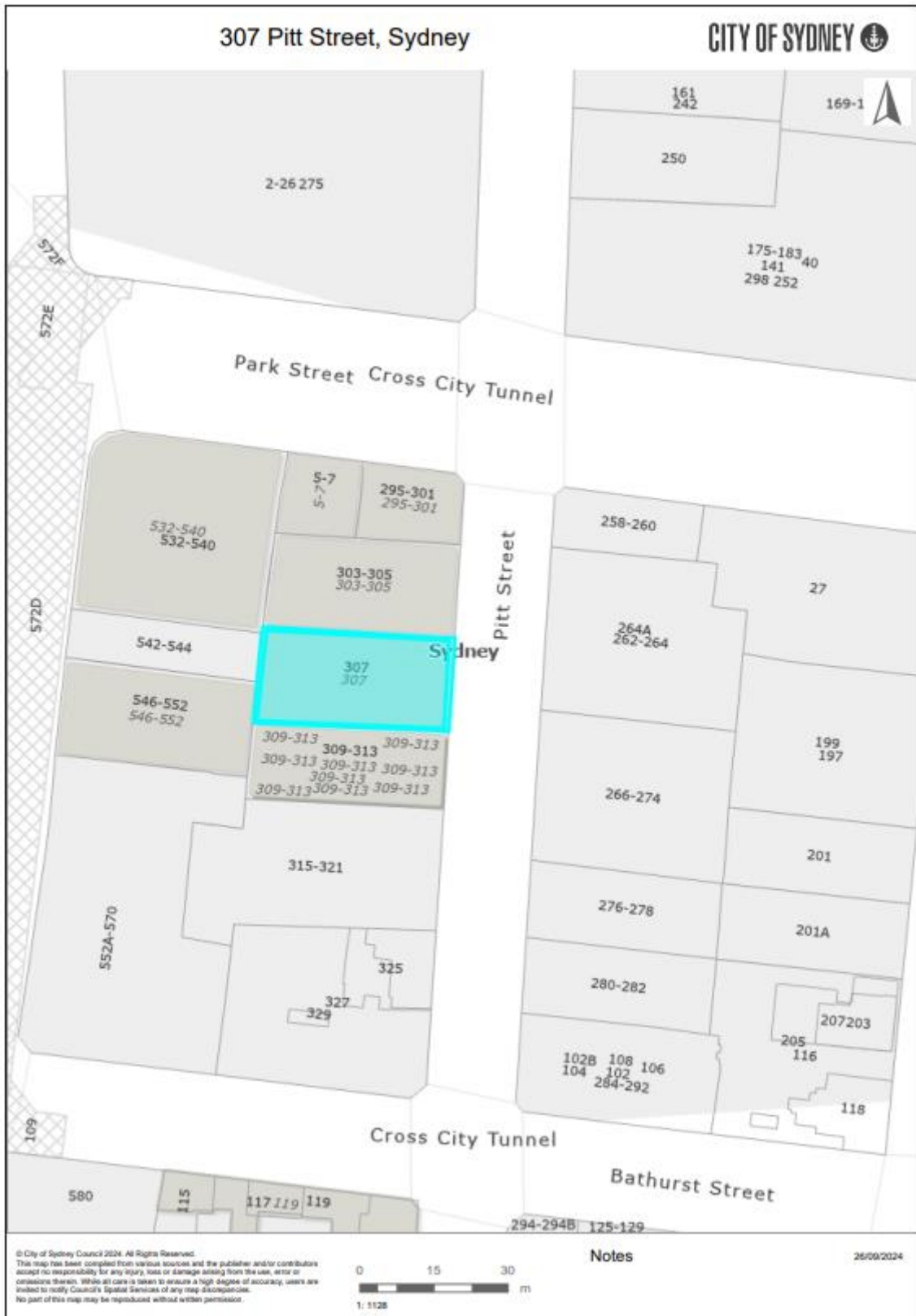


Attachment C

**Inspection Report
307 Pitt Street, Sydney**



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 3229780

Officer: Luke Jeffree

Date: 8 October 2024

Premises: 307 Pitt Street, Sydney

Executive Summary:

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises on 5 September 2024 with respect to matters of fire safety. This building is owned and partly occupied by Council.

