

# **WALSH BAY ARTS AND CULTURAL PRECINCT**

## **STATE SIGNIFICANT DEVELOPMENT APPLICATION**

**SSDA 8671**

### **APPENDIX 9:**

#### **DRAFT EMERGENCY MANAGEMENT STRATEGY**

# Walsh Bay Arts and Cultural Precinct

## Draft Emergency Management Strategy 2017

**Version**

V 1.1

**Dated**

29 September 2017

**Document Control**

Version	Date	Description
0.1	19/9/2017	Initial DRAFT report initial feedback - T Kennedy Cultural Infrastructure Program Management Office (CIPMO) & Fire NSW Initial Content Consultation
1.0	26/9/2017	Issue for SSD Submission as Appendix 1: to Operational Plan of Management
1.1	29/9/2016	Issue for SSD Submission as Appendix 1: to Operational Plan of Management (CIPMO Review)

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# 1. Scope and Purpose of the Emergency Management Strategy

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The Draft Emergency Management Strategy (EMS) has been developed in consultation with *Fire and Rescue NSW* (FRNSW) to support the State Significant Development Application (SSD 8671) for the Walsh Bay Arts and Cultural Precinct (WBACP).

The EMS outlines the key design and operational considerations to be progressively developed as the final design and operational programs, policies and procedures in the form of the WBACP Emergency Incident Response Plan (WBACP EIRP) which will address and include a mass Emergency Evacuation Plan.

It is intended that these will be developed in consultation with relevant authorities, consultants, tenants and precinct stakeholders.

The purpose of this EMS is to inform and guide the design and operations development of the WBACP. The following principles and priorities will be applied in response to all incidents and emergencies as it relates to the day-to-day operation of WBACP:

Priority	Principle
1. Ensure safety	Save lives, prevent injury and provide first aid and/or arrange medical assistance when required.
2. Protect the environment	Contain the impact of the emergency incident event to prevent harm to the environment.
3. Protect property	Protect property from damage and contain the emergency incident event to limit further impact.
4. Restore WBACP infrastructure	Restore essential infrastructure or provide alternate access to essential infrastructure.
5. Restore WBACP operations	Restore the WBACP functions to normal operations.

## 1.1 Secretary's Environmental Assessment Requirements (SSD 8671)

This report specifically addresses item 16 BCA and Fire Safety of the *Secretary's Environmental Assessment Requirements* (SEARS) SSD 8671 dated 1 September 2017, to:

'Include a mass Emergency Evacuation Plan / Strategy prepared in consultation with FRNSW'.

## 2. Emergency Management Strategy & Emergency Evacuation Plan Development

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Proposed development of the strategy, design resolution and resulting WBACP EIRP will be undertaken by the Proponent prior to Occupation.

The final EIRP for WBACP will continue to develop and be refined in line with the development of the project design. This document provides a strategy from which consultation with NSW Fire and Rescue can commence and be fed into the design development.

It is anticipated that other non-compliances with the Deemed to Satisfy Provisions of the BCA may be identified by the Certifier as the design is developed further, it is however considered that there are unlikely to be significant issues that would impact the overall fire strategy design approach.

In preparation for the submission of the SSD 8671 for the project in accordance with the *Secretary's Environmental Assessment Requirements* ((SEARS) SSD 8671)) the following was undertaken:

- Review of the draft EMS and operational principles within the Operational Plan of Management (OPM) with FRNSW.
- Development of the EMS.
- Confirmation and finalisation of the EMS with FRNSW during the exhibition period of the SSD process.

The planning will be undertaken with consideration to:

- Work Health and Safety Regulation 2017
- Explosive and Dangerous Goods Regulations
- Guideline for emergency plans at sites having hazardous chemicals, FRNSW Version 03 – 10 October 2012
- State Emergency & Rescue Management Act 1989
- Commonwealth Disability Discrimination Act 1992 (DDA)
- AS 3745-2010 Emergency Control Organisation and Procedures for buildings, structures and workplaces.
- State Emergency Management Plan and other Sub & Supporting Plans.
- Emergency Management Australia Evacuation Planning (Handbook 4).
- Environmental Planning and Assessment Regulation 2000.

As part of this process the finalisation of the EIRP will be undertaken in consultation with Create NSW, tenants, the Walsh Bay Precinct Association (WBPA) and respective City and Government Authorities.

The EIRP will be finalised in consultation with specialist consultants to ensure their adequacy and compliance with relevant Building Code and Australian standards, guidelines and codes of practice.

All amendments that fall outside of the approved consent conditions will be reviewed in consultation with the relevant authorities and any resulting consent application, managed in accordance with the relevant approval requirements.

## 3. Walsh Bay Arts and Cultural Precinct

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### 3.1 Precinct Description

The NSW Government has a vision to grow and develop the WBACP to become the arts destination hotspot on the Sydney Harbour foreshore. The masterplan includes the upgrading of theatre spaces and the overall Precinct to bring the 95-year-old wharf up to a state-of-the-art arts facility.

Key project objectives of the WBACP are to:

- Activate the Precinct with a unique cultural offering and visitor experience.
- Rejuvenate a vital piece of Sydney's waterfront cultural heritage, providing inter-generational benefits for the people of NSW.
- Provide facilities that better enable arts organisations to develop world class productions, experiences and deliver on their strategic visions.
- Create an operationally sustainable Precinct for Arts and the people of NSW.

The success of the WBACP is dependent, in part, on the extent to which the ongoing experience it delivers for all stakeholders and visitors reflects its essential character and aligns with known features of place making.

As a destination, it will be inclusive and accessible to all. As a cultural cluster, WBACP will be an ecosystem for creative production and cultural consumption where innovation and collaboration are to the precinct's operations.

In the day-to-day mode, the Precinct will be a place of recreation which reflects its heritage, harbour side location and unique sense of 'place' which actively engages with its surrounding arts, retail, commercial and creative tenancies. Providing facilities designed to be both accessible and flexible, suited to a wide range of arts and cultural activities.

The WBACP hosts a wide array of arts and cultural uses. It provides accommodation of performance and rehearsal spaces, artist studios and flexible function spaces that allow for diverse programming to ensure the Precinct is innovative, showcased and can engage visitors and the community in Sydney's rich cultural and artistic offerings.

Complementary amenities as well as commercial facilities that could include restaurants, cafes and bars also support the Precinct on a day to day basis.

The types of activities that may be held in the WBACP buildings include:

- Performances, installations and exhibitions.
- Corporate and commercial functions.
- Workshops for dance, choirs, children's performance.
- Complementary commercial and retail offerings.

### 3.2 Precinct Plan

The redevelopment of the WBACP comprises:

#### 3.2.1 Pier 2/3

- The adaptive re-use providing new arts facilities including performance venues for the Australian Chamber Orchestra, Bell Shakespeare and Australian Theatre for Young People.
- Retaining a large heritage function /art space for events such as Sydney Writers Festival, Biennale of Sydney and a wide range of functions and artistic events.
- A series of stairs, external lift and balconies designed as a contemporary interpretation of the original gantries reflecting the precinct's former industrial heritage.
- Modifications to the roof.

#### 3.2.2 Wharf 4/5 (including Shore Sheds)

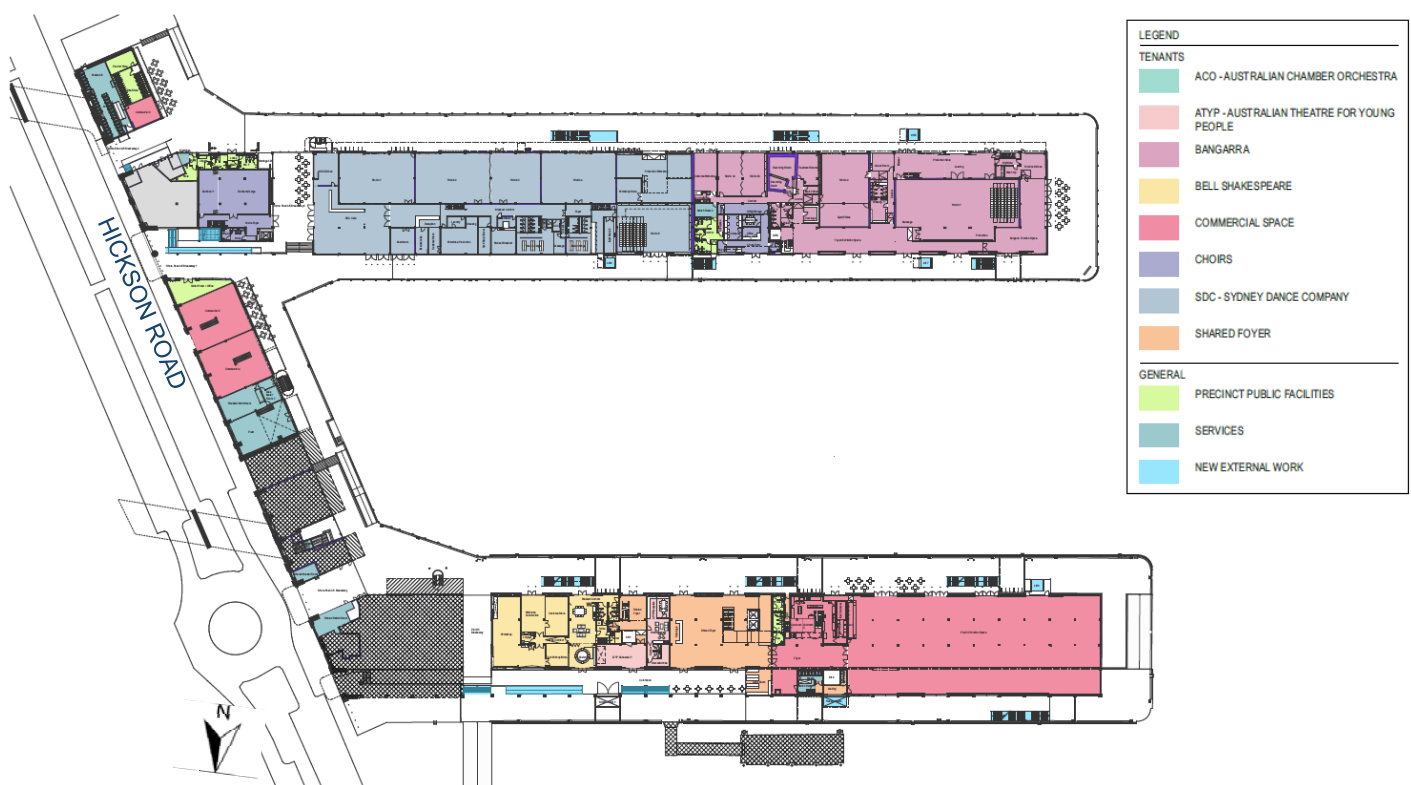
- Refurbishment of the ground floor arts facilities and its associated Shore Sheds for Bangarra Dance Theatre, Sydney Dance Company, Sydney Philharmonia, Gondwana and Song Company.
- New commercial retail opportunities.
- A series of stairs, external lifts and balconies designed as a contemporary interpretation of the original gantries reflecting the precinct's former industrial heritage.
- Modifications to the roof.

