

Attachment D

**Inspection Report
80 George Street, The Rocks**



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Notes

80 George Street, THE ROCKS

14/04/2022

**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 2750380

Officer: Jae Lee

Date: 11 July 2022

Premises: 80 George Street, The Rocks

Executive Summary:

The City of Sydney requested a 'joint inspection' and 'comment on an occupied building' from Fire and Rescue NSW (FRNSW) in relation to a fire services upgrade that recently took place under a Council Fire Order at 80 George Street, The Rocks.

Council received correspondence on 29 March 2022 from FRNSW in relation to the joint inspection that took place on 16 March 2022.

The premises consist of a five storey State Heritage listed building known as the 'Metcalf Bond' containing commercial tenancies. The site is bounded by the Bradfield Highway, George Street and Hickson Road with the primary street frontage located on George Street.

FRNSW raised issues relating to the buildings fire hydrant and automatic smoke detection system which were being completed during works in response to Council's Fire Safety Order. Observation of the external features of the building did not identify the existence of any potential combustible composite cladding on the façade of the building.

A joint inspection of the premises undertaken by a Council investigation officer, owner's representative and a FRNSW inspector revealed that there were a number of incomplete works in the fire services upgrade.

The fire safety issues that were identified within the building, are as follows;

- I. Smoke detectors were covered with masking tape;
- II. 20 zones were isolated on the Fire Indicator Panel;
- III. Sprinkler flow switches were isolated;
- IV. The EWIS was switched to manual;
- V. FRNSW were unable to determine the length of time the system disablements were in place;
- VI. The FIP block plan located at the pedestrian entry on George Street does not depict the building as the entry points and layout does not reflect the building as built;
- VII. Un clear that pumpsets meet the required flows for the combined system;
- VIII. FRNSW are of the opinion the pumpsets are installed in series with the booster assembly, Clause 7.6 of AS 2419.1-2005;
- IX. Butterfly valves have been replaced with gate valves. The tamper switch assembly has not been transferred to the new isolation valves;
- X. Floor block plans have not been installed adjacent to sprinkler stop valves in the No.1 fire stair contrary to the requirements Clause 2.2.5 of AS 2118.6-2012;

- XI. Valve numbering is not installed at sprinkler valves and system isolation valves contrary to the requirements Clause 8.5.8 of AS 2419.1-2005.

Most of these issues were due to the building being under construction. Although the joint inspection revealed that the premises were deficient in the provisions for fire safety, the subject building was under a Fire Safety Order where works were still in progress to achieve compliance. The issues raised by FRNSW have now been completed and the building has been upgraded.

Chronology:

Date	Event
10/9/2015	Council Fire Safety Order issued to the Sydney Harbour Foreshore Authority (SHFA). Following the order, there were negotiations with the Council about the specifics of the upgrade works, prior to works commencing.
17/08/2021	The City of Sydney submitted a formal request for a joint inspection and comment from FRNSW regarding the property 80 George Street, The Rocks.
16/03/2022	A joint inspection of the subject premises was undertaken by a Council Officer, FRNSW inspector and a representative from Place Management NSW (formerly SHFAs). The inspection identified a number of incomplete works which were consistent with the information and findings provided by FRNSW and these fire safety concerns are currently being addressed by Fire Safety Order (FIRE/2014/30). A copy of the AFSS was found to be displayed in the lobby of the building.
23/03/2022	A routine progress inspection was carried as part of ongoing fire order works. The issues identified by FRNSW were still outstanding but progressing in accordance with the fire order requirements.
29/03/2022	S9.32 correspondence from FRNSW received regarding premises at 80 George Street, The Rocks NSW.
1/07/2022	A final inspection of the property was carried out by a Council Officer, which identified that all issues raised by FRNSW are now complete, and no further action is required.

FIRE AND RESCUE NSW REPORT:

References: [BFS21/2829 (16755), D22/22727]

Fire and Rescue NSW conducted a joint inspection with City of Sydney 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 incomplete works to the fire services upgrade in progress under Councils Fire Order.

Issue	City response
Smoke detectors were covered with masking tape	Works complete, no further action required.
20 zones were isolated on the FIP	Works complete, no further action required.
Sprinkler flow switches were isolated	Works complete, no further action required.
The EWIS was switched to manual	Works complete, no further action required.
FRNSW were unable to determine the length of time the system disablements were in place	Works complete, no further action required.
The FIP block plan located at the pedestrian entry on George Street does not depict the building as the entry points and layout does not reflect the building as built	Works complete, no further action required.
Do the pump sets meet the required flows for the combined system	Works complete, no further action required.
FRNSW are of the opinion the pumpsets are installed in series with the booster assembly, Clause 7.6 of AS 2419.1-2005	Works complete, no further action required.