The premises consists of a 15-storey commercial building with vacant ground floor retail tenancy and basement floor situated on the western side of Pitt Street and approximately 35m south of Park Street within the Sydney Central Business District.

The building was constructed in approximately 1965 under historic building ordinances. Under the current National Construction Code (NCC) the building has a rise in storeys of 14 and an effective height of more than 25 metres.

The building is subject to a Council Fire Safety Order issued on 9 May 2019. The Fire Safety Order was modified in May 2024. Prior to this, FRNSW were consulted by the City regarding the proposed modification and raised no objection. Works are progressing in accordance with the terms of the current Order which is due for completion by 1 December 2025.

An inspection of the premises undertaken by a Council Investigation Officer in the presence of relevant Council staff and Council’s consultant fire engineer which revealed that 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 compliant and is on display within the building in accordance with the requirements of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

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

Chronology:

Date	Event
05/09/2024	FRNSW correspondence received regarding premise 307 Pitt Street, Sydney
12/09/2024	A desktop review carried out by Council Investigation Officer confirmed the following; <ul style="list-style-type: none"> • Fire Safety Order and modified Order are currently issued on the building which require both prescriptive and fire engineered upgrading works
24/09/2024	The consultant fire engineer’s responses to items raised in FRNSW’s correspondence) was provided by relevant staff to Council’s Investigation Officer. The Officer reviewed this document along with FRNSW correspondence and identified several emergency access and signage matters that needed priority remediation.

Date	Event
25/09/2024	<p>An inspection of the subject premises was undertaken by a Council officers in the presence of relevant staff and the Council's fire engineer.</p> <p>The inspection revealed the following:</p> <ul style="list-style-type: none"> • Hydrant block plan mentioned in FRNSW's correspondence had been relocated so that it is no longer obscured by hydrant pipework • Back up batteries for the smoke detection and alarm system had been replaced on 28 June 2024 • An exit sign located in the basement was flickering/defective • Maximum occupancy capacity signage required under Term M1.22 of Order Modification dated 22 May 2024 had been removed on level 5 • Door hardware to hydrant pump room & sprinkler valve room were not fitted with locks compatible for FRNSW <p>Also, Council officer verbally requested relevant staff to arrange for further signage to be provided to the entry door of fire control centre and door to hydrant pump-room, change door hardware to hydrant pump room & basement sprinkler valve room (with compatible locks for FRNSW access) and for occupancy capacity signage on level 5 to be re-instated.</p>
03/10/2024	<p>A further inspection of the subject premises was undertaken by a Council officers in the presence of relevant staff.</p> <p>The inspection revealed the following:</p> <ul style="list-style-type: none"> • Exit sign in the basement has been replaced and is compliant • Temporary signage to doors to hydrant pump room & fire control centre has been installed. Confirmation given that permanent signage has been ordered & is awaiting delivery • Lock to sprinkler valve room door has been replaced and is compliant • A temporary occupancy capacity signage has been installed on level 5. Confirmation given that permanent signage has been ordered & is awaiting delivery • Confirmation given that new lockset (to hydrant pump room door to accommodate 003 key and current lock to hydrant pump room) has been ordered and is awaiting delivery

FIRE AND RESCUE NSW REPORT:

Fire and Rescue NSW conducted an inspection on 14 May 2024 of the subject premises after receiving correspondence concerning the provision for fire safety in connection with the premises.