This is represented in the following diagrams (also refer to full size plan provided with the SSD submission for detail):

### 3.2.3 WBACP Ground Site layout by Level

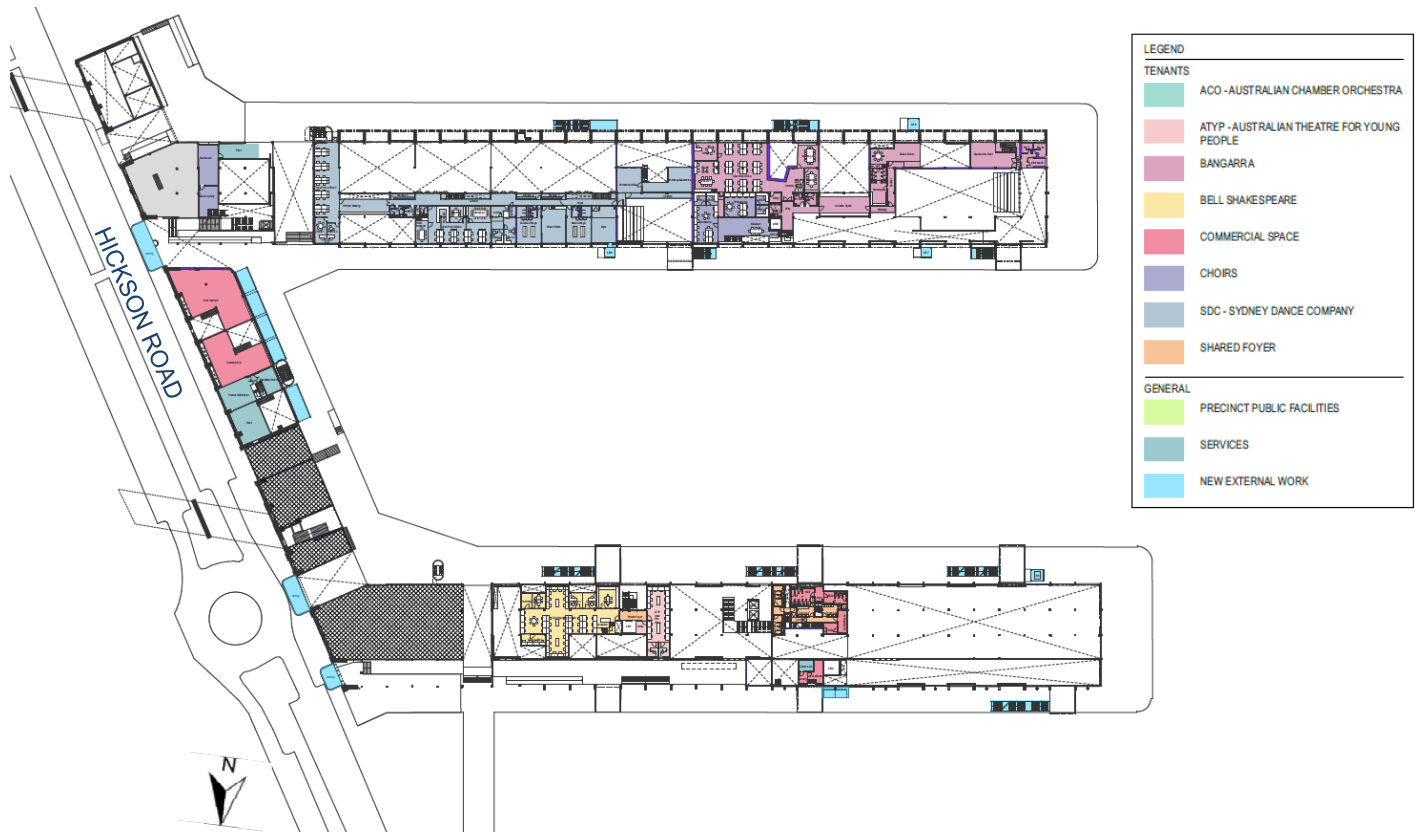
The following diagrams identify the layout of the WBACP by level:

Note for further plan and layout details refer to scale architectural plans and *Section 4.2 Precinct Description*)

