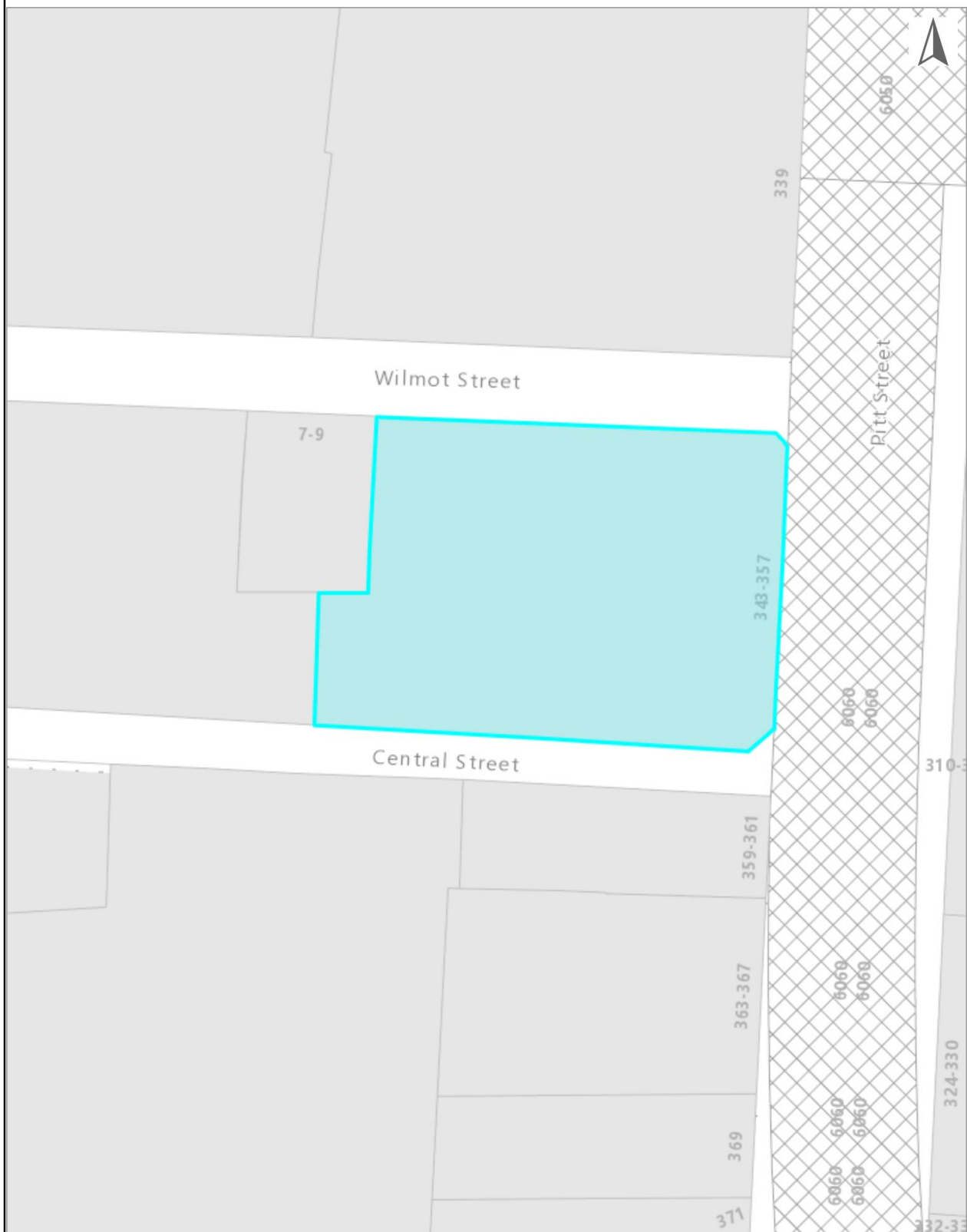


# **Attachment F**

**Inspection Report -  
343-357 Pitt Street, Sydney**



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Notes

20/04/2021

**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 2520210

**Officer:** Hieu Van Luu

**Date:** 22 April 2021

**Premises:** 343-357 Pitt Street, Sydney

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### **Executive Summary**

Council received correspondence dated 14 April 2021 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 located on the western side of Pitt Street, directly south of Wilmot Street and directly north of Central Street. A multi-storey mixed-use tower is contained within the site, consisting of commercial uses on the lower levels and residential uses on the upper floors.

An inspection of the subject premises was undertaken by a Council officer in the presence of the Caretaker revealed that the issues associated with the fire hydrant booster assembly and the fire hydrant block plan in Central Street, identified by FRNSW had not been rectified.

FRNSW has also raised issues relating to the buildings existing fire hydrant system, which was originally installed to meet the applicable standard at the time of installation. FRNSW have advised that they no longer use portable relay pumps for internal booster relay connections for the hydrant system. The subject buildings fire hydrant system currently relies upon the use of portable relay pumps.

