

# **Attachment C**

**Inspection Report  
330 Wattle Street, Ultimo**

# 330 Wattle Street Ultimo-locality plan



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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)**

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**File: CSM 2411604**

**Officer: Tereza Wickerson**

**Date: 5 November 2020**

**Premises: 330 Wattle Street, Ultimo**

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**Executive Summary:**

Council received correspondence dated 30 October 2020 from the Commissioner of Fire and Rescue NSW (FRNSW), in relation to fire safety concerns.

The premises comprise a 6-storey concrete building with a brick façade Circa 1906, being part of former wool store known as “Farmers and Graziers No 1.”.

The premises are located at the corner of Wattle and William Henry Street Ultimo. The building is principally used as commercial offices and is identified as a Heritage item under the City’s Sydney Local Environmental Plan 2012.

An inspection of the premises undertaken by a Council investigation officer in the presence of the building manager, revealed there were no significant fire safety issues. The isolation of the fire alarm systems identified by FRNSW (see FRNSW summary below) had been resolved at the time of the inspection. Noting that during the inspection additional minor faults were observed and form part of the corrective action letter issued.

The premises are equipped with numerous fire safety systems, both active and passive, 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 minor fire safety “maintenance works to attend to, such as the maintenance of smoke detection system, and updating exit door and hydrant system signage. The overall fire safety systems provided are considered adequate in the circumstances, and consistent with their installation standards.

The maintenance works are of a degree which can be addressed by routine preventative and corrective maintenance actions undertaken by the owner’s fire service contractor, through written instruction from Council.

The items identified by FRNSW and additional items identified during the inspection have been addressed by the issuing of a corrective action letter.

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

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**Chronology:**

| <b>Date</b> | <b>Event</b>                                                                                                                                                                                                                                                                                                                         |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 30/10/2020  | FRNSW correspondence received 30 October regarding premises '330 Wattle Street Ultimo                                                                                                                                                                                                                                                |
| 31/10/2020  | An initial desktop review shows the premises is a Heritage Item building under the Sydney Local Environmental Plan 2012, and approvals to carry out office fitouts and other heritage refurbishment. The building has a current and compliant fire safety statement, the expiry being 27 May 2021.                                   |
| 03/11/2020  | An inspection of the subject premises was undertaken by a Council officer which identified:<br>-No isolations of the fire alarm were evident at level 3<br>-A fire alarm isolation was noted due to renovation works on level 4<br>-Minor maintenance issues to a hose reel, final exit door signage, and hydrant valves and signage |
| 04/11/2020  | Council issued a corrective action letter instructing the owner to undertake maintenance work to certain fire safety measures to ensure that the smoke detection system is clear of isolations and that verification of proper performance for other fire safety measures is provided                                                |

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**FIRE AND RESCUE NSW REPORT:**

References: [BFS20/2442, D20/88748]

Fire and Rescue NSW conducted an inspection of the subject premises after receiving an enquiry about recent fire control panel and fire brigade monitoring isolations/defects.

Issues The report from FRNSW detailed several issues, noting:

1. Fire Indicator Panel (FIP) - The FIP was displaying one (1) 'Fault' and two-hundred and twenty-nine (229) 'Isolations'. The fault and the isolations were all associated with smoke detectors on levels 3 and 4.
2. Fire Hydrant System –a partial upgraded system, did not contain; boost pressure and test pressure signage or provide with 1000mm valve outlet clearances or Storz couplings, compatible with FRNSW firefighting hose connections.

FRNSW Recommendations.

FRNSW recommended that Council inspect and address the items identified and any other deficiencies at the premises.

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**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 undertaken by Council's Officer it is recommended that the owners of the building continue to comply with the written fire safety compliance instructions issued by Council officers on the 4/11/20 to rectify the identified fire safety deficiencies noted by FRNSW.

Follow-up compliance inspections are currently being undertaken and will continue to ensure all identified fire safety matters are suitably addressed and that compliance with the terms of Councils correspondence occur.

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 outcomes.

