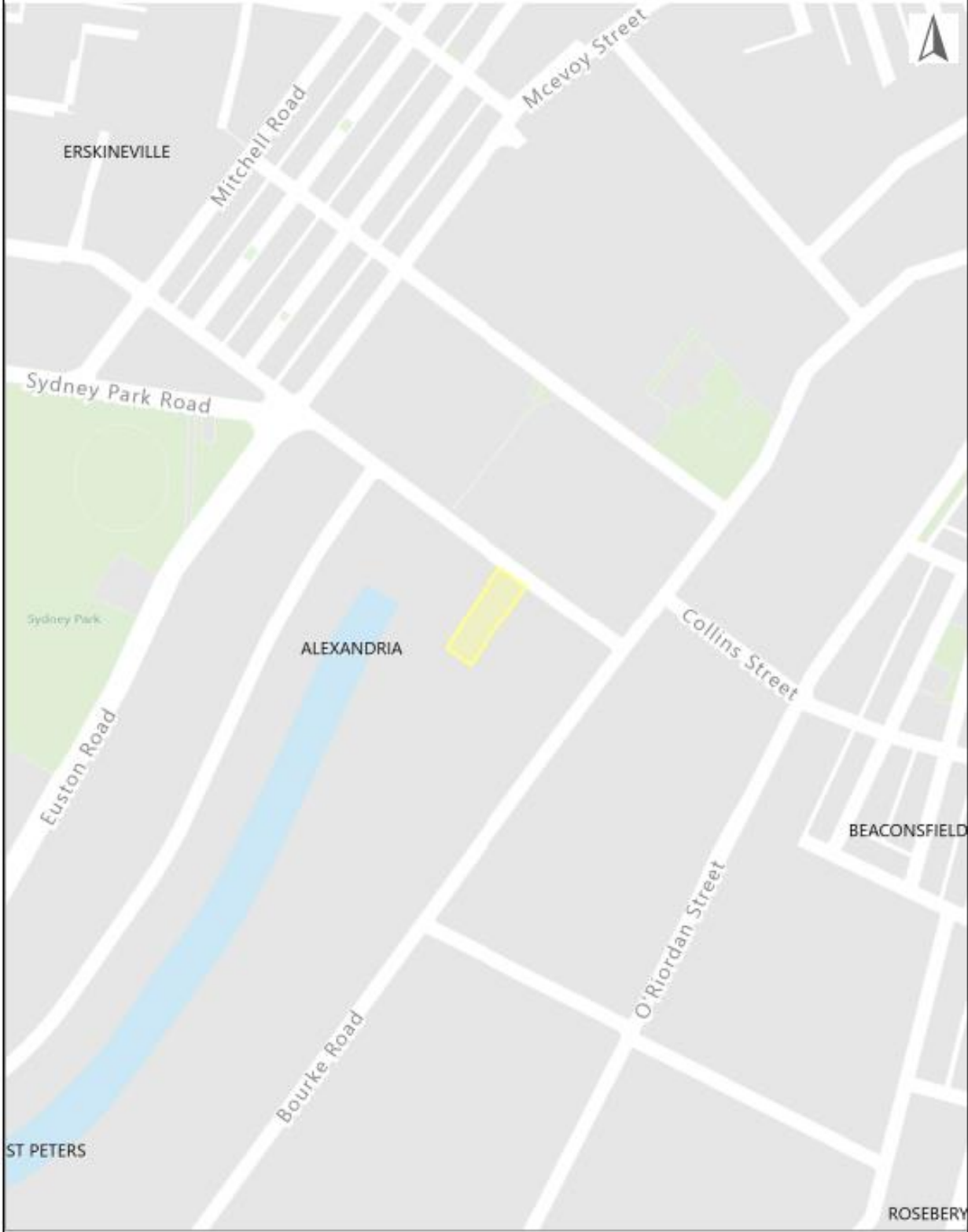


# **Attachment C**

**Inspection Report  
6/4 Huntley Street, Alexandria**

# 4 Huntley Street Alexandria



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Notes

24/01/2024

**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 3105917**

**Officer: Andrew Porter**

**Date: 29/01/2024**

**Premises: 6/4 Huntley Street Alexandria**

**Executive Summary:**

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises on 15 December 2023 with respect to matters of fire safety.

