

Attachment F

**Council Officer Inspection Report -
96-118 Gloucester Street, The Rocks**



**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 2152889

Officer: M. Merlino

Date: 11/9/2019

Premises: 96-118 Gloucester Street, The Rocks

Executive Summary:

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) on 6 September 2019 in relation to the subject premises with respect to matters of fire safety.

The premises consists of a 52 storey building including basement car park levels known as "Quay West" used for serviced apartments, commercial offices, retail and carpark with an approximate height of 135m.

FRNSW raised issues relating to the buildings existing fire hydrant system which was originally installed to meet the applicable standard at the time of installation. FRNSW have advised that they no longer use portable relay pumps for internal booster relay connections for fire hydrant systems. The subject buildings fire hydrant system currently relies upon the use of portable relay pumps.

Council investigations have revealed that the premises are deficient in fire safety and egress provisions in the following areas having regard to comments provided from FRNSW in the following areas:

- a) Inadequate fire hydrant system as it relies on the use of portable relay booster pumps;
- b) Inadequate signage to identify each hydrant riser pipe;
- c) Inadequate fire hydrant block plan installed in suitable locations;
- d) Hydrant booster connections are provided with insufficient space to connect firefighting hoses to.
- e) Repair to fire sprinkler pump required.

Council investigations have revealed that the premises are deficient in the provisions for fire safety and that an Order 2, under Part 2 of Schedule 5 of the Environmental Planning and Assessment Act, 1979 is required to be issued so as to ensure and promote adequate facilities for fire safety/fire safety awareness.

Observation of the external features of the building did not identify the existence of metallic sheet cladding on the façade of the building.

Chronology:

Date	Event
6/9/2019	FRNSW correspondence received regarding premises 96-118 Gloucester Street, The Rocks [AKA 113 and 115 Harrington street, The Rocks]
11/09/2019	An inspection of the subject premises was undertaken by a Council officer in the presence of the Chief Engineer revealed the following deficiencies: a) Inadequate fire hydrant system as it relies on the use of portable relay booster pumps which is contrary to FRNSW correspondence;

	<ul style="list-style-type: none"> b) Inadequate signage to identify each hydrant riser pipe; c) Inadequate fire hydrant block plan installed in suitable locations; d) Hydrant booster connections are provided with insufficient space to connect firefighting hoses to; e) Outdated hose fittings are provided to the internal fire hydrants; f) Repair to fire sprinkler pump required; g) Re-entry facilities from fire isolated stairs are not provided as per current code requirements.
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FIRE AND RESCUE NSW REPORT:

References: [BFS19/1950 (7802); 2019/455164]

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 detailed a number of issues, in particular noting:

1. Previous adopted Australian Standards for fire hydrants permitted the use of an internal booster connection for portable relay pumps to be installed in buildings over 75m in height to provide pressurised water for firefighting operations. FRNSW advise that the use of portable relay pumps no longer suit the operational needs of FRNSW;
2. Inadequate signage is provided to the fire hydrant system including lack of a block plan in appropriate locations and inadequate identification signage to each hydrant riser;
3. Inadequate clearance and orientation provided to the fire hydrant boosters;
4. Repairs required to an electric sprinkler pump.

FRNSW Recommendations

FRNSW have made a number of recommendations within their report. In general FRNSW have requested that Council:

1. Inspect the subject premises and take action to have the identified fire safety issues appropriately addressed;
2. Upgrade the fire hydrant system to operate without the need for a portable relay pump to meet the requirements of the current AS2419.1 for an equivalent new building;
3. Advise them in writing of its determination in relation to this matter in accordance with the provisions of 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	Undertake compliance action in response to issued Council correspondence	Continue with compliance actions under the current Council Order	Other (to specify)

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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 an Order 2, under Part 2 of 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.

That the Commissioner of FRNSW be advised of Council's actions and outcomes.

Referenced documents:

No#	Document type	Trim reference
A1.	Fire and Rescue NSW report	2019/462168-01
A2.	Locality Plan	2019/462168-02
A3	Attachment cover sheet	2019/462168-03

Trim Reference: 2019/462168

CSM reference No#: 2152889



File Ref. No: BFS19/1950 (7802)

TRIM Ref. No: D19/61901

Contact: [REDACTED]

6 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
QUAY WEST
96-118 GLOUCESTER STREET THE ROCKS ("the premises")
[AKA 113 and 115 Harrington Street]**

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:

- *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 23 August 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

The following items were identified as concerns during the inspection:

1. Essential Fire Safety Measures

1A. Fire Hydrant System

- A. Ordinance 70 and Australian Standard (AS) 2419.1-1994 permitted the use of an *internal booster connection for portable relay pumps* to be installed in buildings above 75 metres or as required by the regulatory authority, to provide a pressurised water source for firefighting operations on the upper levels of the building. In this regard, the use of portable relay pumps, no longer suits the operational needs of FRNSW;
- B. The internal fire hydrant boosters located in the Level 7 plantroom are not provided with sufficient information to assist firefighters during operations as signage does not detail which floors each riser serves. In this regard, each riser details "Stratum B2" or "Stratum B3". FRNSW use floor numbers as identifiers used when undertaking firefighting operations and without the aid of fire hydrant block plans, firefighters are unable to determine which booster valve to utilise;
- C. Three external fire hydrant booster assemblies are installed in two hydrant booster cabinets, either side of the Harrington Street carpark entry. The only identifier on the hydrant booster pipework states "Stratum A" on one pipe. Therefore, FRNSW are unable to determine which booster assembly serves the upper portions of the building to utilise during operational conditions;
- D. Multiple hydrant plans of the hydrant system are installed at the southern hydrant booster assemblies. The information provided on the plans does not correspond to the information on the fire brigade boost inlets to assist during firefighting operations;
- E. The fire hydrant block plan is not installed in the fire control room to assist in firefighting operations;
- F. The orientation of the fire brigade boost inlet connections does not provide sufficient space to connect firefighting hose without creating kinks in the hose which may result in reduced pressure and flows and delay fire brigade intervention.

1B. Fire Sprinkler System

- A. The electric pump #2 located in the CP8 pumproom was leaking water from a pump gland. The power to the electric pump had been isolated contrary to the requirements of Clause 182 of the Environmental Planning and Assessment Regulation 2000 (EP&A Reg).

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. 1 through to item no. 4 of this report be addressed appropriately.
- b. Upgrade the fire hydrant system, to operate without the need for a portable relay pump, to meet the requirements of the current AS2419.1 for an equivalent new building, as these older fire hydrant systems no longer meet the operational requirements of FRNSW.

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 Station Officer [REDACTED] of FRNSW's Fire Safety Compliance Unit on [REDACTED]. Please ensure that you refer to file reference BFS19/1950 (7802) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]