

Attachment E

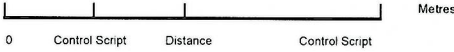
**Council Officer Inspection Report –
1-7 Castlereagh Street, Sydney**

1-7 Castlereagh Street Sydney

Richard Johnson



city of villages



Date 28-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: 2168989

Officer: Doug McLennan

Date: 28 October 2019

Premises: 1-7 Castlereagh Street, SYDNEY NSW 2000

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

An inspection of the premises undertaken by a Council investigation office in the presence of the owner's representative revealed that the premises are deficient in fire safety and egress provisions in the following areas:

- (i) A lack of adequate facilities for firefighting including; the location of fire hose reels and fire hydrants.
- (ii) Suitable fire resisting construction to prevent the spread of fire, including; fire resistive construction to a riser of the fire hydrant ring main and non-fire services within fire hydrant/fire hose reel cupboards.
- (iii) Emergency egress for occupants to safely evacuate the building in the event of a fire, including; height of exits within the carpark and discharge of an exit to within the building rather than to open space.

Council investigations have revealed that the premises are deficient in the provisions for fire safety and that a fire safety order to be issued under 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.

Council investigations also revealed there were several minor fire safety "maintenance and management" works to attend to including;

- (i) To the brigade's booster assembly that forms part of the fire hydrant system including the lack of; a block plan, pressure signage, identification signage for inlet and outlet valves and operational pressure gauge.
- (ii) The lack of a block plan of the fire hydrant system in the fire control room.

It is considered that the above fire safety works are of a degree which can be addressed by routine preventative and corrective maintenance actions undertaken by the owner's fire service contractor(s) through written instruction from Council.

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
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03/10/2019	FRNSW correspondence received regarding the premises being 1-7 Castlereagh Street, SYDNEY NSW 2000
24/10/2019	<p>An inspection of the subject premises was undertaken by a Council Investigation Officer in response to the FRNSW. The inspection revealed deficient fire safety measures including;</p> <ol style="list-style-type: none"> 1. Fire separating construction of building elements including; existing riser of the fire hydrant ring main and non-fire services such as drainage stack work and electrical conduit within fire hose reel/fire hydrant cupboards. 2. Egress provisions including; height of exits within the carpark and discharge of a fire isolated exit to within the building rather than to open space and 3. Fire services including the location of fire hose reels and fire hydrants. 4. Lack of signage and block plans to the fire hydrant booster assembly and fire control room. <p>Site discussions were undertaken in the company of the building manager of the premises. Assurances were given that fire exits were to be maintained and that suitable block plans and signage for the fire hydrant booster assembly and fire control room were to be provided.</p> <p>The inspection also showed the final exit door from the basement car park discharging onto Hunter Street was operational.</p>
25/10/2019	<p>Corrective action letter issued to building owners regarding;</p> <ol style="list-style-type: none"> 1. The brigade's booster assembly that forms part of the fire hydrant system including the lack of; a block plan, pressure signage, identification signage for inlet and outlet valves and operational pressure gauge. 2. The lack of a block plan of the fire hydrant system in the fire control room.

FIRE AND RESCUE NSW REPORT:

References: [BFS19/3004 (8811), 2019/502990]

Fire and Rescue NSW (FRNSW) conducted an inspection of the subject premises after receiving an enquiry in relation to the adequacy of the provision for fire safety in or in connection with the premises.

Issues

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

1. The brigade's booster assembly that forms part of the fire hydrant system including the lack of; a block plan, pressure signage, identification signage for inlet and outlet valves and an operational pressure gauge.
2. The lack of a block plan of the fire hydrant system in the fire control room
3. The final fire exit door from the basement car park discharging onto Hunter Street was difficult to open, due to rust.

FRNSW Recommendations

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

1. Inspect and address any other deficiencies identified in the premises and require item no. 1 of their report to be addressed appropriately.
2. Advise them in writing of its determination in relation to this matter in accordance with the provisions of Schedule 5, Part 8, Section 17(4) 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)

As a result of the above site inspection undertaken by Council investigation officers it is recommended that;

1. The owners of the building continue to comply with the written fire safety compliance instructions as issued to rectify the identified fire safety deficiencies noted by Council and FRNSW in respect to signage, pressure gauges and block plans for the fire brigade's booster assembly that forms part of the fire hydrant system and fire control room.

Follow-up compliance inspections will be undertaken, and will continue to be undertaken by a Council investigation officer to ensure already identified fire safety matters are suitably addressed and that compliance with the terms of Councils correspondence and the recommendations of FRNSW occur.

2. 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 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

3. 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	2019/502990
A2.	Locality Plan	2019/544960
A3	Attachment cover sheet	2019/544970

Trim Reference: 2019/544970

CSM reference No#: 2168989



File Ref. No: BFS19/3004 (8811)

TRIM Ref. No: D19/68334

Contact: [REDACTED]

3 October 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
1 CASTLEREAGH STREET, SYDNEY ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 11 September 2019, in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

The fire exit door from the basement car park that enters onto hunter street is very rusty and is jammed shut, firefighters were unable to exit the building using this door.

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 24 September 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. A block plan of the fire hydrant system has not been provided at the fire brigade booster assembly, contrary to the requirements of Clause 7.11 of the Australian Standard (AS) 2419.1-2005.
- B. Notice of pressure signage has not been provided at the fire brigade booster assembly, contrary to the requirements of Clause 7.10.1 of the AS 2419.1-2005.
- C. Signage is not provided to identify which booster inlets are for the fire hydrant system and which booster inlets are for the fire sprinkler system, which could cause a possible delay in fire fighting operations.
- D. The pressure gauge on the fire brigade booster assembly is broken and does not display a pressure, contrary to the requirements of Clause 9.3 of AS 2419.1-2005 and Clause 182 of the Environmental Planning and Assessment Regulation 2000.

1B. Fire Control Room

- A. A block plan of the fire hydrant system has not been provided in the fire control room, contrary to the requirements of Clause 7.11 of AS 2419.1-2005.

2. Access and Egress

- 2A. The final fire exit door from the basement car park discharging onto Hunter Street is difficult to open, due to rust. The building's facilities manager advised that he was aware of this and was making arrangements to carry out repairs to the door.

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 and item no. 2 of this report be addressed appropriately.

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 (02) 9742 7434. Please ensure that you refer to file reference BFS19/3004 (8811) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

Fire Safety Compliance Unit