

# **Attachment W**

## **Council Officer Inspection Report - 11 Hickson Road Dawes Point**



© City of Sydney Council 2020. All Rights Reserved. This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify Council's Spatial Services of any map discrepancies. No part of this map may be reproduced without written permission.

**Council investigation officer Inspection and Recommendation Report  
Clause 17(2) of Schedule 5, of the Environmental Planning and Assessment Act 1979 (the Act)**

---

**File:** 2304451      **Officer:** Hieu Van Luu      **Date:** 12 May 2020

**Premises:** 11 Hickson Road, DAWES POINT NSW 2000

---

**Executive Summary:**

Fire and Rescue NSW conducted an inspection of the subject premises on 10 April 2020 in response to the public health order 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 building is located on the eastern side of Walsh Bay. It has a primarily street frontage to Hickson Road and a frontage to the harbour along the western and northern boundaries.

The premises is a two-storey hotel accommodation known as 'Pier One". It contains hotel rooms, restaurant and function rooms.

An inspection of the premises undertaken by a Council investigation officer in the presence of the Maintenance Manager revealed that the missing block plan for the fire hydrant system identified by FRNSW was not installed, however it was being made. 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.

---

**Chronology:**

Date	Event
06/05/2020	FRNSW correspondence received regarding premises 11 Hickson Road, Dawes Point
12/05/2020	An inspection of the subject premises was undertaken by a Council officer in the presence of the Maintenance Manager revealed that the missing block plan for the fire hydrant system identified by FRNSW was not installed however it is being made.

**FIRE AND RESCUE NSW REPORT:**

References: [BFS20/1095 (11156), D20/33265; 2020/201377]

Fire and Rescue NSW conducted an inspection of the subject premises on 10 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 missing fire hydrant block plan from the booster assembly.

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

<del>Issue Order (NOI)</del>	<del>Issue emergency Order</del>	Issue a compliance letter of instruction	<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 Maintenance Manager of the premises revealed that the missing block plan for the fire hydrant system identified by FRNSW is being made.

It is recommended that the owners of the building continue to comply with the written fire safety compliance instructions as issued by Council officers on 12 May 2020 and rectify the identified fire safety deficiencies noted by FRNSW.

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	2020/201377-01

**Trim Reference:** 2020/201377

**CSM reference No#:** 2304451



File Ref. No: BFS20/1095 (11156)  
TRIM Ref. No: D20/33265  
Contact: [REDACTED]

5 May 2020

The General Manager  
City of Sydney Council  
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  
'PIER ONE SYDNEY HARBOUR'  
11 HICKSON ROAD, WALSH BAY, 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 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 during the inspection:

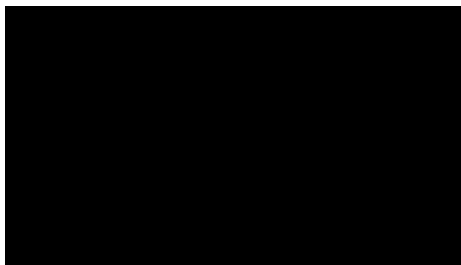
1. Essential Fire Safety Measures

- 1A. Fire Hydrant System – A block plan of the fire hydrant system had not been provided at the booster assembly, contrary to the requirements of Clause 7.11 of AS 2419.1-2005. The Hotel Manager was advised of such requirement at the time of the inspection and FRNSW were assured a block plan 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 BFS20/1095 (11156) for any future correspondence in relation to this matter.

Yours faithfully



Fire Safety Compliance Unit