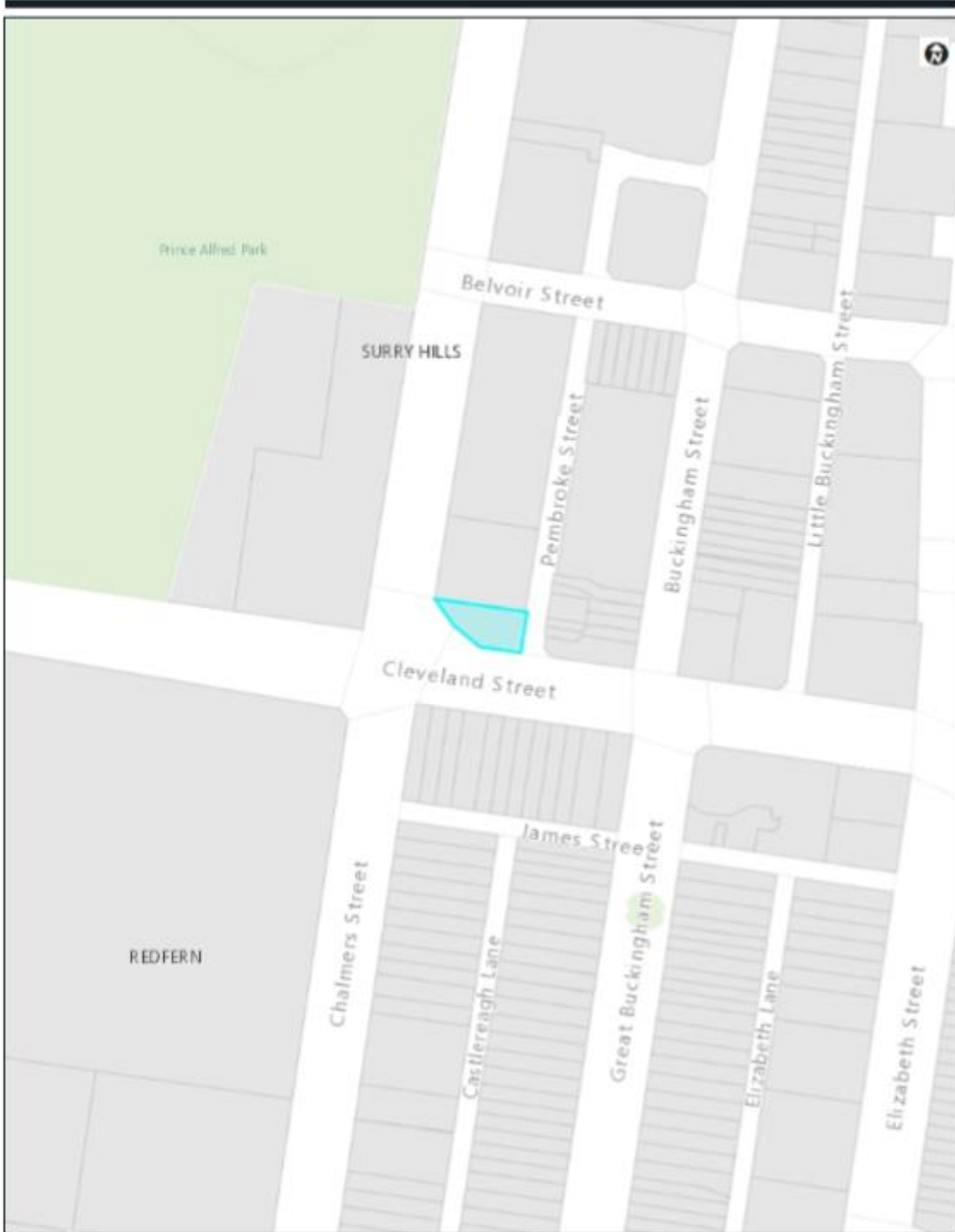


# **Attachment F**

**Council Officer Inspection Report -  
246-250 Cleveland Street Surry Hills**



0 10 20 30 40  
Meters  
Date: 9-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)**

**CSM: 2337312**

**Officer: B. Badyari**

**Date: 9 July 2020**

**Premises: 246-250 Cleveland Street Surry Hills**

**Executive Summary:**

Council received correspondence dated 29 June 2020 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 five (5) storey building used as a residential boarding house (Class 3).

