

# **Attachment H**

**Inspection Report  
420-426 Pitt Street, Haymarket**

# 420-426 Pitt Street Haymarket



© City of Sydney Council 2022. All Rights Reserved  
This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's Spatial Services of any map discrepancies.  
No part of this map may be reproduced without written permission.



Notes

5/08/2022

**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 2823364    Officer:    T. Zeljkovic**

**Date: 8 August 2022**

**Premises: 420-426 Pitt Street, Haymarket**

---

**Executive Summary:**

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the Mosaic Building 420 Pitt Street, Haymarket on 22 July 2022, with respect to matters of fire safety.

Council records identify the premises address as 420-426 Pitt St in Haymarket, the site encompassing two buildings. A two-storey building containing a remnant façade of a neighbouring Hotel (circ. 1904), listed as heritage item under City's Sydney Local Environmental Plan 2012. With a thirty-three-storey residential and commercial building and basement car parking called "Mosaic" (circ 2005) to the rear of the allotment bounding Campbell Street.

The premises' awnings and two entry points within Pitt Street and Campbell Street in Haymarket, contain metal composite cladding and has been referred to Councils Cladding Compliance team for further review. Should a notice be required requiring cladding removal and replacement, appropriate precautionary interim fire safety measures will be put in place to assist in safeguarding occupants whilst cladding removal and replacement works are undertaken.

An inspection of the premises undertaken by a Council investigation officer in the presence of the building manager, revealed there were no other significant fire safety issues occurring within the building.

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 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 several minor fire safety "maintenance and management" works to attend to, which include a repairs to three fire doors, updating hydrant and sprinkler signage/block plans and maintenance verification of the hydrant relay pump and sprinkler testing, the overall fire safety systems provided within the building are considered adequate.

It is considered that the above fire safety concerns are of a degree which can be addressed by routine preventative and corrective maintenance actions undertaken by the owner's fire service contractor(s) through written instruction from Council.

---

**Chronology:**

<b>Date</b>	<b>Event</b>
22 July 2022	FRNSW correspondence received regarding premises 420 Pitt St Haymarket; concerns raised pertaining to egress doors, Hydrant system – relay pump, inadequate test/ boost signage , block plans , verification of sprinkler capacity levels 2 & 11
24 July 2022	Desktop review conducted: <ul style="list-style-type: none"><li>• Indicated site address as 420-426 Pitt Street, Haymarket</li><li>• site containing two buildings, one low level has heritage façade - attached to Chamberlain Hotel next door at 428 Pitt St Haymarket (Circ1904) and a residential/commercial Tower called Mosaic (33 levels - Circ 2008 )</li><li>• no current compliance action noted</li><li>• compliant Annual Fire safety Statement – expiry 8 October 2022</li></ul>
4 August 2022	Site inspection conducted with Building manager of Mosaic present, access gained to various common levels, fire control room, pump rooms, level 23 relay pump room. Officer noted the following: <ul style="list-style-type: none"><li>• level 30 fire door in alarm mode - on Fire indicator panel</li><li>• annual fire safety statement present on site</li><li>• fire control room clear - free of goods or other storage</li><li>• level 23 fire doors accessible entry into fire stairs</li><li>• rear exit bounding 428 Pitt St - Storage of Pub goods/ 2 cars 1.5 metre clearance(s)</li><li>• hydrant &amp; sprinkler booster/pumps lacking signage, test/pressure boost, block plans lacking details</li><li>• Exit signs and other fire systems online</li></ul>
5 August 2022	Site instruction sent to Building Manager pertaining to fire alarm/ fire door fault, egress, auto lock verification, block plan, test signage, sprinkler system and replay pump maintenance verification sent – Building manager responded - fire practitioners have been contacted to investigate and follow up matters raised.
9 August 2022	Further corrective action letter issued, pertaining to FRNSW matters raised- nominating compliance time frames

---

**FIRE AND RESCUE NSW REPORT:**

References: [BFS22/1085; 2022/414492-01]

Fire and Rescue NSW conducted an inspection of the subject premises after receiving an enquiry about fire safety matters pertaining to locked fire doors, FRNSW indicate these doors contain automatic fail-safe devices.