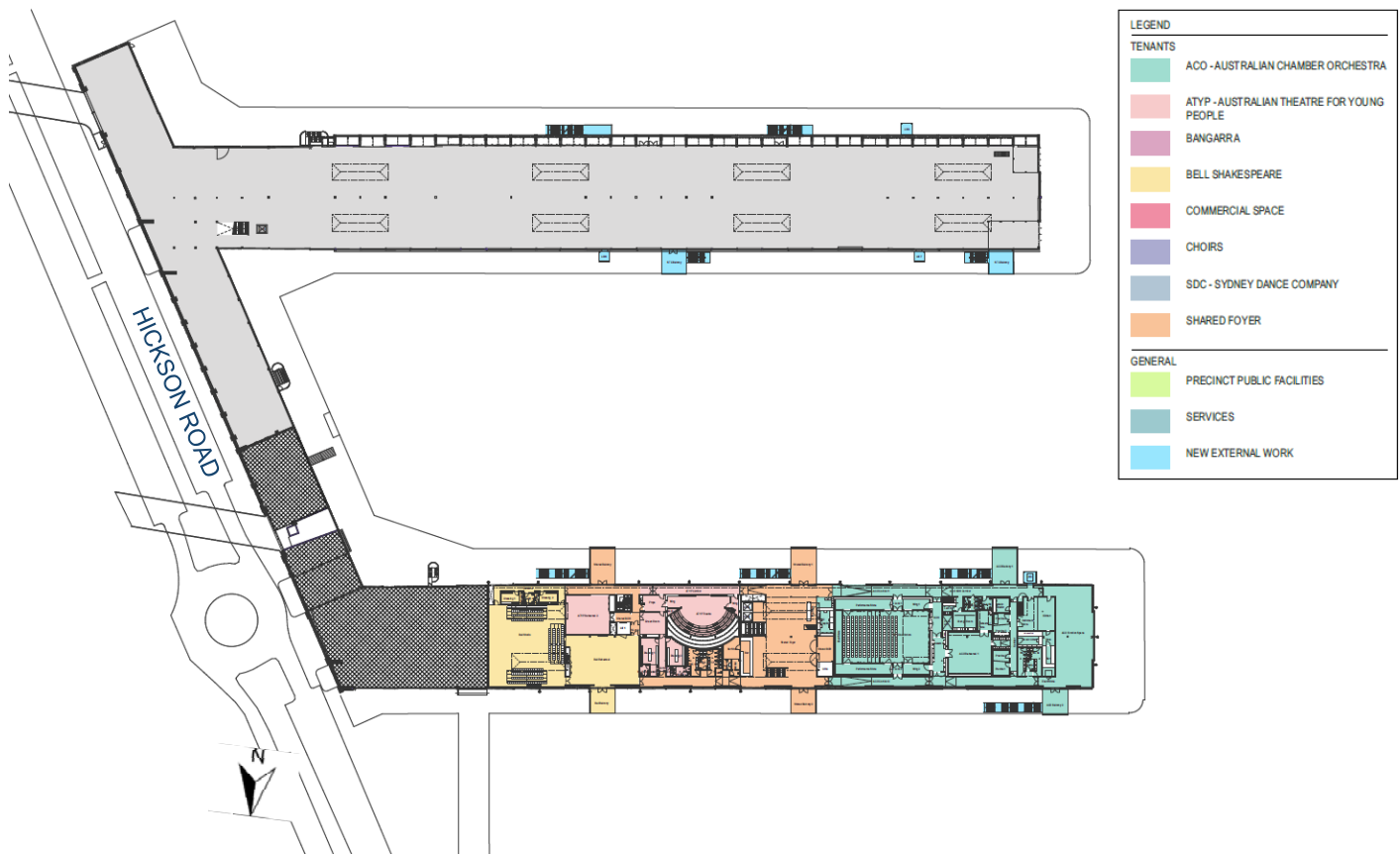


**Figure 1 – WBACP Ground Level**

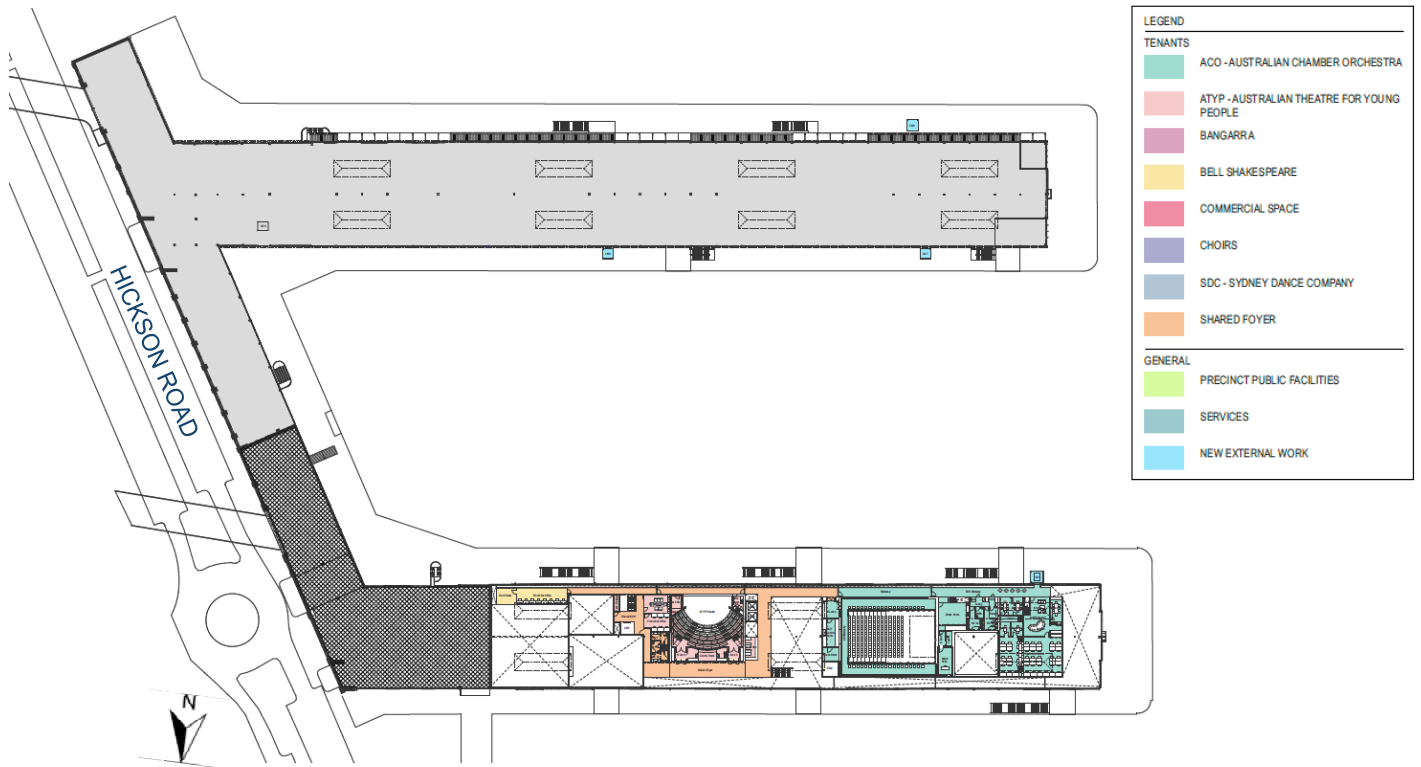




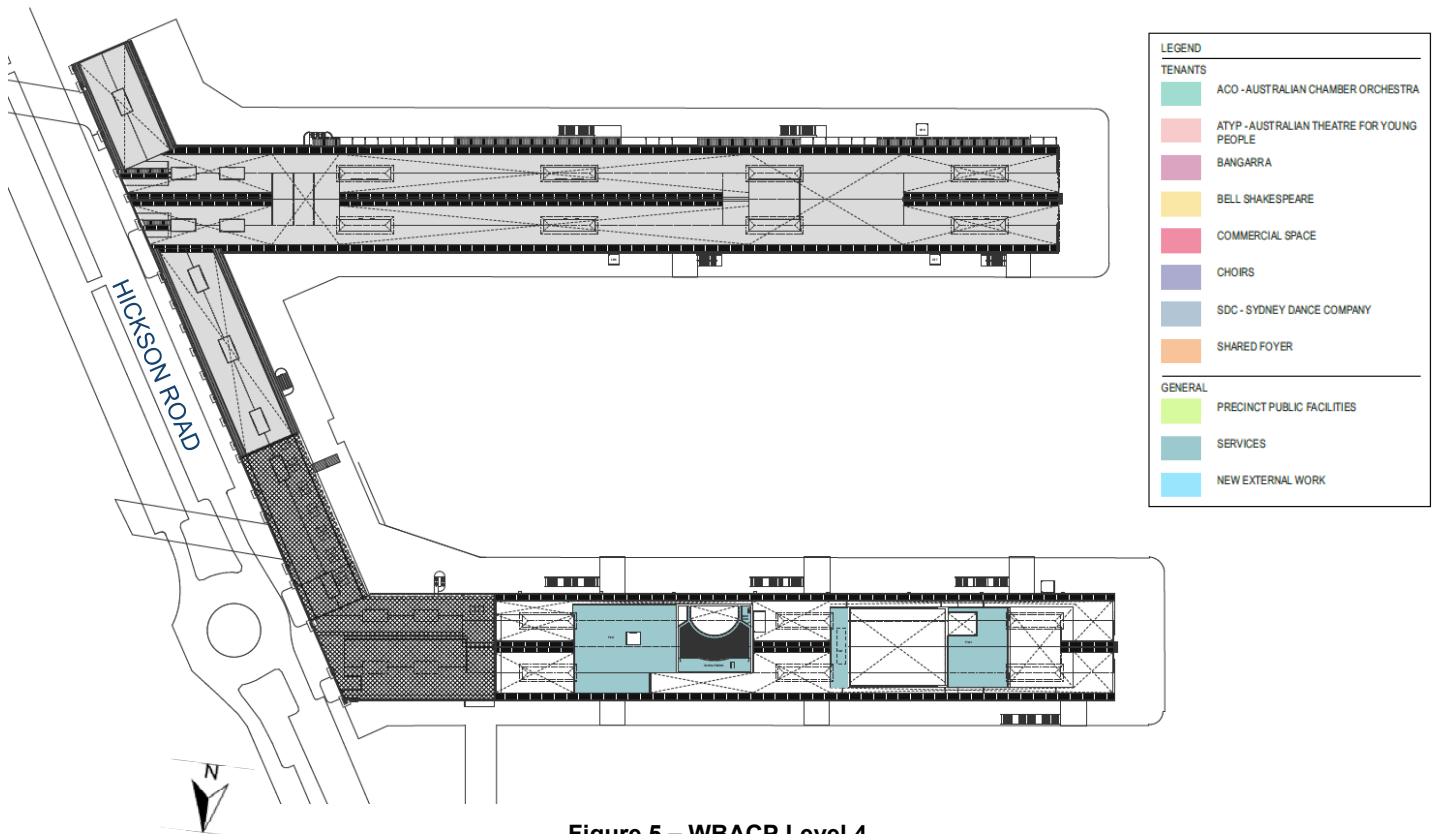
**Figure 2 – WBACP Level 1**



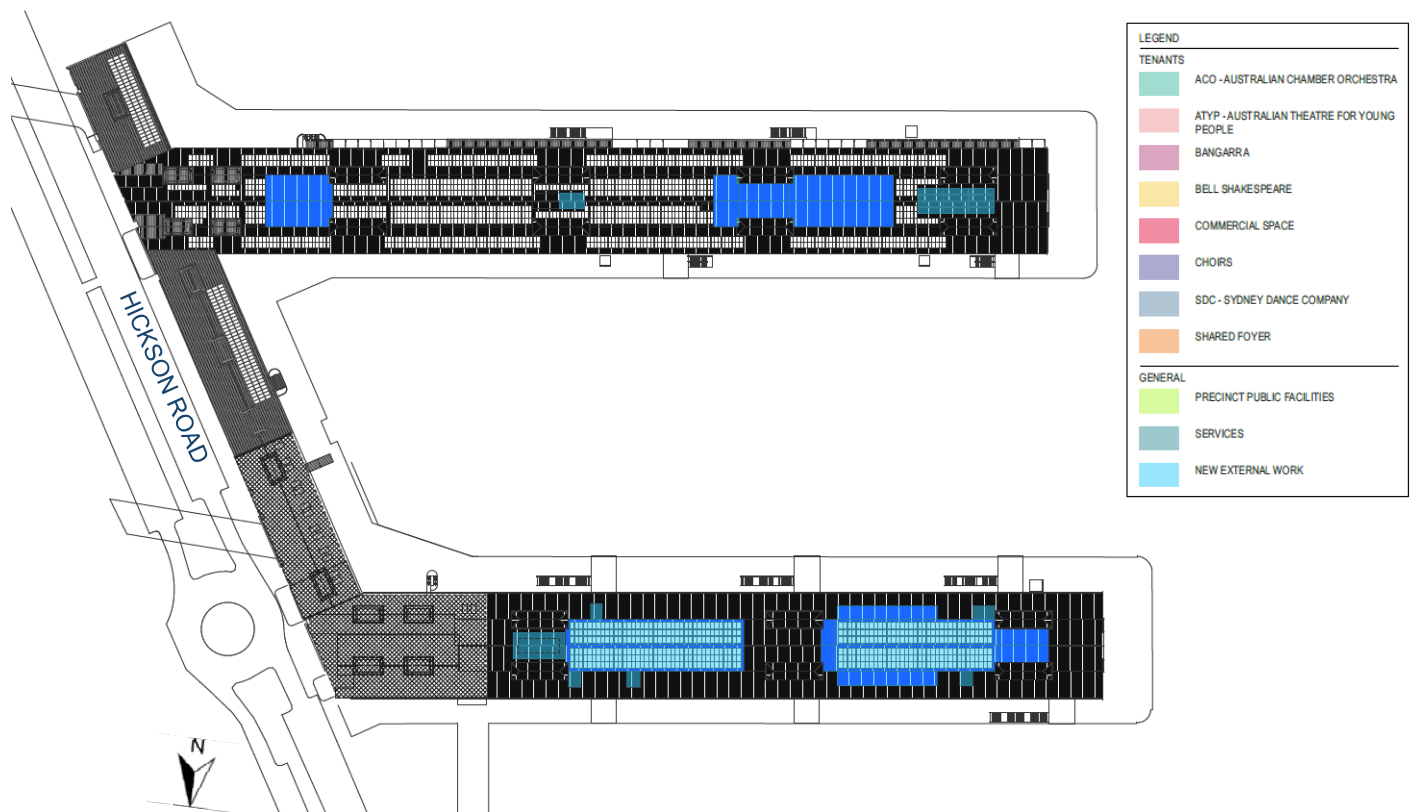
**Figure 3 – WBACP Level 2**



**Figure 4 – WBACP Level 3**



**Figure 5 – WBACP Level 4**



**Figure 6 – WBACP Roof (Level 5)**

### 3.2.4 WBACP External Renders



**Figure 7 – Pier 2 External Render**



**Figure 8 – WBACP Wharf 4 and Pier 3 External Render**

### 3.2.5 WBACP Internal Renders



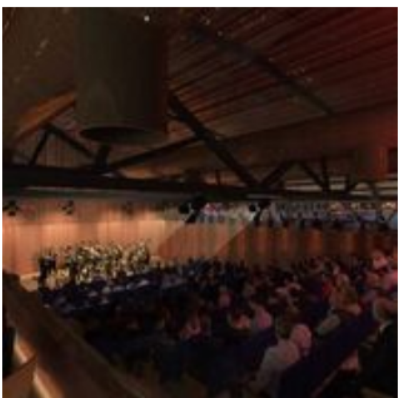
**Figure 9 Pier 2/3 Foyer Ground**



**Figure 10 Pier 2/3 Function Centre**



**Figure 11 Pier 2/3 Foyer Level 1**



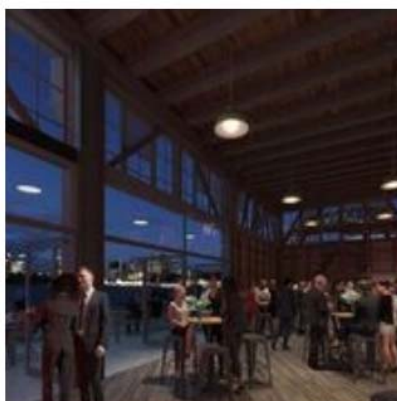
**Figure 12 Pier 2/3 ACO Performance**



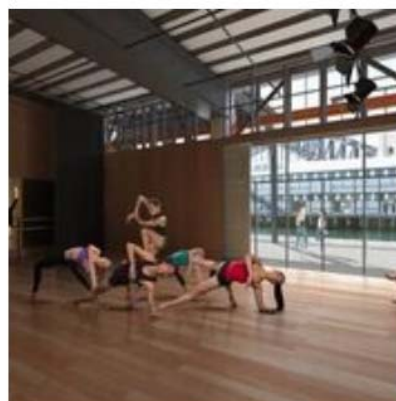
**Figure 13 Pier 2/3 ATYP Theatre**



**Figure 14 Pier Bell Rehearsal**



**Figure 15 Wharf 4/5 Bangarra Function**



**Figure 15 Wharf 4/5 SDC Studio**



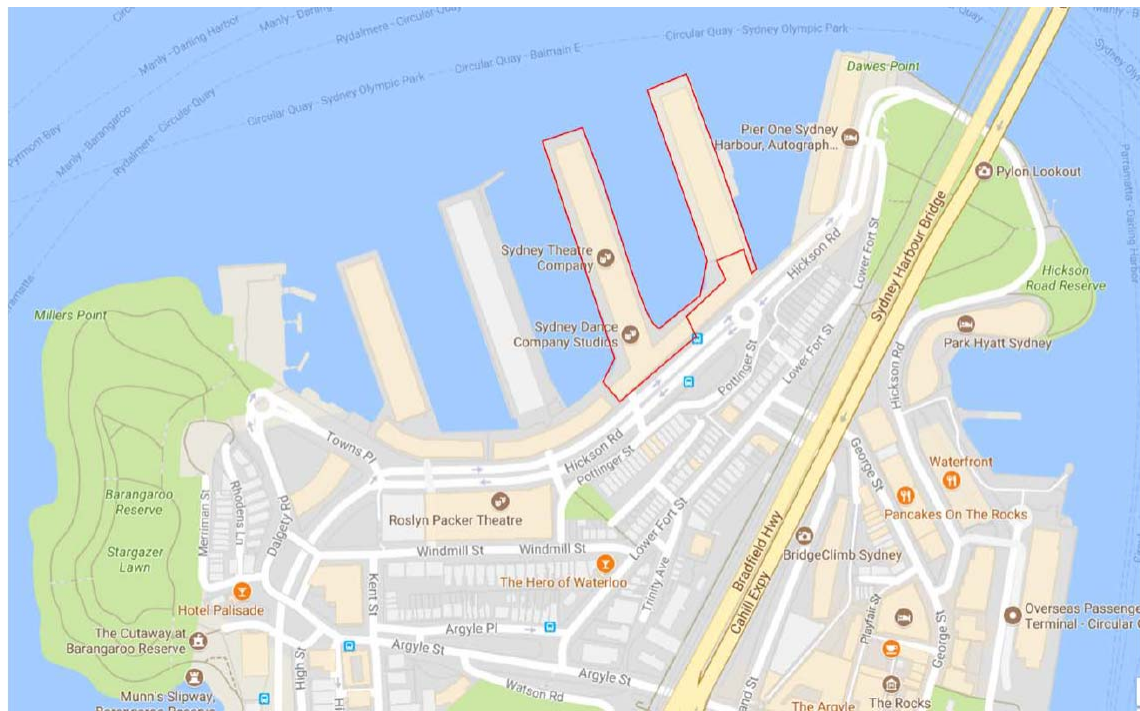
## 4. Site & Location

The site generally comprises Pier 2/3, Wharf 4/5, and Wharf 4/5 Shore Sheds. The site has a street frontage to Hickson Road and is part of the Walsh Bay area, which is located adjacent to Sydney Harbour within the suburb of Dawes Point, as shown in Figure 1 and 2 below:

### 4.1 Location (map)



**Figure 16 - Site Location Ariel (Source: Google Maps)**



**Figure 17 - Site Location Road Map (Source: Google Maps)**

## 4.2 Precinct Description

The site comprises Pier 2/3, Wharf 4/5, and Wharf 4/5 Shore Sheds. The site has a street frontage to Hickson Road as shown in Figure 1. The site is part of the Walsh Bay area, which is located adjacent to Sydney Harbour within the suburb of Dawes Point, including:

### 4.2.1 Tenants

Non-Create NSW Tenancies Shore Shed 2/3 - Use: Commercial office space tenants:

- Lot 1 Stephenson Mansell Group - Tenant
- Lot 2 10,000 Hours - Tenant
- Lot 3 Pier Capital / Meers Group - Owner
- Lot 4-9 Archer Capital - Owner
- Lot 10 Stewart Investors - Tenant
- Lot 11 Tudor Capital - Owner
- Lot 12 Mail Plus / Jigsaw Capital - Tenant
- Lot 13 WWW.Com (The Dubs) - Tenant
- Lot 14 Xref - Tenant
- Lot 15 Angophora Capital - Owner
- Lot 16 Vittoria Coffee - Owner
- Lot 17 Xref - Tenant
- Lot 18 Munro Lawyers – Tenant

Non-Create NSW Tenancies Shore Shed 2/3 - Use: Art gallery/private dining room/café:

- Lot 19 Simmer on the Bay - Owner
- Lot 21-22 Simmer on the Bay – Owner

Non-Create NSW Tenancies Shore Shed 2/3 - Use: Restaurant:

- Lot 20 View by Sydney – Tenant
- Pier 2/3 – Create NSW Tenants:
- Pier 2/3 Function Space – Leased to an Operator (TBA)
- Bell Shakespeare