The site at 4 Huntley Street Alexandria consists of a mixed-use retail, warehouse and ancillary office use one and two storey building comprising 9 attached warehouse units.

Inspections of the buildings undertaken by a Council investigation officer revealed that the premises have some minor fire safety maintenance matters to be attended to.

The building is otherwise equipped with numerous fire safety systems (both active and passive) that provide adequate provision for fire safety.

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

It is considered 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(s) through written instruction from Council.

Observation of the external features of the building did not identify the existence of any potential combustible composite cladding on the façade of the building.

<b>Date</b>	<b>Event</b>
15/12/2023	FRNSW correspondence received regarding premises Brinks Australia Unit 6 / 4 Huntley Street Alexandria.
24/01/2024	Contact was made with the building manager and access arranged for an inspection on Tuesday 30 January 2024.
30/01/2024	Council investigation officer carried out an inspection of the building and sites fire safety and egress provisions and noted the following fire safety issues during the inspection of the building and site. <ul style="list-style-type: none"> <li>- The hydrant booster identification signage has faded and requires replacement.</li> <li>- There was no fire hydrant system block plan located onsite.</li> <li>- There was no signage at the fire hydrant booster assembly indicating the test and boost pressures.</li> <li>- The onsite attack fire hydrant is located to the rear of a parking space and has the potential to be blocked by parked vehicles.</li> </ul>
1/02/2024	Prepared and sent a corrective action letter, requiring the building owners to address all relevant maintenance/non-compliant issues to ensure that fire safety measures are being maintained to the required standard of performance.

**FIRE AND RESCUE NSW REPORT:**

References: File Ref. No: BFS23/6284 (31696) TRIM D23/128574

Fire and Rescue NSW conducted an inspection of the subject buildings on 16 November 2023 in response to correspondence received on 30 October 2023 that stated ‘the fire exit at the rear of the building is bolted shut’.

Issues The report from FRNSW detailed several issues:

<b>Ref.</b>	<b>Issue</b>	<b>City response</b>
<b>Essential Fire Safety Measures:</b>		
1A	Fire Hydrant System	
A.	The fire hydrant booster was identified by signage that was significantly faded and not clearly visible, contrary to the requirements of Clause 11.3.1 of AS2419.1-2021.	Inspection 30 January 2024 revealed that although the fire hydrant installation was installed to an earlier standard (AS2419.1-1988) the identification signage is faded and not clearly visible. Written letter of instruction given to the owners to rectify this non-compliance.
B.	The block plan provided at the fire hydrant booster was damaged such that it did not depict all required information and was not displayed in a prominent location, contrary to the requirements of Clause 11.5 of AS2419.1-2021.	Inspection 30 January 2024 revealed there was no hydrant system block plan located onsite at the time of inspection. Written letter of instruction given to the owners to rectify this non-compliance.
C.	The on-site fire hydrant system does not provide coverage to the rearmost parts of the building, contrary to the requirements of Clauses 3.5.3.3 and 3.5.3.4 of AS2419.1-2021.	Inspection 30 January 2024 and subsequent desktop audit revealed that the site in question from the road frontage to the rear is approximately 130m in distance.  Upon surveying the current onsite fire hydrant system to the required standard of installation (AS2419.1-1988) all parts of the building can be reached within 90m of hose from the onsite attack hydrant. This is compliant with the standard of installation and Fire and Rescue NSW – Fire safety guideline – Technical information – Fire hydrant concessions for existing buildings which was developed to assist consent authorities on concessions acceptable to Fire and

Ref.	Issue	City response
		Rescue NSW regarding the provision of fire hydrant coverage to an existing building or premises that is subject to a fire safety order.
D.	Signage indicating the required boost pressure was not located at the fire hydrant booster, contrary to the requirements of Clause 11.3.4.2 of AS2419.1-2021.	Inspection 30 January 2024 noted no test and boost pressure signage installed as required by Clause 5.2.6 of AS 2419.1-1988 (Standard of installation). Written letter of instruction given to the owners to rectify this non-compliance.
E.	Signage indicating the test pressure was not located at the fire hydrant booster, contrary to the requirements of Clause 11.3.4.1 of AS2419.1-2021.	Inspection on 30 January 2024 noted no test and boost pressure signage installed onsite as required by Clause 5.2.6 of AS 2419.1-1988 (Standard of installation). Written letter of instruction given to the owners to rectify this non-compliance.
F.	The on-site attack hydrant was located in a position where it was able to be obstructed by vehicles parked in the marked parking spaces, contrary to the requirements of Clause 3.5.3.1 of AS2419.1-2021.	At the inspection on 30 January 2024, it was observed that the onsite attack fire hydrant is located to the rear of a parking space and has the potential to be blocked by parked vehicles. Written letter of instruction given to the owners to rectify this non-compliance.

