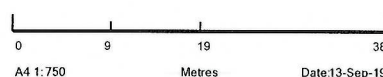


Attachment E

**Council Officer Inspection Report -
44-62 Castlereagh Street, Sydney**



city of villages



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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: CSM2150142

Officer: Hieu Van Luu

Date: 6 September 2019

Premises: 44-62 Castlereagh 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 site is located on the eastern site of Castlereagh Street. It has a primary street frontage to Castlereagh Street, and a secondary street frontage to Elizabeth Street.

The site contains a multi-storey tower known as the BNP Paribas Centre, which comprises ground floor retail tenancies, the lobby areas of the commercial tower, and commercial office space above facing both Castlereagh and Elizabeth Streets.

Council investigations have revealed that some of the maintenance issues noted by Fire Rescue NSW have been rectified. However the premises are still deficient in fire safety and egress provisions in the following areas:-

1. The issue associates with a number of faults and isolation of the fire alarm and emergency warning and intercom systems. The faults and isolation due to fit-out works in progress;
2. The issue associates with the existing fire hydrant system and the installation standards (the use of portable relay pumps no longer meets the operational needs of Fire Rescue NSW);
3. The issue associates with the hydrant and sprinkler booster assembly (enclosure/orientation of feed hydrant valve outlets/block plan);
4. Location of Fire Control Room has indirect access to the road;

Whilst the overall fire safety systems provided within the subject premises were being maintained and the annual fire safety certification is current and compliant and is on display, the above fire safety deficiencies are required to be addressed.

The premises are deficient in the provisions for fire safety and a fire safety order is being prepared to be issued under Schedule 5 of the Environmental Planning and Assessment Act, 1979 so as to ensure and promote adequate facilities for fire safety/fire safety awareness.

Observation of the external features of the building identified the existence of a metal composite cladding material. The matter is being referred to the City's cladding compliance team to investigate 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.

Chronology:

Date	Event
02/09/2019	FRNSW correspondence received regarding premises 44-62 Castlereagh Street, Sydney.
04/09/2019	<p>An inspection of the premises undertaken by a Council investigation officer in the presence of the building facilities manager revealed that some of the maintenance issues noted by Fire Rescue NSW have been rectified. However the premises are still deficient in fire safety and egress provisions in the following areas:-</p> <ol style="list-style-type: none">1. The issue associates with a number of faults and isolation of the fire alarm and emergency warning and intercom systems. The faults and isolation due to fit-out works in progress;2. The issue associates with the existing fire hydrant system and the installation standards (the use of portable relay pumps no longer meets the operational needs of Fire Rescue NSW);3. The issue associates with the hydrant and sprinkler booster assembly (enclosure/orientation of feed hydrant valve outlets/block plan);4. Location of Fire Control Room has indirect access to the road;

FIRE AND RESCUE NSW REPORT:

References: [BFS 19/693 (6561); D 19/41574; our Trim reference 2019/442050]

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

Issues

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

1. The issue associates with a number of faults and isolation of the fire alarm and emergency warning and intercom systems. The faults and isolation due to fit-out works in progress;
2. The issue associates with the existing fire hydrant system and the installation standards (the use of portable relay pumps no longer meets the operational needs of Fire Rescue NSW);
3. The issue associates with the hydrant and sprinkler booster assembly (enclosure/orientation of feed hydrant valve outlets/block plan);
4. Location of Fire Control Room has indirect access to the road;

FRNSW Recommendations

FRNSW have made a number of recommendations within their report. In general FRNSW have requested that Council inspect the subject premises and take action to have the identified fire safety issues appropriately addressed.

FRNSW have also requested that as soon as practical after the above report has been tabled and considered, that notice of any determination in relation to the report and 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)

As a result of a site inspection undertaken by Council investigation officers it is recommended that Council exercise its powers to give a notice of intention (NOI) for a fire safety order to be issued under Schedule 5 of the Environmental Planning and Assessment Act, 1979 to address the fire safety deficiencies identified by FRNSW and Council's building officer.

The issue of a fire safety order will ensure that suitable fire safety systems are in position throughout the building to provide improved and adequate provisions for fire safety.

The City's cladding compliance team will be investigating 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.

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	2019/454513-01
A2.	Attachment cover sheet	2019/454513-02
A3	Locality Plan	2019/454513-03

Trim Reference: 2018/454513

CSM reference No#: 2150142



File Ref. No: BFS19/693 (6561)
TRIM Ref. No: D19/41574
Contact: [REDACTED]

2 September 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
BNP PARIBAS CENTRE
60 CASTLEREAGH ST (AKA 65 ELIZABETH ST) SYDNEY ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 2 March 2019, in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated, in part, that:

Turned out to this premises and the 24 hour security was not present upon arrival. Attempts to locate the Fire Control Room took an extended time as the FCR is:

- a) located a level below the building address; and*
- b) access doors leading to the FCR do not have signage which indicates the way to the FCR.*

Additionally, prior to departing the premises the hydrant and sprinkler booster assembly (Elizabeth Street) was checked. The far left hand cabinet contains four feed hydrant valves and clearances for charged hose are extremely limited. Access to water at this location may not be possible as a result. I consider the current valve arrangement to be non compliant and requiring rectification.

Pursuant to the provisions of Section 9.32 (1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), inspections of 'the premises' on 10 May 2019 and

the 23 May 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.

