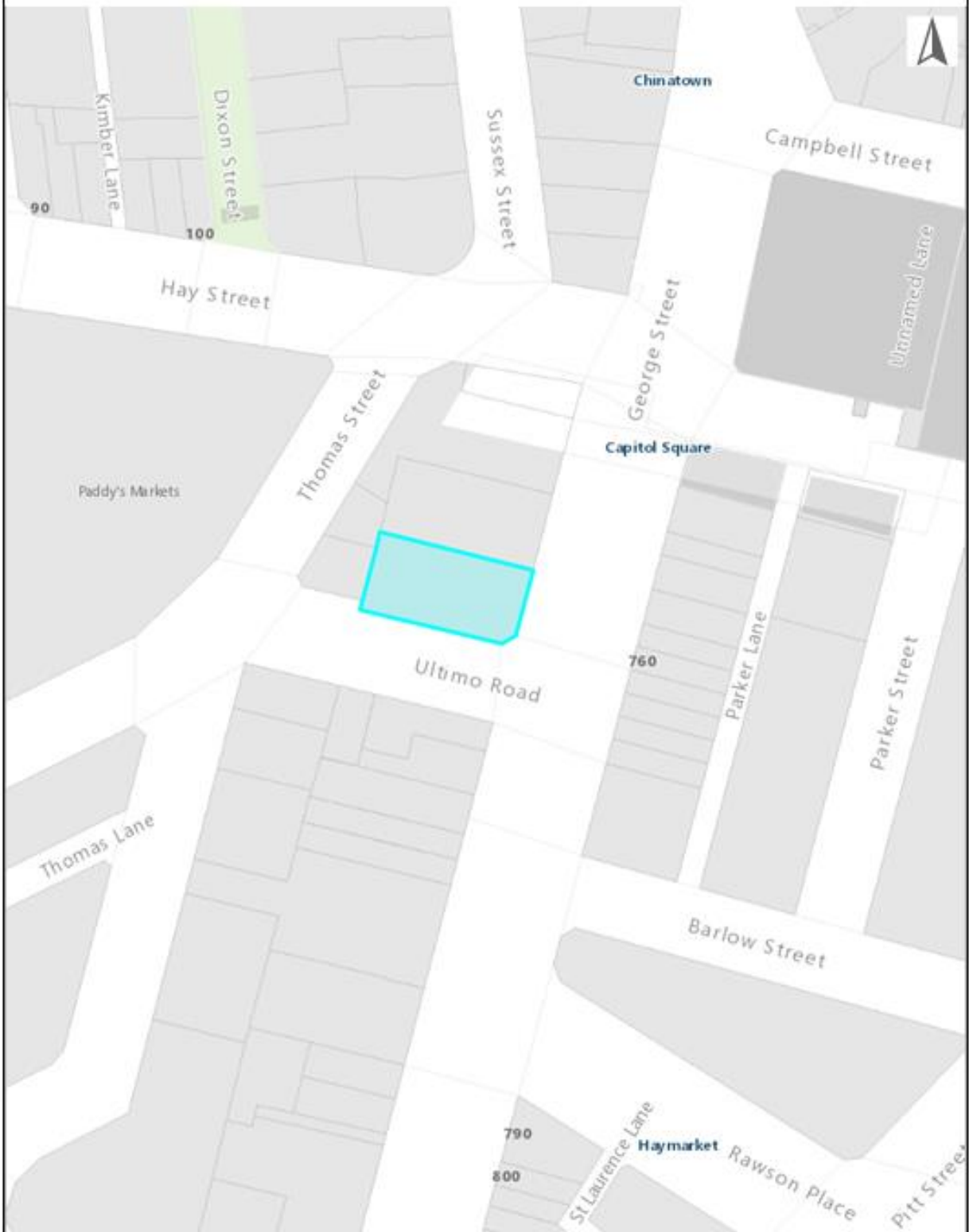


# **Attachment G**

**Inspection Report  
695-699 George Street, Haymarket**

695-699 George Street, Haymarket



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Notes

3/07/2023

**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 3004429**

**Officer: G. Scotton**

**Date: 28 July 2023**

**Premises: 695-699 George Street, Haymarket**

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**Executive Summary:**

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) on the 19 June 2023 in relation to the premises with respect to matters of fire safety.

The premises is located on the corner of George Street and Ultimo Road, Haymarket, consisting of a six-storey commercial building, with basement vehicle parking, used primarily for offices, and is not fitted with external combustible cladding.

An inspection of the premises undertaken by a Council investigation officer in the presence of the building manager, revealed there were no 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 current, and the most recent fire safety statement is on display within the building.

