

Attachment D

**Inspection Report
405-411 Sussex Street, Haymarket**

405-411 Sussex Street, Haymarket



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Notes

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**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 3162433

Officer: G. Scotton

Date: 4 April 2024

Premises: 405-411 Sussex Street, Haymarket

Executive Summary:

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) on 22 March 2024 in relation to the premises with respect to matters of fire safety.

The premises contains an eight (8) storey commercial building know as *Chinatown Central*, comprising a basement parking level, a lower ground floor loading dock, ground floor level retail shops, levels 1/2 restaurants, level 2-7 including office uses, with plant rooms at roof level. A plaque at the entrance of the building indicates it was completed in the year 2010.

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 statement is current and displayed within the building.

Observation of the external features of the building identified the existence of potential combustible composite cladding on the façade of the building. The City’s cladding compliance team have requested the building owners provide an expert assessment of the external cladding to determine the risk posed.

Chronology:

Date	Event
22/03/2024	FRNSW correspondence received concerning correspondence dated 26/1/24 relating to fire safety at the premises
28/03/2024	A review of City records found: -A current fire safety statement dated 17/12/2023 provided for the premises -The fire safety schedule for the premises contains thirty-seven (37) fire safety measures, including: automatic fail safe devices to operate exits in fire alarm mode, an automatic fire detection and alarm system, automatic fire suppression system, building occupant warning system, emergency warning and intercommunication system, pressurising systems, and fire engineered performance solutions relating to a number of fire safety measures -Building completion records in 2010
28/03/2024	FRNSW correspondenceraised with strata manager, who subsequently responded to advise that arrangements are/will be put in place to address the issues
16/04/2024	Inspection of premises revealed: -Fire safety measures as per fire safety schedule generally appeared adequately maintained, subject to some routine maintenance already scheduled and/or agreed to be carried out

	<ul style="list-style-type: none"> -Maintenance logbooks for fire safety measures were found to be onsite and up to date -Fire doors were readily openable self-closing, self-latching, and were not chocked open -Paths of travel to exits, and exits were unobstructed, with required warning notices in place
18/04/2024	Correspondence was issued to the owner requiring maintenance of fire safety measures (2024/198157-12) as outlined in the issues table on page 4 of this report.
3 June 2024	A reinspection is to be conducted the week ending 7 June 2024. Failure to conduct the maintenance in a reasonable timeframe may lead to the issue of one or more penalty notices

FIRE AND RESCUE NSW REPORT:

References: [BFS24/387; 2024/198157-10]

Fire and Rescue NSW conducted an inspection of the subject premises after receiving correspondence alleging blocked/locked exits and an emergency warning system not operational.

Issues

The report from FRNSW detailed the following alleged issues:

Ref.	Issue	City response
1.	Essential Fire Safety Measures	
1A.	Automatic Fire Detection and Alarm System	
A.	The Fire Brigade Panel (FBP) indicated a total of 15 isolations and 30 faults relating to the automatic fire detection and alarm system.	<ul style="list-style-type: none"> -An inspection revealed faults/isolations, a number relating to vacant tenancies -Building manager advised he is awaiting rectification by the fire safety practitioner, expected shortly - correspondence requires rectification of this item
1B.	Automatic Fire Suppression System (Sprinklers)	
A.	The sprinkler control valve assemblies were not readily accessible by FRNSW, contrary to the requirements of clause 8.1.1 of AS2118.1-2017. In this regard, access to the control assemblies required travel through a locked door to a fire-isolated passageway that did not incorporate a 003 keyed lock.	<ul style="list-style-type: none"> -An inspection revealed access by 003 key -Signage present but requires some maintenance - correspondence requires rectification of this item
B.	The sprinkler booster assembly and the fire hydrant booster assembly are contained within the same enclosure. The signage provided does not clearly distinguish between the location of the sprinkler booster assembly with relation to the fire hydrant booster assembly within the enclosure, contrary to the intent of Clause 4.14.1 of AS2118.1-2017.	<ul style="list-style-type: none"> An inspection revealed hydrant/sprinkler boosters in same cabinet, but this is not considered a serious fire safety risk - correspondence requires rectification of this item
1C.	Emergency Warning and Intercommunication System (EWIS)	
A.	The EWIS Panel indicated an audio line fault on level 1 relating to the EWIS.	<ul style="list-style-type: none"> An inspection revealed one fault in one zone (level 1) -Building manager advised he is awaiting rectification by the fire safety practitioner, expected shortly

