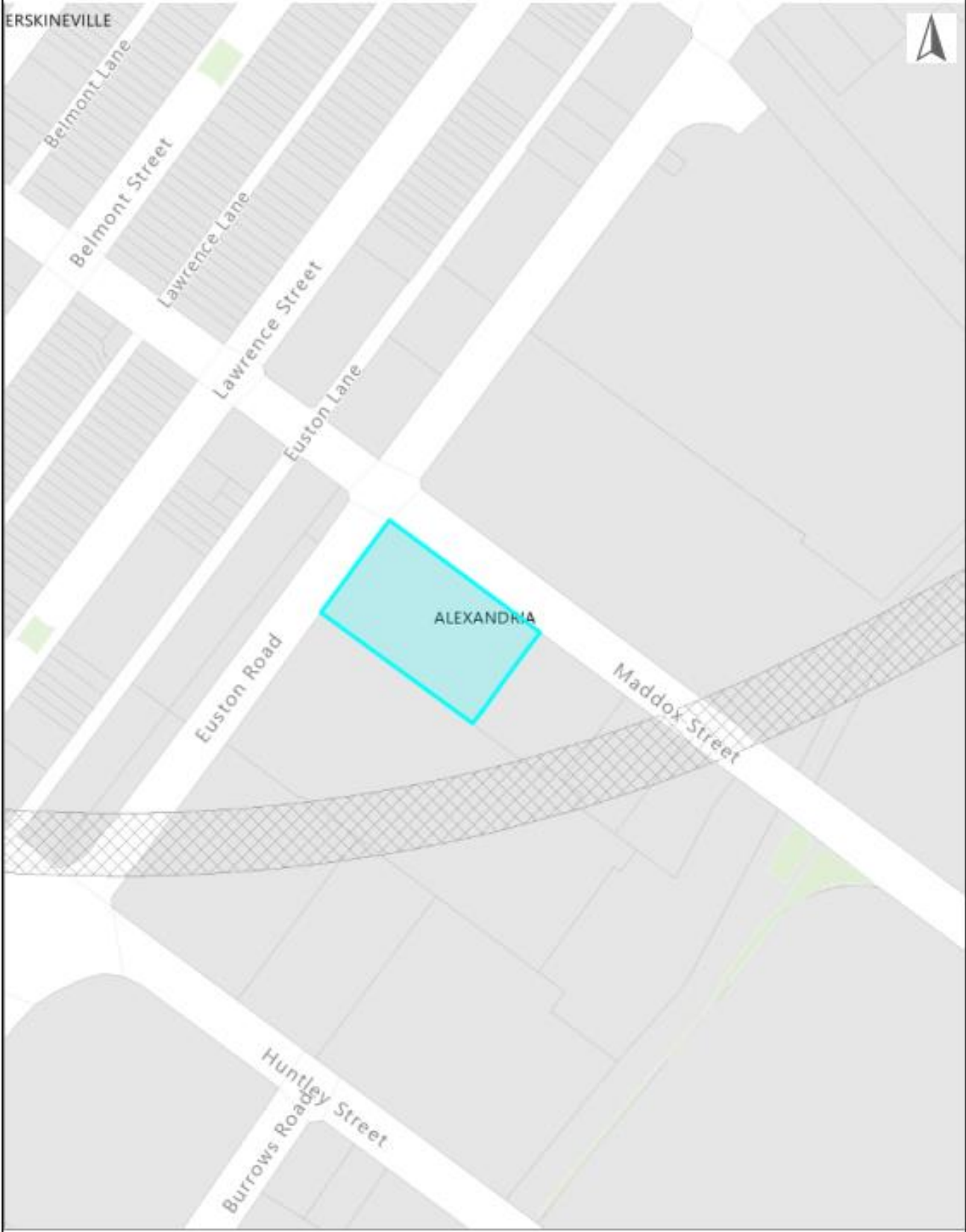


Attachment F

**Inspection Report
20-28 Maddox Street, Alexandria**

20-28 Maddox 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 3120376

Officer: Andrew Porter

Date: 29/01/2024

Premises: 20-28 Maddox Street, Alexandria

Executive Summary:

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises on 11 January 2024 with respect to matters of fire safety.

The site known as ‘The Spurway Building’ consists of a two and three storey mixed-use building comprising of retail and office uses.

Inspection 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 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(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.

Date	Event
11/01/2024	FRNSW correspondence received regarding premises ‘The Spurway Building’ 20-28 Maddox Street Alexandria
30/01/2024	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. <ul style="list-style-type: none"> - The fire hydrant system isolation valve is not secured open. - A block plan of the hydrant system installed on-site. - Fire hydrant system test and boost pressure signage not installed onsite. - The pressure gauge installed at the hydrant booster assembly is faded and illegible. - Signage indicating the maximum allowable inlet pressure at the sprinkler booster connection was not installed. - Plan of risk (block plan) was not provided at the sprinkler control valves.
31/01/2024	Corrective action letter sent, 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: BFS23/5807 (31282) TRIM 2023/647153

Fire and Rescue NSW conducted an inspection of the subject buildings on 18 October 2023 in response to correspondence received on 10 October 2023 concerning the adequacy of the provision of fire safety in connection with 'the premises'.