A Council Officer carried out inspections which revealed that the building has Automatic fire detection and alarm system which is not connected to a required monitoring system as well as some maintenance issues.

Records indicate the building was completed in 2019 and the fire safety schedule contains 14 fire safety measures. The final occupation certificate along with final fire safety certificate was issued by a private certifier.

Observation of the external features of the building did not identify metal composite cladding.

**Chronology:**

<b>Date</b>	<b>Event</b>
29/06/2020	FRNSW correspondence received regarding premises 246-250 Cleveland Street Surry Hills
3/07/2020	An initial desktop review revealed that it has a fire safety schedule and is required to submit annual fire safety statements to Council and FRNSW. The building's annual fire safety statement expired on 24 June 2020.
7/07/2020	Council officers inspected the premises on 7 July 2020 and noted: - hydrant booster requires maintenance to comply with the performance standards within the fire safety schedule. - one exit sign not working, hydrant booster signage/locks/003 key required for access, suitable signage required for extinguishers, the fire indicator panel to be clear of a fault. - automatic fire detection and alarm system not connected to monitoring company. All other existing fire safety measures generally adequately maintained.

**FIRE AND RESCUE NSW REPORT:**

References: [BFS20/23 (10081) (D20/48719); 2020/]

Fire and Rescue NSW (FRNSW) conducted an inspection of the subject premises on 7 May 2020 in accordance with Section 9.16 and section 9.32(1)(b) of the Environmental Planning and Assessment Act 1979 (the Act).

Issues

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

1. A Fire Hose Reel is located within the fire-isolated exit/passageway on the ground floor level, contrary to the requirements of clause 10.1 of AS2441-2005 and Automatic fire detection and alarm system not connected to monitoring company, there were other maintenance issues noted with fire safety measures within the building.

## FRNSW Recommendations

FRNSW have recommended that Council, being the appropriate regulatory authority, seek to address any deficiencies associated with the issues identified above.

### **COUNCIL INVESTIGATION OFFICER RECOMMENDATIONS:**

Issue Order (NOI)	Issue emergency Order	Issue a compliance letter of instruction	Cited Matters rectified	Continue with compliance actions under the current Council Order	Council to inform the private certifying authority and give them opportunity to rectify the issue, if not rectified within 30 days Council to issue Order (NOI)
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As a result of the inspection and assessment of the issues undertaken by Council's officer it is recommended that the Private Certifier be issued with written instructions to rectify and certify certain identified fire safety deficiencies noted by FRNSW.

The above written instructions will direct the Private Certifier giving 30 days to rectify the issues raised by FRNSW.

A follow-up inspection will be undertaken by a Council fire safety officer to ensure all identified fire safety matters are suitably addressed and compliance with the terms of Council's correspondence and the recommendations of FRNSW.

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

**Trim Reference:** 2020

**CSM reference No#:** 2337312

Unclassified



File Ref. No: BFS20/23 (10081)  
TRIM Ref. No: D20/48719  
Contact: [REDACTED]

29 June 2020

The General Manager  
City of Sydney Council  
GPO Box 1591  
SYDNEY NSW 2001

Email: [council@cityofsydney.nsw.gov.au](mailto:council@cityofsydney.nsw.gov.au)

Attention: Manager Compliance/Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT  
'ZUU LIVING'  
246-250 CLEVELAND STREET, SURRY HILLS ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 5 January 2020, in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

*This building appears to be short term student accommodation and the FIP is not monitored. The building is 5 levels.*

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 7 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.

Fire and Rescue NSW

ABN 12 593 473 110

[www.fire.nsw.gov.au](http://www.fire.nsw.gov.au)

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Fire Safety Compliance Unit

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Unclassified

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 at the time of the inspection:

### 1. Essential Fire Safety Measures

#### 1A. Automatic Fire Detection and Alarm System:

- a) Maintenance – The 'Service' LED light was lit on the Fire Indicator Panel (FIP) and there was no maintenance log book available, indicating the system may not have been inspected and tested on a monthly basis, contrary to the requirements of Section 6 of AS 1851–2012 and Clause 182 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).
- b) Multiple smoke detectors within the fire-isolated stairways were covered with plastic dust caps. The dust caps were removed at the time of the inspection.