- Australian Theatre for Young People (ATYP)
- Australian Chamber Orchestra (ACO)
- Wharf 4/5 – Create NSW Tenants:
- Bangarra
- Sydney Dance Company
- Sydney Theatre Company
- Choirs

Shore Shed 4/5 – Create NSW & Tenancy Facilities:

- Choirs
- Commercial 2-4 (TBA)
- Precinct Manager

### 4.2.2 Buildings

The building facilities comprise:

Pier 2/3 – Create NSW & Tenancy Facilities:

- Pier 2/3 Function Space (previously Commercial 1)

- Shared Foyer
- Bell Shakespeare Office
- Bell Shakespeare Workshop
- Bell Shakespeare Rehearsal
- Australian Theatre for Young People (ATYP) Office
- Australian Theatre for Young People (ATYP) Rehearsal 1
- Australian Theatre for Young People (ATYP) Rehearsal 2
- Australian Theatre for Young People (ATYP) Theatre
- Australian Chamber Orchestra (ACO) Event Space
- Australian Chamber Orchestra (ACO) Auditorium
- Australian Chamber Orchestra (ACO) Rehearsal
- Australian Chamber Orchestra (ACO) Reading Room
- Australian Chamber Orchestra (ACO) Office
- Australian Chamber Orchestra (ACO) Core Musicians
- Shared Foyer

Wharf 4/5 – Create NSW & Tenancy Facilities:

- Bangarra Function
- Bangarra Studio
- Bangarra Office
- Bangarra Studio 1-3
- Bangarra Crew
- Sydney Dance Company (SDC) Cafe
- Sydney Dance Company (SDC) Studio 1,2,3,4,5
- Sydney Dance Company (SDC) Office
- Sydney Dance Company (SDC) Company Dancers
- Sydney Dance Company (SDC) PPY Dancers
- Sydney Dance Company (SDC) Instructors
- Sydney Dance Company (SDC) Workshop
- Choirs Office 1-3

Shore Shed 4/5 – Create NSW & Tenancy Facilities:

- Choirs Rehearsal
- Commercial 2-4
- Precinct Manager Office

Shore Shed 2/3 – Non-Create NSW & Tenancy Facilities (Not within redevelopment scope):

- Commercial offices
- Art gallery/private dining room/café
- Restaurant

## **5. Consultation**

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### **5.1 Tenants & WBPA**

Tenants and the WBPA will be consulted through the development of the design and during the finalisation of the EIRP.

### **5.2 City and Government Agencies**

The City and Government Agencies that will be consulted during the development of the EIRP include:

- NSW Police Force
- Fire and Rescue NSW
- Ambulance Service of NSW
- Emergency NSW
- Transport for NSW
- City of Sydney
- Respective joint planning and coordination committees / groups.



## 6. Emergency Management

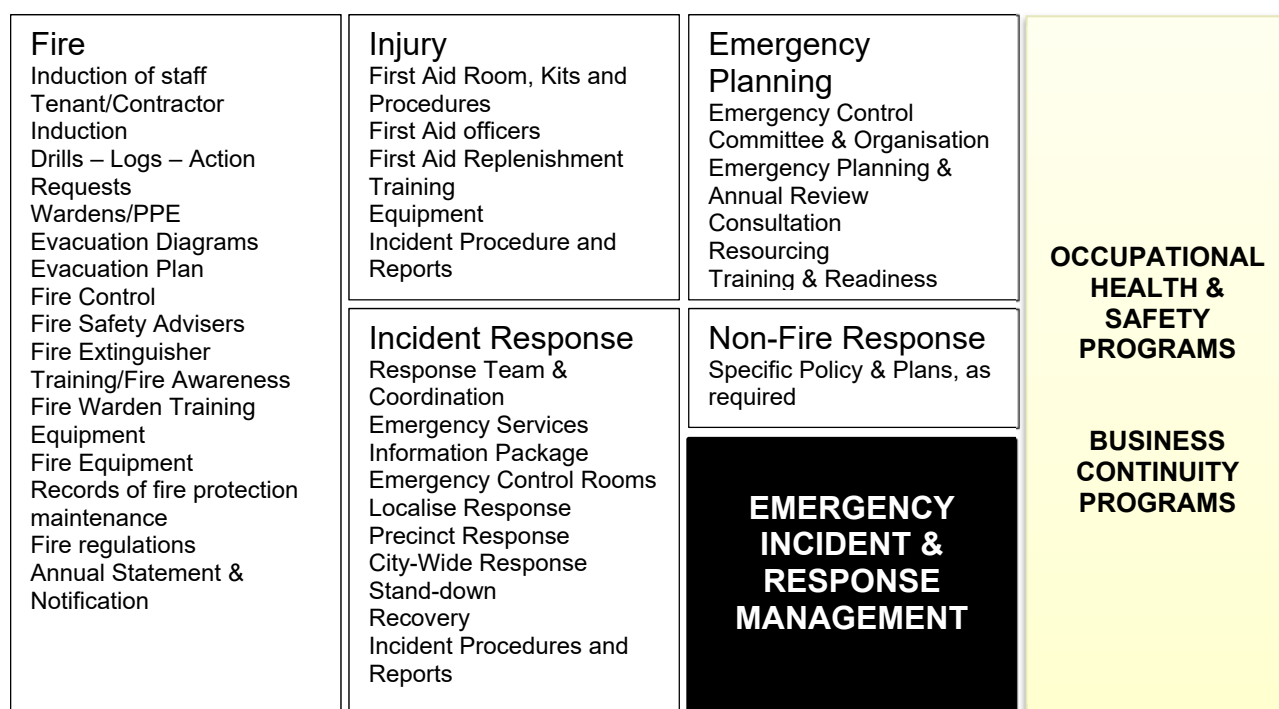
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Emergency management is defined as a process to reduce loss of life and property and to protect assets from all types of hazards through a comprehensive, risk-based, emergency management program of mitigation, preparedness, response and recovery.