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**Referenced documents:**

| No# | Document type              | Trim reference |
|-----|----------------------------|----------------|
| A1. | Fire and Rescue NSW report | 2020/499669-01 |

**Trim Reference:** 2020/499669

**CSM reference No#:** 2411604

Unclassified



File Ref. No: BFS20/2442 (12472)  
TRIM Ref. No: D20/88748  
Contact: [REDACTED]

30 October 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  
330-370 WATTLE STREET, ULTIMO ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 10 August 2020, in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

*I have checked the fire control panel twice in recent weeks. There are currently 24 devices in fault and 176 devices isolated, mostly hard wired smoke alarms. There is currently an audio fault on the buildings warning system and the bell and warning system were isolated. Of most concern the brigade monitoring is also in the isolated state which I think means even if one of the armed devices did go into alarm no signal would be received by fire and rescue.*

*The whole of Level 1 is in the isolated state.*

*The Air Con Trip is in the isolated state.*

*The Mag Door Holder Trip is in the isolated state.*

*There are currently building works taking place on Level 3, suite 46, but this accounts for only a small percentage of isolated equipment. The building manager has isolated the brigade monitoring to avoid a fine for a false alarm.*

|                              |                    |                                                              |
|------------------------------|--------------------|--------------------------------------------------------------|
| Fire and Rescue NSW          | ABN 12 593 473 110 | <a href="http://www.fire.nsw.gov.au">www.fire.nsw.gov.au</a> |
| Community Safety Directorate | 1 Amarina Ave      | T (02) 9742 7437                                             |
| Fire Safety Compliance Unit  | Greenacre NSW 2190 | F (02) 9742 7483                                             |

[www.fire.nsw.gov.au](http://www.fire.nsw.gov.au) Page 1 of 4

Unclassified

**Unclassified**

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 25 August 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) requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting.

## **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) 'Fault' and two-hundred and twenty-nine (229) 'Isolations'. The fault and the isolations were all associated with smoke detectors on Levels 3 and 4.

Discussions with the Building Manager, at the time of the inspection, revealed there were renovations currently being undertaken in three (3) suites on Level 3 and he would investigate the reason for the fault and the excessive amount of isolations.

FRNSW received email correspondence on 26 August 2020 from the Building Manager advising that the fault had been repaired and all isolations, other than those associated with Suites 46, 47 and 48 on Level 3, which were undergoing renovations, had been removed. A photograph of the FIP was also provided in the email to confirm such.

Notwithstanding that the concerns raised in the correspondence received on 10 August 2020 and also identified at the time of the inspection on 25 August 2020 appear to have been resolved, it was apparent after reviewing the 'Fire Panel / EWIS Service Record' that the fire detection system has a history of ongoing issues, with regard to multiple faults and excessive isolations. Therefore, it would be at Council's discretion as the appropriate regulatory authority, to determine whether further investigation is required in this instance.

**Unclassified**

1B. Fire Hydrant System – It appears that the hydrant system has undergone a partial upgrade in the past. Notwithstanding this, the following comments are provided having regard to AS 2419.1.2005:

- a) The hydrant booster assembly:
  - i. 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.
  - ii. The boost inlet connections are not provided with 1000mm clearance directly in front of the valves, contrary to the requirements of Clause 3.5 of AS2419.1-2005. In this regard one of the boost inlet connections is orientated towards the rear wall therefore making it difficult for connecting hose.
  - iii. Storz couplings, compatible with FRNSW firefighting hose connections were not provided to the boost inlet connections, contrary to the requirements of Clauses 3.1 and 8.5.11.1 of AS2419.1–2005, Clauses 1.2 and 3.4 of AS2419.2–2009, Clause 3.5 of AS2419.3-2012, 'FRNSW Fire safety guideline, Technical information – Fire brigade booster connection with inlet insert – Document no. D19/4503 – Version 01 – Issued 12 March 2019' and 'FRNSW Fire safety guideline, Technical information – FRNSW compatible Storz hose connections – Document no. D15/45534 – Version 09 – Issued 10 January 2019'.

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.

**Unclassified**

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 BFS20/2442 (12472) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

[REDACTED]

Fire Safety Compliance Unit