Ref.	Issue	City response
		- correspondence requires rectification of this item
1D.	Fire Hydrant System	
A.	Signage indicating the test pressure was not located at the fire hydrant booster assembly, contrary to the requirements of Clause 11.3.4.1 of AS2419.1-2021.	<p>-An inspection revealed signage is provided but of small font</p> <p>-Building manager agreed to address these items</p> <p>- correspondence requires rectification of items</p>
B.	Signage indicating the number of storeys and booster pressure was not located at the fire hydrant booster assembly, contrary to the requirements of Clause 11.3.4.2 of AS2419-2021.	<p>-An inspection revealed signage is provided but of small font*</p> <p>-Building manager agreed to address these items</p> <p>- correspondence requires rectification of items</p>
C.	The hydrant booster assembly and sprinkler booster assembly are contained within the same enclosure. The signage provided does not clearly distinguish between the location of fire hydrant booster assembly with relation to the sprinkler booster assembly within the enclosure, contrary to the intent of Clause 11.3.1 of AS2419.1-2021.	<p>-An inspection revealed hydrant/sprinkler boosters in same cabinet, but this is not considered a serious fire safety risk</p> <p>- correspondence requires rectification of this item</p>
D.	The doors to the fire hydrant cabinet are not capable of being held in the open position, contrary to the requirements of Clause 11.2.2 of AS2419.1-2021.	<p>An inspection revealed cabinet doors cannot be held open.</p> <p>-This requirement relates to the latest Australian Standard.</p> <p>-Matter is considered a technical non-compliance, and not a serious risk to fire safety which is prerequisite to service of any Notice of intended fire safety Order</p> <p>-Building manager agreed to address this item</p> <p>- correspondence requires rectification of items</p>
2.	Egress	
2A.	All paths of travel and exit doors on level 2 were clear at the time of the inspection. Notwithstanding, the tenants were spoken to about the importance of keeping paths of travel and exits clear at all times.	<p>An inspection revealed:</p> <p>-No egress pathways obstructed at the time of inspection</p> <p>-No action required on this item</p>

Ref.	Issue	City response
2B.	<p>The exit door leading from the first-floor kitchen area to the foyer was blocked on both sides with store objects that prevented access to the door and prevented the door from fully opening. The objects were cleared in the presence of FRNSW officers during the inspection and the tenants spoken to about the importance of keeping exits clear.</p>	<p>An inspection revealed:</p> <ul style="list-style-type: none"> -Exit doors found maintained/readily openable -No action required on this item
2C.	<p>The latch to the left-hand leaf of the double doors leading from the level 1 restaurant to the lift lobby area was noted as being damaged. A bike chain was also noted as being padlocked to one of the door handles. Restaurant staff advised that the bike chain is used to lock the doors after hours due to the damaged latch. Although the staff advised that the doors are only locked in this manner after the restaurant is closed and does not contain members of the public, such a method of locking the doors does not comply with Clause D2D26 of the NCC and may impede the evacuation of staff in an emergency.</p>	<p>-An inspection revealed:</p> <ul style="list-style-type: none"> -Exit doors found maintained/readily openable -No action required on this item
2D.	<p>Egress from the lift lobby on level 7 is not available without passing through another sole occupancy unit (SOU), contrary to the requirements of Clause D2D3 of the NCC.</p>	<p>-An inspection revealed:</p> <ul style="list-style-type: none"> -No egress pathways obstructed at the time of inspection -No action required on this item
2E.	<p>The fire-isolated stairs were not provided with re-entry onto floors. Contrary to the requirements of Clause D3D27 of the NCC. In this regard, the doors appeared to be provided with fail-safe devices as per Subclause (2) of D3D27, however:</p>	<p>-An inspection revealed:</p> <ul style="list-style-type: none"> -Doors on automatic fail safe as per fire safety schedule -No action required on this item
A.	<p>Re-entry was not available on at least every fourth storey and appropriate signage was not provided.</p>	<p>An inspection revealed:</p> <ul style="list-style-type: none"> -Doors on automatic fail safe as per fire safety schedule -No action required on this item
B.	<p>Visual alarm devices were provided, however, the switches to operate these devices were damaged and non-operation on some levels.</p>	<p>-An inspection revealed:</p> <ul style="list-style-type: none"> -Exit doors found maintained/readily openable -Doors on automatic fail safe as per fire safety schedule -Building manager agreed to remove redundant switches

