

Attachment B

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

420-426 Pitt Street Haymarket



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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 2934464

Officer: G. Scotton

Date: 14 March 2023

Premises: 420-426 Pitt Street, Haymarket

Executive Summary:

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to 420-426 Pitt Street, Haymarket, with respect to matters of fire safety.

The site is L shaped fronting both Pitt Street and Campbell Street, Haymarket, and comprises a twenty-seven storey primarily residential building known as *Mosaic*, which includes a lobby and shops at ground floor level, three commercial levels above ground floor level, and seven basement parking levels. A plaque on the building shows it was completed in 2008, and the building incorporates a portion of heritage façade shared with the adjoining Federation Anglo Dutch style *Chamberlain Hotel* (c1904), which is the subject of a heritage listing under the Sydney Local Environmental Plan 2012.

The premises is fitted with external combustible cladding. The City's cladding compliance team have issued a Fire Safety Order requiring cladding removal and replacement. Appropriate precautionary interim fire safety measures are currently in place to assist in safeguarding occupants whilst cladding removal and replacement works are scheduled. The interim measures include raising cladding risk awareness with all building occupants, the removal of potential fire hazards/processes from critical potential fire start areas, the introduction of site management procedure plans and temporary rules to carefully manage hot/building maintenance works, and the implementation of any expert recommendations.

An inspection of the premises undertaken by a Council 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 (Development Certification and Fire Safety) Regulation 2021.

Council investigations have revealed that the overall fire safety systems provided within the building are considered adequate.

Chronology:

Date	Events
16 February 2023	FRNSW correspondence dated 16 February 2023 received regarding a FRNSW inspection of the premises on 3 February 2023 concerning two faults in the automatic fire detection and alarm system, and one fault in the fire alarm signalling equipment.
7 March 2023	Review of records revealed history of the premises includes a previous Fire & Rescue NSW S9.32 report dated 19 July 2022 in relation to maintenance of certain aspects of fire safety measures resulted in the City issuing a corrective action letter on 9 August 2022 which have been satisfactorily completed
14 March 2023	Copies of documentary evidence of compliance with the City's corrective action letter dated 9 August 2022, including a certificate of compliance from the fire safety practitioner, provided to FRNSW for information
14 March 2023	Inspection of the building in company of the building manager revealed all items completed

FIRE AND RESCUE NSW REPORT:

References: [BFS23/474; 2023/091984-01]

Fire and Rescue NSW conducted an inspection of the subject premises in relation to the Project Remediate programme being undertaken by the NSW Department of Customer Service, to remove high-risk combustible cladding on residential apartment buildings in NSW.

Issues: The report from FRNSW detailed the following issues, in particular regarding maintenance of certain fire safety measures:

Issue	City response
Fire indicator panel displayed two isolations on 3 February 2023, which the building manager advised were resolved on 7 February 2023	Inspection on 14 March 2023 revealed no faults or isolations, and documentary evidence received from the fire safety practitioner verifying normal fire alarm functionality
Fire alarm signalling equipment LED flashing indicating secondary telephone line failure	Inspection on 14 March 2023 revealed no faults or isolations, and documentary evidence received from the fire safety practitioner verifying normal fire alarm signalling functionality
FRNSW previously conducted an inspection on 22 March 2022 and raised issues with maintenance of other fire safety measures the subject of a FRNSW letter dated 19 July 2022. The letter resulted in a report to Council in September 2022, and a corrective action letter dated 9 August 2022, which FRNSW refer to as "it is unclear whether all actions have been completed to Council's satisfaction.	-Records indicate the issues were resolved at expiry of the corrective action letter dated 9 August 2022 -Documentary evidence received verifying compliance with the City's corrective action letter dated 9 August 2022, and copies of same provided to FRNSW on 14 March 2023 -Inspection on 14 March 2023 confirmed block plans, signage and the like as required in place

FRNSW is therefore of the opinion that the fire safety provisions have not been complied with.

FRNSW Recommendations

Inspect and address items in the 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)
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As a result of the above investigation undertaken by Council's investigation officer it is considered that no further action is required to rectify the identified fire safety deficiencies noted by FRNSW.

