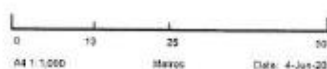


Attachment B

**Inspection Report -
197-199 Castlereagh Street, Sydney**

197-199 Castlereagh Street Sydney



Date: 4-Jun-20

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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: CSM 2310477

Officer: Hieu Van Luu

Date: 22 May 2020

Premises: 197-199 Castlereagh Street, SYDNEY NSW 2000

Executive Summary:

Fire and Rescue NSW conducted an inspection of the premises on 11 May 2020. Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) dated 15 May 2020 in relation to the subject premises with respect to matters of fire safety.

The premises is located close to the intersection of Park Street and Castlereagh Street. It has a primary street frontage to Castlereagh Street. It comprises a 46 storey mixed use building. The building consists of a ten storey podium which is occupied by the Castlereagh Club and associated retail and commercial tenancies and a further 36 storeys occupied by Victoria Towers, a residential apartment building.

FRNSW raised issues relating to the building's existing fire hydrant system, which was 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 the hydrant system. The subject building's fire hydrant system currently relies upon the use of portable relay pumps.

An inspection of the premises undertaken by a Council investigation officer in the presence of the building manager revealed that while there were no significant fire safety issues within the building, however, the buildings fire hydrant system relies on the use of portable relay booster pumps by FRNSW which are no longer supported.

Accordingly, 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 identified the existence of potential combustible composite cladding on the façade of the building. The premises has been investigated by the City's cladding compliance team and is currently the subject of formal compliance action to ensure that no undue risk of fire spread via the facade.

Chronology:

Date	Event
15/05/2020	FRNSW correspondence received regarding premises 197-199 Castlereagh Street, Sydney.
04/06/2020	An inspection of the subject premises was undertaken by a Council officer in the presence of the Building Manager and revealed the fire hydrant relies on the use of portable relay booster pumps contrary to FRNSW correspondence.

FIRE AND RESCUE NSW REPORT:

References: [BFS 20/1394 (11426), D20/36521; 2020/223108]

Fire and Rescue NSW conducted an inspection of the subject premises after receiving a correspondence on 6 May 2020 in relation to the adequacy of the provision for fire safety in connection with the premises.

Issues:

The report from FRNSW detailed the issue of Fire Hydrant Installation in that 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;

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;
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)

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	2020/223108-01

Trim Reference: 2020/223108

CSM reference No#: 2310477

Unclassified



File Ref. No: BFS20/1394 (11426)

TRIM Ref. No: D20/36521

Contact: [REDACTED]

15 May 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
VICTORIA TOWERS
197-199 CASTLEREAGH STREET SYDNEY ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 6 May 2020, in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated in part that:

- *The building is over 75 metres and requires a rotax pump to be brought to site for firefighting operations.*

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 11 May 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)

Fire and Rescue NSW

ABN 12 593 473 110

www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Compliance Unit

1 Amarina Ave
Greenacre NSW 2190

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F (02) 9742 7483

Firesafety@fire.nsw.gov.au

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Unclassified

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 Installation

- 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.

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 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 [REDACTED] of FRNSW's Fire Safety Compliance Unit on [REDACTED]. Please ensure that you refer to file reference BFS20/1394 (11426) for any future correspondence in relation to this matter.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Fire Safety Compliance Unit