

Attachment D

Council Officer Inspection Report - 750 George Street, Haymarket



WEEK 11: MONITORING AND EVALUATION This week focuses on the last sample from various sources and the question: How successful have we been in our efforts to improve the health of the community? We will discuss the importance of monitoring and evaluation in the context of the community health improvement plan and the role of the community health worker in this process.

Council investigation officer Inspection and Recommendation Report
Clause 17(2), Part 8 of Schedule 5, of the Environmental Planning and Assessment Act
1979 (the Act)

File: CSM 2278498

Officer: Tereza Wickerson

Date: 8 May 2020

Premises: 750 George Street, HAYMARKET

Executive Summary:

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) on 31 March 2020 for 750 George Street, Haymarket NSW 2000 (750-750A George St Haymarket) regarding fire safety.

The premises consists of a 5 storey heritage building listed as a heritage item in Sydney Local Environmental Plan 2012. The premises contains commercial tenancies over several levels.

An inspection of the building was recently undertaken by a Council investigation officer to investigate comments made by FRNSW. At the time of inspection, all levels of the building were vacant, and fire safety systems appeared operational. The fire hydrant booster assembly was assessed as being consistent with its installation standard/period. It was also noted, that existing fire system signage was vandalised requiring maintenance. No additional significant fire safety issues were identified.

The inspection revealed that there remains several minor fire safety maintenance and management works to attend to in respect to reinstating fire safety signage and maintenance to exits, however the overall fire safety systems provided are adequate.

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 composite combustible sheet cladding.

Chronology:

Date	Event
31/03/2020	FRNSW correspondence received regarding premises 750 George Street, Haymarket
01/04/2020	An initial desktop review revealed premises is a Heritage Item building under Sydney's Local Environmental Plan 2012, a historical fire safety order in 2016 completed on 29 January 2017. The building has a compliant and displayed fire safety statement which includes the fire alarm warning and evacuation system.
03/04/2020	An inspection of the subject building was undertaken by a Council officer; revealed a vacant building, minor maintenance issues to fire safety signage, no personal items obstructing exits; final exit doors were fully operational.
01/05/2020	Council issued a compliance letter instructing the owner to rectify maintenance issues including updating block and floors plan(s). Council has scheduled progress inspections in relation to required works and compliance.

FIRE AND RESCUE NSW REPORT:

References: [BFS20/10, D20/23119]

Fire and Rescue NSW (FRNSW) conducted an inspection of the subject premises on 25 December 2019 in accordance with Section 119 T(1) of the Environmental Planning and Assessment Act 1979 (the Act).

Issues

The report from FRNSW detailed a comment, in particular noting;

1. Fire Hydrant System – The Annual Fire Safety Statement (AFSS) states that standard of performance for the hydrant system is Australian Standard (AS) 2419.1. The fire hydrant block plan indicates the system is installed to Ordinance 70.
2. Certification - A current AFSS was not displayed in a prominent location contrary to the requirements of Clause 177 of the Environmental Planning and Assessment Regulation 2000 (EP&A Reg). The AFSS posted at the premises was dated 20 November 2017
3. Access and Egress – Basement, ground level and upper level exit doors having been obstructed by personal items or other. Final exit door delaminated, and restricted lift access to upper levels noted.

FRNSW Recommendations

FRNSW recommended Council inspect the subject premises and take action to have the listed fire safety issues 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 respect of the 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 the above site inspection Council investigation officers it is recommended that the owners of the building continue to comply with the written fire safety compliance instructions as issued by Council officers to rectify the identified fire safety deficiencies noted by FRNSW. The above correspondence has instructed the responsible site personnel to carry out corrective actions to promote compliance.

Follow-up compliance inspections are currently being undertaken, and will continue to be undertaken by a Council officer to ensure all identified fire safety matters are suitably addressed and that compliance with the terms of Council's correspondence occur.

It is recommended that Council not exercise its powers to serve a fire safety order at this time.