Issues: The report from FRNSW detailed a number of issues, in particular

Ref.	Issue	City response
1. Essential Fire Safety Measures		
1A.	Fire Hydrant System - The fire hydrant system appears to a hybrid design, original installed in compliance with Ordinance 70 and with a partial upgrade to AS2419.1. The following deviations from AS2419.1-2005 have been identified:	
i.	The block plan indicates that the attack hydrants from level 7 to the basement level are gravity fed from the roof-top tank. It is therefore considered that the attack hydrants would fail to achieve the required pressures and flows as prescribed at Table 2.3 of AS2419.1-2005.	<p>Council's inspection revealed that the current block plan indicates that the attack hydrants are gravity fed from roof-top tank & receive boost pressure from an existing pump.</p> <p>It is confirmed that the fire hydrant system is in the process of being addressed under Term M5.03 of Fire Order Modification dated 22 May 2024 .Also, it is confirmed that the pressure and flows of the partially upgraded system will achieve compliance with Fire Safety Upgrade Report prepared by Fahrenheit Global dated 16 May 2024 and AS 2419.1-2005.</p> <p>Also, Council's consultant fire engineer has responded advising that a new pump has been specified for the required works on site to achieve 700 kPa and that works are underway.</p>
ii.	Boost pressure and test pressure signage was not provided at the booster assembly, contrary to the requirements of Clause 7.10.1 of AS2419.1-2005.	In the process of being addressed under Term M5.03 of Fire Order Modification dated 22 May 2024

Ref.	Issue	City response
iii.	Feed fire hydrants have not been installed onsite adjacent to the booster inlet connections, contrary to the requirements of Clauses 7.4 of AS2419.1-2005.	<p>No action required by the City.</p> <p>Council's consultant fire engineer has responded confirming that feed hydrants are not part of the scope of required works under the modified order.</p>
iv.	The hydrant block plan was partially obscured by hydrant pipework, contrary to the requirements of Clause 7.11 of AS2419.1-2005 which requires a block plan to be fixed where it can be instantly seen.	<p>No action required by the City.</p> <p>Councils' inspection revealed that the existing hydrant block plan has been relocated so that it is no longer obscured by hydrant pipework. An updated block plan will be installed following the completion of works under the modified order.</p>
v.	The hydrant booster assembly is located in a position less than 10m from the external wall of the building, contrary to the requirements of Clause 7.3 of AS2419.1-2005.	<p>No action required by the City.</p> <p>Council's consultant fire engineer has responded confirming that this item is not part of the scope of required works under the modified order.</p>
vi.	The door hardware to the hydrant pump room on level 14, was not fitted with a 003 lock compatible with FRNSW access key, therefore access was not available at the time of inspection to determine whether the hydrant pump system had been maintained and was capable of operating to the standards of performance from when it was first designed and installed.	This access matter is currently being addressed under the modified Order.
vii.	The access door to the hydrant pump room, has not been provided with adequate identification signage, so that it can be readily located by the attending fire brigade, contrary to the requirements of Clause 6.4.1 of AS2419.1-2005.	This signage matter is currently being addressed under the modified Order.
viii	The building has an effective height of more than 25m and has not been provided with a ring main, contrary to the requirements of Clause 8.5.4 of AS2419.1-2005	<p>No action required by the City.</p> <p>Councils consultant fire engineer has responded confirming that a ring main is not possible.</p>

Ref.	Issue	City response
1B	Sprinkler System –	
i.	The sprinkler valve room does not have direct egress to the road or open space, contrary to the requirements of Clause E1D4 and Specification S17C6 of the NCC.	No action required by the City. Council's consultant fire engineer has responded confirming that this item has been addressed in Fire Safety Strategy Report
ii.	A sprinkler booster assembly could not be located at the front of the premises, contrary to the requirements of Clause 4.4.3 of AS 2118.1-1999.	No action required by the City. Council's consultant fire engineer has responded confirming that this item is not part of the works and that compliance of the system is to the original standards (CA 16 System).
iii	The door hardware to the basement sprinkler valve room, was not fitted with a 003 lock compatible with FRNSW access key, therefore access was not available at the time of inspection to determine whether the sprinkler system had been maintained and was capable of operating to the standards of performance from when it was first designed and installed	No action required by the City. Lock to sprinkler valve room door has been replaced and is compliant
1C.	Zone Block Plan – A Zone Block Plan was not provided at the Fire Brigade Panel, contrary to the requirements of Clause 3.10 of AS1670.1-2018.	No action required by the City. Councils' inspection revealed that a Zone Block Plan was provided at the Fire Brigade Panel in accordance with the requirements of Clause 3.10 of AS1670.1-2018.
1D.	Stair Pressurisation – The building has an effective height of more than 25m and the fire-isolated exit does not appear to have been provided with an automatic stair pressurisation system, contrary to the requirements of Clause E2D4 NCC.	This matter covered under the modified Order. Councils consultant Fire Engineer has responded confirming that works (provision of automatic stair pressurisation system) are underway.