#### 1B. Fire Hydrant System:

- a) The hydrant booster assembly:
  - i. The booster assembly appears to be connected 'in series' with the fixed on-site fire pump. In this regard, a pressure gauge is affixed to the wall above the booster assembly (to indicate the pressure at the pump discharge pipe/manifold), however the pressure gauge provided is not 150mm in diameter or liquid filled and an engraved warning sign has not been provided, contrary to the requirements of Clause 7.6 of AS2419.1-2005.
  - ii. Boost pressure and test pressure signage was not provided at the booster assembly, contrary to the requirements of Clause 7.10.1 of AS 2419.1-2005.
  - iii. Above ground isolating valves are not secured or locked in the open position, contrary to the requirements of Clause 8.5.8 of AS 2419.1-2005.
- b) The hydrant pumproom – The door hardware to the hydrant pump room, was not fitted with a 003-lock compatible with FRNSW access key, therefore the room is not readily accessible to firefighters.

- c) Maintenance – The hydrant booster assembly and the internal hydrants, contained service labels/tags which indicated the hydrants have not received any routine servicing since July 2019, contrary to the requirements of Section 4 of AS 1851-2012 and Clause 182 of the EP&A Regulation.

1C. Fire Hose Reels (FHR's):

- a) A FHR is located within the fire-isolated exit/passageway on the ground floor level, contrary to the requirements of Clause 10.1 of AS2441-2005.
- b) Maintenance – The FHR's on the ground floor level, contained service labels/tags indicating the FHR's had not received any routine servicing since June 2019, contrary to the requirements of Section 9 of AS 1851-2012 and Clause 182 of the EP&A Regulation. Furthermore, the FHR's on the ground floor level were both detached from the hose guide and nozzle interlocking devices.

1D. Portable Fire Extinguishers (PFE's) – The PFE's throughout 'the premises', contained service labels/tags, indicating the PFE's had not received any routine servicing since June 2019, contrary to the requirements of Section 10 of AS 1851-2012 and Clause 182 of the EP&A Regulation.

1E. Exit signs – One of the exit signs on Level 1 was not illuminated and had not maintained, contrary to the requirements of Clause 182 of the EP&A Regulation.

1F. Annual Fire Safety Statement (AFSS) and Fire Safety Schedule (FSS) – A copy of the current AFSS and FSS were not prominently displayed within the building in accordance with Clause 177 of the EP&A Regulation.

2. Compartmentation and Separation

2A. Access to services, other than for fire-fighting or detection equipment, were provided within the fire-isolated exit/passageway, contrary to the requirements of Clause D2.7 of the National Construction Code Volume One Building Code of Australia 2019 (NCC). In this regard, the communications cupboards are located with the fire-isolated exit on the ground floor level.

3. Generally

3A. Smoke Detection and Alarm System and System Monitoring – It appears that 'the premises' may be a Class 3 boarding house as defined under Clause A6 of the NCC.

Typically a Class 3 boarding house located more than 2 storeys above ground level would require a smoke detection system complying with Clause 4 of Specification E2.2a of the NCC which is connected to a fire station or fire station dispatch centre, in accordance with the requirements of Clause 8 of Specification E2.2 of the NCC.

**Unclassified**

Based on the assumption that the premises is a Class 3 boarding house, the following items were identified at the time of the inspection:

- a) An inspection of Sole Occupancy Unit No. 302 revealed the detection system consisted of a stand-alone hardwired smoke alarm (AS3786) and what appeared to be a thermal detector with a sounder base. In this regard, it is unclear whether the SOU's are provided with smoke detection complying with Clause 4 of Specification E2.2a of the NCC which is connected to a building occupant warning system.
- b) The smoke detection system did not appear to be connected to a fire alarm monitoring system connected to a fire station of fire station dispatch centre in accordance with AS1670.3. In this regard, Alarm Signalling Equipment (ASE) was not provided at the Fire Indicator Panel and any alarm activation in the building would require an occupant to call 000.

It is recommended that Council review its records to determine whether the smoke detection and alarm system is suitable for the approved building use/classification and whether the smoke detection and alarm system is required to be monitored.

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. 3 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) [REDACTED]. Please ensure that you refer to file reference BFS20/23 (10081) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

[REDACTED]  
Senior Building Surveyor  
Fire Safety Compliance Unit