

Attachment M

Council Officer Inspection Report - 7-9 York Street Sydney

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Locality Plan - 7-9 York Street SYDNEY



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 2294035

Officer: Ashley Host

Date: 12 May 2020

Premises: 7-9 York Street, Sydney (Travelodge Hotel Sydney Wynyard)

Executive Summary:

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

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) dated 21 April 2020 in relation to the subject premises with respect to matters of fire safety.

The premises consists of a 22 storey commercial hotel exceeding more than 25 metres in height.

An inspection of the premises undertaken by a Council investigation officer in the presence of Hotel Manager revealed that there were no significant fire safety issues.

Council investigations have revealed that a block plan of the buildings fire hydrant system was not installed at the buildings fire hydrant booster assembly as required. Hotel management have engaged a contractor to obtain a new complaint block plan and have installed a laminated copy of the plan as a temporary measure.

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 Regulation 2000.

Observation of the external features of the building identified the existence of potential combustible composite cladding on the façade of the building. The City's cladding team is aware and taking appropriate action.

Chronology:

Date	Event
21/04/2020	FRNSW correspondence received regarding premises 7-9 York Street, Sydney
07/05/2020	An inspection of the subject premises was undertaken by Council investigation officer Ashley Host with Hotel Manager

FIRE AND RESCUE NSW REPORT:

References: BFS20/1069 (11111), D20/28422, 2020/173748

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

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The report from FRNSW details the following issues:

1. Essential Fire Safety Measures

1A. Fire Hydrant System – A block plan of the fire hydrant system had not been provided at the booster assembly, contrary to the requirements of Clause 7.11 of AS 2419.1-

2005. The Hotel Manager was advised of such requirement at the time of the inspection and FRNSW were assured a block plan would be provided.

FRNSW Recommendations

FRNSW have made no direct recommendation within their report other than legislative notification and advised that it is at Council's discretion to inspect and address any other deficiencies identified on the premises.

COUNCIL INVESTIGATION OFFICER RECOMMENDATIONS:

Issue-Order(NOI)	Issue-emergency-Order	Issue a compliance letter of instruction	Cited-Matters-rectified	Continue to undertake compliance action in response to issued Council correspondence	Continue with compliance actions under the current Council Order	Other (to specify)

As a result of a site inspection undertaken by a Council investigation officer it was determined to issue the owners of the building a compliance letter of instruction to rectify the identified fire safety deficiencies noted by Council and FRNSW.

The above correspondence, sent 2 June 2020, requests that building management install a fire hydrant block plan within the recess of the buildings fire hydrant booster assembly as required by Clause 7.11 of AS2419.1-2005.

Follow-up compliance inspections will be undertaken by a Council investigation officer to ensure already identified fire safety matters are suitably addressed and that compliance with the terms of Councils correspondence and the recommendations of FRNSW occur.

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.

Referenced documents:

No#	Document type	Trim reference
A1.	Fire and Rescue NSW report	2020/205409-01

Trim Reference: 2020/205409

CSM reference No#: 2294035



File Ref. No: BFS20/1069 (11111)
TRIM Ref. No: D20/28422
Contact: [REDACTED]

21 April 2020

General Manager
City of Sydney
GPO Box 1591
SYDNEY NSW 2001

Email: council@cityofsydney.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear General Manager

**Re: INSPECTION REPORT – PUBLIC HEALTH QUARANTINE ORDER
'TRAVELODGE HOTEL SYDNEY WYNYARD'
7-9 YORK 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’ on 3 April 2020 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW), 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).

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.

Please be advised that details of this inspection have been provided in accordance with Section 9.32(4) of the EP&A Act. Therefore, on behalf of the Commissioner of FRNSW, the following comments are provided for your information in accordance with Schedule 5, Part 8, Section 17(1)(a) of the EP&A Act.

COMMENTS

At the time of the inspection the fire services technician was performing the monthly testing of the fire safety systems at 'the premises' and the building's egress and exits were clear and unobstructed.

The following items were identified during the inspection:

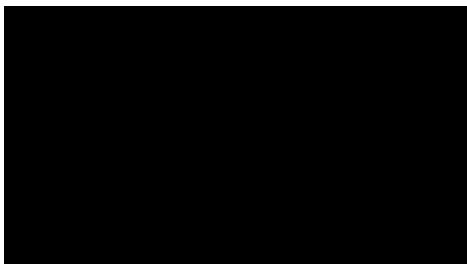
1. Essential Fire Safety Measures

- 1A. Fire Hydrant System – A block plan of the fire hydrant system had not been provided at the booster assembly, contrary to the requirements of Clause 7.11 of AS 2419.1-2005. The Hotel Manager was advised of such requirement at the time of the inspection and FRNSW were assured a block plan would be provided.

Notwithstanding this, it would be at Councils discretion as the appropriate regulatory authority to conduct its own inspection and address any other deficiencies identified on 'the premises'.

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 BFS20/1069 (11111) for any future correspondence in relation to this matter.

Yours faithfully



Fire Safety Compliance Unit