Ref.	Issue	City response
		- correspondence requires rectification of this item
3.	Compartmentation and Separation	
3A.	The fire door providing access to the fire-isolated stairs located in the vicinity of tenancy 601 on level 6 becomes wedged against the floor when opened, preventing it from self-closing contrary to C4D9 of NCC and AS1905.1-2015.	<p>An inspection revealed:</p> <ul style="list-style-type: none"> -Exit doors found maintained/readily openable -Doors on automatic fail safe as per fire safety schedule -Fire door minor scraping on the floor, but otherwise fully self-closing and latching - correspondence requires rectification of this item
4.	Maintenance	
4A.	The maintenance logbook for the automatic fire detection and alarm system indicated that monthly maintenance had not been undertaken, with the last maintenance inspection being completed in October 2023, contrary to the requirements of Clause 6.4 of AS1851-2012. A lack of regular maintenance increases the likelihood that the system will fail to perform to the standard of performance required by the Fire Safety Schedule for the building, contrary to the requirements of section 81 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR 2021).	<p>An inspection revealed:</p> <p>The annual fire safety statement is current and displayed within the building. Therefore, the system appears adequately maintained.</p> <p>No action required on this item.</p>
4B.	A number of portable fire extinguishers were tagged as having last been maintained in November 2022, contrary to the requirements of Clause 10.4 of AS1851-2012. A lack of regular maintenance increases the likelihood that the portable fire extinguishers will fail to perform the standard of performance required by the fire Safety Schedule for the building, contrary to the requirements of section 81 of the EPAR 2021.	<p>-An inspection revealed extinguishers are provided with current maintenance date tags, and appear adequately maintained</p> <p>-No action required on this item</p>

FRNSW Recommendations

The officer of Fire & Rescue NSW recommended that Council review the items in his report, that Council conduct an inspection of the premises, and address any other deficiencies identified 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 site inspection undertaken by Council's investigation officer it was determined to issue the owners of the building a compliance letter of instruction 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 that identified fire safety matters are suitably addressed and that compliance with the terms of Council's correspondence and the recommendations of FRNSW occur.

It is recommended that Council not exercise its powers to give a fire safety order.

That the Commissioner of FRNSW be advised of Council's actions and determination.

Referenced/Attached Documents:

2024/198157-10	Fire & Rescue NSW letter dated 22/3/24
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Trim Reference: 2024/198157-09

CSM reference No: 3162433

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File Ref. No: BFS24/387 (33290)
TRIM Ref. No: D24/02863
Contact: Ryan Maestri

22 March 2024

General Manager
Council of the 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
CHINATOWN CENTRE
405-411 SUSSEX STREET, HAYMARKET ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 26 January 2024 concerning the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

- *EWIS system did not operate even though the system was in 'Auto' mode.*
- *Fire exit from kitchen to foyer area on level 2 was blocked with boxes and the door screwed closed.*
- *Another marked fire exit on level two was secured with a thick gauge bike chain and lock to prevent ingress and egress.*
- *Internal fire escape doors in kitchen level two were chocked open with foam produce boxes.*

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 7 February 2024.

