

Attachment D

**Inspection Report -
365-373A Crown Street, Surry Hills**

365-373A Crown Street Surry Hills



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 2334012

Officer: Tereza Wickerson

Date: 31 June 2020

Premises: 365-373A Crown Street, Surry Hills

Executive Summary:

Council received correspondence dated 24 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 comprises of a two-storey u-shaped masonry building with courtyard and was constructed in 1949. The premises is located on the corner of Crown Street, Foveaux Street and Little Norton Street in Surry Hills. It is primarily used for crises accommodation and a counselling facility run by the Salvation Army, known as 'Oasis'.

The building is affected by a current Council fire safety order issued on the 12th of September 2019 as modified on the 8th of May 2020. The order has been partially complied with and is undergoing compliance review.

An inspection was undertaken by Council's officer with the building manager. The inspection did not identify any new or additional significant fire safety issues outside the scope of the present order.

The premises are equipped with numerous fire safety systems (both active and passive) including water supply to the fire hydrant system, that would provide adequate provision for fire safety for occupants in the event of a fire. The annual fire safety certification is current and compliant and is on display within the building in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000.

Council investigations have revealed that whilst there remains several minor fire safety "maintenance and management" works pertaining to fire hydrant signage, fire safety systems provided within the subject premises are considered adequate in these circumstances. Council has scheduled future inspections to ensure adequate fire safety measures are being maintained until compliance of the subject fire safety order is attained.

It is considered that the items identified by FRNSW have been addressed by the scope of works specified under the current fire safety order.

Council does not intend to issue the owner(s) with a Penalty Infringement Notice with respect to fire safety equipment at this time, as the matters are being addressed.

Observation of the external features of the building did not identify the existence of any combustible composite cladding on the façade of the building(s).

Chronology:

Date	Event
24/06/2020	FRNSW correspondence received regarding fire hydrant system matters.
24/05/2020	An initial desktop review revealed premises is subject of a current Fire Safety Order [Ref No FIRE/2019/17] issued on 17 September 2019 as modified 08 May 2020; extending compliance period, includes works to the fire hydrant system.
26/05/2020	An inspection found fire safety systems were operational. The installation of a new fire hydrant booster system, concrete landing and valves were locked/secured. The required booster block plan and pressure signage are yet to be still installed however, fire contractor attendances were noted addressing the issues.
30/06/2020	Council advised the building manager by email to install temporary block plan/ pressure signage to the said booster area; with permanent signage proposed by the fire order due date. Council has scheduled progress inspections for the required works.

FIRE AND RESCUE NSW REPORT:

References: [BFS20/1437, D20/47730]

Fire and Rescue NSW conducted an inspection of the subject premises on 22 June 2020 in response to a local fire station attendance on 08 May 2020, which noted a fire hydrant system water supply issue.

Issues The report from FRNSW detailed the following issues, in particular noting:

1. Comment: The hydrant booster assembly had recently undergone an upgrade, which may explain the concern raised by the local fire station, back on 8 May 2020. Whilst the hydrant system now appears operational with town main water supply/connection.
2. A block plan of the fire hydrant system had not been provided at the booster assembly, contrary to the requirements of Clause 7.11 of AS 2419.1-2005.
3. Boost pressure and test pressure signage was not provided at the booster assembly, contrary to the requirements of Clause 7.10.1 of AS2419.1-2005.
4. 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.
5. The standing surface directly in front of the booster connections is unstable and presents a hazard to the attending fire fighters utilising the system.

FRNSW Recommendations.

FRNSW have made no direct recommendation within their report other than legislative notification and advised that it is at Council's discretion to inspect and address any other deficiencies identified.

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 by Council's officer it is recommended that Council note that the owners of the building have already been served with an Order under the requirements of the Environmental Planning and Assessment Act, 1979.

The issued fire safety order once deemed compliant will provide the occupants of the premises with adequate provisions for fire safety.

Follow-up compliance activities are being undertaken by a Council officer to ensure identified fire safety matters are suitably addressed and that compliance with the terms of Council's Order are met.

It is recommended that Council not exercise its powers to give a fire safety order at this time, having regard to the existing order.

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	2020/284117-01

Trim Reference: 2020/284117

CSM reference No#: 2334012

Unclassified



File Ref. No: BFS20/1437 (11469)
TRIM Ref. No: D20/47730
Contact: [REDACTED]

24 June 2020

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

Email: council@cityofsydney.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT
'OASIS – SALVATION ARMY'
365 CROWN STREET, SURRY HILLS ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence from the local fire station on 8 May 2020, in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

Currently no water for firefighting to the premises. Hydrant system is dry with No connection from Sydney Water to the fire hydrants within 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 22 June 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
Community Safety Directorate Fire Safety Compliance Unit	1 Amarina Ave Greenacre NSW 2190	T (02) 9742 7437 F (02) 9742 7483
www.fire.nsw.gov.au		Page 1 of 3

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

At the time of the inspection on 22 June 2020, it appeared that the hydrant booster assembly had recently undergone an upgrade, which may explain the concern raised by the local fire station, back on 8 May 2020. Whilst the hydrant system now appears operational with town main water supply/connection, the items listed below were identified, which may possibly be related to outstanding works associated with the upgrade.

A review of FRNSW records following the inspection revealed 'the premises' is subject to Fire Safety Order dated 12 September 2019, issued by City of Sydney Council (Ref: FIRE/2019/97), which encompasses the fire hydrant system. As such, and so as not to cause an estoppel to Council's current regulatory action, this matter is referred to Council for its discretion as the appropriate regulatory authority.

The following items were identified at the time of the inspection:

1. Fire Hydrant System:

1A. The hydrant booster assembly:

- i. A block plan of the fire hydrant system had not been provided at the booster assembly, contrary to the requirements of Clause 7.11 of AS 2419.1-2005.
- ii. Boost pressure and test pressure signage was not provided at the booster assembly, contrary to the requirements of Clause 7.10.1 of AS2419.1-2005.
- 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.
- iv. The standing surface directly in front of the booster connections is unstable and presents a hazard to the attending fire fighters utilising the system.

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.

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 BFS20/1437 (11469) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

[REDACTED]
Senior Building Surveyor
Fire Safety Compliance Unit