As the design and operational planning progresses and prior to operations a Response Framework & Emergency & Incident Response Plan (EIRP - Comprising Policies, Protocol & Procedures) will be developed in consultation with tenants, WBPA and the respective City and Government Authorities, and will address:

- Governance & control and command (Including assignment of secondary organisational roles for redundancy to enable the EIRP)
- Emergency Services Information Package (Annually reviewed and updated as required to maintain currency)
- Integration to the *Sydney and North Sydney Central Business District (CBD) Evacuation Management Subplan*
- Role of all relevant agency and emergency first responders
- Resource planning
- Standard operating procedures
- Risk assessment & management
- Communications & notification
- Post incident investigation, recovery & assistance
- Annual review & continuous improvement
- Operational & business continuity
- Situational awareness & information sharing
- Terrorism awareness / recognition training / testing
- Suspicious activity monitoring & reporting
- Security clearances for appropriate staff
- Personnel / facilities security / critical infrastructure protection
- Public safety
- Cyber security awareness
- Asset protection
- Response Emergency operations & rescue (Localised, Precinct, City Operations)
- Responder safety
- Incident access control
- Emergency evacuation & shelter in place
- Multi-casualty/ fatality response
- Hostile vehicle
- Hostile persons
- Active shooter
- Bomb IED
- Chemical & biological
- Utilities & services
- Dangerous goods & hazards
- Natural disaster & weather
- Crowd & civil unrest.

The framework proposed is represented as:



**Figure 18 – Emergency & Incident Response**

## 6.1 Agency Roles

One or more agencies have responsibility in emergency responses and may be involved in:

- Responding to the emergency
- Overseeing the control and command for an emergency response and response stand-down
- Securing and /or evacuating the site
- Ensuring remaining building structures are safe
- Clean-up of the site
- Assessing the potential for off-site release of materials into the neighbourhood, and
- Providing information.

Emergency planning and responses for NSW are guided by the NSW State Emergency Management Plan (EMPLAN). The EMPLAN is issued under the authority of the Minister for Police and Emergency Services pursuant to the *State Emergency and Rescue Management Act 1989*. The plan is maintained by the Ministry for Police and Emergency Services on behalf of the State Emergency Management Committee.

In cases of whole of state or area responses, the State Crisis Centre provides direct links to the Commonwealth, and the Police Operations Centre.

The State Emergency Operations Centre is the centre for the Coordinated Response of Emergency Management and relevant agencies.

Key emergency and response agencies as defined in the EMPLAN comprise:

EMERGENCY	RESPONSIBLE AGENCY
ANIMAL, PLANT DISEASE, RODENT OR INSECT PLAGUE	DEPARTMENT OF PRIMARY INDUSTRIES
FIRE (WITHIN RURAL FIRE DISTRICT)	NSW RURAL FIRE SERVICE
FIRE (WITHIN A FIRE DISTRICT)	FIRE & RESCUE NSW
FOOD INDUSTRY	NSW FOOD AUTHORITY
FLOOD	NSW STATE EMERGENCY SERVICE
HAZARDOUS MATERIAL <ul style="list-style-type: none"> <li>ON LAND</li> <li>INLAND WATERS</li> <li>STATE WATERS</li> </ul>	<ul style="list-style-type: none"> <li>FIRE &amp; RESCUE NSW</li> <li>FIRE &amp; RESCUE NSW</li> <li>RELEVANT PORT AUTHORITY</li> </ul>
LAW ENFORCEMENT DURING A DECLARATION	NSW POLICE FORCE
MAJOR STRUCTURE COLLAPSE	FIRE & RESCUE NSW
MARINE OIL & CHEMICAL SPILLS	RELEVANT PORT AUTHORITY
PANDEMIC	NSW HEALTH
SEARCH AND RESCUE	NSW POLICE FORCE
STORM AND TEMPEST	NSW STATE EMERGENCY SERVICE
TERRORIST ACT	NSW POLICE
TSUNAMI	NSW STATE EMERGENCY SERVICE

**Figure 19 – Emergency - Responsible Agencies**

#### 6.1.1 NSW Police

NSW Police is the lead agency responsible for preventing, detecting and investigating crime monitoring and promoting road safety, maintaining social order, performing and coordinating emergency and rescue operations.

They have the responsibility for operational matters, with other agencies contributing to policy formulation and direction on an as required basis.

Police NSW are also the lead agency for counter terrorism in NSW.

Upon completion of their response to the incident the officers will hand over control of the site to the Precinct Manager.

#### 6.1.2 Fire and Rescue NSW (FRNSW)

FRNSW is the lead agency for extinguishing fire and rendering the site safe. Officers of FRNSW will determine if the building is likely to contain asbestos that may present a health risk.

Where necessary they will isolate the area with warning tape advising that there is a danger and that the area should not be entered.

Upon completion of their response to the incident the officers will hand over control of the site by giving the Precinct Manager a completed FRNSW Handover of site of FRNSW Response form.

### 6.1.3 Environment Protection Authority (EPA)

The Environment Protection Authority (EPA), the EPA is the lead agency for ensuring that clean-up of the site is conducted by the person or company responsible for the incident and managing any off-site public health risks.

EPA's involvement in an asbestos related fire incident also includes providing advice in relation to transport and disposal of material containing asbestos.

### 6.1.4 NSW Health

NSW Health may be requested to provide advice on public health issues when there is the potential for public exposure to asbestos.

Advice may include technical information/support on potential public health risks to concerned residents and assisting other agencies with the preparation of public health information bulletins.

### 6.1.5 WorkCover NSW

WorkCover NSW would be the lead agency for ensuring that clean-up of the site is conducted by persons who are appropriately licensed with either a Friable or Bonded asbestos removal license and for managing any Occupational Health and Safety issues.

## 6.2 Role of the Precinct Manager

WBACP Emergency and Incident Response Plan will be finalised for approval with Occupation Certification. The ongoing management, implementation and review of the plan will be facilitated by the Precinct Manager in consultation with an Emergency Management Committee and Create NSW, tenants, WBPA and respective City and Government Authorities.

It is proposed that the Precinct Manager and the on-duty head warden will have the onsite responsibility to initiate evacuation and the level of evacuation for the precinct. In the instance that either of these positions are not available to respond then the security officer in charge will act on behalf of the Precinct Manager and the on-duty head warden.

The Precinct Manager will be responsible and/or assist to enable emergency response for the WBACP operations and will ensure personnel who may be involved undertake appropriate training and hold, where relevant appropriate licenses or certificates of competencies to undertake their duties E.g. Security guards, divers, fire services providers, etc.

The Precinct Manager will also maintain the facility services and equipment. This will include ensuring statutory approvals, certification and reporting is maintained for facilities, including for services and equipment provision, facility fit-out or upgrades, maintenance works, training, testing and review.

The Precinct Manager will liaise and coordinate with authorities to participate in joint training and exercises that may be required to enable the effective response for City-wide emergency management and evacuation, as may be required.

The Precinct Manager will liaise and coordinate with authorities to enable the effective response for City-wide emergency management and evacuation, as may be required.

The Precinct Manager will also review and approve the adequacy of any tenant, hirer and event specific emergency response plans for the WBACP, with respect to their compatibility with the WBACP plans and policies.

## 6.3 WBACP Emergency Control Organisation

The Emergency Control Organisation should comprise:

- Chief Warden and Emergency Controllers for the precinct
- Tenancy and Area Wardens
- Assembly Wardens
- First Aid Officers
- Security Officers

The Emergency Control Organisation should consult with the Precinct Manager to enable the:

- Establishment of the Emergency Control Organisation for WBACP.
- Design and implementation of the WBACP EIRP.
- Appointment of persons to emergency role / positions (Including the assignment to secondary organisational response roles for redundancy to enable the EIRP)
- Confirm and arrange the training of personnel.
- Confirm and arrange the evacuation exercises.
- Annual Review WBACO EIRP effectiveness and enable procedure improvements.

The committee should meet at annually to review the Emergency Control Organisation and WBACO EIRP.

## **6.4 Responses & Evacuation Levels**

### **6.4.1 Localised Responses**

A localised response may include an initial response within a tenancy or site of an incident which may include:

- Use of installed firefighting equipment e.g. deluge, hydrant systems etc.
- Fire suppression mediums e.g. Foam stocks, etc.
- First attack (first aid) firefighting equipment e.g. portable fire extinguishers, hose reels.
- Emergency response or on-site firefighting teams, where staffing levels are appropriate.
- First aid officers/teams and use of equipment.
- Specialist equipment that may be available e.g. warehouse lifting equipment, etc.
- Raising of the Alarm.

