

# **Attachment G**

**Council Officer Inspection Report -  
88 Broadway Chippendale**



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**Council investigation officer Inspection and Recommendation Report  
Clause 17(2) of Schedule 5, of the Environmental Planning and Assessment Act 1979 (the Act)**

**File: 2020/168533**

**Officer: B. Badyari**

**Date: 13 May 2020**

**Premises: 88 Broadway Chippendale**

**Executive Summary:**

Fire and Rescue NSW conducted an inspection of the subject premises on 8 April 2020 in response to the public health orders issued by the Minister for Health and Medical Research. Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) dated 17 April 2020 in relation to the subject premises.

The premises is a high rise hotel building known as the Four Points by Sheraton.

The premises presents as a mixed use 19 storey development comprising of hotel, childcare and commercial, including a ground floor reception level and basement level parking.

Due to Covid-19 restrictions the site inspection was limited to common areas only.

The inspection was undertaken by a Council investigation officer in the presence of the building manager. The inspection revealed that there were no significant fire safety issues.

Records indicate that 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.

Council investigations show that there are several minor fire safety maintenance and management works to attend to such as signage to indicate the location of fire safety measures, correction of some fire door and exit signage. However, the overall fire safety systems provided within the subject premises are considered adequate in the circumstances.

It is considered that the above fire safety works are of a degree which can be addressed by routine preventative and corrective maintenance actions undertaken by the owner's fire service contractor through written instruction from Council, which was issued on 4 June 2020.

Observation of the external features of the building did not identify metal composite cladding.

**Chronology:**

<b>Date</b>	<b>Event</b>
17/4/2020	FRNSW correspondence received regarding an inspection of the premises
28/4/2020	An inspection of the subject premises was undertaken by a Council officers, where it was noted that: <ol style="list-style-type: none"><li>1. An extensive array of thirty two (32) fire safety measures including sprinklers, drenchers, smoke detection, pressurisation systems, smoke control systems, fire control room, fire alarm monitoring, emergency lifts, and emergency warning systems were observed adequately maintained;</li><li>2. Level 18 fire door was not self-closing, building manager took immediate action and confirmed that fire door on level 18 is self-closing.</li><li>3. The current annual fire safety statement was not displayed in prominent area, manager of the building advised that he will have copy displayed immediately.</li></ol>

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## FIRE AND RESCUE NSW REPORT:

References: [BFS20/1094, 2020/206119-03]

Fire and Rescue NSW conducted an inspection of the subject premises in response to the public health orders issued by the Minister for Health and Medical Research.

### Issues

The report from FRNSW mentions that certain fire safety systems were compliant and that fire systems maintenance log books were up to date.

### FRNSW Recommendations

FRNSW noted subsequent advice to FRNSW of resolution of the issues, and did not make any recommendations within their report.

FRNSW have requested that the report from the Commissioner of FRNSW be tabled at a Council meeting in accordance with clause 17(2) of Schedule 5, part 8 of the Environmental Planning and Assessment Act 1979.

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### **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 a site inspection and conversations undertaken by a Council investigation officer and site personnel it is recommended that the owners of the building address and comply with the issued compliance letter of instruction and rectify the identified fire safety deficiencies.

The above correspondence has instructed the responsible site personnel to carry out corrective actions 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 officer to ensure all identified fire safety matters are suitably addressed and that compliance with the terms of Councils correspondence occur.

It is recommended that Council not exercise its powers to give a fire safety order at this time and that the Commissioner of FRNSW be advised of Council's actions and determination.

### **Referenced documents:**

No#	Document type	Trim reference
A1.	Fire and Rescue NSW report	2020/206119-03

**Trim Reference:** 2020/206119

**CSM reference No#:** 2290864



File Ref. No: BFS20/1094 (11155)

TRIM Ref. No: D20/27548

Contact: [REDACTED]

17 April 2020

General Manager  
City of Sydney  
GPO Box 1591  
SYDNEY NSW 2001

Email: [council@cityofsydney.nsw.gov.au](mailto:council@cityofsydney.nsw.gov.au)

Attention: Manager Compliance/Fire Safety

Dear Sir/Madam,

**Re: INSPECTION REPORT – PUBLIC HEALTH QUARANTINE ORDER  
FOUR POINTS BY SHERETON  
88 BROADWAY CHIPPENDALE (“the premises”)**

In response to the public health orders issued by the Minister for Health and Medical Research, Fire & Rescue NSW (FRNSW) has conducted an inspection pursuant to the provisions of Section 9.16 and Section 9.32(1)(b) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), an inspection of ‘the premises’ on 8 April 2020 was conducted by Authorised Fire Officers of FRNSW.

In this regard, the inspection was limited to the following:

- A visual inspection of the essential Fire Safety Measures as identified in this report only.
- A conceptual overview of the building, where an inspection had been conducted without copies of the development consent or copies of the approved floor plans.

On behalf of the Commissioner of FRNSW, the following comments are provided for your information in accordance with Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act. 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.

## COMMENTS

Please be advised that this report is not an exhaustive list of non-compliances.

The proceeding items outline concerns in general terms, deviations from the fire safety provisions prescribed in Section 9.32(1) (b) of the EP&A Act. In this regard, it would be at council's discretion as the appropriate regulatory authority to conduct its own investigation and consider the most appropriate action.

The following items were identified at the time of the inspection:

1. Essential Fire Safety Measures

1A. Smoke Detection and Alarm System

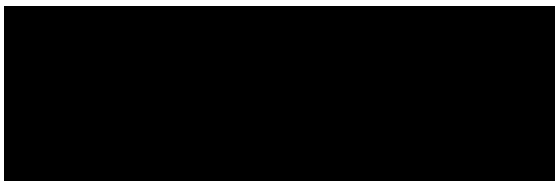
- A. The fire indicator panel was clear of faults and isolations at the time of inspection.

1B. Maintenance

- A. The maintenance logbooks/ tags indicate that scheduled maintenance had been carried in March 2020 on the fire hydrant and sprinkler pumpset, the fire attack hydrants, and the fire hose reels.

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact [REDACTED] of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS20/1094 (11155) for any future correspondence in relation to this matter.

Yours faithfully



Fire Safety Compliance Unit