Ref.	Issue	City response
1E.	Fire Control Centre – The building has an effective height of more than 25m and has not been provided a fire control centre, contrary to the requirements of Clause E1D15 and Specification 19 of the NCC.	This matter is covered under the modified Order. Council’s consultant fire Engineer has responded confirming that that this item has been addressed in FSSUR . Temporary signage to access door to fire control centre has been installed.
1F.	Maintenance – The latest two entries in the maintenance logbook for the Smoke Detection and Alarm System, indicated that the back-up batteries were required to be replaced. It could not be determined at the time of the inspection if the batteries have been replaced. Further investigation by Council may be required.	No action required by the City. Councils’ inspection revealed that the back-up batteries were replaced on 28 June 2024
2. Access & Egress		
2A.	Effective Height and Exits – The building has an effective height of more than 25m and is provided with only 1 exit from each storey, contrary to the requirements of Clause D2D3(2) of the NCC.	This matter has been addressed under the modified Order. Also, Council’s consultant fire engineer has responded confirming that that this item has been addressed in FSSUR.
2B.	Exit travel distances – The building appears to have excessive travel distances to a single exit at each level including the basement, contrary to the requirements of Clause D2D5 of the NCC.	This matter has been addressed under the modified Order. Also, Council’s consultant fire engineer has responded confirming that this item has been addressed in Fire Safety Strategy Report.
3. General		

Ref.	Issue	City response
3A.	<p>Fire Safety Order - It is noted that Council have issued a Fire Safety Order, pursuant to Schedule 5 Part 2 of the EP&A Act, to ensure and promote adequate fire safety and fire safety awareness within the premises.</p> <p>It is understood that the owners of the premises have commenced works to satisfy the terms of the Order and as such, the above items may already have been addressed by the owners through appropriate upgrades or fire engineering solutions in order to achieve an adequate level of fire safety for the occupants of the building. As such, this matter is referred to Council as the appropriate regulatory authority.</p>	<p>Noted.</p> <p>It is confirmed that works to satisfy the terms of the modified order are well underway and are being addressed by the owners through appropriate upgrades and fire engineering solutions in order to achieve an adequate level of fire safety for the occupants of the building</p>

OFFICER RECOMMENDATIONS:

Issue Order	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 a site inspection undertaken by Council's investigation officers it is recommended that the building owners continue to comply with the terms of the existing Fire Safety Order issued under Schedule 5 of the Environmental Planning and Assessment Act, 1979 to address the fire safety deficiencies identified by FRNSW and Council's building officer.

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 Council's existing Fire Safety Order occur.

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

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File Ref. No: FRN12/1195 - BFS24/1930 - 8000034669
TRIM Ref. No: D2024/105509
Contact: Conor Hackett

5 September 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
307 PITT STREET SYDNEY ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 2 April 2024 concerning the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

During an AFA, struggled to find detector as there was no block plan or signage, spoke to manager and he said would try to resolve

Pursuant to the provisions of 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 Fire and Rescue NSW (FRNSW) inspected 'the premises' on 14 May 2024. On behalf of the Commissioner of FRNSW, the comments in this report are provided under Section 9.32(4).

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.

Fire and Rescue NSW

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Community Safety Directorate
Fire Safety Compliance Unit

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COMMENTS

This report is limited to observations and sections of the building accessed at the time of the inspection. As such, this report lists potential deviations from the National Construction Code 2022 Building Code of Australia – Volume One (NCC). Please be advised that whilst the report is not an exhaustive list of non-compliances, the items as listed may relate to the building's age or contradict development consent approval. In this regard, it is at council's discretion as the appropriate regulatory authority to consider the most appropriate action and determine whether an investigation is required.