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

T (02) 9742 7434
F (02) 9742 7483

www.fire.nsw.gov.au

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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.
- 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

The following items were identified during the inspection:

1. Essential Fire Safety Measures
 - 1A. Automatic Fire Detection and Alarm System
 - A. The Fire Brigade Panel (FBP) indicated a total of 15 isolations and 30 faults relating to the automatic fire detection and alarm system.
 - 1B. Automatic Fire Suppression System (Sprinkler)
 - A. The sprinkler control valve assemblies were not readily accessible by FRNSW, contrary to the requirements of Clause 8.1.1 of AS 2118.1-2017. In this regard, access to the control assemblies required travel through a locked door to a fire-isolated passageway that did not incorporate a 003 keyed lock.
 - B. The sprinkler booster assembly and the fire hydrant booster assembly are contained within the same enclosure. The signage provided does not clearly distinguish between the location of the sprinkler booster assembly with relation to the fire hydrant booster assembly within the enclosure, contrary to the intent of Clause 4.14.1 of AS 2118.1-2017.
 - 1C. Emergency Warning and Intercommunication System (EWIS)
 - A. The EWIS Panel indicated an audio line fault on level 1 relating to the EWIS.
 - 1D. Fire Hydrant System
 - A. Signage indicating the test pressure was not located at the fire hydrant booster assembly, contrary to the requirements of Clause 11.3.4.1 of AS 2419.1-2021.

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- B. Signage indicating the number of storeys and boost pressure was not located at the fire hydrant booster assembly, contrary to the requirements of Clause 11.3.4.2 of AS 2419.1-2021.
- C. The fire hydrant booster assembly and the sprinkler booster assembly are contained within the same enclosure. The signage provided does not clearly distinguish between the location of the fire hydrant booster assembly with relation to the sprinkler booster assembly within the enclosure, contrary to the intent of Clause 11.3.1 of AS 2419.1-2021.
- D. The doors to the fire hydrant cabinet are not capable of being held in the open position, contrary to the requirements of Clause 11.2.2 of AS 2419.1-2021.

2. Egress

- 2A. All paths of travel and exit doors on level 2 were clear at the time of the inspection. Notwithstanding, the tenants were spoken to about the importance of keeping paths of travel and exits clear at all times.
- 2B. The exit door leading from the first floor kitchen area to the foyer was blocked on both sides with stored objects that prevent access to the door and prevented the door from fully opening. The objects were cleared in the presence of FRNSW officers during the inspection and the tenants spoken to about the importance of keeping exits clear.
- 2C. The latch to the left-hand leaf of the double doors leading from the level 1 restaurant to the lift lobby area was noted as being damaged. A bike chain was also noted as being padlocked to one of the door handles. Restaurant staff advised that the bike chain is used to lock the doors after hours due to the damaged latch. Although the staff advised that the doors are only locked in this manner after the restaurant is closed and does not contain members of the public, such a method of locking the doors does not comply with Clause D2D26 of the NCC and may impede the evacuation of staff in any emergency.
- 2D. Egress from the lift lobby on level 7 is not available without passing through another sole-occupancy unit (SOU), contrary to the requirements of Clause D2D3 of the NCC.
- 2E. The fire-isolated stairs were not provided with re-entry onto floors, contrary to the requirements of Clause D3D27 of the NCC. In this regard, the doors appeared to be provided with fail-safe devices as per Subclause (2) of D3D27, however:
 - A. Re-entry was not available on at least every fourth storey and appropriate signage was not provided.