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	2020/201864-01

Trim Reference: 2020/201864

CSM reference No#: 2278498



File Ref. No: BFS20/10 (10068)
TRIM Ref. No: D20/23119
Contact: [REDACTED]

31 March 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
SYDNEY MESSAGE
750 GEORGE STREET HAYMARKET ("the premises")**

Fire & Rescue NSW (FRNSW) responded to a fire at 'the premises' on 25 December 2019. As a result of their investigations, the attending fire officers submitted correspondence in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

- *While attending a rubbish fire at the rear of this building it was found that the fire exit door handles were not operating.*
- *Part of this building is abandoned and has had a recent fire (Lower Ground Level).*
- *Massage Parlour is the only occupant and the only egress is via a very old lift.*

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 3 March 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. Fire Hydrant System

- A. The Annual Fire Safety Statement (AFSS) states that standard of performance for the hydrant system is Australian Standard (AS) 2419.1. The fire hydrant block plan indicates the system is installed to Ordinance 70.

FRNSW draw councils attention to FRNSW position statement Fire hydrant system in existing premises;

When the consent authority (e.g. Council) is assessing the adequacy of an existing fire hydrant system installed in accordance with the provisions of Ordinance 70 and Ministerial Specification 10 (or earlier), FRNSW recommend that the system be upgraded to meet the requirements of the current Australian Standard AS 2419.1 to facilitate the operational needs of FRNSW.

It may be appropriate for a partial upgrade of the existing fire hydrant system be undertaken. A partial upgrade may be proposed to address deficiencies in the design and/or performance of the existing fire hydrant system, when assessed against the requirements of Australian Standard AS 2419.1, so that the upgraded fire hydrant system will meet the operational needs of FRNSW. Where a hybrid fire hydrant system is proposed, which incorporates the design and performance requirements from two different standards, the proponent should consult with FRNSW on the requirements for the fire hydrant system.

FRNSW recommends as an interim measure that;

- i. The block plan be modified to detail that the attack hydrants are accessed through the doorways in Parker Lane.

- ii. Floor specific plans be installed at the doorways in the stairwell detailing the location of the attack hydrant in each occupancy.

2 Generally

2A. Certification

- A. A current AFSS was not displayed in a prominent location contrary to the requirements of Clause 177 of the Environmental Planning and Assessment Regulation 2000 (EP&A Reg). The AFSS posted at the premises was dated 20 November 2017.

2B. Access and Egress

- A. Egress for each occupancy above ground level is via the fire isolated stairwell which deposits occupants in Parker Lane. At the time of the inspection the final exit door for these floors was operational.
- B. The ground floor and basement occupancy were vacant at the time of the inspection, due to a previous fire at the premises. The following was observed relating to egress from the basement level:
 - i. The fire stairs contained personal items, possibly the possessions of a vagrant which prevented the door from opening fully and the stairs being traversed.
 - ii. The final exit door had been damaged as a result of fire preventing it from being opened due to veneer delaminating and swelling.
- C. Staff from Sydney Massage were using the fire stairs as a drying room. The egress door was held open with a wooden door chock. FRNSW had the towels and door chock removed whilst onsite.

- 2C. FRNSW were unable to determine if any other occupancies were present on the upper floors as the lift was restricted from accessing these floors.

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

RECOMMENDATIONS

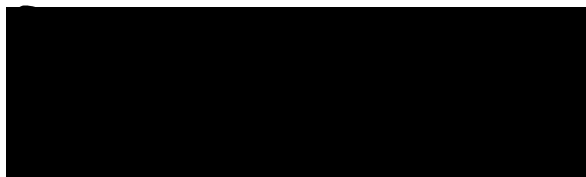
FRNSW recommends that Council:

- a. Inspect and address any other deficiencies identified on 'the premises' and require item no. 1 through to item no. 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 Station Officer [REDACTED] of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS20/10 (10068) for any future correspondence in relation to this matter.

Yours faithfully

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Fire Safety Compliance Unit