

Attachment B

**Council Officer Inspection Report –
550 Botany Road, Alexandria**

Locality Plan - 550 Botany Road, Alexandria



city of villages

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Metres

Date 6-Oct-19

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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: FIRE/2019/156

Officer: Ashley Host

Date: 10 October 2019

Premises: 550-550A Botany Road, Alexandria

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 premises consists of a four (4) storey residential apartment building with two commercial tenancies located at ground floor level.

The ground floor comprises two commercial occupancies and a car park. The first, second and third floors are residential.

Council investigations have revealed that the premises are deficient in fire safety provisions in the following areas:

- (i) A lack of adequate facilities for firefighting;
- (ii) Poor fire safety management systems (signs/notices/not displayed etc.) in place

Council investigations have revealed that the premises are deficient in the provisions for fire safety and that an Order 1, 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 combustible composite cladding on the façade of the building.

Chronology:

Date	Event
25-09-2019	Correspondence received from FRNSW concerning 550 Botany Road, Alexandria
09-10-2019	An inspection of the subject premises was undertaken by a Council in attendance with the strata managing agent Stefan Praglowski of Netstrata.

FIRE AND RESCUE NSW REPORT:

References: BFS15/1827 (0038) / D19/66680 /

Fire and Rescue NSW conducted an inspection of the subject premises Pursuant to the provisions of Section 9.32(1) of the Environmental Planning and Assessment Act 1979

Issues

The report from FRNSW detailed a number of issues in relation to the building located at 550 Botany Road, Alexandria.

1. Essential Fire Safety Measures

1A. Fire Hydrant System

A. Booster Assembly

- i. The fire hydrant system installed at “the premises”, consists of a fire brigade booster assembly within an enclosure fronting Botany Road and two (2) attack fire hydrants located within the carpark.

The booster assembly is incomplete and in its current configuration the fire hydrant system does meet the operational requirements of FRNSW, contrary to the requirements of Australian Standard (AS) 2419.1–2005, with the following identified:

- a. The connections installed for the booster inlets are actually feed hydrants (suction outlets).

Therefore, FRNSW cannot connect a fire brigade pumping appliance to the booster assembly to pressurize the fire hydrant system.

- b. The assembly does not have any pipework with feed fire hydrant connections installed.
- ii. The door to the booster assembly enclosure was locked by a pad lock. The pad lock was not fitted with a 003-lock compatible with FRNSW operational procedures, making the booster not readily accessible to firefighters, contrary to the requirements of Clause 7.3 and 7.9.1 of AS 2419.1–2005.
- iii. The location of the booster assembly was not identified on the door to the enclosure, contrary to the requirements of Clause 7.9.1 and 7.10.2 of AS 2419.1–2005.
- iv. A block plan, A3 minimum size, was not provided at the booster assembly, contrary to the requirements of Clause 7.11 of AS 2419.1–2005.
- v. Boost pressure and test pressure signage was not provided in a prominent position adjacent to the fire brigade booster assembly contrary to the requirements of Clause 7.10.1 of AS 2419.1–2005.
- vi. The isolating valve associated with the hydrant booster assembly was not secured or locked in the open position in accordance with Clause 8.5.8 of AS 2419.1–2005.
- vii. A pressure gauge was not installed on the fire hydrant booster assembly, contrary to the requirements of Clause 9.3 of AS 2419.1–2005.
- viii. The fire hydrant booster enclosure contained stored miscellaneous items, contrary to the requirements of Clause 7.3(e) of AS 2419.1–2005.

- B. Accessibility – One of the fire hydrants located within the carpark was obstructed by stored items, contrary to the requirements of Clause 3.5.1(c) of AS 2419.1–2005.

1B. Exit Signage

- A. Some exit signage was not illuminated and not maintained contrary to the requirements of Clause E4.8 of the NCC, Section 6 of AS 2293.1-2005 and Clause 182 of the Environmental Planning and Assessment Regulation 2000.

1C. Fire Hose Reel

- A. Access to the one of the fire hose reels (FHRs) located in the carpark was obstructed by stored items directly in front of the FHR, contrary to the requirements of Clause 10.1 of AS 2441–2005.

2. Generally

2A. an annual fire safety statement (AFSS) was on display adjacent to the fire indicator panel dated 22 January 2019. The AFSS lists 'Fire hydrant systems' as an essential fire safety measure to the minimum standard of performance of 'BCA – E1.3, AS2419.1'.

With reference to the comments provided in item 1.1A above, as the fire hydrant system does not meet the operational requirements of FRNSW in its current configuration, FRNSW questions the validity of the AFSS.