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. In general FRNSW have requested that Council

1. Review item 1 of FRNSW report and conduct an inspect.
2. Address any other deficiencies identified on “the premises”.
3. 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.

**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 site inspections undertaken by a Council investigation officer the owners of the building were issued with written instructions to rectify the identified fire safety deficiencies noted by FRNSW and the Council investigation officer.

The written instructions direct the owners of the premises to carry out remedial actions to the existing fire systems to cause compliance with the required standards of performance.

Follow-up compliance inspections will be undertaken by the Council investigation officer to ensure the identified fire safety matters are suitably addressed and compliance with the terms of Councils correspondence and the recommendations of FRNSW are satisfied.

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:**

<input type="checkbox"/>	FRNSW S9.32 report dated 15 December 2023
<input type="checkbox"/>	Copy of written instructions to the building owners dated 1 February 2024

**CSM reference No#:** 3105917

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File Ref. No: BFS23/6284 (31696)  
TRIM Ref. No: D23/128574  
Contact: Ryan Maestri

15 December 2023

General Manager  
Council of the 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  
BRINKS AUSTRALIA  
6 / 4 HUNTLEY STREET, ALEXANDRIA ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 30 October 2023 concerning the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

- *Fire exit bolted shut at rear of building.*

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 16 November 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.

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.

Fire and Rescue NSW

ABN 12 593 473 110

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

Community Safety Directorate  
Fire Safety Compliance Unit

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- 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.
- 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.

**COMMENTS**

At the time of the inspection, access was not available inside the subject unit due to the fact that it is a secure facility. An employee of the tenant advised us that the rear exit incorporated an automatic failsafe device that unlocked the door in the event of a fire, however, due to the access issues this could not be confirmed. Notwithstanding, signage stated that the unit was a "Customs Control Area" of the Australian Border Force. It may therefore be subject to an exemption with relation to exit door hardware as per Subclause D3D26 (3) (c) (i) of the NCC. This matter is referred to Council as the appropriate regulatory authority for further investigation.

Whilst on site, an inspection was undertaken of the outdoor common areas of the entire building. The following items were identified during the inspection:

1. Essential Fire Safety Measures
  - 1A. Fire Hydrant System
    - A. The fire hydrant booster was identified by signage that was significantly faded and not clearly visible, contrary to the requirements of Clause 11.3.1 of AS 2419.1-2021.
    - B. The block plan provided at the fire hydrant booster was damaged such that it did not depict all required information and was not displayed in a prominent location, contrary to the requirements of Clause 11.5 of AS 2419.1-2021.
    - C. The on-site fire hydrant system does not provide coverage to the rearmost parts of the building, contrary to the requirements of Clauses 3.5.3.3 and 3.5.3.4 of AS 2419.1-2021.
    - D. Signage indicating the required boost pressure was not located at the fire hydrant booster, contrary to the requirements of Clause 11.3.4.2 of AS 2419.1-2021.
    - E. Signage indicating the test pressure was not located at the fire hydrant booster, contrary to the requirements of Clause 11.3.4.1 of AS 2419.1-2021.



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- F. The on-site attack hydrant was located in a position where it was able to be obstructed by vehicles parked in the marked parking spaces, contrary to the requirements of Clause 3.5.3.1 of AS 2419.1-2021.

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 Ryan Maestri of FRNSW's Fire Safety Compliance Unit at [FireSafety@fire.nsw.gov.au](mailto:FireSafety@fire.nsw.gov.au) or call (02) 9742 7434 if there are any questions or concerns about the above matters. Please refer to file reference BFS23/6284 (31696) regarding any correspondence concerning this matter.

Yours faithfully

Ryan Maestri  
Senior Building Surveyor  
Fire Safety Compliance Unit