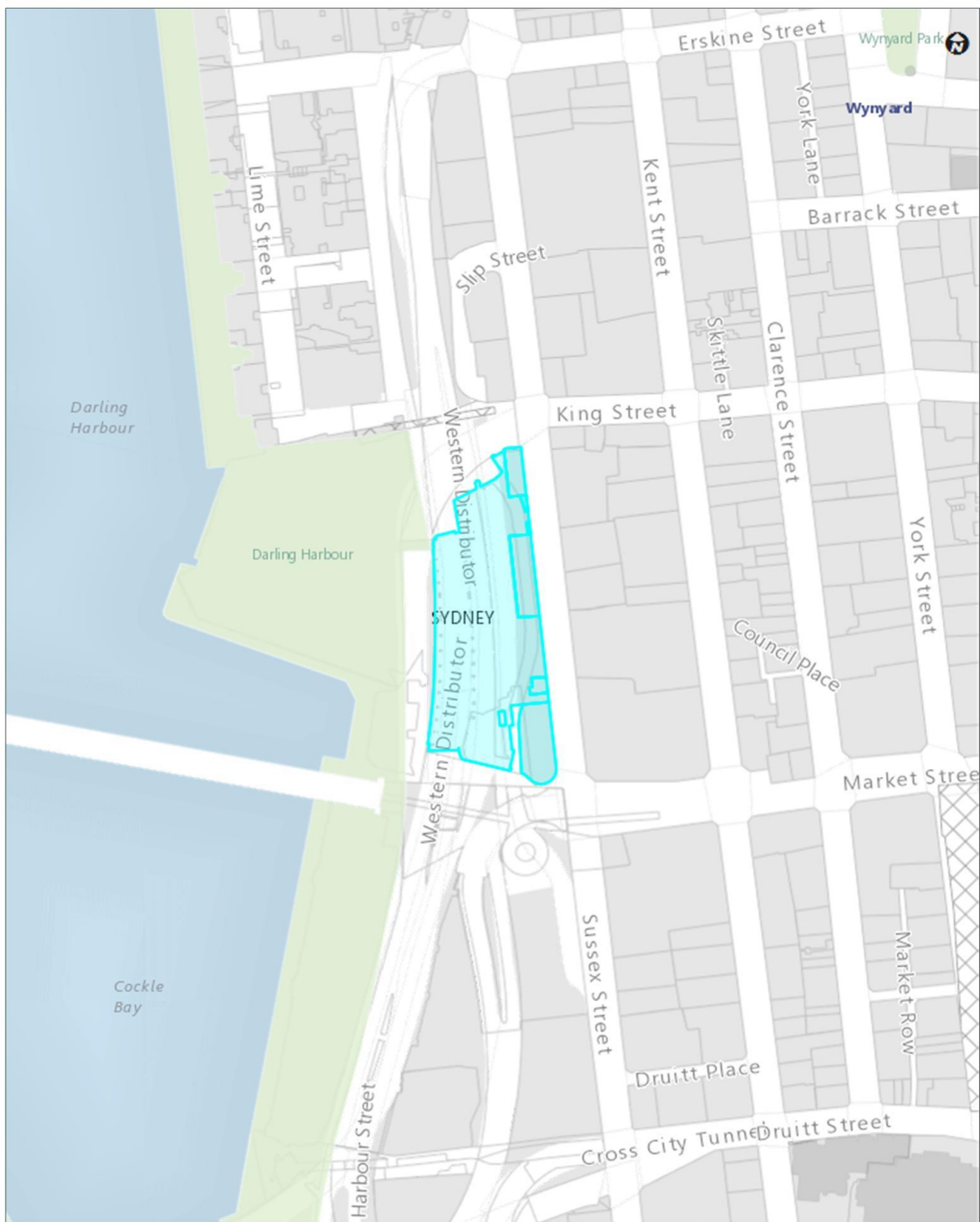


Attachment F

**Inspection Report -
161 Sussex Street, Sydney**



0 38 75 150
 A4 1:3,000 Metres Date: 16-Jun-20

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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 2312950

Officer: Ashley Host

Date: 5 June 2020

Premises: 161 Sussex Street, Sydney (Hyatt Regency Sydney)

Executive Summary:

Fire and Rescue NSW conducted an inspection of the subject premises on 6 April 2020 in response to the public health orders issued by the Minister for Health & Medical Research. Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) on 19 May 2020 in relation to the subject premises with respect to matters of fire safety.

The premises consists of a 22 storey hotel, office and public assembly building exceeding more than 25 metres in height.

An inspection of the premises undertaken by a Council investigation officer in the presence of the Facilities Director 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.

Council investigations have revealed that whilst the smoke detection and alarm system in the hotel component of the building is being isolated in unoccupied areas, the overall fire safety systems provided within the subject premises are considered adequate in the circumstances, and an adequate interim fire safety management plan has been put in place.

Observation of the external features of the building did not identify any potential combustible composite cladding on the façade of the building.