In this regard, it is considered that the premises are deficient in fire safety and egress provisions when considering the comments provided from FRNSW.

Accordingly, Council investigations have revealed that the premises are deficient in the provisions for fire safety and that an Order 2, under Part 2 of 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.

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

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### **Chronology:**

<b>Date</b>	<b>Event</b>
15/04/2021	FRNSW correspondence received regarding premises 343-357 Pitt Street, Sydney
27/04/2021	An inspection of the subject premises was undertaken by a Council officer in the presence of the caretaker revealed that: - <ul style="list-style-type: none"><li>I. The issues associated with the fire hydrant booster assembly and the fire hydrant block plan in Central Street, identified by FRNSW had not been rectified, and</li><li>II. The fire hydrant relies on the use of portable relay booster pumps contrary to FRNSW correspondence.</li></ul>

## **FIRE AND RESCUE NSW REPORT:**

References: [BFS21/530(14606), D21/25289; 2021/176067]

Fire and Rescue NSW conducted an inspection of the subject premises on 8 March 2021 in response to receipt of correspondence in relation to the adequacy of the provision for fire safety.

### **Issues**

The report from FRNSW detailed the maintenance issues associated with the fire hydrant booster assembly and the fire hydrant block plan.

The report has also detailed the issue of Fire Hydrant Installation in that previous adopted Australian Standards for fire hydrants permitted the use of an internal booster connection for portable relay pumps to provide pressurised water for firefighting operations. FRNSW advise that the use of portable relay pumps no longer suit the operational needs of FRNSW;

### **FRNSW Recommendations**

FRNSW have made a number of recommendations within their report. In general, FRNSW have requested that Council:

1. Inspect the subject premises, address any other deficiencies identifies on the premises and take action to have the fire safety issues identified by FRNSW appropriately addressed;
2. Upgrade the fire hydrant system to operate without the need for a portable relay pump to meet the requirements of the current AS2419.1 for an equivalent new building;
3. Advise them in writing of its determination in relation to this matter in accordance with the provisions of clause 17(4) of Schedule 5 of the Environmental Planning and Assessment Act 1979.

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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 a site inspection undertaken by Council investigation officers it is recommended that Council exercise its powers to give a notice of intention (NOI) for an Order 2, under Part 2 of Schedule 5 of the Environmental Planning and Assessment Act, 1979 to address the fire safety deficiencies identified by FRNSW and Council's building 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 outcomes.

**Referenced documents:**

<b>No#</b>	<b>Document type</b>	<b>Trim reference</b>
A1.	Council Officer Report	2021/176067

**Trim Reference:** 2021/176067**CSM reference No#:** 2520210

Unclassified



File Ref. No: BFS21/530 (14606)  
TRIM Ref. No: D21/25289  
Contact: [REDACTED]

14 April 2021

General Manager  
City of Sydney  
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  
'CENTURY TOWER'  
343 - 357 PITT STREET, SYDNEY ("the premises")**

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

The correspondence stated that:

- *Ord 70, Rotax pump required, Brigade relay booster point Level 17 & 36.*

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 8 March 2021 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)

Fire and Rescue NSW

ABN 12 593 473 110

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

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

## COMMENTS

The following items were identified as concerns during the inspection:

### 1. Essential Fire Safety Measures

#### 1A. Fire Hydrant System

- A. Internal fire brigade booster connections are installed on Level 17 and Level 36 of the building. Ordinance 70 and Australian Standard (AS) 2419.1-1994 permitted the use of an internal booster connection for portable relay pumps to be installed in buildings above 75 metres or as required by the regulatory authority, to provide a pressurised water source for firefighting operations on the upper levels of the building. In this regard, the use of portable relay pumps, no longer suits the operational needs of FRNSW.
- B. FRNSW are unable to determine if the Storz adaptors installed on the boost inlet connections in Central Street are manufactured using a forging process. In this regard, the international standard NEN3374 is embossed on the coupling. NEN3374 does not refer to fire brigade thread (FBT).
- C. The Storz male adaptors installed on the boost inlet connections are of insufficient length to create a seal against the washer of the female dynamic joint of the boost inlet connection. As a result, water will leak during firefighting operations. FRNSW recommend that storz adaptors are not installed on dynamic joints ([Fire Brigade Booster Inlets](#)<sup>1</sup>). FRNSW advised the building manager that the adaptors should be removed from the boost inlets.
- D. The fire hydrant block plan is installed at the rear of the fire brigade booster cabinet. FRNSW recommend any upgrade of the hydrant system provide a permanent block plan installed in a location without the need to crawl into the cabinet.

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.

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<sup>1</sup> <https://www.fire.nsw.gov.au/page.php?id=9237>

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- b. Upgrade the fire hydrant system, to operate without the need for a portable relay pump, to meet the requirements of the current AS2419.1 for an equivalent new building, as these older fire hydrant systems no longer meet the operational requirements 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 BFS21/530 (14606) for any future correspondence in relation to this matter.

[REDACTED]

[REDACTED]

Fire Safety Compliance Unit

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