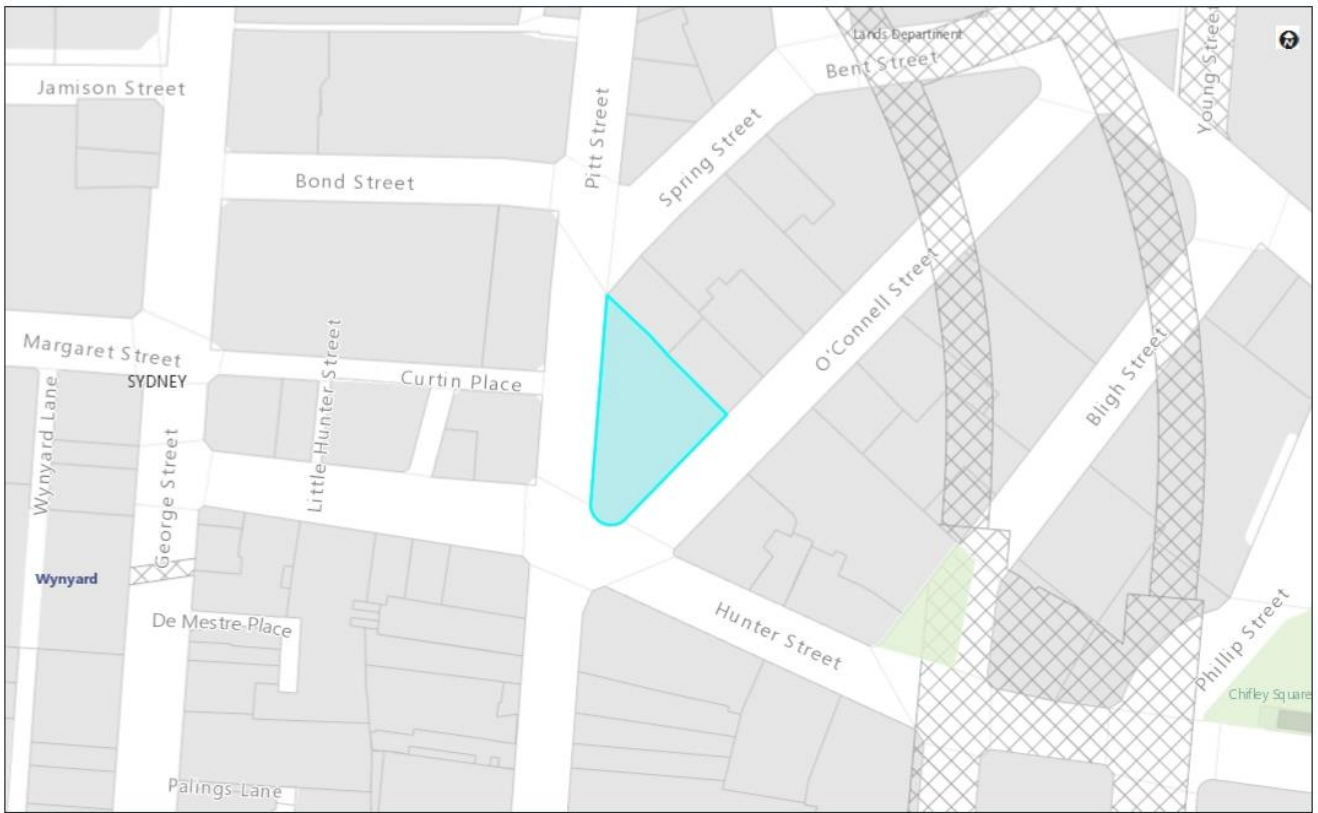


Attachment Z

**Council Officer Inspection Report -
64-66 Pitt Street, Sydney (27 O'Connell St,
Sydney)**



0 10 20 30
Control Script Distance Control Script
Metres

DWRB-WNY-20
A4 1:1,500

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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 2306245

Officer: Ashley Host

Date: 15 May 2020

Premises: 64-66 Pitt Street, Sydney (Radisson Blu – 27 O’Connell Street)

Executive Summary:

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. Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) dated 8 May 2020 in relation to the subject premises with respect to matters of fire safety.

The premises consists of a 16 storey hotel exceeding more than 25 metres in height.

An inspection of the premises undertaken by a Council investigation officer in the presence of Hotel Chief Engineer 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 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 potential combustible composite cladding on the façade of the building.

Chronology:

| Date | Event |
|------------|--|
| 08/05/2020 | FRNSW correspondence received regarding premises 64-66 Pitt Street, Sydney |
| 13/05/2020 | An inspection of the subject premises was undertaken by Council investigation officer Ashley Host in attendance with Chief Engineer. |

FIRE AND RESCUE NSW REPORT:

References: BFS20/1080 (11124), D20/34018, 2020/201159

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.

Issues

The report from FRNSW details the following issue with regards to the building located at 64-66 Pitt Street, Sydney:

1. Essential Fire Safety Measures

- a. Automatic smoke detection and alarm system - The Fire Indicator Panel (FIP) was displaying two (2) smoke detectors in alarm & isolated, and a further nine (9) smoke detectors in faults.

The Chief Engineer advised FRNSW at the time of the inspection that they would investigate the issues as a matter of urgency.

FRNSW received email correspondence on 21 April 2020 from the Chief Engineer of the hotel advising that the fire technician had attended 'the premises' and the FIP was free of all alarms, isolations and faults and the system was fully operational. A photograph of the FIP was also provided in the email to confirm the automatic smoke detection system was clear of all alarms, isolations and faults.

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.

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) |
|----------------------------------|--|---|-------------------------------|---|---|-----------------------------------|
| | | | | | | |

Inspections undertaken by a Council investigation officer in company with the Chief Engineer of the premises revealed that the above recommendations of FRNSW have 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 | 2020/210488-01 |
| A2. | Locality Plan | 2020/210488-02 |
| A3 | Attachment cover sheet | |

Trim Reference: 2020/210488

CSM reference No#: 2306245



File Ref. No: BFS20/1080 (11124)
TRIM Ref. No: D20/34018
Contact: [REDACTED]

8 May 2020

The General Manager
City of Sydney Council
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
'RADISSON BLU'
27 O'CONNELL 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 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).

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.

The following items were identified during the inspection:

1. Essential Fire Safety Measures

- 1A. Automatic smoke detection and alarm system - The Fire Indicator Panel (FIP) was displaying two (2) smoke detectors in alarm & isolated, and a further nine (9) smoke detectors in faults.

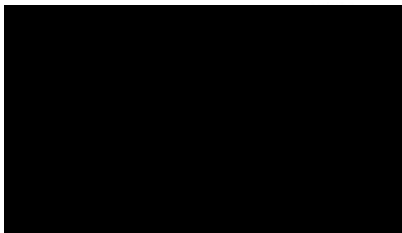
The Chief Engineer advised FRNSW at the time of the inspection that they would investigate the issues as a matter of urgency.

FRNSW received email correspondence on 21 April 2020 from the Chief Engineer of the hotel advising that the fire technician had attended 'the premises' and the FIP was free of all alarms, isolations and faults and the system was fully operational. A photograph of the FIP was also provided in the email to confirm the automatic smoke detection system was clear of all alarms, isolations and 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 BFS20/1080 (11124) for any future correspondence in relation to this matter.

Yours faithfully



Fire Safety Compliance Unit