The following items were identified during the inspection:

1. Essential Fire Safety Measures

- 1A. Fire Hydrant System - The fire hydrant system appears to a hybrid design, original installed in compliance with Ordinance 70 and with a partial upgrade to AS2419.1. The following deviations from AS2419.1-2005 have been identified:
 - i. The block plan indicates that the attack hydrants from level 7 to the basement level are gravity fed from the roof-top tank. It is therefore considered that the attack hydrants would fail to achieve the required pressures and flows as prescribed at Table 2.3 of AS2419.1-2005.
 - ii. Boost pressure and test pressure signage was not provided at the booster assembly, contrary to the requirements of Clause 7.10.1 of AS2419.1-2005.
 - iii. Feed fire hydrants have not been installed onsite adjacent to the booster inlet connections, contrary to the requirements of Clauses 7.4 of AS2419.1-2005.
 - iv. The hydrant block plan was partially obscured by hydrant pipework, contrary to the requirements of Clause 7.11 of AS2419.1-2005 which requires a block plan to be fixed where it can be instantly seen.
 - v. The hydrant booster assembly is located in a position less than 10m from the external wall of the building, contrary to the requirements of Clause 7.3 of AS2419.1-2005.
 - vi. The door hardware to the hydrant pump room on level 14, was not fitted with a 003 lock compatible with FRNSW access key, therefore access was not available at the time of inspection to determine whether the hydrant pump system had been maintained and was capable of operating to the standards of performance from when it was first designed and installed.

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- vii. The access door to the hydrant pump room, has not been provided with adequate identification signage, so that it can be readily located by the attending fire brigade, contrary to the requirements of Clause 6.4.1 of AS2419.1-2005.
- viii. The building has an effective height of more than 25m and has not been provided with a ring main, contrary to the requirements of Clause 8.5.4 of AS2419.1-2005

1B. Sprinkler System –

- i. The sprinkler valve room does not have direct egress to the road or open space, contrary to the requirements of Clause E1D4 and Specification S17C6 of the NCC.
- ii. A sprinkler booster assembly could not be located at the front of the premises, contrary to the requirements of Clause 4.4.3 of AS 2118.1–1999.
- iii. The door hardware to the basement sprinkler valve room, was not fitted with a 003 lock compatible with FRNSW access key, therefore access was not available at the time of inspection to determine whether the sprinkler system had been maintained and was capable of operating to the standards of performance from when it was first designed and installed.

1C. Zone Block Plan – A Zone Block Plan was not provided at the Fire Brigade Panel, contrary to the requirements of Clause 3.10 of AS1670.1-2018.

1D. Stair Pressurisation - The building has an effective height of more than 25m and the fire-isolated exit does not appear to have been provided with an automatic stair pressurisation system, contrary to the requirements of Clause E2D4 NCC.

1E. Fire Control Centre – The building has an effective height of more than 25m and has not been provided a fire control centre, contrary to the requirements of Clause E1D15 and Specification 19 of the NCC.

1F. Maintenance – The latest two entries in the maintenance logbook for the Smoke Detection and Alarm System, indicated that the back-up batteries were required to be replaced. It could not be determined at the time of the inspection if the batteries have been replaced. Further investigation by Council may be required.

2. Access & Egress

2A. Effective Height and Exits – The building has an effective height of more than 25m and is provided with only 1 exit from each storey, contrary to the requirements of Clause D2D3(2) of the NCC.

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- 2B. Exit travel distances – The building appears to have excessive travel distances to a single exit at each level including the basement, contrary to the requirements of Clause D2D5 of the NCC.

3. *General*

- 3A. Fire Safety Order - It is noted that Council have issued a Fire Safety Order, pursuant to Schedule 5 Part 2 of the EP&A Act, to ensure and promote adequate fire safety and fire safety awareness within the premises (Your Ref: FIRE/2017/91).

It is understood that the owners of the premises have commenced works to satisfy the terms of the Order and as such, the above items may already have been addressed by the owners through appropriate upgrades or fire engineering solutions in order to achieve an adequate level of fire safety for the occupants of the building. As such, this matter is referred to Council as the appropriate regulatory authority.

Please do not hesitate to contact Conor Hackett of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call (02) 9742 7434 if you have any questions or concerns regarding the above matters. Please refer to file reference FRN12/1195 - BFS24/1930 - 8000034669 for any future correspondence concerning this matter.

Yours faithfully



Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit