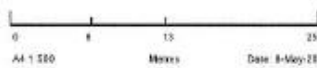


# Attachment U

**Council Officer Inspection Report -  
319-325 Sussex 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 2302021

**Officer:** Hieu Van Luu

**Date:** 8 May 2020

**Premises:** 319-325 Sussex Street, SYDNEY

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**Executive Summary:**

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) dated 30 April 2020 in relation to the subject premises on with respect to matters of fire safety. 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.

The premises consists of sixteen-story hotel accommodation known as ‘Vibe Hotel Sydney Darling Harbour’ with ground floor hotel lobby, restaurant and bar to Sussex Street. The premises is located on the western side of Sussex Street between Bathurst and James Streets. It has a primary street frontage to Sussex Street to the east and s secondary frontage to James Lane to the west.

An inspection of the premises undertaken by a Council investigation officer in the presence of the hotel General Manager revealed that the fire safety issues identified by FRNSW had been rectified 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 the existence of metal composite cladding.

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**Chronology:**

Date	Event
01/05/2020	FRNSW correspondence received regarding premises 319-325 Sussex Street, SYDNEY NSW 2000
06/05/2020	An inspection of the subject premises was undertaken by a Council officer in the presence of the General Manager of the hotel 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: [BFS20/1086 (11137), D20/31837; 2020/201284]

Fire and Rescue NSW conducted an inspection of the subject premises on 8 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. Combine Automatic Fire Sprinkler and Fire Hydrant System – The systems were operational,
2. The maintenance issues associate with the smoke detection and alarm system,
3. Access and Egress – No issues identified.

FRNSW Recommendations

FRNSW have made no direct recommendation within their report other than legislative notification for Council information.

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**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 General Manager of the hotel 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	2020/201284-01

**Trim Reference:** 2020/201284

**CSM reference No#:** 2302021



File Ref. No: BFS20/1086 (11137)  
TRIM Ref. No: D20/31837  
Contact: [REDACTED]

30 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 Sir/Madam,

**Re: INSPECTION REPORT – PUBLIC HEALTH QUARANTINE ORDER  
'VIBE DARLING HARBOUR'  
319-325 SUSSEX 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 8 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.

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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. Combine Automatic Fire Sprinkler and Fire Hydrant System:

A. The systems were operational.

1B. Smoke Detection and Alarm Systems:

A. Two faults were present on the fire indicator panel associated with Room 1309. This room was undergoing a new fit-out at the time of the inspection.

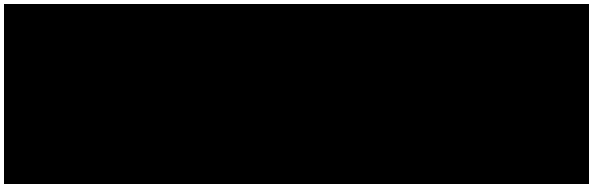
2. Egress

2A. Access and Egress:

A. No issues identified.

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 BFS20/1086 (11137) for any future correspondence in relation to this matter.

Yours faithfully



Fire Safety Compliance Unit