

Attachment B

**Inspection Report
13-19 Glebe Street, Glebe**

**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 2240204

Officer: Eyman Balta

Date: 14 April 2020

Premises: 13 - 19 Glebe Street Glebe NSW 2037

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 is located at 13 - 19 Glebe Street Glebe and presents as three storey residential apartment building with an associated basement level carpark. Access to the building is provided from both Glebe Street and Crown Street Glebe.

The building contains eleven residential sole occupancy units, with units 5 to 11 accessed from Glebe Street and units 1 to 4 accessed from Crown Street to the rear of the building.

The residential units are located over a common basement level carpark accessed by a car park ramp from Crown Street. The car park accommodates eleven carparking spaces, and also provides direct access into units 1, 2, 3 and 4 from this level.

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

- (i) Inadequate fire detection and alarm systems;
- (ii) A lack of adequate facilities for firefighting;
- (iii) Suitable fire resisting construction to prevent the spread of fire;
- (iv) Safe and dignified emergency egress for occupants to safely evacuate the building in the event of a fire;
- (v) Poor fire safety management systems (signs/notices/not displayed etc.) in place.

Council investigations have determined 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 to ensure and promote adequate facilities for fire safety in the building.

Observation of the external features of the building did not identify the existence of combustible composite cladding on the facade of the building.

Chronology:

Date	Event
07/02/2020	FRNSW correspondence received regarding premises located at 13 - 19 Glebe Street Glebe.
19/02/2020	An inspection of the subject premises was undertaken by a Council Investigation Officer which determined that the premises is deficient in fire safety and egress provisions.

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 Investigation 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

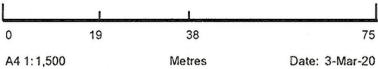
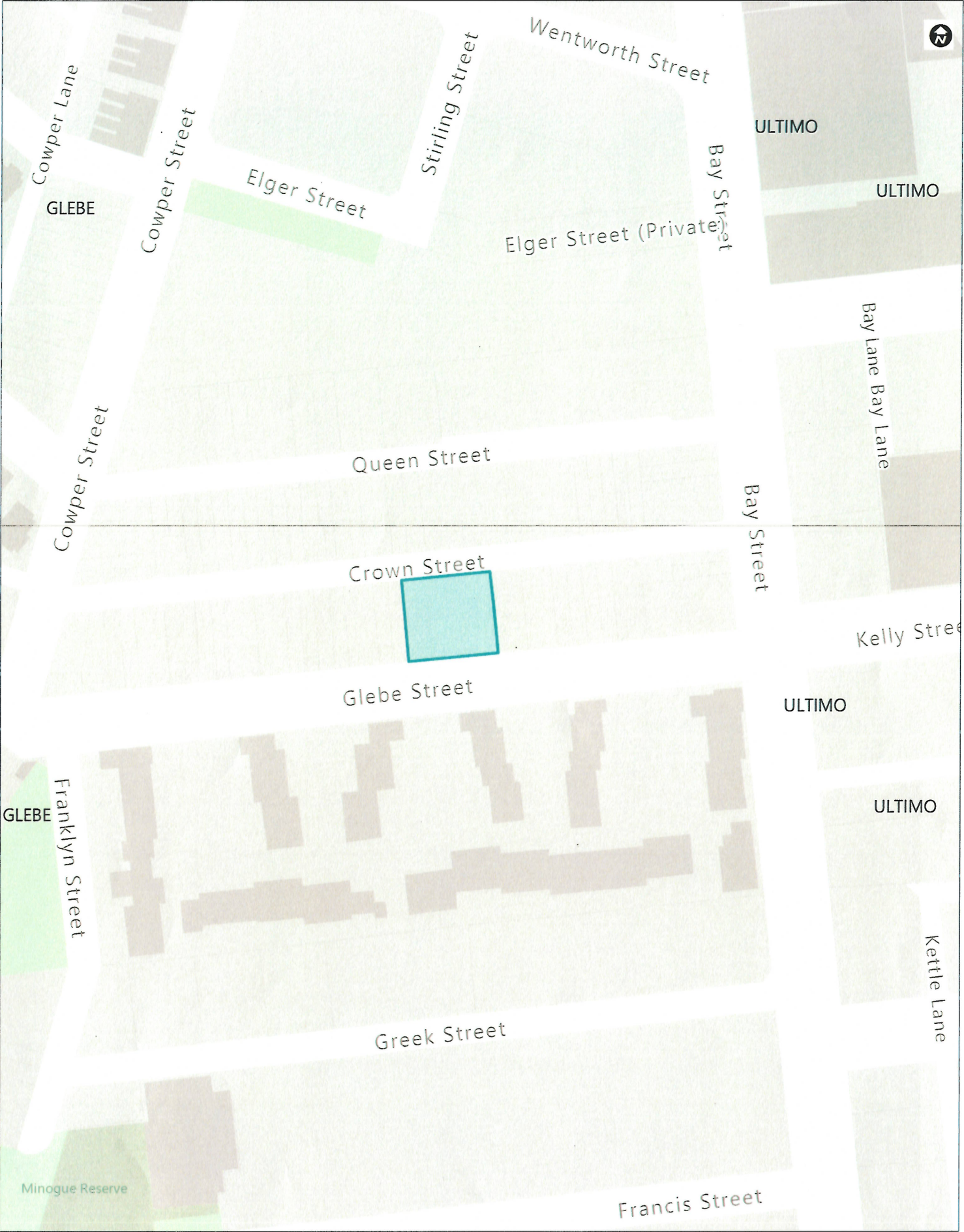
That the Commissioner of FRNSW be advised of Council's actions and determination.

