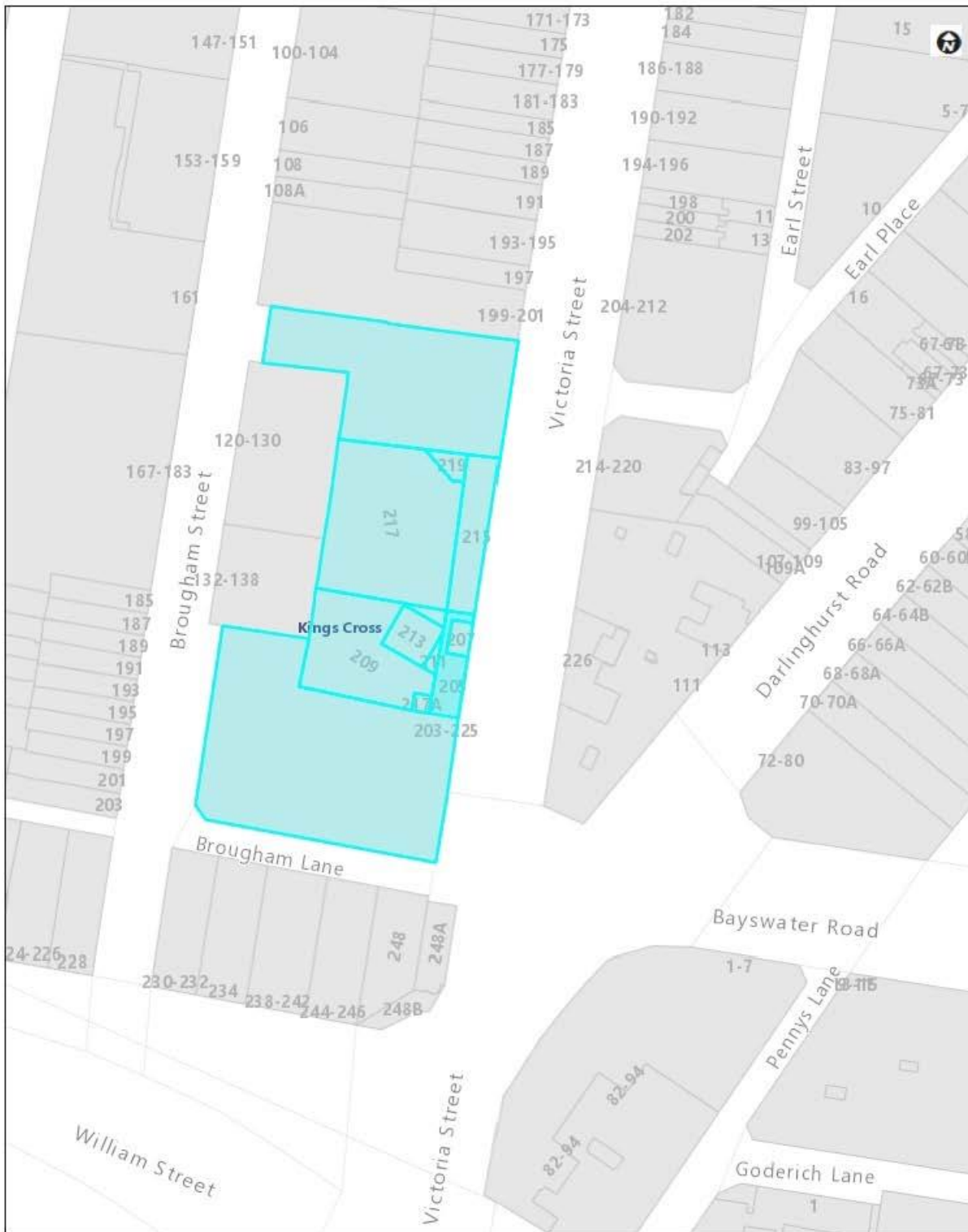


Attachment V

**Council Officer Inspection Report -
203-225 Victoria Street, Potts Point**



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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)

File: CSM 2304384

Officer: Craig Hann

Date: 14 May 2020

Premises: 203 – 225 Victoria Street Potts Point – Holiday Inn Potts Point

Executive Summary:

Fire and Rescue NSW conducted an inspection of the subject premises on 10 April 2020 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) dated 5 May 2020 in relation to the subject premises on with respect to matters of fire safety.

The premises consists of an 11 level building with the approved uses being; a 2 level basement carpark, ground floor level entry foyer, restaurant / bar and conference rooms, first to eighth floors are hotel accommodation rooms.

An inspection of the premises undertaken by a Council investigation officer in the presence of the building's maintenance manager revealed that 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 is on display within the building in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000.