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

This report is limited to observations and sections of the building accessed at the time of the inspection, including potential deviations from the National Construction Code 2019 Building Code of Australia – Volume One Amendment 1 (NCC). Please be advised that whilst the report is not an exhaustive list of non-compliances, the items as listed may contradict development consent approval. In this regard, it is at council's discretion as the appropriate regulatory authority to consider the most appropriate action and determine whether an investigation is required.

The following items were identified as concerns during the inspection:

1. Essential Fire Safety Measures

1A. Clause 182 of the Environmental Planning and Assessment Regulation 2000 requires that an Essential Fire Safety Measure must be maintained to a standard no less than when it was first installed. The following essential services were identified as concerns:

- i. Automatic Fire Detection and Alarm System – Multiple faults and isolations were displayed on the Fire Indicator Panel (FIP), which were associated with the Automatic Fire Detection and Alarm System.
- ii. Maintenance Logbooks – The logbook associated with the FIP indicates that the Automatic Fire Detection and Alarm System of the premises has a recent history of multiple faults and isolations.
- iii. Emergency Warning and Intercommunication System (EWIS) – There were multiple faults showing at the EWIS Panel.

At the time of the inspection, the Facilities Manager was advised of the issues with the FIP and EWIS panel and contacted the Service Technician to investigate the faults and isolations immediately. The Facilities Manager also confirmed that a number of areas within the building had been isolated due to fit-out works currently in progress.

Rectification works to the Automatic Fire Detection and Alarm System have been carried out by the service technicians and, as of 30 May 2019, the following has been confirmed by the Facilities Manager:

- A network card has been replaced at the FIP, clearing all faults;
- Fit-out works to Level 4 have been completed and the Automatic Fire Detection and Alarm System on this level has been deisolated;
- Faulty fire modules have been replaced on level 14;
- A contaminated smoke detector has been replaced at the Upper Ground Level;
- Levels 15, 16 and 20 have been isolated due to ongoing fit-out works;
- Photographic evidence, showing the screen of the FIP, has been received from the Facilities Manager on 30 May 2019, indicating that the only remaining areas isolated were levels 15, 16 and 20.

1B. Fire Hydrant System

It appears that the fire hydrant system is designed and installed to the provisions of AS2419.1-1994. The following was identified at the time of the inspection:

- A. Portable Relay Pump – It is noted that the installed fire hydrant system incorporates a high-level internal booster connection (located on level 12), for the purpose of accommodating a portable relay pump, in accordance with the requirements of Clause 5.8 of AS2419.1-1994.

The use of portable relay pumps no longer meets the operational needs of FRNSW. FRNSW recommends that the hydrant system installed within the premises is upgraded to operate without the need of a portable relay pump, to meet the requirements of AS2419.1-2005, for an equivalent new building. The requirements of Clause 7.7 – Fire Brigade Relay Pumps is of particular significance to the required upgrade, the implementation of which will ensure the fire hydrant system provides appropriate pressures and flows for firefighting operations on the upper levels of the building in a timely manner.

It is recommended that an appropriately qualified Hydraulic Consultant is engaged to design and oversee the installation of the upgraded hydrant system.

B. Booster Assembly –

- i. The hydrant and sprinkler booster assembly enclosure on Elizabeth Street, did not contain locks compatible with fire brigade operational procedures, contrary to the requirements of Clause 7.9 of AS2419.1-2005.
- ii. The orientation of three of the feed hydrant valve outlets are facing towards the ground with the topmost valve facing to the right hand-side. The orientation of the valves does not facilitate the needs of the attending fire brigades to connect up to the equipment to undertake firefighting operations. The valve outlets slope more than 35° below the horizontal, contrary to the requirements of Clause 3.5.2 of AS2419.1-2005.
- iii. The block plan has not been permanently fixed at the booster assembly, contrary to the requirements of Clause 7.11 of AS 2419.1-2005.

- 1C. Fire Control Room (FCR) – The FCR (which is located at ground level – i.e. Castlereagh Street) has indirect access to the road, and is difficult to locate without guidance from security staff. In contrast, the booster assembly is located at upper ground level, at the Elizabeth Street level.

Due to the nature of the fire safety concern, and the concealed location of the FCR relative to the booster assembly, it is recommended that appropriate directional signage is provided at both of the main entrances to the building, to ensure that any attending FRNSW crew can locate the FCR in a timely manner.

FRNSW is therefore of the opinion that there are inadequate provisions for fire safety within the building.

RECOMMENDATIONS


FRNSW recommends that Council:

- a. Inspect and address any other deficiencies identified on 'the premises', and require item no. 1B and 1C of this report be addressed appropriately.
- b. With regard to item 1B., request the owners to upgrade the fire hydrant system so that it will provide a satisfactory pressurised water source for firefighting operations on the upper levels of the building without the need for a portable relay pump. An appropriately qualified Hydraulic Consultant should be engaged to design and oversee the installation of the upgraded hydrant system.

- c. With regard to item 1B.A, until such time that the upgrade has been completed, request the owners to provide additional signage adjacent to the hydrant booster assembly and within the Fire Control Room, alerting any attending FRNSW crew of the role of the portable relay pump within the existing hydrant system and the location of the internal booster connection.
- d. With regard to item 1B.B.ii., request the owners to reorientate the feed hydrant valves, to ensure the attending FRNSW crew can connect up to the equipment to undertake firefighting operations.
- e. With regard to item 1C, request the owners to provide appropriate directional signage at both of the main entrances to the building, to ensure that any attending FRNSW crew can locate the FCR in a timely manner.

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 [REDACTED]. Please ensure that you refer to file reference BFS19/693 (6561) 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