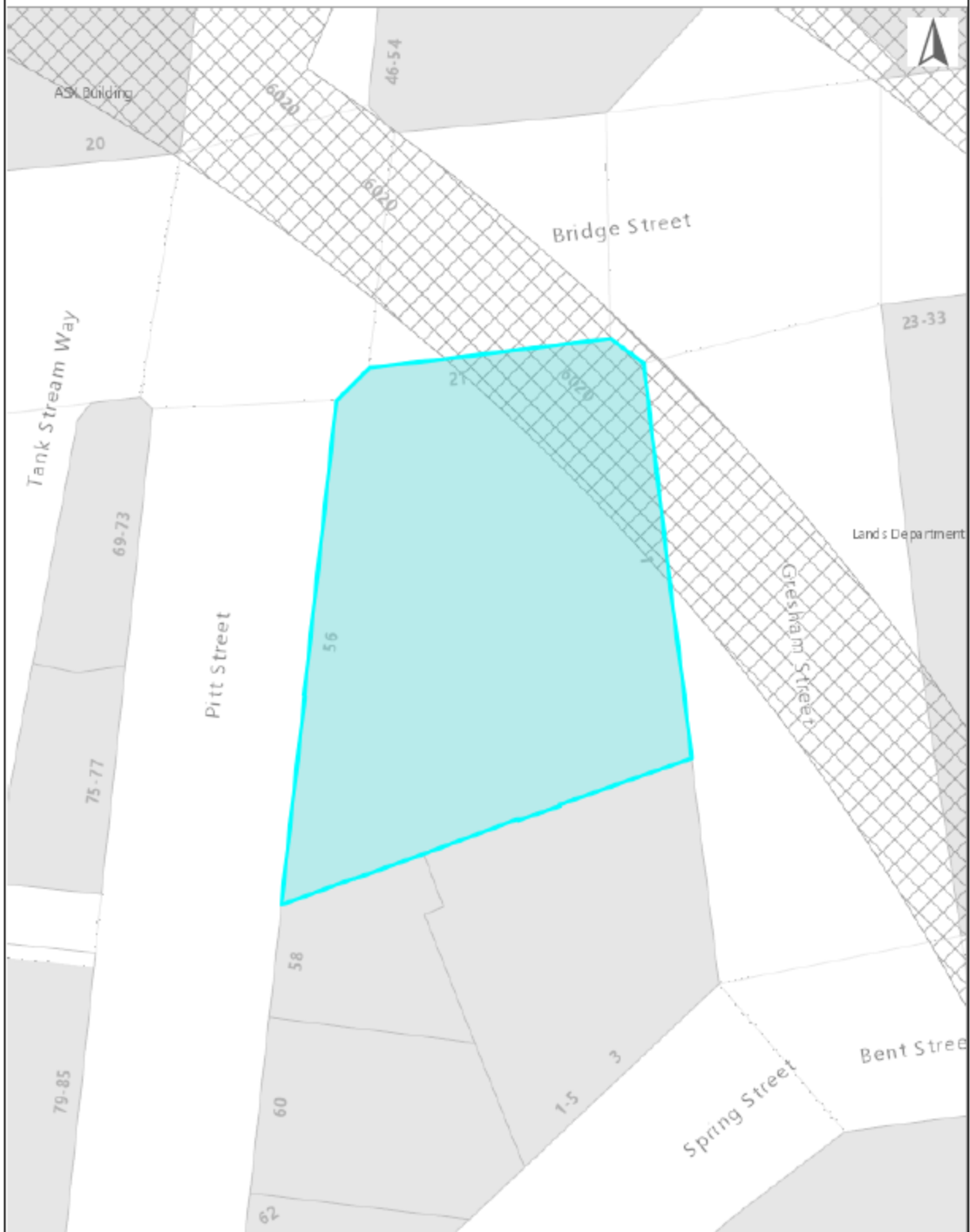


# **Attachment G**

**Inspection Report -  
56 Pitt Street, Sydney NSW**



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Notes 30/04/2021

The Royal Exchange

**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 2520227

**Officer:** Jae Lee

**Date:** 15 April 2021

**Premises:** 56 Pitt Street, Sydney (aka 21 Bridge Street)

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**Executive Summary:**

Council received correspondence dated 15 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 premises consist of a twenty-seven storey building known as the 'The Royal Exchange' consisting of commercial tenancies and retail outlets on Ground Floor level. The site is located on the corner of Pitt and Bridge Street with a primary street frontage to Pitt Street.

FRNSW 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.

The building is currently under a Fire Order for the removal and replacement of 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 Facilities Manager revealed that while there were no significant fire safety issues occurring within the building, the premises are deficient in fire safety provisions in the following areas:

- I. An outdated fire hydrant system that requires the use of portable relay pumps that no longer meets the operational needs of FRNSW;
- II. The fire hydrant block plan incorrectly identifies the location of the mid-rise booster connection;
- III. The Storz Couplings that are currently in place have been installed to the incorrect standard using an incorrect forged material.

Council investigations have revealed that the premises are deficient in the provisions for fire safety and that a fire safety Order 1 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.

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**Chronology:**

Date	Event
15/04/2021	FRNSW correspondence received regarding premises at 56 Pitt Street Sydney
21/04/2021	<p>An inspection was undertaken by a Council Officer in the presence of the Fire Services Manager.</p> <p>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.</p> <p>A copy of the AFSS was found to be displayed in the lobby of the building.</p>

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

References: [BFS21/504 (14579), D21/23954]

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:

- I. An outdated fire hydrant system that requires the use of portable relay pumps that no longer meets the operational needs of FRNSW;
- II. The fire hydrant block plan incorrectly identifies the location of the mid-rise booster connection; and
- III. The Storz Couplings that are currently in place have been installed to the incorrect standard using an incorrect forged material.

### 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.

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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 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:** 2021/190190

**CSM reference No#:** 2520227

Unclassified



File Ref. No: BFS21/504 (14579)

TRIM Ref. No: D21/23954

Contact: [REDACTED]

8 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  
'ROYAL EXCHANGE'  
56 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 in part that:

- *FRNSW are required to transport multiple portable pumps to the premises to conduct 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 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.

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  
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[Firesafety@fire.nsw.gov.au](mailto:Firesafety@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

The following items were identified as concerns during the inspection:

### 1. Essential Fire Safety Measures

#### 1A. Fire Hydrant System

- A. The fire hydrant block plan details internal fire brigade boosters assemblies are located on Levels five (5) and ten (10) of the building. Upon investigation FRNSW observed that an internal booster is only located on Level ten (10) and that the cupboard on Level five (5) is incorrectly identified as a booster connection.

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 valved outlets of the internal booster connection are manufactured using a forging process. In this regard, the international standard NEN3374 is embossed on the coupling. NEN3374 does not make reference to fire brigade thread.

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.
- 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 2419.1 for an equivalent new building, as these older fire hydrant systems no longer meet the operational needs of FRNSW.

Unclassified

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 BFS21/504 (14579) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

[REDACTED]

[REDACTED]

Fire Safety Compliance Unit

Unclassified