

# **Attachment G**

**Inspection Report  
456 Kent Street, Sydney**

# 456 Kent Street, Sydney (Town Hall House)



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Notes

3/08/2022

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**Council Investigation Officer Inspection and Recommendation Report  
Clause 17(2) of Schedule 5 of the Environmental Planning and Assessment Act 1979  
(the Act)**

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**File: CSM 2822785**

**Officer: Ashley Host**

**Date: 9 August 2022**

**Premises: 456 Kent Street, Sydney (Town Hall House)**

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**Executive Summary:**

Council received correspondence dated 21 July 2022 from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises with respect to matters of fire safety.

The site contains a single mixed use commercial and office building known as Town Hall House, located at the rear of Sydney Town Hall with primary street access to the western side of Kent Street. The building is twenty-three storeys in height with four basement levels.

An inspection of the premises undertaken by a Council investigation officer revealed that the premises are deficient in fire safety and egress provisions in the following areas:

- (i) Inadequate facilities to suppress fire. FRNSW operational concerns due to age of system, lacking block plan, hydrant system relies on the use of a portable relay pump to be brought to the building to provide adequate coverage to upper floors in a fire emergency.

Council investigations have revealed that the premises are deficient in the provisions for fire safety and that a fire safety order is to be issued under Schedule 5 of the Environmental Planning and Assessment Act, 1979 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 potential combustible composite cladding on the façade of the building.

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**Chronology:**

<b>Date</b>	<b>Event</b>
21.07.2022	FRNSW correspondence received regarding premises 456 Kent Street, Sydney (Town Hall House)
03.08.2022	An inspection of the subject premises was undertaken by a Council officer and revealed the following fire safety issues within the building at the time of inspection: <ol style="list-style-type: none"><li>1. The fire hydrant system is installed to meet the performance requirements of an earlier standard that may not meet the current operational needs of FRNSW</li><li>2. A hydrant block plan could not be located near the fire hydrant or the hydrant pumproom to assist in fire fighting operations</li><li>3. The hydrant booster connections comprise of 65mm inlet connections in lieu of Storz coupling connections which do not meet the operational needs of FRNSW</li><li>4. An internal booster connection is provided at the mid-level plant room that requires a portable relay pump to be brought to and carried up the building which does not meet the current operational needs of FRNSW</li></ol>
17.08.2022	Heritage advice received about the proposal to upgrade the hydrant system. Discussions have also been held with representatives of the City's property team, who are aware of the works required.
19.08.2022	Notice of proposed fire safety order sent to the owners of the building.

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

References: BFS21/834 (14903), D22/60409, Trim Ref: 2022/389425

Fire and Rescue NSW (FRNSW) received correspondence on 9 May 2022 concerning the adequacy of the provision for fire safety in connection with the premises, namely that a portable pump is required to be transported to the premises to conduct fire fighting operations on upper levels.

### Issues

The report from FRNSW detailed numerous issues, in particular noting:

Issue	City response
Fire hydrant system is installed to an older standard recommending either a complete or partial upgrade of the hydrant system	To be addressed in the Notice of intended fire safety Order, to require a partial upgrade of the fire hydrant and hydrant booster system to meet the current performance requirements of FRNSW
A fire hydrant block plan could not be located at the building to assist in fire fighting operations	To be addressed in the Notice of intended fire safety Order, to require a zone block plan to be installed adjacent the hydrant booster and within the hydrant pumproom
The hydrant booster connection at the carpark entry comprises of 65mm inlet connections which do not meet the operational needs of FRNSW	To be addressed in the Notice of intended fire safety Order, to require Storz coupling connections to be provided to all fire hydrant valves
An internal booster connection is installed at the mid-level plant room that requires a portable pump to be brought to and carried up the building which does not meet the operational needs of FRNSW	To be addressed in the Notice of intended fire safety Order, to require the fire hydrant system to operate without the need for a portable relay pump
Access to the hydrant pumproom and water storage tanks in the roof plant level were not available on the day of inspection	No action required - areas are secure from unauthorised access in accordance with standard requirements In a fire emergency FRNSW are issued with a copy of the buildings fire service keys from the 24/7 onsite security gatehouse on arrival, or alternatively escorted to the area by a member of the 24/7 onsite security team

FRNSW Recommendations

FRNSW have made two recommendations within their report and request that Council:

1. Inspect the subject premises and take action to have the identified fire safety issues appropriately addressed
2. 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)
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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 the Council investigation officer. The NOI was issued on 19 August 2022.

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/Attached Documents:**

2022/408652-01	FRNSW S9.32 report dated 21 July 2022
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**Trim Reference:** 2022/408652

**CSM reference No#:** 2822785

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Unclassified



File Ref. No: BFS21/834 (14903)

TRIM Ref. No: D22/60409

Contact: [REDACTED]

21 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  
TOWN HALL HOUSE  
456 KENT 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:

- *A portable pump is required to be transported to the premises to conduct fire fighting operations on upper levels.*

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 16 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

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

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Fire Safety Compliance Unit

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Page 1 of 3

Unclassified

**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 Measure
  - 1A. Fire Hydrant System
    - A. The fire hydrant system appears to be installed to meet the performance requirements of Ordinance 70 or earlier.
    - B. A fire hydrant block plan at the building could not be located to assist firefighters undertaking firefighting operations.
    - C. The fire brigade booster connection installed at the carpark entry ramp, Kent Street, comprised two 65mm boost inlet connections.
    - D. An internal booster connection was installed on Level 'P' (mid-level plant room).
    - E. Access to the fire hydrant pumpset and water storage tanks in the roof plant room were not available on the day of the inspection.
  - 1B. Ordinance 70 permitted 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.

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. Upgrade the fire hydrant system to operate without needing 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 needs of FRNSW.

**Unclassified**

This matter is referred to Council as the appropriate regulatory authority. FRNSW 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 BFS21/834 (14903) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]  
[REDACTED]  
[REDACTED]  
Fire Safety Compliance Unit

**Unclassified**

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