Council investigations have revealed that whilst there remains a minor fire safety "maintenance and management" work to attend to in order to rectify an audio fault associated with an evacuation system warning speaker, the overall fire safety systems provided within the subject premises are considered adequate in the circumstances.

The maintenance manager advised the hotel is currently conducting annual inspection and testing of essential fire safety measures in preparation to submit their next annual fire safety certification. The inspection and testing had identified the audio line fault to the evacuation warning speaker. The hotel is arranging to complete repair work so compliant annual fire safety certification can be issued.

It is considered that the above fire safety works are of a degree which can be addressed by routine corrective maintenance action undertaken by the owner's fire service contractor(s) through compliance correspondence from Council and submission of compliant annual fire safety certification, as confirmed in correspondence on 14 May 2020.

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.

Chronology:

Date	Event
6/5/2020	FRNSW correspondence received regarding premises Holiday Inn Potts Point 203 Victoria Street Potts Point. Council knows the address as 203 – 225 Victoria Street Potts Point.
7/5/2020	The building's maintenance manager was contacted by council's investigation officer and advised of the fire safety issue raised by FRNSW. An inspection was arranged for the next week.
13/5/2020	An inspection of the subject premises was undertaken by council's investigation officer accompanied by the building's maintenance manager.

The Evacuation System Control Panel was displaying an audio line fault to an evacuation warning speaker in the common corridor to hotel rooms on level 1 of the building. This part of level 1 is currently not in use and is closed off from other areas of the hotel.

The maintenance manager advised that annual inspection and testing of essential fire safety measures is currently being carried out in preparation to issue annual fire safety certification. The inspection and testing process had identified the audio line fault. Arrangements are being made to have the building's fire safety contractor carry out appropriate repair work. Repairs will be completed before annual fire safety certification is issued.

Compliance correspondence from council and the owner issuing compliant annual fire safety certification are considered appropriate to ensure the required repairs are completed.

FIRE AND RESCUE NSW REPORT:

References: [BFS20/1082, D20/33180; 2020/195571]

Fire and Rescue NSW conducted an inspection of the subject premises on 10 April 2020 in response to public health orders issued by the Minister for Health and Medical Research.

Issues The report from FRNSW detailed a comment, in particular noting:

1. The Evacuation System Control Panel was displaying a fault in an audio connection to a speaker.

FRNSW Recommendations

FRNSW have made no direct recommendation within their report other than legislative notification and advised that it is at Council's discretion as the regulatory authority to determine whether further investigation is required in this instance.

COUNCIL INVESTIGATION OFFICER RECOMMENDATIONS:

Issue-Order(NOI)	Issue-emergency-Order	Issue compliance correspondence	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 site inspection undertaken by a Council investigation officer it was determined to issue the building owners representative compliance correspondence to rectify the identified fire safety deficiencies noted by Council and FRNSW.

A follow-up compliance assessment will be undertaken by a Council investigation officer to ensure the identified fire safety matter is suitably addressed and that compliance with the terms of Councils correspondence 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	2020/195571

Trim Reference: 2020/200224

CSM reference No#: 2304384



File Ref. No: BFS20/1082 (11127)
TRIM Ref. No: D20/33180
Contact: [REDACTED]

5 May 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
'HOLIDAY INN POTTS POINT'
203 VICTORIA STREET, POTTS POINT (“the premises”)**

In response to the public health orders issued by the Minister for Health and Medical Research, an inspection of ‘the premises’ on 10 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).

In this instance, the inspection revealed fire safety concerns that may require Council as the appropriate regulatory authority to use its discretion and address the concerns observed at the time of the inspection.

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.

COMMENTS

The following items were identified as concerns at the time of the inspection:

1. Essential Fire Safety Measures

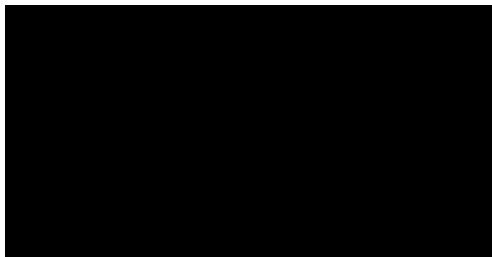
- 1A. The Evacuation System Control Panel was displaying one (1) audio line fault.

The Hotel Manager advised FRNSW at the time of the inspection that they had begun an investigation into the issue which related to a faulty speaker and the fault would be resolved as a matter of urgency.

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 BFS20/1082 (11127) for any future correspondence in relation to this matter.

Yours faithfully



Fire Safety Compliance Unit