

# Attachment O

**Council Officer Inspection Report -  
117 Macquarie 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 194338    **Officer:** Jae Lee    **Date:** 15 May 2020

**Premises:** 117 Macquarie Street Sydney – The Intercontinental

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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 twenty seven (27) storeys with the approved uses being a class 3 hotel and 7a carpark in the basement levels.

The site has a primary street frontage to Phillip Street and secondary entrances from Bridge Street to the South and Macquarie Street to the East.

An inspection of the premises undertaken by a Council investigation officer in the presence of the buildings 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 on the façade of the building.

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**Chronology:**

<b>Date</b>	<b>Event</b>
21/04/2020	FRNSW correspondence received regarding premises 117 Macquarie Street, Sydney
01/05/2020	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 Fire Indicator Panel noted by Fire Rescue NSW have been rectified.

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**FIRE AND RESCUE NSW REPORT:**

References: [BFS 20/1046 (11110); D 20/28259; our Trim reference 2020/194338]

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 Fire Indicator 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.

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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>	<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 Director of Engineering revealed that the above recommendations of FRNSW had 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	2020/194338-01

**Trim Reference:** 2020/194338

**CSM reference No#:** 2294049



File Ref. No: BFS20/1046 (11110)

TRIM Ref. No: D20/28259

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  
'INTERCONTINENTAL SYDNEY'  
117 MACQUARIE 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

The following items were identified during the inspection:

1. Essential Fire Safety Measures

- 1A. The Fire Indicator Panel (FIP) was displaying three (3) faults, associated with the automatic smoke detection and alarm system.

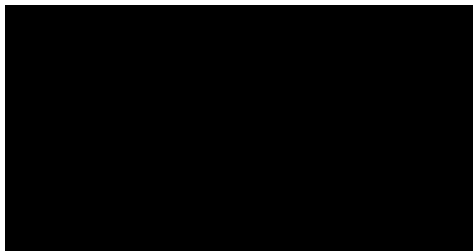
The Chief Engineer advised FRNSW at the time of the inspection that the faults displayed on the FIP had been investigated the previous day and he was unsure why the faults were still showing.

FRNSW received email correspondence on 4 April 2020 from the Director of Engineering of the hotel advising that the fire technician had attended 'the premises' on the afternoon of 3 April and rectified the faults and the FIP was now free of all faults. A photograph of the FIP was also provided in the email to confirm the FIP was clear of all faults.

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 BFS20/1046 (11110) for any future correspondence in relation to this matter.

Yours faithfully



Fire Safety Compliance Unit