### **6.4.2 Precinct Responses**

A precinct response may include an initial response as identified in the localised Response and it will also include the additional implementation of:

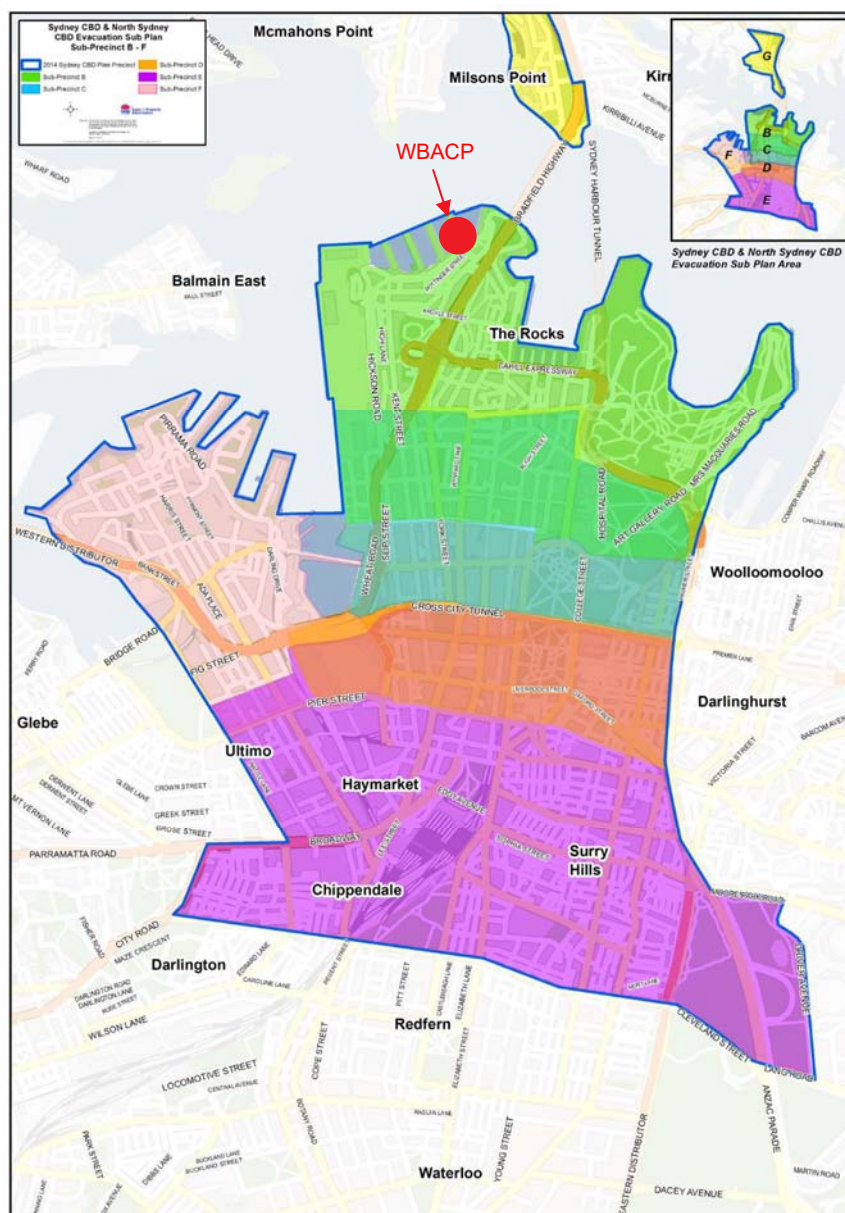
- Precinct Coordination and liaison emergency services.
- Enablement of control and command until arrival of emergency services.
- Once the emergency services have declared that their role is complete, control of the site will be handed back to the Precinct Manager. The EIRP will address how the Precinct Manager will deactivate the emergency plan and facilitate restoration and reconstruction activities to resume normal operations of the site in consultation with affected stakeholders and tenants.

### **6.4.3 City-Wide Response**

WBACP recognise that NSW has well established and tested emergency management arrangements under the State Emergency and Rescue Management Act 1989 (SERM Act) and its subordinate State Emergency Management Plan (EMPLAN), sub and supporting plans and guidelines.

The Sydney Metropolitan Area has several large central business districts and has district Evacuation Management Subplans. WBACP falls within the B Sub-Precinct area of the Sydney and North Sydney Central Business District (CBD) Evacuation Management Subplan – or the Sydney CBD Evacuation Plan (SCBDEP) in short.





**Figure 20 – Sydney CBD Evacuation Plan & WBACP Location**

The SCBDEP focuses on the primary evacuation points in the CBD, escalation processes, communication channels, directions to the public and alternative transport arrangements. It has been developed to consider a broad section of the community including residents, schools, community groups, property owners and managers, commuters and businesses.

The plan caters for the worst-case scenario of an evacuation of a large section or all the CBD area combined with a loss or major disruption to our normal transport services.

Agencies with legislated authority can order an evacuation, including Combat Agencies with appropriate legislation and the NSW Police. NSW Police will generally enforce such orders and may use reasonable force in some circumstances which is detailed in the EMPLAN.

WBACP will reflect and incorporate the requirements of the EMPLAN and the SCBDEP into its emergency response and evacuation planning.

## 6.5 Raising the Alarm

The EIRP will detail the actions of person/s who first notice an emergency occurrence and how they are to activate or raise an alarm. The EIRP will include:

- Pre-planned responses to raised alarms.

- Alarm and communications procedures. The contact number should always be identified as '000' triple zero. Instructions should also be provided on information to be given to the emergency service including:
  - Location of the site
  - The type of emergency
  - Any casualties or injuries
  - What assistance is required
  - Any hazards that may be encountered
  - Your name and telephone contact number.
- Details of the types of alarm systems installed and how they are operated, tested and maintained.
- Manual alerting instructions should be provided to initiate emergency procedures for the site (e.g. contact site's emergency controller, activate manual call points).
- Contact numbers of adjacent facilities should be provided so that a nominated person can notify those facilities of an emergency which may have some impact upon them.

## **6.6 Fire / Gas Leak/ Explosion/ Spills**

If fire, gas leak, explosion or spill incident occurs the following principles will apply:

- Call 000 and ask for the NSW Fire Service.
- Sound the Alarm to enable the evacuation of the facility to be enabled.
- Containment of hazard e.g. fire or spill (specify actions to minimise any secondary damage, if safe to do so e.g. Gas / Plant shutdown, first aid firefighting, etc)
- Rescue and first aid provision (highlighting that rescuers should not place themselves in danger)
- Enablement of emergency and evacuation procedures.
- Some functions will be performed by all persons (e.g. evacuation) while others by nominated response roles (e.g. first aiders).
- Complying with direction and instruction from emergency services.
- Once the emergency services have declared that their role is complete, control of the site will be handed back to the Precinct Manager for stand-down.
- Cooperation with statutory investigations requirements, as may be required, to preserve evidence for internal and/or external investigations.

## **6.7 Vehicle/Pedestrian Access and Emergency Response**

The Public Domain areas (including Aprons) of the Precinct are open to the public on a 24 hours basis, and will only be modified during occasional maintenance and/or special event operations<sup>1</sup>, where it is necessary to facilitate effective traffic and crowd management, or enable life safety risk measures when risks present.

A key principle which has been utilised for the design of access for the Precinct is the separation of Back-Of-House (BOH) operations from Front-Of-House (FOH) (spectator / visitor) movement, to provide a safe environment for everyone visiting the Precinct.

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<sup>1</sup> It is noted that large scale special events (commercial, public and community events) that fall outside of the standard business activities of the WBACP and its respective tenants' activities that plan to use the public domain of the WBACP will need to provide an Event Plan for approval of the Precinct manager and will also require event approval by the City of Sydney, who is the current consenting authority for events within the Sydney CBD. As is the case for Vivid, the Sydney Morning Herald Running Festival, etc.

### 6.7.1 Pedestrian

Key principles include:

The specific needs for disabled occupants will be addressed and appropriate evacuation measures implemented to ensure all occupants can be safely evacuated.

- The specific needs for disabled occupants will be addressed and appropriate evacuation measures implemented to ensure all occupants can be safely evacuated. WBACP is also being designed to adequately reflect the needs people with a disability and will comply with AS 1428.1 Design for Access and mobility, providing equitable and dignified access to people with mobility, vision hearing or intellectual disabilities.
- A minimum width will be maintained for egress paths for pedestrians always. The width is to be determined following finalisation of the detailed designs.
- No loose items in egress path including furniture, display items, hire plant, rubbish bins, ticket counters, signs, aisle ropes, pallets and stands will be permitted.
- Foyers and fire assembly gathering areas must not be blocked or significantly reduced to allow free flow to fire exits and egress from tenancies within the precinct.

### 6.7.2 Occupants with Disability

The future design and planning of services will address the requirements to effectively manage occupants / visitors to WBACP with a disability include enabling services for people that require:

- More time or different forms of communication, compared with other occupants, to respond to an emergency.
- Assistance to respond to an emergency.
- Assistance to evacuate from a facility.

The requirements will be in accordance with the Commonwealth Disability Discrimination Act 1992 (DDA) where the definition of “Disability” includes but is not limited to the meaning given in Section 4. (1), sub-sections (a) to (h) for “Disability”, within the DDA; and the “Occupant/visitor with a disability” also includes an associate of a person with a disability as defined in the DDA, or a companion animal.

The following will be considered, with regards the future planning of design and services for WBACP:

- evacuation arrangements for persons with a disability shall be considered in the development of the emergency response procedures.
- Individual Personal Emergency Evacuation Plans (PEEPs) that can be tailored for occupants with a disability who may need assistance during an emergency and developed in consultation with the person I.e.: Disabled workforce, performers, students and or visitors who regularly attend to participate in Arts and Cultural programs.
- Information on the PEEP shall be disseminated to all people responsible for its implementation.
- Design of refuge areas and / or a managed solution to facilitate a safe delay for people to wait for assistance to egress the facilities designed to protect people from heat, smoke and toxic gases and which provides direct access to an exit.
- Provisions for stairway evacuation and mobility devices for people who use wheelchairs or who otherwise would need to be carried down the stairway.
- Provision of audio and visual cues for warnings, during and after an emergency response to communicate and inform people with visual and hearing disabilities.
- When developing emergency response procedures, consideration shall be given to occupants and visitors who for one reason or another are unlikely to be able to act optimally in an emergency. This would include but not be limited to occupants and visitors who:



- are accompanied by an assistant
- have a guide or companion animal
- use alternative forms of information and communication
- have an ambulatory disability
- use a wheeled mobility appliance, including wheelchair or scooter
- are easily fatigued
- easily experience acute anxiety in an emergency.
- easily experience extreme confusion in an emergency.
- A register will be maintained by the Precinct Manager and communicated in daily briefings for marshals, security, and chief area wardens assist in enabling the implementation of an emergency response for occupants with a disability.
- Training and testing provided for emergency response staff.

