

Attachment E

**Inspection Report –
54-62 Balfour Street, Chippendale**

54-62 Balfour Street Chippendale- Locality Plan



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

CSM: 2117806

Officer: Tereza Wickerson

Date: 26 July 2019

Premises: 54-62 Balfour Street Chippendale

Executive Summary:

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to premises referred to as 58 Balfour Street Chippendale (the premises) known as Strickland Building, regarding matters of fire safety.

The premises being contained within a 3-4 storey residential unit block, owned by the New South Wales Land and Housing Corporation; located at 54-62 Balfour Street in Chippendale.

The premises is nominated as a Heritage Item under Central Sydney's Local Environmental Plan 2012.

An inspection of the premises undertaken by a Council officer revealed that there were no significant fire safety issues occurring within the building. 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.

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.

It is considered that the item(s) identified by FRNSW were addressed and are being maintained to a satisfactory level.

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

Chronology

Date	Event
09/07/2019	FRNSW correspondence received regarding a premises referred to as 58 Balfour Street Chippendale
26/06/2019	An initial desktop review revealed a Heritage listed building, with a compliant Annual Fire Safety Statement to 12/02/2020
18/07/2019	An inspection of the subject building was undertaken by a Council officer; the inspection revealed, operational fire safety systems including a compliant smoke detection system, wall wetting sprinkler/ drenchers to external windows, compliant exit, limited access to roof level plant area which is not required by occupants.
26/07/2019	Report prepared, to table FRNSW report to Council meeting scheduled on 09 September 2019.

FIRE AND RESCUE NSW REPORT:

References: [BFS18/1000, D19/47538]

Fire and Rescue NSW (FRNSW) conducted an inspection of the subject premises on 18th of June 2019 in accordance with Section 119 T(1) of the Environmental Planning and Assessment Act 1979 (the Act).

Issues

The report from FRNSW detailed a comment, in particular noting;

1. Essential Fire safety Measures 1A. Smoke Detection and Alarm Systems (SDAS) A. The SDAS is not connected to a third-party monitoring company. FRNSW records show that the building may not have been connected to the fire brigade at any time.
2. Generally 2A. Access and Egress A. A central stair connects a residential building with a rise in stories of three which leads to a front and rear door at the premises.

FRNSW Recommendations

FRNSW have recommended that Council inspect the subject premises and appropriately address noted (and other) 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 (No action required at this time)

As a result of site inspections and conversations undertaken by Council investigation officers and site personnel; the owners of the building are maintaining the existing fire safety measures to a complaint standard. Follow-up compliance activities have been undertaken by a Council officer to ensure identified fire safety matters have continued to be suitably addressed.

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 outcomes.

Referenced documents:

No#	Document type	Trim reference
A1	FRNSW Letter dated 9 July 2019	2019/374092-01
A2	Locality Plan	2019/374092-02
A3	Attached Cover Sheet	2019/374092-03

Trim Reference: 2019/374092

CSM reference No#: 2117806



File Ref. No: BFS18/1000 (3282)
TRIM Ref. No: D19/47538
Contact: Station Officer [REDACTED]

9 July 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
STRICKLAND BUILDING
58 BALFOUR STREET CHIPPENDALE ("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 that:

- Whilst attending an alarm ringing call at premises occupant complained of egress issue. There is only one central stair in middle of building connecting all levels and no escape to roof as has been chained and locked for security. Building is a large older 3 level building and fire on ground floor or stair would make egress difficult. FIP used to be connected to FRNSW but has been disconnected.*

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 18 June 2019 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.

- 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

The following items were identified during the inspection:

1. Essential Fire safety Measures
 - 1A. Smoke Detection and Alarm Systems (SDAS)
 - A. The SDAS is not connected to a third-party monitoring company. FRNSW records show that the building may not have been connected to the fire brigade at any time.
2. Generally
 - 2A. Access and Egress
 - A. A central stair connects a residential building with a rise in stories of three which leads to a front and rear door at the premises.

This matter is forwarded to Council as the appropriate regulatory authority.

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 BFS18/1000 (3282) for any future correspondence in relation to this matter.

Yours faithfully



Fire Safety Compliance Unit