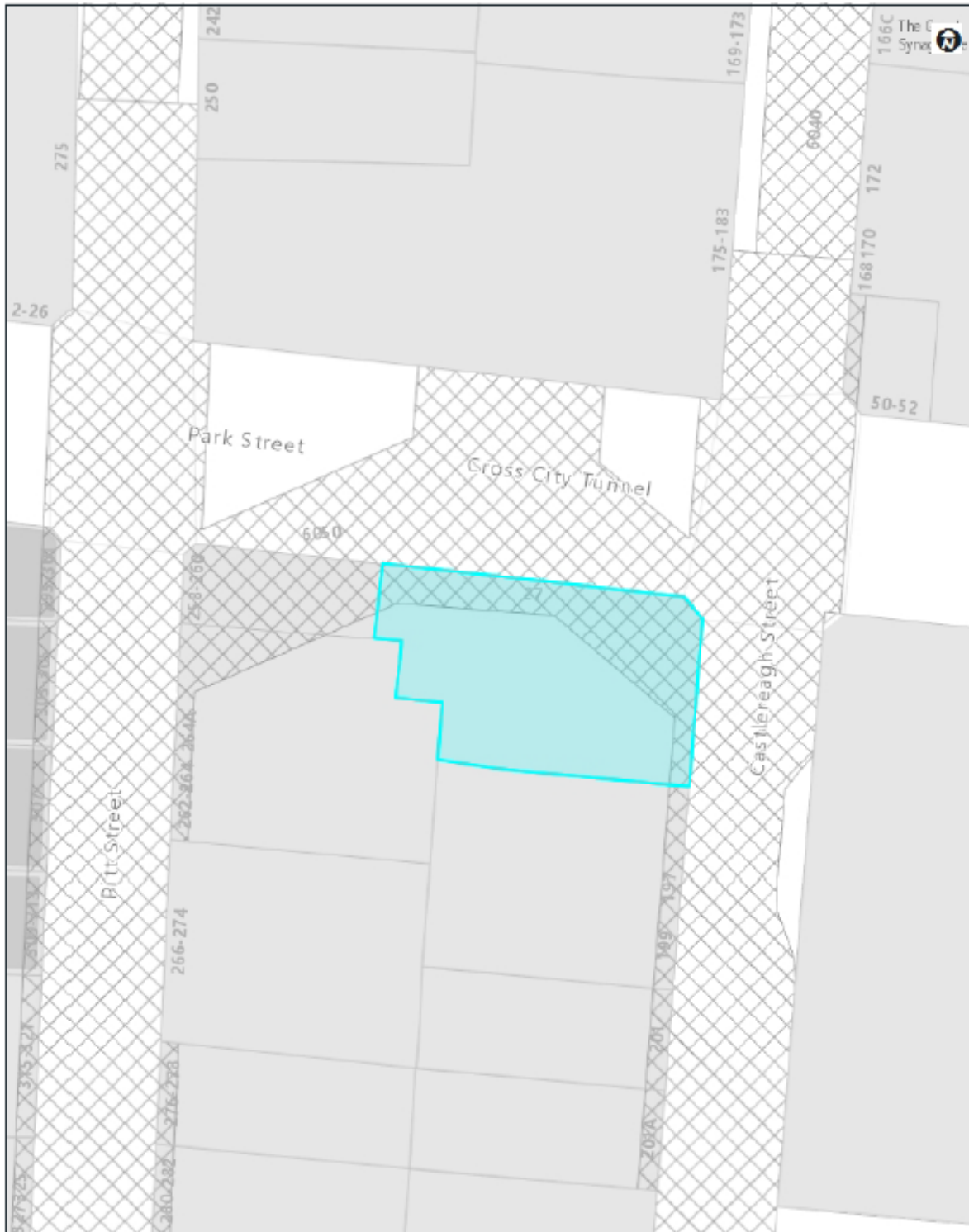


Attachment C

**Inspection Report -
27 Park Street, Sydney**



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**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 2346653

Officer: Jae Lee

Date: 31 July 2020

Premises: 27 Park Street, Sydney

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 consist of a forty-four-storey building known as the 'Park Regis' consisting of residential apartments, an adjoining hotel with ground floor retail and 4 levels of car parking.