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- B. Visual alarm devices were provided, however, the switches to operated these devices were damaged and non-operation on some levels.
3. Compartmentation and Separation
- 3A. The fire door providing access to the fire-isolated stairs located in the vicinity of tenancy 601 on level 6 becomes wedged against the floor when opened, preventing it from self-closing contrary to C4D9 of the NCC and AS 1905.1-2015.
4. Maintenance
- 4A. The maintenance logbook for the automatic fire detection and alarm system indicated that monthly maintenance had not been undertaken, with the last maintenance inspection being completed in October 2023, contrary to the requirements of Clause 6.4 of AS 1851-2012. A lack of regular maintenance increases the likelihood that the system will fail to perform to the standard of performance required by the Fire Safety Schedule for the building, contrary to the requirements of Section 81 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR 2021).
 - 4B. A number of portable fire extinguishers were tagged as having last been maintained in November 2022, contrary to the requirements of Clause 10.4 of AS 1851-2012. A lack of regular maintenance increases the likelihood that the portable fire extinguishers will fail to perform to the standard of performance required by the Fire Safety Schedule for the building, contrary to the requirements of Section 81 of the EPAR 2021.

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

FIRE SAFETY ORDER NO. 1

Authorised Fire Officers' of FRNSW issued a Notice No. 1, dated 19 March 2024, under the provisions of Section 9.34 of the EP&A Act. In this regard, Council is not presently required to act on item no. 1A of this report.

Under Schedule 5, Part 6, Section 12 of the EP&A Act, a copy of the Order is attached for your information. FRNSW will conduct further inspections of the building to assess compliance with the terms of this Order and advise Council accordingly.

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review items 1 to 4 of this report and conduct an inspection.
- b. Address any other deficiencies identified on "the premises".

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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 or call (02) 9742 7434 if there are any questions or concerns about the above matters. Please refer to file reference BFS24/387 (33290) regarding any correspondence concerning this matter.

Yours faithfully



Ryan Maestri
Senior Building Surveyor
Fire Safety Compliance Unit

Attachments: Appendix 1 – Copy of Fire Safety Order

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Appendix 1 – Copy of Fire Safety Order

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File Ref. No: BFS24/387 (33290)
TRIM Ref. No: D24/032866
Contact: Ryan Maestri

19 March 2024

Fasako Pty Ltd
'Chinatown Centre'
Level 4 Suite 401
405-411 Sussex Street
SYDNEY NSW 2000

Dear Sir / Madam

Re: FIRE SAFETY ORDER – ORDER NO.1
CHINATOWN CENTRE
405-411 SUSSEX STREET, HAYMARKET('the premises')

Following the Notice of Intention to give a Proposed Fire Safety Order – Order No.1 ('the Notice'), dated 7 March 2024 issued on 'the premises', Fire and Rescue NSW (FRNSW) has yet to receive representations in response to the Notice.

Given the circumstances of the fire safety concern and under Schedule 5, Part 7 (Section 14 and Section15) of the *Environmental Planning & Assessment Act 1979 (EP&A Act)*, FRNSW has determined to issue the Fire Safety Order – Order No.1 based on the information available. I have attached a copy of the FRNSW Fire Safety Order – Order No.1 ('the Order') under Section 9.34 of the EP&A Act.

A copy of the Order will be forwarded to the Council of the City of Sydney, under Schedule 5, Part 6, Section 12 of the EP&A Act. Authorised Fire Officers will conduct inspections to assess compliance with the Order.

Fire and Rescue NSW	ABN 12 593 473 110	www.fire.nsw.gov.au
Community Safety Directorate	1 Amarina Ave	T (02) 9742 7434
Fire Safety Compliance Unit	Greenacre NSW 2150	F (02) 9742 7843
www.fire.nsw.gov.au		Page 1 of 5

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Please do not hesitate to contact Ryan Maestri 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 ensure that you refer to file reference BFS24/387 (33290) regarding any correspondence concerning this matter.

