

Attachment D

**Inspection Report
173-179 Pitt Street, Sydney**

**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 2520199

Officer: Ashley Host

Date: 6 May 2021

Premises: 173-179 Pitt Street, Sydney (Hooker House)

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 22-storey mixed use commercial and retail building exceeding 25 metres in height.

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.

Council investigations reveal that the premises lack adequate facilities to assist FRNSW in firefighting and rescue operations, and that a fire safety order to be issued under Schedule 5 of the Environmental Planning and Assessment Act, 1979 is required to ensure and promote adequate facilities for fire safety.

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

Chronology:

Date	Event
8.04.2021	FRNSW correspondence received regarding premises 173-179 Pitt Street, Sydney
29.04.2021	An inspection of the subject premises was undertaken by Council investigation officer Ashley Host in attendance with Facilities Manager, and specialists from Infinity Fire Protection

FIRE AND RESCUE NSW REPORT:

References: BFS21/1478 (14553), D21/24040, 2021/163678

Fire and Rescue NSW received correspondence in relation to the adequacy of the provision for fire safety in connection with the premises.

The correspondence states in part that "FRNSW are required to transport portable relay pumps to the Ordinance 70 building booster connection on Level 17"

Issues

The report from FRNSW details the following issues with regards to the building located at 173-179 Pitt Street, Sydney:

1. Essential Fire Safety Measures

1A. Fire Hydrant System

- A. An internal booster connection is installed on Level 18 for the connection of a portable pumpset to conduct firefighting operations.

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. A fire hydrant pumpset located at the roof top plant room was out of service at the time of inspection. Maintenance contractors advised that parts were yet to be delivered.

FRNSW Recommendations

FRNSW recommends that Council:

- a. Inspect and address any other deficiencies identified on 'the premises' and require item no. 1A of this report be addressed appropriately.
- 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.

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)
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As a result of a site inspection 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 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 determination.

Referenced documents:

No#	Document type	Trim reference
A1.	Fire and Rescue NSW report	2021/183531
A2.	Locality Plan	2021/183531
A3	Attachment cover sheet	2021/183531

Trim Reference: 2021/183531

CSM reference No#: 2520199

Unclassified



File Ref. No: BFS21/478 (14553)

TRIM Ref. No: D21/24040

Contact: [REDACTED]

8 April 2021

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
HOOKER HOUSE
173-179 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 portable pumps to the Ordinance 70 building. Booster connection Level 18*

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

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
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Firesafety@fire.nsw.gov.au

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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. An internal booster connection is installed on Level 18 for the connection of a portable pumpset to conduct firefighting operations.

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. A fire hydrant pumpset located at the roof top plant room was out of service at the time of inspection. Maintenance contractors advised that parts were yet to be delivered.

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. 1A of this report be addressed appropriately.
- 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.

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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 BFS21/478 (14553) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

[REDACTED]

[REDACTED]

Fire Safety Compliance Unit

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