Issues: The report from FRNSW detailed the following observations.

The report from FRNSW detailed a number of issues, in particular regarding maintenance.

Issue	City response
<p><u>Essential service measures –</u>            1A. Fire Hydrant System – Items a-i</p> <ul style="list-style-type: none"> <li>a. The block plan does not contain adequate detail</li> <li>b. Boost pressure signage/ verification for three zones required</li> <li>c. Low-rise and high-rise descriptors should be removed from the boost inlet connections and block plan</li> <li>d. Level 23 Pump relay room, requires verification/further instruction for firefighting operations</li> <li>e. Level 23 pump set compliance to Australian Standard (AS) 2419 review required pertaining to connections and drainage.</li> <li>f. Valves installed at the pressure reduction station to be monitored in accordance with Clause 4.4.5 of AS 2419.1-1994</li> </ul> <p>Pressure reduction station valves to comply with AS 2638 or approved butterfly valves closed by rotating the wheel clockwise</p> <ul style="list-style-type: none"> <li>g. Hydrant off/ pump switch – verify shut down i.e. whole or part</li> <li>h. Remove non applicable Hydrant pump room signage – Campbell Street entry</li> </ul>	<p>To be addressed by Councils written instruction, requiring engaging suitable fire safety practitioners to:</p> <ul style="list-style-type: none"> <li>• verify hydrant pump and sprinkler systems water flow/pressures for system coverage</li> <li>• updating of associated signage/ block plans/ relay pump written instructions - for required fire-fighting operations</li> <li>• verify testing of the relay pump set - net positive suction head and or / annual testing regime to AS1851</li> </ul>
<p>1B Automatic Fire Sprinkler System-</p> <ul style="list-style-type: none"> <li>a. Two boosters located in Campbell Street – determine if adequate pressure and flow can be achieved should the fire brigade undertake to boost operations</li> </ul>	<p>To be addressed by Councils written instruction, requiring engaging suitable fire safety practitioners to verify total water flow per sec and update Block plan accordingly</p>
<p>2. Fire Control Centre –</p> <ul style="list-style-type: none"> <li>a. The fire control centre and the associated fire isolated passageway were being used to store maintenance material contrary to the requirements of Section 109 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR 21) and Specification E1.8-2 of the National Construction Code 2019 Volume One, Building Code of Australia (NCC).</li> </ul>	<p>Compliance has been achieved – fire control room free from stored materials at time of FRNSW and Council inspections</p>

FRNSW is therefore of the opinion that there are inadequate provisions for fire safety within the building.

FRNSW Recommendations

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

---

**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 investigation undertaken by Council's investigation officer it is recommended that the owner of the building continue to comply with the written fire safety compliance instructions as issued by Council's officer to rectify the identified fire safety deficiencies noted by FRNSW.

Follow-up compliance inspections are currently being undertaken and will continue to be undertaken by a Council investigation officer to ensure already identified fire safety matters are suitably addressed and that compliance with the terms of Councils correspondence and the recommendations of FRNSW 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 determination.

---

**Referenced/Attached Documents:**

2022/414492-01	FRNSW S9.32 report dated 19 July 2022
----------------	---------------------------------------

**Trim Reference:** 2022/414492

**CSM reference No#:** 2823364

Unclassified



File Ref. No: BFS22/1085 (20151)

TRIM Ref. No: D22/60111

Contact: [REDACTED]

19 July 2022

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  
MOSAIC  
420 PITT STREET HAYMARKET ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 16 March 2022, in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

- *Fire doors are locked on the upper floors even when the alarm is sounding. Impossible to evacuate without using the lift as all the fire doors are locked. Floors 27-32. Serious breach of regulations. Needs urgent attention.*

Firefighters from the City of Sydney fire station identified this building as requiring a portable pumpset to be transported to the building to combat a fire at the premises.