Council investigations have revealed that whilst there remains several fire safety “maintenance and management” works to attend to, the overall fire safety systems provided within the subject premises are considered adequate in the circumstances.

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

**Chronology:**

<b>Date</b>	<b>Event</b>
19/6/2023	FRNSW correspondence received concerning correspondence relating to maintenance of fire safety measures at the premises
5/7/2023	A review of City records showed: -The fire safety schedule for the premises contains twenty-two fire safety measures, including an automatic smoke detection and alarm system, building occupant warning system, fire engineered performance solutions, fire doors, fire hydrants and fire hose reels -A City fire safety Order dated 1/10/2015 was completed on 1/2/2018
28/7/2023	-Inspection of premises, noting minor maintenance of fire safety measures required, including to some exit signage, an exit door, modification to warning signage, and to a pump gauge -Other issues raised by FNSW are detailed in the issues table below
28/7/2023	Corrective action and warning correspondence sent to owner requiring routine maintenance of fire safety measures (2023/374960-04)

## FIRE AND RESCUE NSW REPORT:

References: [BFS23/2504; 2022/330617]

Fire and Rescue NSW conducted an inspection of the subject premises after receiving correspondence about faults and non-monitoring status of the fire alarm.

### Issues

The report from FRNSW detailed the following issues:

Issue	City response
1. Fire alarm break glass falsely activated	-Break glass devices intact and maintained -No action required
2. Fire indicator panel not monitored	-The fire safety schedule and NCC BCA S20C8 do not require monitoring of the fire alarm for this premises  -The City's fire safety Order dated 1 October 2015-Term 3.02 did not require fire alarm monitoring, and suitable signage on same is provided as was required by the Order -No action required
3. Faults in fire indicator panel	-The fire indicator panel shows 47 isolations which relate to the ground floor/rear of the building undergoing renovation pursuant to a related development consent and as supervised by a certifier -The isolations are not considered a risk related to the construction site portion of the building, or generally -No action required
4. Fire hydrant issues: a. Block plan not provided b. Storz fittings not provided c. Valve clearances narrow d. Booster fire resistance narrow e. Booster height low f. Feed hydrant not beside boost inlet g. Inside fire hydrants outside fire exits	a. Required with penalty caution letter* b. Storz fittings in place, no action required. c. No action required** d. No action required e. No action required f. No action required g. No action required  Notes: * The City's fire safety Order dated 1 October 2015 required upgrading of the block plan and maintenance of this measure is required ** The City's fire safety Order dated 1 October 2015 did not require upgrading of items c. to g.

Issue	City response
	Even though the premises does not comply with all current day technical dimension/location requirements relating to fire hydrants, it is considered an adequate level of fire safety is provided, having regard to the site location/type, location of nearby street hydrants, building design, and a related fire engineering report.

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

FRNSW Recommendations

FRNSW have made recommendations within their report:

1. Review the report and conduct an inspection
2. Address any other deficiencies at the premises

**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 a site inspection undertaken by Council's investigation officer, it was determined to issue the owners of the building a compliance instruction correspondence to rectify the identified fire safety deficiencies noted by Council and FRNSW.

The above correspondence has requested that building management carry out remedial works to existing fire systems to cause compliance with required standards of performance;

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.

**Referenced/Attached Documents:**

2023/401780-01	Fire & Rescue NSW letter dated 19 June 2023
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**Trim Reference:** 2023/401780

**CSM reference No:** 3004429

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File Ref. No: BFS23/2504 (28155)  
TRIM Ref. No: D23/50789  
Contact: [REDACTED]

19 June 2023

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  
695-699 GEORGE STREET, HAYMARKET ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 12 May 2023 concerning the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated in part that:

- *Break glass alarm falsely activated by occupiers of building because of continuous faults in FIP.*
- *FIP not connected to service provider.*
- *47 faults in the FIP for several months, building management appear to be ignoring.*

Pursuant to Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW inspected 'the premises' on 5 June 2023.

On behalf of the Commissioner of FRNSW, the comments in this report are provided under 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

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Fire Safety Compliance Unit

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The items listed in the comments of this report are based on the following limitations:

- A general overview of the building was obtained without using the development consent conditions or approved floor plans as a reference.
- Details of the Provisions for Fire Safety and Fire Fighting Equipment are limited to a visual inspection of the parts in the building accessed and the fire safety measures observed at the time.

**COMMENTS**

Please be advised that the items in this report are limited to observations of the building accessed during the inspection and identify possible nonconformities with the National Construction Code 2022, Volume 1 Building Code of Australia (NCC) and provisions for fire safety. The items are not an exhaustive list of non-compliances. FRNSW acknowledges that the differences observed at the time may contradict development consent approval or relate to the building's age. Therefore, it's the Council's discretion as the appropriate regulatory authority to consider the most appropriate action.