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:

2023/091984-01	FRNSW S9.32 report dated 16 February 2023
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Trim Reference: 2023/091984

CSM reference No#: 2934464

Unclassified



File Ref. No: BFS23/474 (26170)
TRIM Ref. No: D23/10564
Contact: [REDACTED]

16 February 2023

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
'MOSIAC'
420-426 PITT STREET, HAYMARKET ("the premises")**

In response to the Project Remediate programme being undertaken by the NSW Department of Customer Service, to remove high-risk combustible cladding on residential apartment buildings in NSW, an inspection of 'the premises' on 3 February 2023 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW), pursuant to the provisions of Section 9.32(1)(b) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

In this instance, the inspection revealed fire safety concerns that may require Council as the appropriate regulatory authority to use its discretion and address the concerns observed at the time of the inspection.

In this regard, 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 17(1) of the EP&A Act.

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

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www.fire.nsw.gov.au

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COMMENTS

Please be advised that this report is not an exhaustive list of non-compliances. The proceeding items outline concerns in general terms, deviations from the fire safety provisions prescribed in Section 9.32(1)(b) of the EP&A Act and Clause 112 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR 2021).

The following items were identified as concerns at the time of the inspection:

1. Essential Fire Safety Measures

1A. The Automatic Fire Detection and Alarm System:

A. Fire Indicator Panel (FIP) - The FIP was displaying two (x2) isolations identified as:

- i. Zone L3M30 - 'SPK Diesel Pump'
- ii. Zone L3M35

The Building Manager was advised of the disablements following the inspection, and FRNSW were advised that the issues would be investigated and resolved in a timely manner.

FRNSW received email correspondence from the Building Manager on 7 February 2023, confirming the fire maintenance company had investigated, repaired the faults, restored the disablements and the system was fully operational. A copy of the service report and photos of the FIP were provided with the correspondence to demonstrate such.

Notwithstanding this, it would be at Council's discretion as the appropriate regulatory authority, to determine whether further investigation is required in this instance.

1B. Alarm Signalling Equipment (ASE):

A. The 'primary link' LED was flashing indicating the secondary PSTN telephone line had failed, leaving only the primary communications link.

The failure of the secondary link to the ASE means that in the event of an alarm activation there is only one link to emergency services, this link is via the primary link.

FRNSW is therefore of the opinion that the fire safety provisions prescribed for the purposes of 9.32(1)(b) of the EP&A Act, have not been complied with.

ADDITIONAL COMMENTS

FRNSW had previously conducted an inspection of 'the premises' on 22 March 2022, and an inspection report was issued to Council on 19 July 2022. A copy of the FRNSW inspection report Ref D22/60111 has been attached in Appendix 1.

FNSW received correspondence from Council on 27 September 2022 (Council Ref CSM 2823364), advising that a 'corrective action letter' had been issued to the owners, with a number of items having since been inspected and rectified, with remaining items being arranged. A copy of Council's correspondence to FRNSW and the 'corrective action letter' issued to the Owners (Council Ref CSM 2823362) have been attached in Appendix 2 and 3.

Whilst a number of the 'Required Actions' in Council's 'corrective action letter' appear to have been addressed, it is unclear whether all actions, have been completed to Council's satisfaction.

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Inspect and address item no. 1 of this report.

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 BFS23/474 (26170) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

Fire Safety Compliance Unit

Attachment: [Appendix 1 – FRNSW Inspection Report Ref: D22/60111 dated 19/07/2022]
[Appendix 2 – Council's correspondence to FRNSW Ref: CSM 2823364 dated 27/09/2022]
[Appendix 3 – Council's 'Corrective Action Letter' Ref: CSM 2823362 dated 09/08/2022]

Unclassified

Appendix 1 – FRNSW Inspection Report Ref: D22/60111 dated 19 July 2022

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

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.

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Firesafety@fire.nsw.gov.au		Page 1 of 5

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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.

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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 pumproom. 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 PUMPROOM sharp left at the base of the ramp..." FRNSW was advised by the building manager that there were no hydrant pumprooms in that location.

