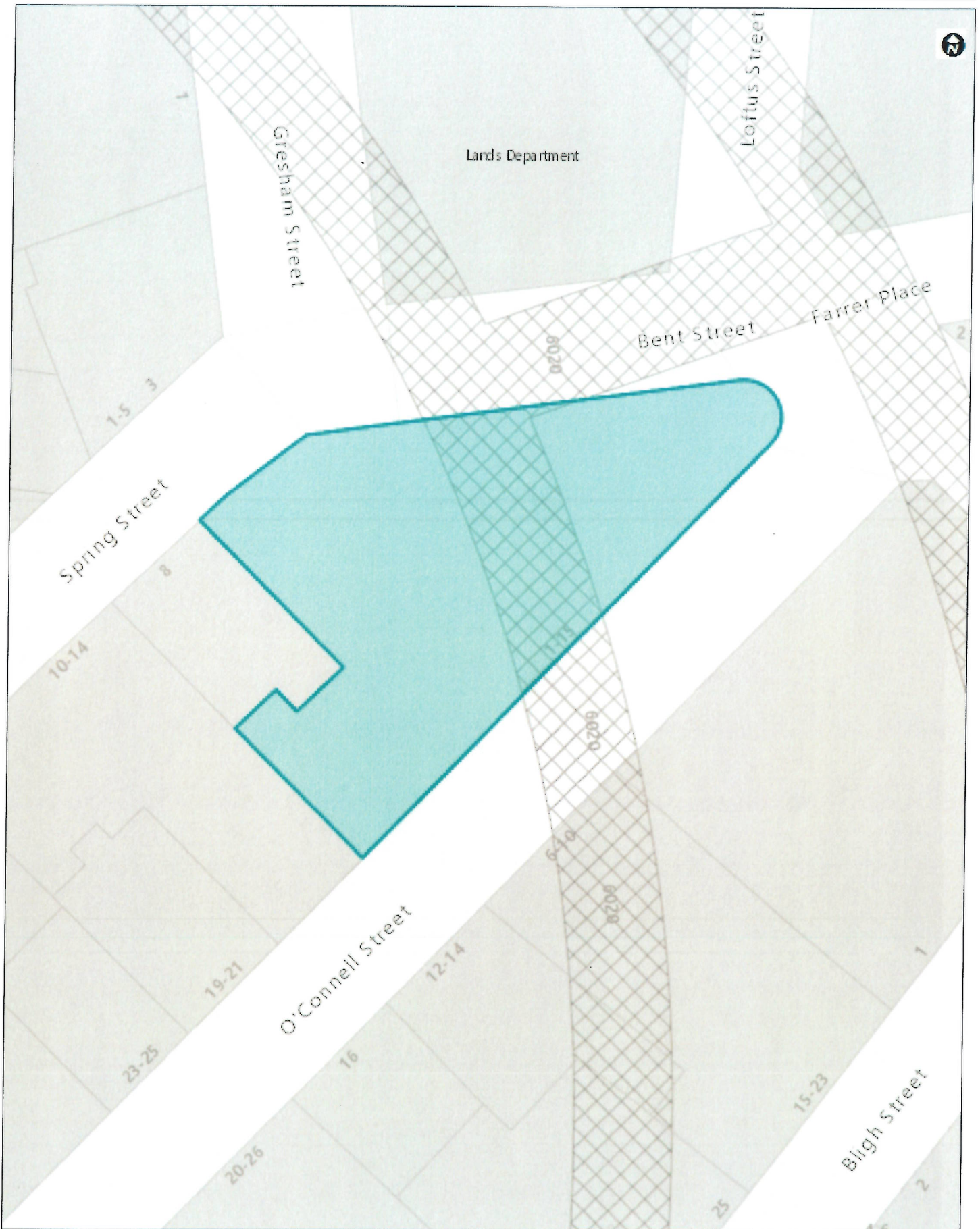


# **Attachment N**

**Inspection Report -  
1-15 O'Connell 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: CSM 2126146**

**Officer: M. Merlino**

**Date: 25/07/2019**

**Premises: 1-15 O'Connell Street, Sydney**

**Executive Summary:**

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) on 15 July 2019 in relation to the subject premises with respect to matters of fire safety.