FRNSW Recommendations

FRNSW have made one recommendation within their report. In general FRNSW have requested that Council:

- a. Inspect and address item no. 1 through to item no. 2 of this report and any other deficiencies identified on 'the premises'.

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 an Order 1, 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	2019/512904
A2.	Locality Plan	
A3	Attachment cover sheet	
A4	Draft Notice of Intention to issue an Order	
A5	Copy of current fire safety Order	

Trim Reference: 2019/512904

CSM reference No#: 2163509



File Ref. No: BFS15/1827 (0038)
TRIM Ref. No: D19/66680
Contact: [REDACTED]

25 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
QUATTRO APPARTMENTS
550 BOTANY ROAD, ALEXANDRIA ("the premises")**

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 21 August 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.

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

Please be advised that this report is not an exhaustive list of non-compliances and the items listed outline deviations from the National Construction Code Volume One 2019 Building Code of Australia (NCC) which may contradict development consent approval or correlate to the building's age. In this regard, it is Council's discretion as the appropriate regulatory authority to conduct its own investigation and consider the most appropriate course of action.

The following items were identified as concerns during the inspection:

1. Essential Fire Safety Measures

1A. Fire Hydrant System

A. Booster Assembly

- i. The fire hydrant system installed at "the premises", consists of a fire brigade booster assembly within an enclosure fronting Botany Road and two (2) attack fire hydrants located within the carpark.

The booster assembly is incomplete and in its current configuration the fire hydrant system does meet the operational requirements of FRNSW, contrary to the requirements of Australian Standard (AS) 2419.1–2005, with the following identified:

- a. The connections installed for the booster inlets are actually feed hydrants (suction outlets).

Therefore, FRNSW cannot connect a fire brigade pumping appliance to the booster assembly to pressurize the fire hydrant system.

- b. The assembly does not have any pipework with feed fire hydrant connections installed.
- ii. The door to the booster assembly enclosure was locked by a pad lock. The pad lock was not fitted with a 003-lock compatible with FRNSW operational procedures, making the booster not readily accessible to firefighters, contrary to the requirements of Clause 7.3 and 7.9.1 of AS 2419.1–2005.
- iii. The location of the booster assembly was not identified on the door to the enclosure, contrary to the requirements of Cluse 7.9.1 and 7.10.2 of AS 2419.1–2005.

- iv. A block plan, A3 minimum size, was not provided at the booster assembly, contrary to the requirements of Clause 7.11 of AS 2419.1–2005.
 - v. Boost pressure and test pressure signage was not provided in a prominent position adjacent to the fire brigade booster assembly, contrary to the requirements of Clause 7.10.1 of AS 2419.1–2005.
 - vi. The isolating valve associated with the hydrant booster assembly was not secured or locked in the open position in accordance with Clause 8.5.8 of AS 2419.1–2005.
 - vii. A pressure gauge was not installed on the fire hydrant booster assembly, contrary to the requirements of Clause 9.3 of AS 2419.1–2005.
 - viii. The fire hydrant booster enclosure contained stored miscellaneous items, contrary to the requirements of Clause 7.3(e) of AS 2419.1–2005.
- B. Accessibility – One of the fire hydrants located within the carpark was obstructed by stored items, contrary to the requirements of Clause 3.5.1(c) of AS 2419.1–2005.

1B. Exit Signage

- A. Some exit signage was not illuminated and not maintained contrary to the requirements of Clause E4.8 of the NCC, Section 6 of AS 2293.1-2005 and Clause 182 of the Environmental Planning and Assessment Regulation 2000.

1C. Fire Hose Reel

- A. Access to the one of the fire hose reels (FHRs) located in the carpark was obstructed by stored items directly in front of the FHR, contrary to the requirements of Clause 10.1 of AS 2441–2005.

2. Generally

- 2A. An annual fire safety statement (AFSS) was on display adjacent to the fire indicator panel, dated 22 January 2019. The AFSS lists '*Fire hydrant systems*' as an essential fire safety measure to the minimum standard of performance of '*BCA – E1.3, AS2419.1*'.

With reference to the comments provided in item 1.1A. above, as the fire hydrant system does not meet the operational requirements of FRNSW in its current configuration, FRNSW questions the validity of the AFSS.

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 item no. 1 through to item no. 2 of this report and any other deficiencies identified on 'the premises'.

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 [REDACTED] of FRNSW's Fire Safety Compliance Unit on [REDACTED]. Please ensure that you refer to file reference BFS15/1827 (0038) for any future correspondence in relation to this matter.

[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

Fire Safety Compliance Unit