The site is located on the corner of Park and Castlereagh Street. It has a primary street frontage to Park Street.

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

An inspection of the premises undertaken by a Council Investigation Officer in the presence of the Fire Services Manager revealed that the premises are deficient in fire safety provisions in the following areas:

- I. AS 1670.1 compliant Zone Block Plan not provided at the Fire Indicator Panel;
- II. An outdated fire hydrant system that no longer meets the operational needs of FRNSW;

Council investigations have revealed 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 is required to be issued so as to ensure and promote adequate facilities for fire safety/fire safety awareness.

Chronology:

Date	Event
15/07/2020	FRNSW correspondence received regarding premises at 27 Park Street Sydney
22/07/2020	An inspection of the subject premises was undertaken by a Council Officer in the presence of the Fire Services Manager. The inspection identified a number of fire safety concerns which are consistent with the information and findings provided by FRNSW and these fire safety concerns will need to be addressed by way of a Fire Safety Order. A copy of the AFSS was found to be displayed in the lobby of the building.

FIRE AND RESCUE NSW REPORT:

References: [BFS20/1396 (11429), D20/38952]

Fire and Rescue NSW conducted an inspection of the subject premises in relation to the adequacy of the provision for fire safety in connection with the premises.

Issues

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

1. The fire hydrant system is outdated and no longer meets the operational requirements of FRNSW;
2. A Zone Block Plan was not provided at the Fire Indicator Panel;
3. A copy of the current AFSS was not displayed in the building contrary to the requirements of Clause 177 of the EP&A Regulations.

FRNSW Recommendations

FRNSW have recommended that Council inspect the subject premises and take action to have the listed fire safety issues appropriately 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 a site inspection undertaken by Council Investigation Officers 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.

Trim Reference: 2020/213636

CSM reference No#: 2346653

Unclassified



File Ref. No: BFS20/1396 (11429)

TRIM Ref. No: D20/38952

Contact: [REDACTED]

15 July 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
PARK REGIS
27 PARK STREET SYDNEY ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 7 May 2020, in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated in part that:

- *Building over 75 meters and may require a portable pump to be brought to the building 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 21 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

Community Safety Directorate
Fire Safety Compliance Unit

1 Amarina Ave
Greenacre NSW 2190

T (02) 9742 7434
F (02) 9742 7483

Firesafety@fire.nsw.gov.au

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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

FRNSW are aware of a fire safety order being issued in 2018 against the owners of the premises. Nonetheless, the following items were identified as concerns during the inspection:

1. Essential Fire Safety Measures
 - 1A. Fire Hydrant System
 - A. The fire hydrant system appears to be installed in accordance with Ordinance 70 and Ministerial Specification No.10 (or earlier).

The fire hydrant system appears to be gravity feed and does not incorporate internal fire brigade booster connections, therefore, does not require a portable relay pump to be brought to the premises by FRNSW.
 - 1B. Smoke Detection and Alarm System
 - A. A Zone Block Plan was not provided at the Fire Indicator Panel, contrary to the requirements of Clause 3.10 of AS 1670.1-2004.
2. Generally
 - 2A. Certification
 - A. A copy of current annual fire safety statement (AFSS) was not displayed in the building contrary to the requirements of Clause 177 of the EP&A Regulation.

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 no. 2 of this report be addressed appropriately.
- b. FRNSW recommends any fire hydrant system installed in accordance with the provisions of Ordinance 70 and Ministerial Specification 10 (or earlier), should be upgraded to meet the requirements of the current Australian Standard (AS)

Unclassified

2419.1 for an equivalent new building, as these older fire hydrant systems no longer meet the operational needs 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 BFS20/1396 (11429) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

[REDACTED]

[REDACTED]

Fire Safety Compliance Unit

Unclassified