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 22 March 2022 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

1 Amarina Ave

T (02) 9742 7434

Fire Safety Compliance Unit

Greenacre NSW 2190

F (02) 9742 7483

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

Page 1 of 5

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

An inspection revealed that the egress doors providing access to the fire-isolated stairway were locked with electronic door latches. Located next to the fire door was a white-coloured break glass alarm. FRNSW noted Clause D2.21 Automatic Fail-Safe Devices as an essential fire safety measure listed on the Annual Fire Safety Statement (AFSS) and did not take any action on this matter.

The following items were identified as concerns during the inspection:

### 1. Essential Fire Safety Measures

- 1A. Fire Hydrant System – Is listed on the AFSS, dated 8 October 2021, as meeting the minimum standard of performance in accordance with Australian Standard (AS) 2419.1.

The AFSS does not identify the hydrant standard as complying with 1994 or 2005. FRNSW believe the installation is similar to the AS2419.1-1994 with some upgrades undertaken.

The following was observed.

- A. The block plan does not contain adequate detail to ensure firefighters using the facility are aware of the system in terms of its designed capacity, contrary to Clause C2.3 of AS 2419.1 -1994. The block plan is not considered a permanent diagram which is water-resistant and fade-resistant. The block plan lacks detail, as listed in Clause 2.3 of AS2419.1994.
- B. The fire hydrant installation appears to comprise three pressure zones. Zone 3 (carpark 1 to Level 7), low-rise booster assembly, with pressure and flow supplied from the town main. Zone 2 (Level 8 to 22) and Zone 1 (Level 23 to Roof) have a water supply from the rooftop tanks and a high-rise booster connection in relay (series) with the mid-level pumpset.

Boost and test pressure signage is not installed at the hydrant booster cabinet to advise the fire brigade of boost pressure to provide 700 kPa at the most hydraulically disadvantaged hydrant in each pressure zone or the required pressure for the relay pumpset.

- C. The fire hydrant booster is in Campbell Street on the southern end of the building. The booster comprises an 'H' pattern booster for carpark 1 to Level 7 and a high-rise boost inlet connection.



**Unclassified**

The boost inlet connections have a sticker stating, "HYDRANT BOOSTER HIGH RISE" and "HYDRANT BOOSTER LOW RISE".

Low-rise and high-rise descriptors should be removed from the boost inlet connections and block plan. The term high-rise booster, which boosts the ground level (booster level), is nonsensical.

- D. A manual start relay pumpset is installed on Level 23 in a fire hydrant pumphouse. FRNSW believe that the pipework and isolation valves at the relay pump and pressure reduction station configuration may need firefighter intervention to conduct firefighting operations above that level. No signage or instruction is provided.
- E. FRNSW believe that the manual start relay pump on Level 23 has been a part of an upgrade. FRNSW would typically see an internal booster connection at this location under Clause 5.8 of AS 2419.1-1994.

FRNSW cannot determine if the pumpset is provided with the minimum or required *net positive suction head* to the requirements of AS 2941.

FRNSW was advised by Abate fire, the fire service maintenance contractor, that pressure and flow testing cannot be conducted on the relay pumpset without a portable pump being connected to the high-rise booster connection in Campbell Street.

