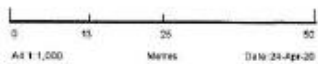
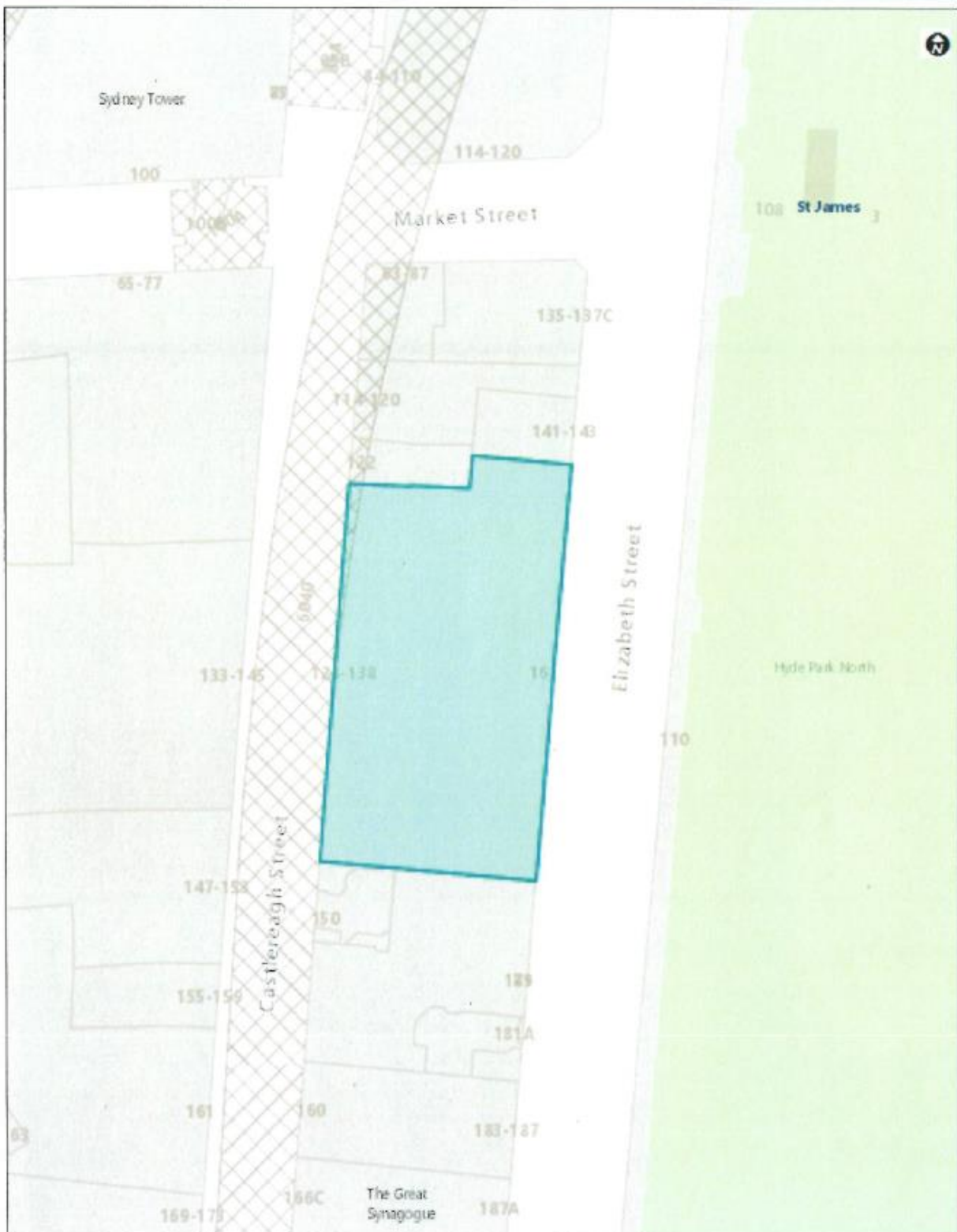


Attachment P

**Council Officer Inspection Report -
161 Elizabeth 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 2294910 **Officer:** Hieu Van Luu **Date:** 12 May 2020

Premises: 161 Elizabeth Street, SYDNEY NSW 2000

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 22 April 2020 with respect to matters of fire safety.

The premises consists multi-story hotel accommodation known as ‘Sheraton at the Park’ with 24 levels and 2 levels of basement carpark. The approved uses being a hotel above ground floor and commercial retails on the ground floor.

The building has street frontages to Castlereagh Street to the west and Elizabeth Street to the east. The building is located opposite Hyde Park.

An inspection of the premises undertaken by a Council investigation officer in the presence of the Maintenance Manager revealed that the fire safety issues identified by FRNSW had been complied with and there were no significant fire safety issues occurring within the building.

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 metal composite cladding.

Chronology:

Date	Event
22/04/2020	FRNSW correspondence received regarding premises 161 Elizabeth Street, Sydney.
08/05/2020	An inspection of the subject premises was undertaken by a Council officer in the presence of the Maintenance Manager revealed that the fire safety issues identified by FRNSW had been complied with.

FIRE AND RESCUE NSW REPORT:

References: [BFS20/1070 (11112), D20/28696; 2020/179310]

Fire and Rescue NSW conducted an inspection of the subject premises on 3 April 2020 in response to the public health order issued by the Minister for Health and Medical Research.

Issues

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

1. The maintenance issues associate with the smoke detection and alarm system;

2. Missing block plan, boost pressure and test pressure signages for the fire hydrant and sprinkler systems.

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.

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)
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Inspections undertaken by a Council investigation officer in company with the Maintenance Manager of the premises revealed that the fire safety issues identified by 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:

No#	Document type	Trim reference
A1.	Fire and Rescue NSW report	2020/179310-01

Trim Reference: 2020/179310

CSM reference No#: 2294910



File Ref. No: BFS20/1070 (11112)
TRIM Ref. No: D20/28696
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 Sir / Madam

**Re: INSPECTION REPORT – PUBLIC HEALTH QUARANTINE ORDER
'SHERATON GRAND MIRAGE'
161 ELIZABETH 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 3 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 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.

Fire and Rescue NSW

ABN 12 593 473 110

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 16 isolations at the time of the inspection.

The Director of Engineering of 'the premises' advised FRNSW, at the time of the inspection, that the isolations related to lift upgrade works being carried out in the basement carparking level B4 and that the isolations would be removed on the day following the completion of the days works.

FRNSW received email correspondence, on the evening of 3 April 2020, from the Director of Engineering providing evidence that the FIP was clear of all isolations.

1B. Fire Hydrant and Sprinkler Booster Assemblies

A. Signage

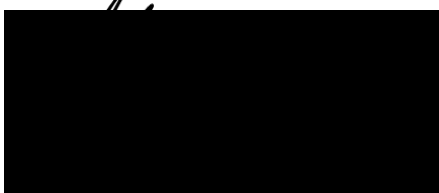
- i. A block plan of the fire hydrant system and the sprinkler system was not provided at the booster assemblies.
- ii. Boost pressure and test pressure signage was not provided in a prominent position adjacent to the fire brigade booster assemblies.

The Director of Engineering was advised at the time of the inspection of the signage required, as described in items 1B.A.i. & ii. above, and assured FRNSW that the signage would be provided.

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 BFS20/1070 (11112) for any future correspondence in relation to this matter.

Yours faithfully



Fire Safety Compliance Unit