Chronology:

Date	Event
19/05/2020	FRNSW correspondence received regarding premises 161 Sussex Street, Sydney
03/06/2020	An inspection of the subject premises was undertaken by Council investigation officer Ashley Host in attendance with Facilities Director. The inspection disclosed that parts of the smoke detection and alarm system within the public assembly conference rooms of the building are being isolated to undertake maintenance and repair work whilst those parts are unoccupied.

FIRE AND RESCUE NSW REPORT:

References: BFS20/1072 (11116), D20/37853, 2020/217302

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 161 Sussex Street, Sydney:

1. Essential Fire Safety Measures.

1A. Fire Indicator Panel (FIP) – At the time of the inspection there were 4 faults and 9 isolations identified on the FIP. The following is provided to council as part of the inspection on 6 April 2020:

A. Confirmed with the hotel's Director of Rooms that:

- i. He was aware of the faults and isolations.
- ii. The faults and isolations relate to current renovation works to the premises.
- iii. The hotel Duty Manager is informed of any faults and isolations by the engineer, on a daily basis.

1B. Alarm Signalling Equipment (ASE) – At the time of the inspection there were no faults or isolations observed.

1C. Emergency Warning and Intercommunication System – At the time of the inspection there were no faults or isolations observed.

1D. Sprinkler and Hydrant Systems – At the time of the inspection there were no faults or isolations observed.

2. Evacuation.

2A. Evacuation – The following are provided to council as part of the inspection on 6 April 2020:

- A. The evacuation of the hotel is directed by the Police and Army.
- B. An amended evacuation procedure has been implemented to cater for the social distancing requirements.
- C. The amended evacuation procedure was produced in conjunction with FRNSW. All of the occupants follow directions for egress from the Police and Army – who conduct daily briefings.

3. Access and Egress

3A. Egress Paths – At the time of the inspection the egress paths that provided direct egress for the occupants of the building were clear.

3B. Exits – The Facilities Manager confirmed that all exits are checked by security staff on change of shift.

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)

As a result of a site inspection undertaken by Council investigation officers the owners of the building be issued with written instructions on 16 June 2020 to bring to attention the legal responsibilities required to ensure that proper fire safety maintenance and management practices are in place at all times.

The above correspondence instructs building management to have regard to ensuring the buildings smoke detection and alarm system is returned to full operation upon completion of any remedial work.

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 outcomes.

Referenced documents:

No#	Document type	Trim reference
A1.	Fire and Rescue NSW report	2020/245669-01
A2.	Locality Plan	2020/245669-02
A3	Attachment cover sheet	2020/245669-03

Trim Reference: 2020/245669

CSM reference No#: 2312950

Unclassified



File Ref. No: BFS20/1072 (11116)
TRIM Ref. No: D20/37853
Contact: [REDACTED]

19 May 2020

General Manger
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
'HYATT REGENCY'
161 SUSSEX STREET SYDNEY ("the premises")**

In response to the public health orders issued by the Minister for Health and Medical Research, Fire & Rescue NSW (FRNSW) has conducted an inspection 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), an inspection of 'the premises' on 6 April 2020 was conducted by Authorised Fire Officers of FRNSW.

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.

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

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

www.fire.nsw.gov.au

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Unclassified

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.

COMMENTS

Please be advised that this report is not an exhaustive list of non-compliances. The proceeding items outline concerns in general terms, deviations from the fire safety provisions prescribed in Section 9.32(1)(b) of the EP&A Act. In this regard, it would be at council's discretion as the appropriate regulatory authority to conduct its own investigation and consider the most appropriate action.

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

1. Essential Fire Safety Measures.
 - 1A. Fire Indicator Panel (FIP) – At the time of the inspection there were 4 faults and 9 isolations identified on the FIP. The following is provided to council as part of the inspection on 6 April 2020:
 - A. Testimony – Confirmed with the hotel's Director of Rooms that:
 - i. He was aware of the faults and isolations.
 - ii. The faults and isolations relate to current renovation works to the premises.
 - iii. The hotel Duty Manager is informed of any faults and isolations by the engineer, on a daily basis.
 - 1B. Alarm Signalling Equipment (ASE) – At the time of the inspection there were no faults or isolations observed.
 - 1C. Emergency Warning and Intercommunication System – At the time of the inspection there were no faults or isolations observed.
 - 1D. Sprinkler and Hydrant Systems – At the time of the inspection there were no faults or isolations observed.
2. Evacuation.
 - 2A. Evacuation – The following are provided to council as part of the inspection on 6 April 2020:
 - A. The evacuation of the hotel is directed by the Police and Army.
 - B. An amended evacuation procedure has been implemented to cater for the social distancing requirements.
 - C. The amended evacuation procedure was produced in conjunction with FRNSW. All of the occupants follow directions for egress from the Police and Army – who conduct daily briefings.

3. Access and Egress

- 3A. Egress Paths – At the time of the inspection the egress paths that provided direct egress for the occupants of the building were clear.
- 3B. Exits – The Facilities Manager confirmed that all exits are checked by security staff on change of shift.

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 BFS20/1072 (11116) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

[REDACTED]
Senior Building Surveyor
Fire Safety Compliance Unit