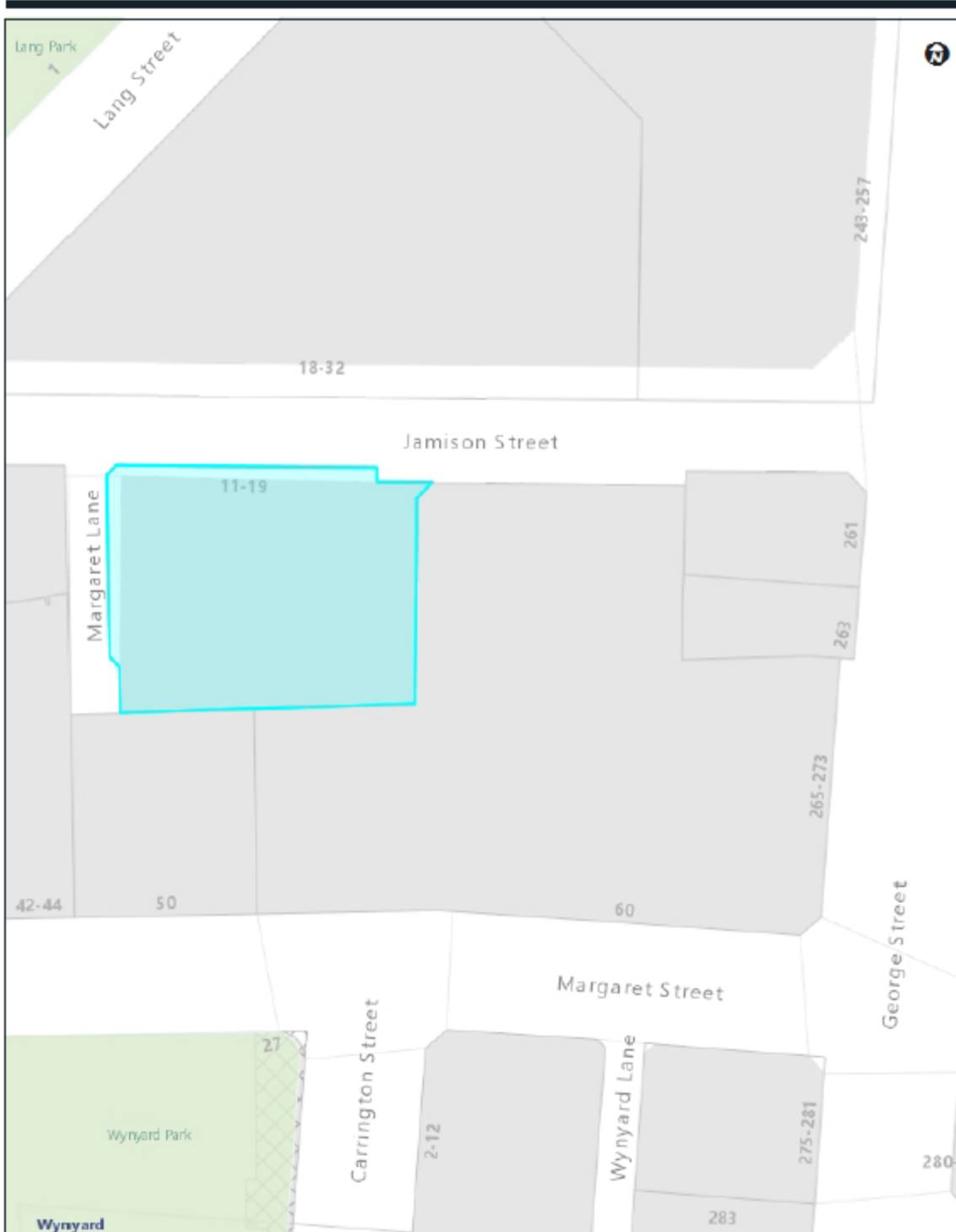


Attachment AA

**Council Officer Inspection Report -
11-19 Jamison Street, Sydney**



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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 2020/205527

Officer: Jae Lee

Date: 15 May 2020

Premises: 11-19 Jamison Street Sydney – Amora Hotel Jamison Sydney

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 on with respect to matters of fire safety.

The building consists of thirty six (36) storeys with the approved uses being a class 3 hotel and 7a carpark in the basement levels.

The site has a primary street frontage to Jamison Street and is bound by George Street to the East, Margaret Lane to the West and Margaret Street to the South.

An inspection of the premises undertaken by a Council investigation officer in the presence of the the Director of Operations revealed that there were no significant fire safety issues occurring within the building. The maintenance issues noted by Fire Rescue NSW were rectified.

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 any potential combustible composite cladding on the façade of the building.

Chronology:

Date	Event
08/05/2020	FRNSW correspondence received regarding premises 11-19 Jamison Street, Sydney
12/05/2020	An inspection of the premises undertaken by a Council investigation officer in the presence of the Director of Operations revealed that all of the issues relating to the Fire Panel and the hydrant boost/test pressure signage noted by Fire Rescue NSW have been rectified.

FIRE AND RESCUE NSW REPORT:

References: [BFS 20/1079 (11123); D 20/33899; our Trim reference 2020/205527

Fire and Rescue NSW conducted an inspection of the subject premises in relation to the adequacy of the provision for fire safety in connection with the premises.

Issues

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

1. Inadequate maintenance of the Fire Indicator Panel and the combined fire hydrant and sprinkler booster signage.

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 Director of Operations 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	2020/205527-01

Trim Reference: 2020/205527

CSM reference No#: 2306254



File Ref. No: BFS20/1079 (11123)
TRIM Ref. No: D20/33899
Contact: [REDACTED]

8 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 Sir / Madam

**Re: INSPECTION REPORT – PUBLIC HEALTH QUARANTINE ORDER
'AMORA HOTEL JAMISON SYDNEY'
11-19 JAMISON ST, 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 10 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 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.

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 one (1) fault at the time of the inspection.

The Director of Operations of the Amora Hotel advised FRNSW that the fault related to a smoke detector in a sole occupancy unit, which was not occupied at the time of the inspection.

The Director of Engineering advised that he would contact the fire service technician to attend 'the premises' and that he would ensure the room is not occupied until issue is rectified.

1B. Combined Fire Hydrant and Sprinkler Booster Assembly


- A. Signage – Boost pressure and test pressure signage was not provided in a prominent position adjacent to the fire brigade booster assembly.

The Director of Engineering advised FRNSW that he would ensure that the signage is 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 BFS20/1079 (11123) for any future correspondence in relation to this matter.

Yours faithfully

A large black rectangular redaction box covering the signature of the representative of the Fire Safety Compliance Unit.

Fire Safety Compliance Unit