1B. Automatic Fire Sprinkler System

Unclassified

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- 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 pumphouse.
- 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

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



Fire Safety Compliance Unit

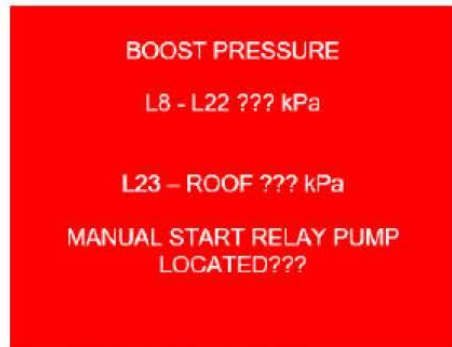


Figure 1 - Example Boost Pressure signage.

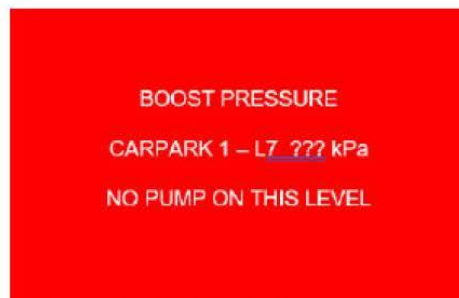


Figure 2 - Example Boost Pressure Signage

Unclassified

Appendix 2 – Council's correspondence to FRNSW Ref: CSM 2823364 dated 27 September 2022



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456 Kent Street
Sydney NSW 2000

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council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
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27 September 2022



Our Ref: [REDACTED]
Your Ref: BFS22/1085 (20151), D22/60111

Dear Sir,

**Re: Clause 17 (4) of the Environmental Planning and Assessment Act 1979
Premises: 420 - 426 Pitt Street, HAYMARKET NSW 2000**

I refer to your correspondence of 19 July 2022 concerning the provisions for fire safety at the above premises identified as Mosaic building.

Pursuant to cl.17 (4) of Schedule 5 of the Environmental Planning and Assessment Act 1979 (the Act) a Council must give notice of a determination under this section to the Commissioner of Fire and Rescue New South Wales.

In accordance with the above requirements of the Act, Council investigation officers have tabled your report and recommendations at the Council meeting of 19 October 2022.

At that meeting Council resolved to note your report and pursuant to cl.17 (2 [b]) of Schedule 5, of the Act determined not to exercise its power to issue a fire safety order at this time, but note the compliance action taken and as recommended by Council's building officer to address the identified fire safety deficiencies at 420-426 Pitt Street, HAYMARKET.

Please be advised written instruction was sent to the property owners pertaining to matters raised by FRNSW. A copy of this letter is enclosed herein which, have since been inspected, Items 1, 2 & 11 rectified, remaining items being arranged. For the purposes of section 9.32 (6) of the Act, the above serves as the report for the inspection.

If you require any further information, please contact [REDACTED] or at [REDACTED]

Yours sincerely



Health and Building

Unclassified

Appendix 3 – Council's 'Corrective Action Letter' Ref: [REDACTED] dated 9 August 2022



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Town Hall House
456 Kent Street
Sydney NSW 2000

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

9 August 2022

[REDACTED] NO 80022
[REDACTED] nt

Our Ref: CSM 2823362

Dear Sir/Madam,

Premises: 420-426 Pitt Street, HAYMARKET NSW 2000
Re: Failure to maintain required fire safety measures / Corrective action required

Council has received a report from Fire and Rescue NSW (FRNSW) in relation to matters of fire safety within the above premises. The report was issued to Council pursuant to Section 9.32 (4) of the Environmental Planning and Assessment Act 1979 (the Act).

An inspection by Fire and Rescue NSW (FRNSW) of the premises revealed an issue relating to the premises fire safety systems and maintenance thereof.

Council officers have also conducted an inspection of the premises on 4 August 2022 and have determined that provisions for fire safety were not to the standards expressed under the current fire safety schedule and provisions of Division 7 of Part 9 of the Environmental Planning and Assessment Regulation 2000.

Consequently, as the appointed property agents of the subject premises you are instructed to attend to the following works as a matter of urgency.

Required Actions

1. Conduct necessary repairs to the Fire Indicator Panel alarm fault, pertaining to level 30 fire door; *Furnish a photograph attesting to compliance.*
2. Fire doors to fire isolated exits and other exits are to remain accessible at ALL times. Access to said exits and re- entry from floors to be in accordance with the National Construction Code, BCA Volume One Part D2.21, D2.2; *Furnish certification attesting to above and compliance of existing automatic fail-safe devices & removal of non-compliant key lock/hardware.*
3. Install a fire hydrant booster block plan in a prominent position adjacent to the fire brigade booster assembly in accordance with Clause 7.11 of AS2419.1- 2005 or applicable standard; *Furnish certification & photograph attesting to above.*
4. Install permanent boost pressure and test pressure signage in a prominent position adjacent to the fire brigade booster assembly.

