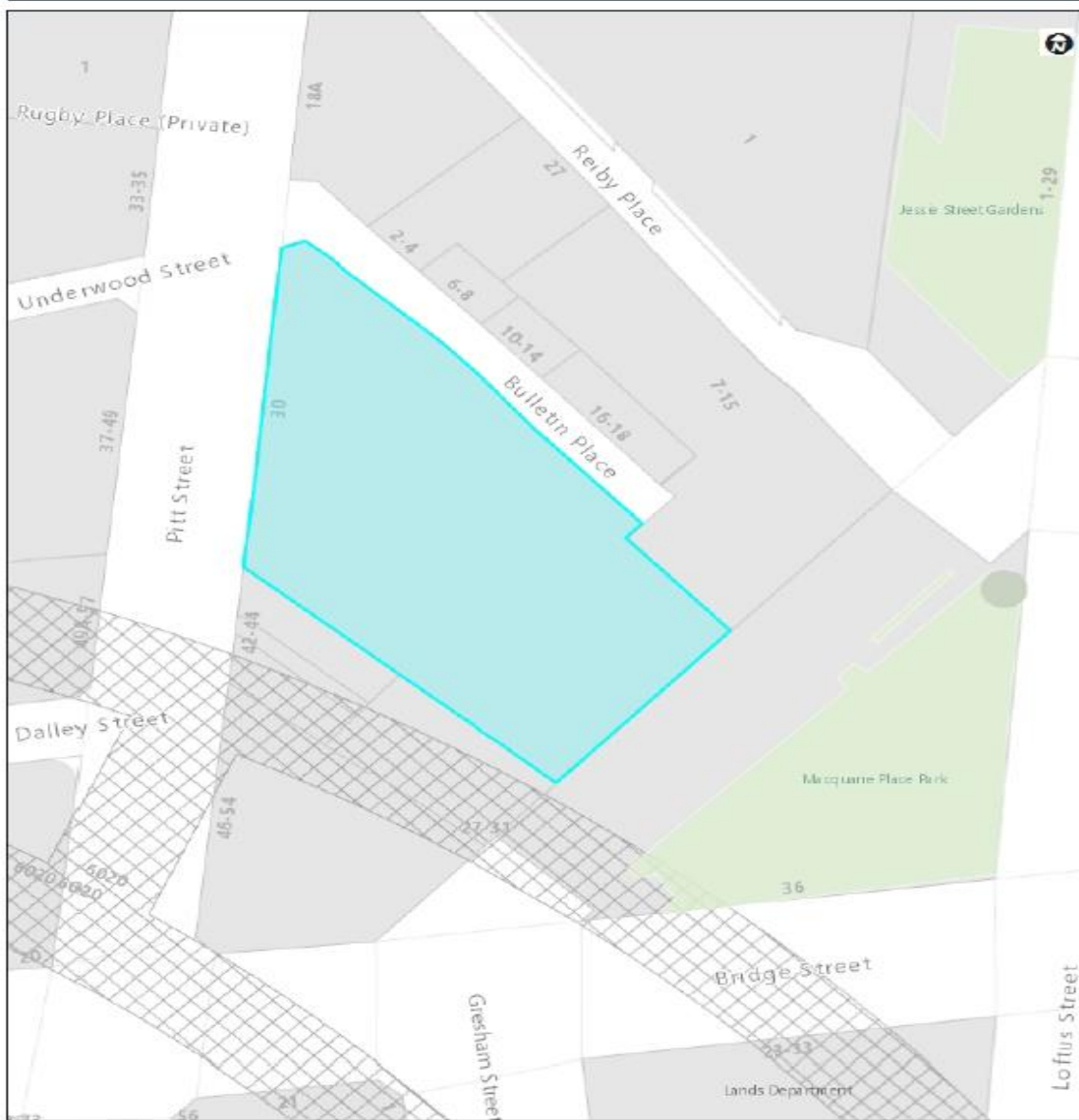


# Attachment N

## Council Officer Inspection Report - 30 Pitt Street, Sydney



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**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)**

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**File:** CSM 2020/194299      **Officer:** Jae Lee      **Date:** 15 May 2020

**Premises:** 30 Pitt Street Sydney – The Marriot Hotel

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**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) in relation to the subject premises dated 21 April 2020 with respect to matters of fire safety.

The building consists of thirty three (33) storeys with the approved uses being a class 3 hotel and 7a carpark in the basement levels.

The site is irregular in shape. It has a primary street frontage to Pitt Street. The site is bounded by Bulletin Place to the North, Bridge Street to the South, Macquarie Place to the East and Pitt Street to the West.

An inspection of the premises undertaken by a Council investigation officer in the presence of the the Chief Engineer revealed that there were no significant fire safety issues occurring within the building. The maintenance issues noted by Fire Rescue NSW were rectified.

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 did not identify the existence of any potential combustible composite cladding.

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**Chronology:**

Date	Event
21/04/2020	FRNSW correspondence received regarding premises 30 Pitt Street, Sydney
29/04/2020	An inspection of the premises undertaken by a Council investigation officer in the presence of the Director of Engineering revealed that all of the issues relating to the Evacuation Control System noted by Fire Rescue NSW have been rectified.

**FIRE AND RESCUE NSW REPORT:**

References: [BFS 20/1067 (11165); D 20/28303; our Trim reference 2020/194299

Fire and Rescue NSW conducted an inspection of the subject premises on the 3 April 2020 in relation to the adequacy of the provision for fire safety in connection with the premises.

Issues

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

1. Inadequate maintenance of the Evacuation Control Panel and the associated faults shown on the panel.

#### 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:**

<del>Issue- Order(NOI)</del>	<del>Issue- emergency- Order</del>	<del>Issue a- compliance letter- of instruction</del>	<del>Cited Matters rectified</del>	<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>

Inspections undertaken by a Council investigation officer in company with the Chief Engineer revealed that the above recommendations of FRNSW have been complied with.

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:**

<b>No#</b>	<b>Document type</b>	<b>Trim reference</b>
A1.	Fire and Rescue NSW report	2020/194299-01

**Trim Reference:** 2020/194299

**CSM reference No#:** 229038



File Ref. No: BFS20/1067 (11165)  
TRIM Ref. No: D20/28303  
Contact: [REDACTED]

21 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 General Manager

**Re: INSPECTION REPORT – PUBLIC HEALTH QUARANTINE ORDER  
'SYDNEY HARBOUR MARRIOTT HOTEL'  
30 PITT 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.

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. The Evacuation System Control Panel was displaying one (1) fault and the evacuation system was switched to 'manual' mode.

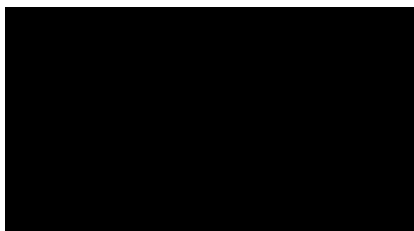
The Chief Engineer advised FRNSW at the time of the inspection that the fault related to an alarm/fault associated with a Break Glass Alarm (BGA) in the basement which kept tripping the evacuation system.

FRNSW received email correspondence on the evening of 3 April 2020 from the Director of Engineering of the hotel advising that the fire technician had attended 'the premises' and rectified the BGA alarm/fault, and the Evacuation Control Panel was now free of all faults and the system was switched to 'Automatic' mode. A photograph of the Evacuation Panel was also provided in the email to confirm the evacuation system was clear of all faults and restored to 'Automatic' mode.

Notwithstanding this, 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 BFS20/1067 (11165) for any future correspondence in relation to this matter.

Yours faithfully



Fire Safety Compliance Unit