#### 6.7.3 Vehicle:

Key principles include:

- Emergency vehicle and response access to the WBACP and its facilities will be prioritised and coordinated with the support of the Precinct Manager.
- Management of risk for authorised vehicles include:
  - Only vehicles authorised by Precinct Manager and displaying a valid entry permit will be permitted to enter the precinct.
  - Authorised vehicles must be scheduled and escorted when within the Precinct and must not exceed walking pace.
  - Vehicles are not permitted to drive on or in designated specialist production areas, pedestrian easements or on sensitive heritage items unless protection measures such as Protrack, plywood boards or similar measures are used for all vehicle movements, access is controlled and approved by the Precinct Manager.
  - No vehicle shall be parked within the confines of the Precinct unless approved by the Precinct Manager.
  - Illegally parked vehicles in the Precinct will be infringed.

#### 6.7.4 Waterfront Edge Protection

Key principles include:

- Given the location of the WBACP and its waterfront location, waterside response may be required and may include underwater responses undertaken by divers. Dive work is a specialist response requirement and will require suitably skilled persons to undertake dive work. (through training, qualification and experience).
- Specific procedures for waterside safety will be developed as part of the EIRP.
- To ensure the safety of all visitors given the waterfront location of the WBACP, water edge protection and monitoring controls will be established including:
  - CCTV monitoring of waterside edges around the aprons.
  - Provision of waterside response and emergency management will be addressed in eth developed on the EIRP. Use of balustrades and fencing to entry and egress areas immediately outside of alcohol service locations and within 5 meters of the waterside edge, or the use of approved fixed planter boxes to areas within 10 meters of the waterside edge.

#### 6.7.5 Dive Response and Recovery

- Given the location of the WBACP and its waterfront location, there may be times where an emergency response may require an under-water response using divers.
- There are specific laws about undertaking dive work safely and specialist trained personnel will be used:
  - Safe Work Method statements and procedures will be developed in relation waterside rescue and dive recovery activity.
  - Emergency Responders must hold a current certificate of medical fitness to be able to be a dive work.
  - Emergency Responders hold a certificate for general diving work.
  - Emergency Responders have completed a certain number of hours of relevant diving experience.
  - Emergency Responders are suitably skilled (through training, qualification and experience).

#### 6.7.6 Wayfinding and Signage Strategy

- Wayfinding and signage strategies for the WBACP will use and apply *the City of Sydney Wayfinding Strategy and Legible Sydney Design Manual*.
- The Precinct signage will include general signage, egress, access and emergency signage in and around the facilities including front-of-house and back-of-house areas including associated security, safety and compliance signage. It will be integrated with the existing Precinct tenant's signage and the commercial obligations associated with sponsorship, branding and/or naming rights.
- For further detail regarding signage locations and specifications refer to the *WBACP Wayfinding & Signage Report, September 2017, by Urban and Public*.
- As the design progresses wayfinding and signage will be updated in accordance with agreed emergency management requirements.

### 6.8 Natural Disasters

The development of the EIRP will refer to appropriate guidelines and implement operational procedures specific to the type of natural disaster, such as those outlined by NSW Health and the Natural Hazards Public Health Considerations Guidelines which identify preparation and response and recovery approaches. Noting that State Health Communications Controller would advise and communicate relevant alerts, warnings and information during a natural disaster. Natural Disasters identified include:

- Bush fire (including smoke air quality impacts)
- Cyanobacteria bloom
- Dust storm
- Earthquake
- Extreme cold
- Extreme heat
- Flood
- Landslide
- Severe storm
- Tsunami
- Power outage
- Cleaning up the aftermath

## 6.9 Terrorism

The security design brief for WBACP has been developed through several underlying security principles systems, security measures that are layered to provide a succession of concentric barriers around WBACP.

Deter, detect, delay, and respond (D<sup>3</sup>R) are the core components of the proposed security protection strategy.

Security methods such as signage, adequate lighting levels, CCTV coverage, and Crime Prevention through Environmental Design (CPTED) can deter opportunistic crime from occurring.

As the design and operational planning progresses and prior to operations the security strategy and provisions will be reviewed and incorporated into the EIRP. These will be developed in consultation with tenants, WBPA and the respective City and Government Authorities. As part of this the Terrorism response for the WBACP will be progressed noting:

- WBACP will work within the requirements of the NSW Counter Terrorism Plan and the NSW Police Integrated Command and Control Model.
- Response to incidents of terrorism requires a diverse range of resources, skills and knowledge and requires clearly defined lines of command and control. The NSW Counter Terrorism Plan outlines responsibilities, authorities and the mechanisms to prevent, prepare for, respond to and recover from acts of terrorism within New South Wales.
- The NSW Commissioner of Police is responsible for the response to, and management of, a terrorist incident within NSW. NSW uses an Integrated Command and Control Model to effectively manage such an incident. Police will establish a Police Forward Command Post at the incident site under the command of a Police Forward Commander. If Police require support from other agencies, the Incident Command and Control Model provides for a Senior Police Officer (the Site Controller) to attend the site and take control of the supporting emergency services and functional agencies which may include transport, health, engineering and welfare services. In the event of an attack involving multiple locations, the Police Commander may appoint many Police Forward Commanders to manage the respective sites.
- For terrorist incidents, NSW establishes the State Operations Centre, which is a consolidation of the Police Operations Centre and the State Emergency Operations Centre. This unique arrangement is designed to effectively control both crisis and consequence management operations. The State Operations Centre is under the control of a nominated Police Commander.

Other key guidelines noted:

- Australia's Strategy for Protecting Crowded Places from Terrorism
  - Australia's Strategy for Protecting Crowded Places from Terrorism
  - Crowded Places Security Audit
  - Crowded Places Self-Assessment Tool
- Active Armed Offender Guidelines for Crowded Places
- Improvised Explosive Device Guidelines for Crowded Places
- Chemical Weapon Guidelines for Crowded Places
- Hostile Vehicle Guidelines for Crowded Places
- National Guidelines for Protecting Critical Infrastructure from Terrorism
- The National Code of Practice for Chemicals of Security Concern
- National chemical security resources for industry and the community
- Security of sealed radioactive sources - NSW Environment and Protection Authority

## **6.10 Medical Emergency**

A medical emergency is an acute injury or illness that poses an immediate risk to a person's life or long-term health. The development of the EIRP will include the development of specific medical emergency response protocols and procedures.

These emergencies may require assistance by first aid officers and/or emergency services, such as ambulance.

The Precinct Manager and respective tenants will ensure:

- provision of and access to first aid equipment and facilities
- that an adequate number of staff have been trained to administer first aid.
- Any specialist equipment training is also provided and equipment maintained.

Emergency response and first aid requirements may vary from one area to the next depending on:

- the nature of the activities or work being undertaken
- the types of hazards present
- the size, location, number and composition of people in the area

These factors will be considered in deciding the operational emergency response and first aid arrangements. This will also include:

- Resource planning (resource and skill/training requirements, and number of response staff and first aiders who should be available to respond, and redundancy planning requirements).
- Medical emergency response contact information phone numbers and information services.

## 7. Emergency & Incident Response

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The definition of an emergency varies from incident to incident (or an emergency response event), but typically involves any unplanned activity that causes death or significant injury, disrupts operations, causes physical or environmental damage, threatens the reputation of the event or significantly decrease the revenues associated with an event. They may include:

- Crowd crush
- Fire and/or explosion
- Flood
- Severe weather
- Earthquake
- Civil disturbance
- High risk work
- Terrorist threat
- Medical emergency
- Biological or chemical incidents
- Communications failures, etc.

### 7.1 Emergency and Incident Response Plan (EIRP)

*WBACP EIRP* will be finalised for approval with Occupation Certification. The ongoing management, implementation and annual review of the plan will be facilitated by the Precinct Manager in consultation with Create NSW, tenants, WBPA and respective City and Government Authorities.

The WBACP EIRP will also include the WBACP Emergency Evacuation Plan.

Special events, events that do not form a part of the standard business operations of the Arts and Commercial Tenancies such as major events like Vivid or other outdoor public and community large scale events will need to seek approval from the City of Sydney, who is the consenting authority. As part of this process Event Specific EIRP's will be required to be developed. Where a large event is proposed, it is recommended that an experienced and qualified security consultant or crowd control manager review the final event EIRP.

Event Specific EIRP's must refer to the conditions of the *WBACP Emergency and Incident Response Plan* and must be annually reviewed and approved by the Precinct Manager who will facilitate the consultation of these plans with WBACP tenants and the WBP.

The EIRP will be reviewed annually, after an incident and following the completion of evacuation training to ensure its currency and improvement. Related ERIP training will also be undertaken on an annual basis as a minimum.

### 7.2 WBACP - Emergency Evacuation Plan

The WBACP is currently utilising Emergency Procedures developed by Trim Evac Pty Ltd. These will be reviewed and updated to reflect new development.

The future Emergency Evacuation Plan, will be developed in consultation with tenants, City and Government Authorities such as City of Sydney, Fire and Rescue NSW, NSW Police and NSW Ambulance. It will consider the risk and measures for the operations of WBACP and its tenancies and include consideration for mass evacuation to manage larger numbers of visitors when events are conducted within the buildings, or to facilitate a response to city and precinct wide threats including fire, terrorism and/or civil unrest.

As part of the plan the following clear and concise information will be included:

- Emergency Services Information Package

- contact details for key personnel who have specific roles or responsibilities under the emergency plan, for example the precinct and tenancy management, security personnel, fire wardens, floor wardens, first aid officers and marshals (traffic/crowd).
- Contact details for local emergency services, for example police, fire, ambulance, water / air rescue, traffic management and hospital.
- description of the mechanisms for alerting people (public, staff, hirers and service providers) to an emergency or possible emergency, for example siren or bell alarm.
- evacuation procedures including arrangements for assisting any hearing, vision or mobility-impaired people.
- Site Plans (clear and unambiguous) of the facility illustrating:
  - Site boundaries
  - Normal entrances and exits to the site
  - Emergency entrances to the site
  - Internal roadways
  - Buildings and structures
  - Locations of placard quantities of hazardous chemicals, any number of explosives and security sensitive dangerous substances (any ventilation points etc. should be indicated)
  - Locations of other significant hazardous materials
  - Assembly and safe areas
  - Fire Safety Equipment (e.g. boosters, hydrants, sprinklers, fire hose reels, fire/emergency control centres, PPE for site personnel etc.)
  - Water supplies (e.g. street mains and hydrants, static water supply)
  - Main electrical switchboards (isolation points)
  - Main gas supply valve/s (isolation points)
  - Other critical isolation valves (e.g. hazardous chemical pipes, stormwater and other containment systems such as bunds).

Note: Current design drawings and services and any updated design drawings (as design and solutions progress) would be referred to determine simplified site plans for response.