Issues The report from FRNSW detailed several issues:

Ref.	Issue	City response
Essential Fire Safety Measures:		
1	The Automatic Fire Detection and Alarm System:	
1A.	The Fire Brigade Panel (FBP) was displaying two (2) faults and two (2) disablements.	Confirmed no faults, isolations, or disablements on the building Fire Brigade Panel during the inspection conducted out on 29 January 2024
1B.	Zone Block Plan at the fire brigade panel does not appear to correspond to the indicators (description of location) of the fire brigade panel and layout of the building, contrary to Clause 3.10 of AS1670.1-2018. In this regard, the following is provided for councils consideration.	At inspection on 29 January 2024, review of the block plan and onsite maintenance records, where it is noted that the programming of the fire brigade panel is not correct in terms of locations of the detectors within the building. Review of development approvals reveals that the Automatic fire detection and alarm system is to comply with the requirements of AS1670.1-1995. Written letter of instruction given to the owners to rectify this non-compliance.
A.	During the inspection, FRNSW advised the Strata Secretary of the faults and disablements to the fire brigade panel and concerns with the zone block plan. The strata secretary confirmed that: <ul style="list-style-type: none"> i. The faults and disablements to the fire brigade panel were currently being investigated, and ii. The concerns regarding the zone block plan would be raised with the fire services contractor immediately. 	Note Fire and Rescue NSW comments and addressed issues relating to the concerns of the Automatic fire detection and alarm system block plan within Councils written letter of instruction to the building owners.
B.	As the appropriate regulatory authority, it would be at the Council's discretion to determine whether further investigation is required in this instance.	Noted Fire and Rescue NSW comments and following up all appropriate matters with the building owners through Councils written letter of instruction.

Ref.	Issue	City response
2.	Fire Hydrant System	
2A.	The isolation valve at the hydrant booster was not secured open by a padlock chain, or a padlocked or riveted strap, contrary to the requirements of Clause 8.7.1 of AS2419.1-2021.	<p>At inspection on 29 January 2024 noted the isolation valve is not secured open on the hydrant system. Review of development approvals reveals that the hydrant system is to comply with the requirements of Clause 4.4.5 AS2419.1-1994 (Standard of installation).</p> <p>Written letter of instruction given to the owners to rectify this non-compliance.</p>
2B.	A block plan has not been provided at the booster assembly, contrary to Clause 11.5 of AS2419.1-2021.	<p>At inspection on 29 January 2024 noted no block plan of the hydrant system installed on-site as required by Clause 2.3 AS2419.1-1994 (Standard of installation).</p> <p>Written letter of instruction given to the owners to rectify this non-compliance.</p>
2C.	Test and boost pressure signage has not been provided at the booster assembly, contrary to the requirements of Clause 11.3.4 of AS2419.1-2021.	<p>At inspection on 29 January 2024 noted no test and boost pressure signage installed onsite as required by Clause 5.6.7 of AS2419.1-1994 (Standard of installation).</p> <p>Written letter of instruction given to the owners to rectify this non-compliance.</p>
2D.	The pressure gauge installed at the booster connection is illegible and will not facilitate fire brigade operations.	<p>At inspection on 29 January 2024, noted the pressure gauge installed at the hydrant booster assembly is faded and illegible. A pressure gauge is required to be installed and maintained in accordance with Clause 5.4.2 AS2419.1-1994. (Standard of installation).</p> <p>Written letter of instruction given to the owners to rectify this non-compliance.</p>

Ref.	Issue	City response
3.	Automatic Fire Suppression System (Sprinklers) – The emergency instruction provided at the valve set indicates the sprinkler system was designed and installed to AS2118.1-1999. As such, the following comments are provided concerning AS2118.1-1999:	
3A.	A sign marked with the maximum allowable inlet pressure at the connection was not provided at the booster assembly, contrary to the requirements of Clause 4.4.3 of AS2118.1-1999.	<p>At inspection on 29 January 2024, noted signage indicating the maximum allowable inlet pressure at the sprinkler booster connection was not installed as required by Clause 4.4.3 of AS2118.1-1999 (Standard of installation).</p> <p>Written letter of instruction given to the owners to rectify this non-compliance.</p>
3B.	A plan of risk (block plan) for the sprinkler system was not provided at the booster assembly, contrary to the requirements of Clause 8.3 of AS2118.1-1999.	<p>At inspection on 29 January 2024, noted plan of risk (block plan) was not provided at the sprinkler control valves as required by Clause 8.3 of AS2118.1-1999.</p> <p>Written letter of instruction given to the owners to rectify this non-compliance.</p>
4	Annual Fire Safety Statement (AFSS)	
4A.	A copy of the current AFSS was not prominently displayed within the building in accordance with Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021. In this regard, the AFSS on display was dated September 2022 and is no longer valid.	At inspection on 29 January 2024, noted the most recent 2023 Annual Fire Safety Statement was displayed.
4B.	FRNSW was unable to determine the standard of performance for the fire safety measures of the building as the displayed AFSS does not specify which version/year of the Australian Standard or BCA each fire safety measure is required to perform.	<p>Noted that the current fire safety schedule for the building does not have the version/year of the Australian Standard or BCA each fire safety measure is required to perform.</p> <p>Fire safety schedule to be reissued in accordance with section 80A of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 to include the year version/year of the Australian Standard or BCA each fire safety measure is required to perform.</p>