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

1. Essential Fire Safety Measures

1A. Automatic Smoke Detection and Alarm System - The automatic fire detection and alarm system, did not appear to be capable of operating to the standard of performance from when it was first designed and installed, contrary to the requirements of Section 81 of the EPAR 2021. The following issues were identified as concerns at the time of inspection:

A. Fire Indicator Panel (FIP):

- i. The FIP was displaying forty-seven (x47) disablements.

Examination of the FIP and the Zone Block Plan revealed the disablements related to the ground floor tenancy "Stasis Beauty", which was currently the subject of internal shop fit-out.

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. Fire Hydrant System: The fire hydrant system appears to be installed in accordance with Ordinance 70 and Ministerial Specification No.10. Notwithstanding this, the following comments are provided having regard to AS 2419.1.2005:

A. The hydrant booster assembly:

- i. The hydrant booster assembly is not provided with a block plan, contrary to the requirements of Clause 7.11 of AS2419.1-2005.

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- ii. The booster connections are located at a height less than 750mm above the standing surface in front of the booster assembly, contrary to the requirements of Clause 7.4 of AS2419.1-2005.
  - iii. Feed fire hydrants were not installed on site adjacent to the booster inlet connections, contrary to the requirements of Clause 7.4 of AS2419.1-2005.
  - iv. The booster assembly, which is affixed to the external wall of the building, is not separated from the building by construction with a fire resistance rating of not less than FRL 90/90/90 for a distance of not less than 2m each side and 3m above the upper connections in the booster assembly, contrary to the requirements of Clause 7.3(c) of AS2419.1-2005. In this regard, glazed openings from the adjoining commercial tenancy are located adjacent and above the booster assembly.
- B. The internal hydrants throughout the premises are located outside the fire-isolated exits, contrary to the requirements of Clause 3.2.3.2 of AS2419.1-2005.
- C. Fire hydrant clearances - The hydrant valve located in the ground floor lobby did not achieve clearances around the outlet of not less than 300mm through an arc of 225° to facilitate hose coupling, contrary to the requirements of Clause 3.5.2 of AS2419.1-2005.
- D. Storz couplings, compatible with FRNSW firefighting hose connections were not provided to the internal hydrant valves throughout 'the premises', contrary to the requirements of Clauses 3.1 and 8.5.11.1 of AS2419.1-2005, Clauses 1.2 and 3.4 of AS2419.2-2009, Clause 3.5 of AS2419.3-2012, 'and 'FRNSW Fire safety guideline, Technical information – FRNSW compatible Storz hose connections – Document no. D15/45534 – Version 09 – Issued 10 January 2019'.

In light of this, FRNSW brings to your attention a position statement published by FRNSW on 8 January 2019. The statement is shown below:

***Fire hydrant system in existing premises***

*When the consent authority (e.g. local Council) is assessing the adequacy of an existing fire hydrant system installed in accordance with the provisions of Ordinance 70 and Ministerial Specification 10 (or earlier), FRNSW recommend that the system be upgraded to meet the requirements of the current Australian Standard AS 2419.1 to facilitate the operational needs of FRNSW.*



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*It may be appropriate for a partial upgrade of the existing fire hydrant system be undertaken. A partial upgrade may be proposed to address deficiencies in the design and/or performance of the existing fire hydrant system, when assessed against the requirements of Australian Standard AS 2419.1, so that the upgraded fire hydrant system will meet the operational needs of FRNSW. Where a hybrid fire hydrant system is proposed, which incorporates the design and performance requirements from two different standards, the proponent should consult with FRNSW on the requirements for the fire hydrant system.*

It is recommended that the existing fire hydrant system be upgraded to meet the requirements of the current Australian Standard (AS)2419.1 for an equivalent new building, as the current system no longer suits the operational needs of FRNSW.

FRNSW believes that there are inadequate provisions for fire safety within the building.

**RECOMMENDATIONS**

FRNSW recommends that Council:

- a. Review item 1 of this report and conduct an inspection.
- b. Address any other deficiencies identified on “the premises”.

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. This matter is referred to Council as the appropriate regulatory authority. FRNSW awaits the Council’s advice regarding its determination under Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

Please do not hesitate to contact [REDACTED] of FRNSW’s Fire Safety Compliance Unit at [FireSafety@fire.nsw.gov.au](mailto:FireSafety@fire.nsw.gov.au) or call [REDACTED] if there are any questions or concerns about the above matters. Please refer to file reference BFS23/2504 (28155) regarding any correspondence concerning this matter.

Yours faithfully

[REDACTED]

[REDACTED]

Fire Safety Compliance Unit