Green. Global. Connected.

Unclassified

- a. In this regard, the installed signage must be water and fade resistant, in accordance with Clause 7.10.1 of AS2419.1-2005. 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 & 2 below as recommended by FRNSW.

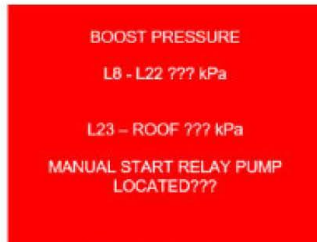


Figure 1 - Example Boost Pressure signage.

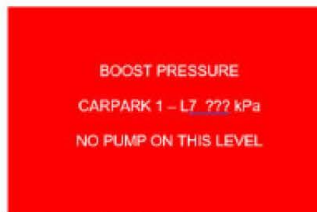


Figure 2 - Example Boost Pressure Signage

Furnish certification & photograph attesting to above.

- 5. Engage a Fire/Hydraulic Engineer or/ Creditable Fire Safety Practitioner to qualify the fire hydrant systems capability, to boost pressure to provide 700kPa at the most hydraulically disadvantaged hydrant in each pressure zone or the required pressure for the relay pump set. *Furnish reports/certification attesting to above.*
- 6. Provide signage/information adjacent to Hydrant off/ pump switch – verify shut down i.e., whole or part system; *Furnish information & photograph attesting to above.*
- 7. Remove non applicable Hydrant pump room signage – Campbell Street entry
- 8. Level 23 relay pump set

Valves installed at the pressure reduction station to be monitored in accordance with Clause 4.4.5 of AS 2419.1-1994 & pressure reduction station valves to comply with AS 2638.

- a. Conduct maintenance testing of the relay pumpset as per AS1851 requirements. *Furnish certification attesting to above.*

- b. Provide appropriate on-site instruction adjacent to the reduction station pertaining to FRNSW operational requirements. *i.e., Specify the firefighter intervention required to prevent water cycling through the pressure reduction valves and relay pump set when manually started.*

And, Or/

- c. Review the pump set for compliance to Australian Standard (AS) 2419 pertaining to connections and drainage and the like. Engage a Fire/Hydraulic Engineer to furnish comments, should a relocation to a position in the building where a net positive suction head is available be required or if further building works be required to achieve compliance.

9. Automatic Fire Sprinkler System-

Install a permanent (water and fade resistant) sprinkler block plan in a prominent position adjacent to the fire brigade booster assembly, in accordance with Clause 8.3 of AS2118.1—1999.

- a. A permanent block plan should depict all relevant information (including levels/zones), pertaining to the installation stipulated in Clause 8.3 (a) to (i) inclusive of AS2118.1—1999; *Furnish certification & photograph attesting to above.*
10. Engage a Fire/Hydraulic Engineer or/ Creditable Fire Safety Practitioner to two booster inlet valves located in Campbell Street as per FRNSW comments below; *Furnish certification attesting to compliance*

FRNSW noted:

"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."

11. Fire Control Centre –

Ensure: the fire control centre and the associated fire isolated passageway are not 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).

Unclassified

Compliance Period:

The above-mentioned works are to be completed,

- Item 1 and 11 within 7 days (17/08/2022)
- Item 2:
 - access to ALL fire isolated exits and fire exits forthwith
 - removal of locks / certification of automatic fail-safe devices within 30 days (12/09/2022)
- Item 3-9 within 60 days (10/10/2022)

The building will be re-inspected on the 14/09/2022 and 12/10/2022 to determine compliance with Council's instructions herein.

Failure to Comply:

Failure to act satisfactorily on the above requirements may result in Council issuing a penalty infringement notice to the value of \$6,000 without further notice.

If you require any further information on this matter, please do not hesitate to contact [REDACTED] during normal office hours on [REDACTED] or alternatively by e-mail at [REDACTED]

[REDACTED]

Health & Building Unit

[REDACTED]