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. Inspect the subject premises and take action to have the identified fire safety issues appropriately addressed.
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 11 January 2024
<input type="checkbox"/>	Copy of written instructions to the building owners dated 31 January 2024

CSM reference No#: 3120376

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File Ref. No: BFS23/7279 (32574)
TRIM Ref. No: D24-607
Contact: Matthew Warbrick

11 January 2024

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
'THE SPURWAY BUILDING'
20 – 28 MADDOX STREET ALEXANDRIA("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 11 December 2023 concerning the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated in part that:

On November 20th, 2023 we had an incident in our building. The fire brigade came and left thinking that it was a false alarm because I believe that they could not find the suite 8 that was shown on the FIP. We could see from the security camera that the fireman had in his hands the Fire Alarm

System Block Plan which demonstrate that suites 7 and 8 are joined together. Two firefighters walked towards suite 7 and came back down because there was no signs for suite 8 since the owner only uses one address which is suite 7.

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 14 December 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

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Community Safety Directorate
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.
- Possible nonconformities identified in the report relate to the National Construction Code 2022, Volume 1 Building Code of Australia (NCC), provisions for fire safety and fire safety equipment. 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

The following items were identified during the inspection:

1. Automatic Fire Detection and Alarm System
 - 1A. The Fire Bridgae Panel (FBP) was displaying two (2) faults and two (2) disablements.
 - 1B. The zone block plan at the FBP does not appear to correspond to the indicators (description of location) on the FBP and layout of the building, contrary to Clause 3.10 of AS1670.1 – 2018. In this regard, the following is provided for the Council's consideration:
 - A. During the inspection, FRNSW advised the Strata Secretary of the faults and disablements to the FBP and concerns with the zone block plan. The Strata Secretary confirmed that:
 - i. The faults and disablements to the FBP were currently being investigated, and
 - ii. The concerns regarding the zone block plan would be raised with the fire services contractor immediately.
 - B. As the appropriate regulatory authority, it would be at the Council's discretion to determine whether further investigation is required in this instance.
2. Fire Hydrant System
 - 2A. The isolation valve at the hydrant booster was not secured open by a padlocked chain or a padlocked or riveted strap, contrary to the requirements of Clause 8.7.1 of AS 2419.1-2021.

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- 2B. A block plan has not been provided at the booster assembly, contrary to Clause 11.5 of AS 2419.1-2021 requirements.
- 2C. Test and boost pressure signage has not been provided at the booster assembly, contrary to the requirements of Clause 11.3.4 of AS 2419.1-2021.
- 2D. The pressure gauge installed at the booster connection is illegible and will not facilitate fire brigade operations.
- 3. Automatic Fire Suppression System (Sprinklers) – The emergency instruction provided at the valve set indicates the sprinkler system was designed and installed to AS 2118.1-1999. As such, the following comments are provided concerning AS 2118.1-1999:
 - 3A. A sign marked with the maximum allowable inlet pressure at the connection was not provided at the booster assembly, contrary to the requirements of Clause 4.4.3 of AS 2118.1-1999.
 - 3B. A plan of risk (block plan) for the sprinkler system was not provided at the booster assembly, contrary to the requirements of Clause 8.3 of AS 2118.1-1999.
- 4. Annual Fire Safety Statement (AFSS)
 - 4A. A copy of the current AFSS was not prominently displayed within the building under Section 89 of the EPAR 2021. In this regard, the AFSS on display was dated September 2022 and is no longer valid.
 - 4B. FRNSW was unable to determine the standard of performance for the fire safety measures of the building as the displayed AFSS does not specify which version/year of the Australian Standard or BCA each fire safety measure is required to perform.

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

RECOMMENDATIONS

FRNSW recommends that the Council:

- a. Review items 1 to 4 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.

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Please do not hesitate to contact Matthew Warbrick of FRNSW's Fire Safety Compliance Unit at 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 BFS23/7279 (32574) regarding any correspondence concerning this matter.

Yours faithfully



Edren Ravino
Senior Building Surveyor
Fire Safety Compliance Unit

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