

Relevant Information for Council

FILE: FIRE/2022/63 **DATE:** 27 October 2022

TO: Lord Mayor and Councillors

FROM: Graham Jahn AM, Director City Planning, Development and Transport

THROUGH: Monica Barone, Chief Executive Officer

SUBJECT: Information Relevant To Item 8.5 – Fire Safety Reports

For Noting

This memo is for the information of the Lord Mayor and Councillors.

Background

At the meeting of the Transport, Heritage, Environment and Planning Committee on 17 October 2022, further information was sought on the Fire Safety inspection report regarding the Northcott Housing Estate (40-50 Belvoir Street, Surry Hills), the defects and repairs required and the timeframe for compliance.

In response to the notification received from Fire and Rescue NSW (FRNSW) a City Senior Building Surveyor from the City's Health and Building unit undertook a comprehensive inspection of the buildings that form the Northcott Housing Estate.

Whilst a number of deficiencies were identified, the inspection confirmed that the buildings are provided with appropriate fire detection and sprinkler systems and there is not a significant life safety risk to occupants.

However, to address the deficiencies, a Notice of Intention to give a Fire Order (NOI) was issued on 13 October 2022 and provides a twenty-one (21) day period for representations to be made to the City in relation to the terms and timeframes of the proposed Fire Order. The proposed Fire Order provides a staged timeframe, prioritising works based on urgency and complexity. The stages and some representative examples of works follow:

- Stage 1 works to be completed within 21 days - Urgent works include clearing blocked fire exits, addressing indicator panel faults and fixing the fire hydrant pump.

- Stage 2 works to be completed within 150 days - Installing compliant exit signage, providing maintenance certification relating to emergency lighting and providing non-slip finish to stair treads.
- Stage 3 works to be completed within two years - Ensuring all fire exit stairways have compliant balustrades, enclosing electrical sub boards and other services located in the path of travel to fire exits and upgrading of smoke detection and fire alarm systems.
- Stage 4 works to be completed within three years - Providing fire exit stairway pressurisation, upgrade of fire hydrant system, providing certification of the electrical installation and providing a final fire safety certificate.

Whilst the Fire Order has not been issued, the owner has indicated that urgent works required under Stage 1 have already been completed or are in progress. City staff will continue to liaise with the building owner prior to issuing the final Fire Order and monitor progress throughout the duration of the Order. The Notice of Intention to give a Fire Order (NOI) requests a response within 21 days before the Order is issued. This period may be extended subject to the response from the building owner, for example they may request further time to respond so that further investigations can be carried out.

The building owner is responsible for notifying the residents in relation to the fire safety deficiencies raised and to arrange relevant access to the units if needed to undertake any required works.

Memo from Graham Jahn AM, Director City Planning, Development and Transport

Prepared by: Josh Bradshaw, Standards and Policy Manager

Approved



MONICA BARONE

Chief Executive Officer