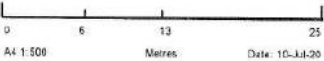


Attachment B

**Inspection Report -
591 George Street, Sydney**



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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 2341609 **Officer:** Hieu Van Luu **Date:** 10 July 2020

Premises: 591 George Street, Sydney

Executive Summary

Council received correspondence dated 6 July 2020 from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises with respect to matters of fire safety.

The site is irregular in shape. It has primary street frontage to George Street and secondary frontage to Eager Lane and Eager Street at the rear. A 28 storey commercial office and residential building is contained within the site.

An inspection of the subject premises undertaken by a Council officer in the presence of the Building Manager revealed that the isolation issues associated with the Fire Indicator Panel identified by FRNSW had been rectified.

The building has a current Fire Safety Order on the premises issued by the City, requiring several minor fire safety upgrades to the building along with some maintenance issues. The owners have been working toward achieving compliance with the requirements of the order, and all works are due 3 December 2020.

The City's cladding compliance team has commenced a cladding investigation and have issued a fire safety notice (requiring a cladding audit) for this building. Preliminary results have established that the cladding appears to be a combustible (limited) material which has been the subject of an assessment by an independent industry expert who has concluded, among other things, that the cladding can remain. City officers are continuing with the investigation and are requiring more substantive evidence prior to making a determination as to whether the cladding can remain (conditionally or otherwise) or to remove and replace with a similar looking material.

Chronology:

Date	Event
6/07/2020	FRNSW correspondence received regarding premises 591 George Street, Sydney
9/07/2020	An inspection of the subject premises was undertaken by a Council officer in the presence of the Building Manager of the building revealed that the isolation issues associated with the Fire Indicator Panel identified by FRNSW had been rectified.

FIRE AND RESCUE NSW REPORT:

References: [BFS20/1508 (11543), D20/51286; 2020/302439]

Fire and Rescue NSW conducted an inspection of the subject premises in response to receipt of correspondence on 16 May 2020, in relation to the adequacy of the provision for fire safety.

Issues

The report from FRNSW detailed the maintenance issues associated with the Fire Indicator Panel, particularly the Flow Switch isolation on level 6.

FRNSW Recommendations

FRNSW have made no direct recommendation within their report other than legislative notification and advised that it would be at Council's discretion as the appropriate regulatory authority, to determine whether further investigation is required.

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)

Inspections undertaken by a Council investigation officer in the presence of the Building Manager of the building revealed that the fire safety issues identified by FRNSW had been rectified.

Council investigation officer is to follow up for compliance with the requirements of the current Fire Safety Order.

That the Commissioner of FRNSW be advised of Council's actions and determination.

Referenced documents:

No#	Document type	Trim reference
A1.	Council Officer Report	2020/302439

Trim Reference: 2020/302439

CSM reference No#: 2341609

Unclassified



File Ref. No: BFS20/1508 (11543)
TRIM Ref. No: D20/51286
Contact: [REDACTED]

6 July 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
'SUNLORD TOWER AND CASSIA GARDEN'
589-593 GEORGE STREET, SYDNEY ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 16 May 2020, in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated in part that:

There are several isolations and the electric boosting pump appears to be running at random intervals but is isolated at the FIP.

The status appears to show 'zone isolated' which cannot be removed at the local FIP.

This building can have issues with over-population which is even more of concern when the fire detection and suppression systems are not operating correctly.

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 28 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.

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
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Unclassified

- 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.

Please be advised that details of this inspection have been provided in accordance with Section 9.32(4) of the EP&A Act. Therefore, on behalf of the Commissioner of FRNSW, the following comments are provided for your information in accordance with Schedule 5, Part 8, Section 17(1)(a) of the EP&A Act.

COMMENTS

The following items were identified during the inspection:

1. Essential Fire Safety Measures

- 1A. Fire Indicator Panel (FIP) - The FIP was displaying one (1) 'Alarm' and 'Isolation' identified as 'Level 6 Commercial - Flow Switch'.

The Building Manager assured FRNSW at the time of the inspection, that the issue would be investigated and resolved in a timely manner. FRNSW were also advised that Council has a current Fire Safety Order issued on 'the premises' which the owners have been working toward achieving compliance.

During a telephone conversation with the Building Manager, on 17 June 2016, FRNSW were advised that the issue had been resolved and the FIP was clear of any faults, alarms or isolations. It was further advised that Council had already attended the premises relating to their current Fire Safety Order.

FRNSW received email correspondence, on 29 June 2020, from the Building Manager advising that the FIP was free of all faults and the system was fully operational. A photograph of the FIP was also provided in the email to confirm the 'system status' was 'normal'.

Notwithstanding that the concerns identified at the time of the inspection, on 28 May 2020, appear to have been resolved, it was apparent that the fire detection system has a history of ongoing issues. Therefore, it would be at Council's discretion as the appropriate regulatory authority, to determine whether further investigation is required in this instance.

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 BFS20/1508 (11543) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

[REDACTED]

[REDACTED]

Fire Safety Compliance Unit