- F. Quarter-turn ball/butterfly valves installed at the pressure reduction station are not monitored in accordance with Clause 4.4.5 of AS 2419.1-1994.
- G. Quarter-turn ball/butterfly valves installed at the pressure reduction station do not comply with the requirements of Clause 6.5.2 of AS2419.1-1994. In this regard, the standard requires the valve to be, in part, a full-flow outside screw and yoke wheel gate valves complying with AS 2638 or approved butterfly valves closed by rotating the wheel clockwise.
- H. A red button is provided at the hydrant booster assemblies, which states, "HYDRANT PUMPS SHUT OFF SWITCH". FRNSW cannot determine if this button isolates the crank or shuts down both rooftop pumps simultaneously and whether the pumps restart with continued water flow.
- I. Signage at the Campbell Street carpark entry states, in part, "MDF and HYDRANT PUMPHOUSE sharp left at the base of the ramp..." FRNSW was advised by the building manager that there were no hydrant pumphouses in that location.

1B. Automatic Fire Sprinkler System

- A. The sprinkler booster at the Campbell Street carpark entry consists of two boost inlet connections which typically equate to a total water flow of 20 L/sec (1200 L/min). The sprinkler block plan states that the *Remote Area* Level 11 requires 1800 L/min, and the *Favourable Area* Level 8 requires 2133 L/min. FRNSW cannot determine if adequate pressure and flow can be achieved should the fire brigade undertake to boost operations.
2. Fire Control Centre
- 2A. The fire control centre and the associated fire isolated passageway were being used to store maintenance material contrary to the requirements of Section 109 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR 21) and Specification E1.8-2 of the National Construction Code 2019 Volume One, Building Code of Australia (NCC).
    - A. FRNSW received photographic evidence that the material had been removed by building management

FRNSW is 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 to be addressed appropriately.
- b. The relay pump should be,
  - a. Relocated to a position in the building where a net positive suction head is available, or
  - b. The scheduled testing of the relay pumpset in accordance with AS 1851 is listed as a critical fire safety measure on the Fire Safety Schedule.
- c. Should determine what firefighter intervention is required to prevent water cycling through the pressure reduction valves and relay pumpset when manually started should the relay pumpset remain on Level 23. Appropriate instruction should be provided on the Level 23 pumproom.
- d. Multiple boost and test pressure signage should be installed at each boost inlet connection for each pressure zone as per Item 1A.B. above. The Zone 2 and 3 boost inlets connection should contain two pressures (see Figures 1 and 2).

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 BFS22/1085 (20151) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]  
[REDACTED]  
Fire Safety Compliance Unit

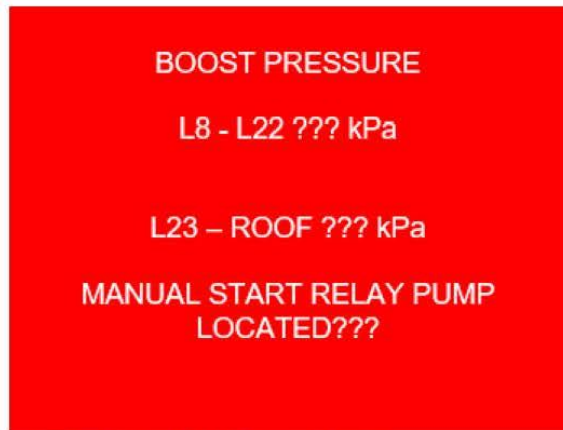


Figure 1 - Example Boost Pressure signage.

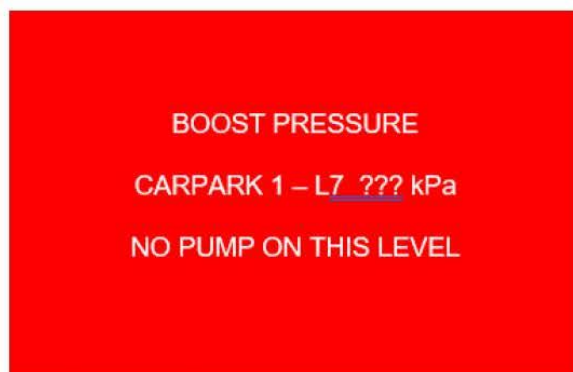


Figure 2 - Example Boost Pressure Signage