Yours faithfully,



Mark Knowles
Senior Building Surveyor
Fire Safety Compliance Unit

CC: Chris Marco
Building Operations Manager
Stanton Hillier Parker
christopher.marco@hillierparker.com

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Fire Safety Order ORDER No. 1

Under the *Environmental Planning and Assessment Act 1979 (EP&A Act)*
Part 9 Implementation and Enforcement – Division 9.3 Development Control Orders
Fire Safety Orders in accordance with the table to Part 2 - Schedule 5.
Give an Order in accordance with Section 9.34(1)(a)

I, **Mark Knowles** **Senior Building Surveyor** **904279**
(name) (rank) (number)

being an authorised Fire Officer within the meaning of Schedule 5, Part 8, Section 18 of the *Environmental Planning and Assessment Act 1979*, and duly authorised for the purpose, I hereby order you

Fasako Pty Ltd **Owner**
(name of the person whom Order is served) (position, i.e. owner, building manager)

with respect to the premise

CHINATOWN CENTRE
405-411 SUSSEX STREET, HAYMARKET ("the premises")
(name/address of premises to which Order is served)

to do or refrain from doing the following things:

1. Undertake all required works to the automatic fire detection and alarm system so that:
 - a. All faults indicated on the Fire Brigade Panel (FBP) are rectified.
 - b. All isolations indicated on the FBP are removed.
2. Undertake all required works to the Alarm Signalling Equipment (ASE) to so that there are no faults with the system.
3. Provide certification from the fire safety servicing company confirming that the Building Occupant Warning System (BOWS) operates correctly throughout all areas of the building.

Fire and Rescue NSW	ABN 12 593 473 110	www.fire.nsw.gov.au
Community Safety Directorate	1 Amarina Ave	T (02) 9742 7434
Fire Safety Compliance Unit	Greenacre NSW 2190	F (02) 9742 7843
www.fire.nsw.gov.au		Page 3 of 5

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The reasons for the issue of this Fire Safety Order – Order No. 1 are:

1. The safety of persons in the event of a fire is not ensured or promoted in the event of a fire as a result of the following:
 - a. At the time of the inspection on 7 February 2024, the building was occupied.
 - b. At the time of the inspection on 7 February 2024:
 - i. The FBP indicated a total of 30 faults relating to the automatic fire detection and alarm system.
 - ii. The FBP indicated a total of 15 isolations relating to the automatic fire detection and alarm system.
 - iii. The ASE indicated a fault within the system.
 - c. Concerns were raised by FRNSW personnel indicating that the BOWS did not operate throughout all areas of the building upon a recent activation of the automatic fire detection and alarm system.
 - d. Given the issues noted above, it cannot be ensured that the automatic fire detection and alarm system will operate correctly in the event of a fire.
 - e. If the automatic fire detection alarm system does not operate correctly to provide early warning of a fire to occupants, the safety of occupants will likely be compromised.
 - f. If the ASE does not operate correctly to initiate a response from FRNSW in the event of a fire, fire brigade intervention will likely be delayed, increasing the risk to the safety of the occupants.
2. Ensuring the correct operation of the automatic fire detection and alarm system, BOWS and ASE will likely safeguard occupants from injury by making the occupants aware of an emergency and ensuring prompt fire brigade intervention.
3. To ensure or promote the safety of persons in the event of fire by ensuring the correct operation of the automatic fire detection and alarm system, BOWS and ASE.
4. To do such things specified in the Order to ensure or promote adequate fire safety or awareness.

The terms of this Fire Safety Order – Order No. 1 are to be complied with:

By no later than 5.00 pm on the 3 April 2024.

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Appeals

Pursuant to Section 8.18 of the Environmental Planning & Assessment Act 1979 (EP&A Act), there is no right of appeal to the Court against this Fire Safety Order – Order 1 other than an order that prevents a person from using or entering premises.

Non-Compliance with Fire Safety Order – Order No.1

Failure to comply with this Fire Safety Order – Order No.1 may result in further Orders and/or fines being issued.

Substantial penalties may also be imposed under Section 9.37 of the EP&A Act for failure to comply with a Fire Safety Order – Order No.1.



Mark Knowles
Senior Building Surveyor
Fire Safety Compliance Unit

This Fire Safety Order - Order No. 1 was mailed on 19 March 2024.