The premises consists of a 36 storey building (including basement levels) having an effective height of greater than 50m used for offices, retail, restaurants and a carpark.

A review of Councils records in relation to the subject premises revealed that the building carried out significant upgrade works to the main building entry lobby which triggered Council to require an upgrade to the buildings fire safety systems as part of the conditions of consent under Clause 94 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000). The fire safety upgrades were undertaken as part of the Construction Certificate approval by way of comprehensive fire engineering solutions. A final occupation certificate was issued in relation to these works on 1 December 2014.

A further search of Councils records revealed that there have been no recent fire safety complaints received or any notifications of significant fire safety issues submitted to Council pursuant to Clause 129D of the EP&A Regulation 2000.

FRNSW correspondence received noted that the building has a fire hydrant system complying with the current Australian Standard, their report did not make any recommendations or raise any concerns with the premises.

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 April 2020.

Given the above, there is no cause for an inspection to be carried out on the premises by a Council investigation officer.

**Chronology:**

<b>Date</b>	<b>Event</b>
15/07/2019	FRNSW correspondence received regarding premises 1 O'Connell Street, Sydney. It is noted that the correct address is 1-15 O'Connell Street, Sydney.
25/07/2019	<p>A desktop audit of the premises was undertaken which revealed that the premises has had recent fire safety upgrades required by development consent conditions, and upgrades were undertaken by way of fire engineering solutions and finalised by the issue of a final occupation certificate in 2014.</p> <p>Councils records indicate 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 with the next annual fire safety certification required to be submitted in April 2020.</p>

	<p>It is noted that FRNSW correspondence did not identify any fire safety concerns within the premises or make any recommendations.</p> <p>It's noted that there is no cause for a Council officer to conduct an inspection of the premises due to the desktop review and FRNSW correspondence not raising or identifying any fire safety concerns and not making any recommendations within their correspondence.</p>
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**FIRE AND RESCUE NSW REPORT:**

References: [BFS19/1969(7819), D19/49214; 2019/366239]

Fire and Rescue NSW conducted an inspection of the subject premises after receiving an enquiry about "Mid-level booster point requiring portable pumps to be brought to the site by FRNSW"

Issues:

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

The report identified that the buildings Annual Fire Safety Statement details that the buildings fire hydrant system is installed to the current Australian Standard. The report advised that the internal booster connections for portable relay pumps have been removed and therefore FRNSW are no longer required to transport portable relay pumps to the premises.

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(NO#)	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, it's 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	2019/371931-01
A2.	Locality Plan	2019/371931-02
A3	Attachment cover sheet	2019/371931-03





File Ref. No: BFS19/1969 (7819)  
TRIM Ref. No: D19/49214  
Contact: [REDACTED]

15 July 2019

General Manager  
City of Sydney  
GPO Box 1591  
SYDNEY NSW 2001

Email: [council@cityofsydney.nsw.gov.au](mailto:council@cityofsydney.nsw.gov.au)

Attention: Manager Compliance/Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT  
1 O'CONNELL STREET SYDNEY ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 17 June 2019, in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

- *Mid-level booster point requiring portable pumps to be brought to the site by FRNSW.*

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 2 July 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.

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**

1. The Annual Fire Safety Statement details that the fire hydrant system is installed to Australian Standard (AS) 2419.1-2005. The internal booster connections for portable relay pumps have been removed. Therefore, FRNSW are no longer required to transport portable pumps to the premises.

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 BFS19/1969 (7819) for any future correspondence in relation to this matter.

Yours faithfully



Fire Safety Compliance Unit