- Emergency management protocol and control (localised, precinct & city-wide control and command authority).
- Identify when triggers and processes for advising neighbouring businesses about emergencies.
- post-incident follow-up process, for example notifying the regulator, organising trauma counselling or medical treatment.
- Procedures for testing the emergency plan including the frequency of testing must be included.
- Training requirements and safety obligations.

The Precinct Manager, will be responsible for managing updating the EIRP to ensure they encompass and future changes or to the design and / or operations of the precinct and include information relating to OHS, life safety and public safety, civil unrest and terrorism, asset protection and business continuity, emergency management and systems.

## 8. Fire Engineering Assumptions

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Fire Engineering Assumptions have been summarised and detailed within the:

- WBACP Fire Engineering Concept Report, ARUP September 2017

This report describes the concept fire safety design for the proposed refurbishment. The concept design has been developed using a combination of performance based fire engineering and Deemed-to-Satisfy (DtS) Provisions as set out in the Building Code of Australia (BCA) 2016[1]. This report addresses the Secretary's Environmental Assessment Requirements (SEARs) number 16. It also outlines the preliminary fire safety measures required to support the Performance Solutions and shall be incorporated into other design team documentation. FRNSW have provided three separate sets of comments on the previous SSDA and fire strategy submissions; these comments have been addressed in Appendix C of this report.

- WBACP Fire Engineering Brief, ARUP May 2017.

This report provides the design team an understanding the design fire safety measures required to be implemented as part of the overall fire safety strategy for WBACP. Full details of the non-compliances, assessment methodology and acceptance criteria for in-principal acceptance with the Certifier and FRNSW are contained within the Fire Engineering Brief Questionnaire (FEBQ) which should be referred to (Appendix D of the Brief) to understand the BCA non-compliances addressed.

As the design and operational planning progresses these reports will be amended (by update or supplementary reports) to reflect the requirements as may be agreed as part of the formal fire strategy approvals process in NSW.

It is noted that as the detailed design progresses then a FEBQ meeting will be held with the FRNSW to discuss in detail the proposed fire safety strategy.

In relation to the strategies, criteria and methodologies to be applied, agreement will be sought with project stakeholders and appropriate regulatory authorities (e.g. Building Certifier) regarding their applicability and suitability.

Agreed acceptance criteria where applicable will be used to evaluate the results obtained from analysis of the Performance Solutions. In circumstances where the analysis meets the agreed acceptance criteria, the Performance Solutions will be considered to meet the Performance Requirements of the BCA. However, in circumstances where assessment determines that the proposed design does not meet the agreed acceptance criteria, variation, amendment and re-evaluation of the proposed building design is to be undertaken.



## 9. Dangerous Goods

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### 9.1 Emergency Services Information Package

As part of the EIRP and Emergency Services Information Package will be developed that includes:

- A company letter head as a title page displaying business address, PO Box, Head Office address, two emergency contacts (names, corporate positions, business and after hours contact numbers), date prepared and the location of any manifests, emergency plans and Material Safety Data Sheets (MSDS) held on site.
- Two (2) copies of a scaled site plan (A3 minimum size); FRNSW Guideline for Tactical Plans and WorkCover Code of Practice - Storage and Handling of Dangerous Goods should be used as a guide. In addition to the information required by those documents, the site plan should also include assembly points, any hazardous chemical ventilation points and details of containment (e.g. bunding), drain isolation and discharge points.
- A copy of the sites hydrant system block plan.
- A current copy of the 'Acknowledgement of Notification of hazardous chemicals on premises' received from WorkCover (where applicable) or similar concise list detailing location, quantity, class, and name of materials.
- Details of any hazardous chemicals manufactured or blended on site for which the emergency services may not have access to a MSDS (if applicable).
- Highlight details of any Class 4.2 or 4.3 hazardous chemicals, or any other substances that are reactive to water, on site (if applicable).

### 9.2 Emergency Response Planning for Contaminants and Hazardous Materials

An Environmental Site Assessment has been undertaken by JBS&G it identifies existing considerations for the site.

Appropriate incident and emergency response for these will be incorporated into the future development of the EIRP.

Key considerations will include:

- Recommendations made within the '*Hazardous Materials Re-Assessment, Wharf 4-5 Hickson Road Walsh Bay NSW*' Prepared by Prensa Pty Limited (September 2012) for the management of future redevelopments of the site.
- Guideline for emergency plans at sites having hazardous chemicals, FRNSW Version 03 – 10 October 2012
- Dangerous Goods Act 1975.
- AS 1940B1993: The Storage and Handling of Flammable and Combustible Liquids
- AS 4452B1997: The Storage and Handling of Toxic Substances
- AS 4326-1995 The storage and handling of oxidising agents
- AS 3780-1994 The storage and handling of corrosive substances
- AS 2507-1984 The storage and handling of pesticides
- AS/NZS 4452-1997 The storage and handling of toxic substances.

### 9.3 Hazardous Materials and Chemicals

Precinct maintenance stores and materials are outsourced and will not be housed within the precinct.

Tenant may use Hazardous Materials and Chemicals as a part of their operations, such as in warehousing and set build facilities. The planning for management of hazardous material will be undertaken in consultation with tenants (new and existing) that may use materials in the new proposed facilities.



Key principles:

- Where a chemical, hazardous substance, including gases, are brought, stored or handled, on site (by contractors, tenants, hirers or other users of the precinct) then it shall be accompanied by a Material Safety Data Sheet (MSDS) and provided to the Precinct Manager to be maintained on an integrated register.
- The MSDS are to contain information on clean up instructions and should a chemical spill occur it is to be cleaned up immediately and precautions taken in respect of the type and amount of chemical spilt. The person using the hazardous material must provide spill kits appropriate to manage the hazard.
- Temporary signage and barriers should be also utilised where appropriate and the matter reported to the Precinct Manager of the work being undertaken.
- Appropriate risk assessment, safe work method statements and procedures, induction and training will also be required when hazardous materials are used and evidence of these must be provided to the Precinct Manager for reference.

## 10. Education & Training

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WBACP recognise that the capability to efficiently conduct evacuation operations depends upon the ensuring that emergency response resource is adequate and that people who undertaking a role for emergency and evacuation response must be competent and be appropriately trained.

The regular testing of facilities, systems and personnel is also required to ensure effective response implementation and this is achieved by emergency response and evacuation exercises involving tenants, occupants and visitors to the precinct.

Personnel must be adequately trained in emergency procedures. Arrangements for information, training and instruction will be set out in the WBACP EIRP and include communication and escalation protocols, practising evacuations, identifying assembly points, location of emergency equipment, first aid arrangements and how to safely shut down machinery.

In determining the training requirements, the following will be considered:

- inclusion of emergency procedure training and induction for all staff, hirers and service providers
- provision of refresher training
- provision of specific training for individuals who have a formal role in an emergency for example fire wardens, floor wardens, security and first aid officers.

As the WBACP comprises shared facilities the development and training requirements will extend across tenancies, their staff and/or agents and respective stakeholders that use and/ or are affected by the operations of the WBACP will be consulted and required to comply with the WBACP requirements.

The Precinct Manager will be responsible for the consultation and coordination of operations, including emergency response training with the Emergency Management Committee and response personnel.

Where relevant appropriate and current licenses or certificates of competencies must be included on a register and copies of licenses and certificates provided to the Precinct Manager. E.g. For personnel including but not limited to security guards, divers, fire services providers, etc.

The WBACP may be required to participate in joint training and exercises to enable the effective response for City-wide emergency management and evacuation. These arrangements will be coordinated by the Precinct Manager with relevant stakeholders.

The ERIP will be reviewed annually, after an incident and following the completion of evacuation training to ensure its currency and improvement. Related ERIP training will also be undertaken and on an annual basis as a minimum.

# 11. Compliance

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## 11.1 OHS Preparation, maintenance and implementation of Emergency Plans

Under the Work Health and Safety Regulation 2017, all person(s) conducting a business or undertaking at WBACP have a duty to prepare, maintain and implement emergency plans and procedures to ensure:

- an effective response to an emergency
- evacuation procedures
- notifying emergency service organisations at the earliest opportunity
- medical treatment and assistance
- effective communication between the person authorised by the person conducting the business or undertaking to coordinate the emergency response and all persons at the workplace
- testing of the emergency procedures, including the frequency of testing
- information, training and instruction to relevant workers in relation to implementing the emergency procedures.

It is recognised these must be relevant to the nature of the work or activity being carried out, the nature of the hazards associated to the location, activity, service or products used and relevant to the size and composition people attending, participating or who are directly affected.

Business or undertaking, including special events, required to provide specific EIRP must refer to the conditions of the agreed WBACP EIRP. All specific EIRP's should be developed in accordance with regulations, Australian Standards, codes and guidelines, as may be relevant and must be provided to the Precinct Manager for annual review and approval.

Noting that consultation for the develop of these individual EIRPs is the overall responsibility of the plan owner, the Precinct Manager will assist to facilitate the consultation of these plans with WBACP tenants and the WBPA.

A register and copies of all relevant and current statutory approvals and compliance certification related to the business or undertaking, must also be provided to the Precinct Manager, such as and including Development Certification, Occupation and use Certification and Equipment testing Certification.

## 11.2 Fire Safety Schedule and Annual Fire Statements & Certificates

Annual Fire Statements and ongoing fire safety certificate for services and equipment must also be maintained by businesses and users of the WBACP and provided to the Precinct Manager.

The Precinct Manager will be responsible for the management of all the base building and precinct services, maintenance and facilities compliance, as well as monitor activities and compliance of other businesses and users of the precinct.

A copy is required to be provided to FRNSW, in accordance with clause 172 of the Environmental Planning and Assessment Regulation 2000, as soon as possible after the certificate is issued.

The fire safety certificate is a statement that the fire safety measures in the building can perform to the standard defined by the fire safety schedule or as originally designed and implemented. The fire safety certificate is issued at the completion of building works on the fire safety measure and is required before an occupation certificate can be issued. Where:

- The interim fire safety certificate covers each essential fire safety measure specified in the fire safety schedule for the part of the building to which the certificate relates, and interim occupation is being sought for those parts of the building.
- There are two types of fire safety certificates, final and interim. The final fire safety certificate covers each essential fire safety measure specified in the fire safety schedule for the building.

A qualified and competent person must inspect and verify the performance of each fire safety measure being assessed, and test the operation of each new item of equipment installed in the building premises that is included in the current fire safety schedule for the building. i.e. is typically a representative of the fire protection company engaged to install the systems.

The fire safety certificate and the fire safety schedule must also be prominently displayed in the building.