Referenced documents:

No#	Document type	Trim reference
B1.	Fire and Rescue NSW Report	2020/098365-01
B2.	Locality Plan	2020/098365-02
B3.	Attachment Cover Sheet	2020/098365-03

Trim Reference: 2020/098365

CSM reference No: 2240204



Date: 3-Mar-20

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File Ref. No: BFS19/4225 (10010)

TRIM Ref. No: D20/8395

Contact: [REDACTED]

6 February 2020

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
13-19 GLEBE STREET GLEBE ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 19 December 2019, in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

- *There is no way to exit the building should power go off.*
- *Power went off on 19 November and this is when the issue was noticed. There has been no action to fix this by the landlord or strata to date.*
- *Should power go off due to a fire in the townhouse complex then we have no way to exit the building.*

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 16 January 2020 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. Exit Signage

- A. The exit signage in the residential lobby is not clearly visible to persons approaching the eastern or western fire exit. In this regard:
 - i. The exit signs are not illuminated contrary to the requirements of Clause E4.5 of the National Construction Code 2019 Volume One, Building Code of Australia (NCC) and Clause 6.7 of the Australian Standard (AS) 2293.1-2005.
 - ii. The pictorial element is too small in relation to the maximum viewing distance contrary to the requirements of Clause 6.6 and Table 6.1 of the AS 2293.1-2005.
- B. The exit signs installed in the carpark are not illuminated contrary to the requirements of Clause 6.7 of the AS 2293.1-2005.

2. Generally

2A. Access and Egress

- A. There are two fire exits leading from the residential lobby to Glebe Street, these are power-operated sliding glass doors. A resident at 'the premises' advised FRNSW; at the time of a power outage the eastern fire exit was not capable of being opened with a manual control contrary to the requirements of D2.21(iii)(A)(cc) of the NCC.
- B. The path of travel leading from the carpark to the residential lobby, adjacent to car space No.4, is obstructed by a structural column. This reduces the unobstructed width of the path of travel to approximately 70cm contrary to the requirements of Clause D1.6(b) of the NCC.

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. 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 Qualified Firefighter [REDACTED] of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS19/4225 (10010) for any future correspondence in relation to this matter.

Yours faithfully



Fire Safety Compliance Unit