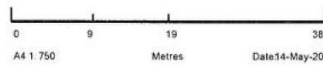


# Attachment J

**Council Officer Inspection Report -  
61-101 Phillip Street, Sydney**



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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:** CSM 2308078

**Officer:** Hieu Van Luu

**Date:** 14 May 2020

**Premises:** 61-101 Phillip Street, SYDNEY NSW 2000

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**Executive Summary**

Fire and Rescue NSW conducted an inspection of the subject premises on 10 April 2020 in response to the public health order issued by the Minister for Health and Medical Research. Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) dated 11 May 2020 in relation to the subject premises with respect to matters of fire safety.

The premises consists of an 18-storey hotel known as 'Sofitel Sydney Wentworth'. It contains a ballroom, restaurant and bar and smaller retail premises along the Phillip Street and Blight Street frontages. The premises has primary street frontages to Phillip Street and Bligh Street and is located directly west of Chifley Square.

An inspection of the premises undertaken by a Council investigation officer in the presence of the Duty Manager of the hotel revealed that the fire safety issues identified by FRNSW had been rectified and there were no significant fire safety issues .

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 in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000.

Observation of the external features of the building identified potential combustible composite cladding on the façade of the building. The City's cladding compliance team has been advised and will investigate the cladding material. This investigation will establish the risk of fire spread via the façade.

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**Chronology:**

Date	Event
11/05/2020	FRNSW correspondence received regarding premises 61-101 Phillip Street, SYDNEY
14/05/2020	An inspection of the subject premises was undertaken by a Council officer in the presence of the Duty Manager of the hotel which revealed that the maintenance issues associate with the smoke detection and alarm system identified by FRNSW had been rectified.

**FIRE AND RESCUE NSW REPORT:**

References: [BFS20/1081 (11125), D20/34849; 2020/209334]

Fire and Rescue NSW conducted an inspection of the subject premises on 10 April 2020 in response to the public health order issued by the Minister for Health and Medical Research.

Issues

The report from FRNSW detailed the maintenance issues associate with the smoke detection and alarm system,

FRNSW Recommendations

FRNSW have made no direct recommendation within their report other than legislative notification and advised that it would be at Council's discretion as the appropriate regulatory authority, to determine whether further investigation is required.

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## COUNCIL INVESTIGATION OFFICER RECOMMENDATIONS

<del>Issue Order(NOI)</del>	<del>Issue emergency Order</del>	<del>Issue a compliance letter of instruction</del>	Cited Matters rectified	<del>Continue to undertake compliance action in response to issued Council correspondence</del>	<del>Continue with compliance actions under the current Council Order</del>	<del>Other (to specify)</del>
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Inspections undertaken by a Council investigation officer revealed that the fire safety issues identified by FRNSW had been rectified.

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

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

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### Referenced documents:

No#	Document type	Trim reference
A1.	Fire and Rescue NSW report	2020/209334-01

**Trim Reference:** 2020/209334

**CSM reference No#:** 2308078



File Ref. No: BFS20/1081 (11125)  
TRIM Ref. No: D20/34849  
Contact: [REDACTED]

11 May 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  
'SOFITEL SYDNEY WENTWORTH'  
61-101 PHILLIP STREET, SYDNEY (“the premises”)**

In response to the public health orders issued by the Minister for Health and Medical Research, an inspection of ‘the premises’ was conducted by Authorised Fire Officers of Fire & Rescue NSW (FRNSW) on 10 April 2020, 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).

In this instance, the inspection revealed fire safety concerns that may require Council as the appropriate regulatory authority to use its discretion and address the concerns observed at the time of the inspection.

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 Sofitel Sydney Wentworth (“Sofitel Hotel”), 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.

Fire and Rescue NSW

ABN 12 593 473 110

[www.fire.nsw.gov.au](http://www.fire.nsw.gov.au)

Community Safety Directorate  
Fire Safety Compliance Unit

1 Amarina Ave  
Greenacre NSW 2190

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

## COMMENTS

The following items were identified during the inspection:

1. Essential Fire Safety Measures

- 1A. Smoke Detection and Alarm System

- A. The Fire Indicator Panel (FIP) was displaying 18 isolations at the time of the inspection.

The Engineer of the "Sofitel Hotel" advised FRNSW that some of the isolations related to minor renovation works which had been undertaken and were complete in the "Sofitel Hotel" and the other isolations related to lift refurbishment work which were being undertaken at the time of the inspection in the carpark area of "the premises".

The Engineer advised that the carpark area is not part of the "Sofitel Hotel" and is occupied and managed by another tenant known as 'City Free Hall – Property Management Group' where the use is solely as a carpark (*Wilson Parking – Sofitel Sydney Wentworth Car Park*).

The Engineer of the "Sofitel Hotel" removed all isolations relating to the "Sofitel Hotel" from the FIP, where nine (9) isolations remained on the FIP, all relating to the lift refurbishment work which were being carried out in the carpark areas at the time of the inspection.

Notwithstanding the comments provided, it would be at Council's discretion as the appropriate regulatory authority, to determine whether further investigation is required in this instance.

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 BFS20/1081 (11125) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

Fire Safety Compliance Unit