Butterfly valves have been replaced with gate valves. The tamper switch assembly has not been transferred to the new isolation valves	Works complete, no further action required.
Floor block plans have not been installed adjacent to sprinkler stop valves in the No.1 fire stair contrary to the requirements Clause 2.2.5 of AS 2118.6-2012	Works complete, no further action required.
Valve numbering is not installed at sprinkler valves and system isolation valves contrary to the requirements Clause 8.5.8 of AS 2419.1-2005	Works complete, no further action required.

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.

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	Matters are currently being addressed under the current Council Fire Safety Order

The fire safety deficiencies identified by FRNSW and Council's Investigation Officer have been rectified and no further action required.

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

Trim Reference: 2022/197212

CSM reference No#: 2750380

Unclassified



File Ref. No: BFS21/2829 (16755)

TRIM Ref. No: D22/22727

Contact: [REDACTED]

24 March 2022

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: REQUEST FOR COMMENT
METCALF BUILDING
80 GEORGE STREET THE ROCKS ("the premises")**

In reply to Council's request for comment from Fire & Rescue NSW (FRNSW) an inspection was conducted by officers of the Fire Safety Compliance Unit of FRNSW in accordance with the provisions of Section 9.32(2)(a) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) on 16 March 2022 along with Council officer Jae Lee.

FRNSW notes the submission of the following, in relation to this request:

- Assessment Report (Gap Analysis) – Wormald Fire – 21 June 2021 – Report No. 4136133.
- Fire Safety Strategy - Wet Fire – Warrington Fire – 10 August 2021 Revision: CFSS1.0

FRNSW has considered the documentation submitted in relation to the request for comment and provides the following comments:

- FRNSW notes that a combined Automatic Fire Sprinkler System and Hydrant System (Combined System) is installed at the premises.
- FRNSW conditionally support the location of the combined fire hydrant sprinkler booster assembly at the premises.

Fire and Rescue NSW

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Fire Safety Compliance Unit

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Unclassified

The following details are provided for your information, in accordance with the provisions of Section 9.32(1)(b) of the EP&A Act.

COMMENTS

The following items of concern were identified during the FRNSW inspection, dated 16 March 2022:

1. Numerous smoke detectors throughout the premises were covered with masking tape.
2. The Smoke Detection and Alarm System (SDAS) was not capable of automatic operation to detect fire or alert occupants of an incident at the premises. The following was observed.
 - 2A. 20 zone were isolated on the Fire Indicator Panel (FIP).
 - 2B. All sprinkler flow switches were isolated.
 - 2C. The emergency warning and intercom system was switched to manual.
 - 2D. FRNSW were unable to determine the length of time the system disablements have been in place. No records at the premises detailed isolations or faults.
3. The FIP block plan located at the pedestrian entry, George Street, does not depict the building as the entry points and layout does not reflect the building as built.
4. In relation to the combined system, FRNSW notes the following,
 - 4A. Flow requirements,
 - A. The booster assembly incorporates six feed and six boost connections. This is assumed to be 60 L/sec.
 - B. Each combined pumpset is has a duty of 43 L/sec.
 - C. The block plan details flow requirements for each sprinkler installation up to 2400 L/min.
 - D. Do the pumpsets meet the required flows for the combined system?
 - 4B. FRNSW are of the opinion the pumpsets are installed in series with the booster assembly, Clause 7.6 of Australian Standard (AS) 2419.1-2005.
 - 4C. Butterfly valves (Item 2.1 Gap Analysis) have been replaced with gate valves. The tamper switch assembly has not been transferred to the new isolation valves.

- 4D. Floor block plans have not been installed adjacent to sprinkler stop valves in the No.1 fire stair contrary to the requirements Clause 2.2.5 of AS 2118.6-2012.
- 4E. Valve numbering is not installed at sprinkler valves and system isolation valves contrary to the requirements Clause 8.5.8 of AS 2419.1-2005

With consideration given to the abovementioned items identified during the inspection, FRNSW is of the opinion that adequate provision for fire safety has not been made concerning the building.

RECOMMENDATIONS

FRNSW recommends that:

- a. Inspect and address any other deficiencies identified on 'the premises', and require item no. 1 through to item no. 4 of this comment be addressed appropriately.
- b. Signage a minimum size A4 to be permanently affixed to the wall adjacent to the FIP, George Street pedestrian entry, stating,

FIRE BRIGADE BOOSTER

HICKSON ROAD

Signage is to be a minimum size A4 in a colour contrasting that of the background with text 25 mm in height.

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 BFS21/2829 (16755) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]
[REDACTED]

Fire Safety Compliance Unit

CC: [REDACTED]
[REDACTED]
[REDACTED]