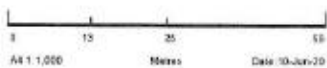
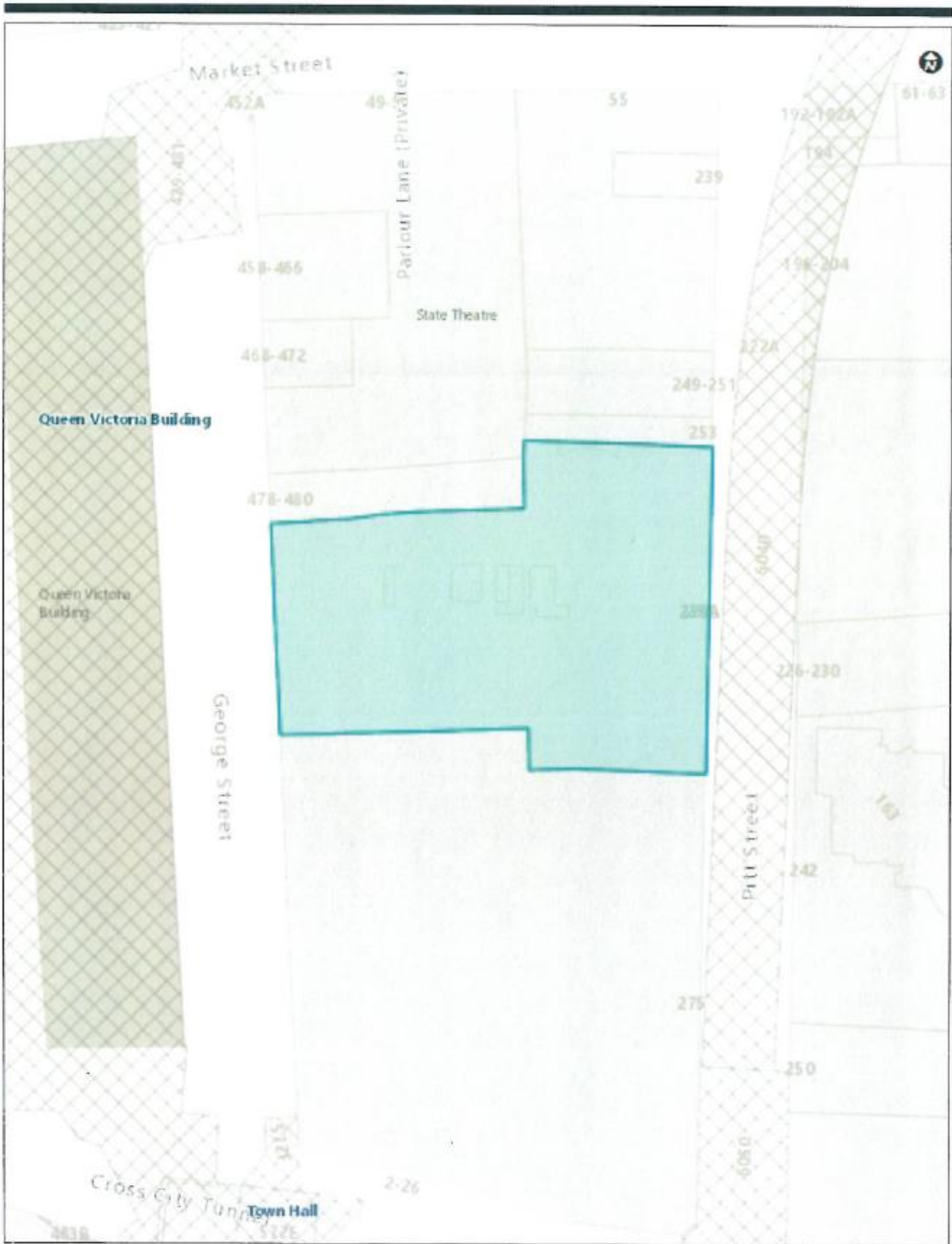


Attachment H

**Inspection Report -
488 George Street Sydney**



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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 2312954 **Officer:** Hieu Van Luu **Date:** 22 May 2020

Premises: 488 George Street, SYDNEY NSW 2000 (Sydney Hilton Hotel)

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 subject building has a mid-block location in the City block bounded by George Street, Market Street, Pitt Street and Park Street. The building on the site is known as the Sydney Hilton.

The site has a primary street frontage to Pitt Street and a secondary street frontage to George Street.

An inspection of the premises undertaken by a Council investigation officer in the presence of the Chief Engineer of the hotel revealed that the isolation issues as referred to in the correspondence have been addressed as follow:-

- The isolation associated with the refurbishment works had been rectified.
- The isolation for the fire hydrant tank defect is being rectified (there is currently a Purchase Order in place and Council has been advised that the repairs will be completed in a week).

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 present any readily identifiable combustible composite cladding on the façade of the building. However, the City's cladding compliance team has been advised to investigate the cladding material applied to the subject premises to establish its exact properties. This investigation will establish whether or not the cladding applied to the building presents a risk of a fire spread via the façade.

Chronology:

Date	Event
19/05/2020	FRNSW correspondence received regarding premises 488 George Street, SYDNEY NSW 2000
04/06/2020	An inspection of the subject premises was undertaken by a Council officer in the presence of the chief engineer of the hotel revealed that the isolation issue associated with the refurbishment works had been rectified. The isolation for the fire hydrant tank was also rectified on 18 June 2020.

FIRE AND RESCUE NSW REPORT:

References: [BFS20/1096 (11136), D20/37478; 2020/223152]

Fire and Rescue NSW conducted an inspection of the subject premises on 6 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 number of issues, in particular noting:-

1. The issues associate with isolation on the Fire Indicator Panel (FIP),
2. Alarm Signalling Equipment (ASE) – No faults or isolations observed
3. Automatic Fire Sprinkler and Fire Hydrant System – The systems were operational,
4. Evacuation Procedures implemented.
5. Access and Egress – No issues identified.

FRNSW Recommendations

FRNSW have made no direct recommendation within their report other than legislative notification and advice that their inspection revealed the fire safety concerns that may require Council as the appropriate regulatory authority to use its discretion and address the concerns observed.

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 of the chief engineer of the hotel revealed that the isolation issue associated with the refurbishment works had been rectified. The isolation for the fire hydrant tank defect is being rectified.

As a result of site inspection undertaken by Council investigation officers it was determined to issue the owners of the building a compliance letter of instruction to rectify the identified fire safety deficiencies noted by Council and 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	2020/223152-01

Trim Reference: 2020/223152

CSM reference No#: 2312954

Unclassified



File Ref. No: BFS20/1096 (11136)
TRIM Ref. No: D20/37478
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
'HILTON HOTEL' (PITT STREET)
488 GEORGE 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 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.

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
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www.fire.nsw.gov.au

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Unclassified

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 2 isolations. The following is provided to council as part of the inspection on 6 April 2020:
 - A. Confirmed with the security officer at the time that he is one of the fire wardens during evacuation.
 - B. The security officer is aware of the isolations. Confirmed that the isolations identified on the panel were written in the isolations register.
 - C. The security officer confirmed that the isolations were in relation to the refurbishment works.
 - 1B. Alarm Signalling Equipment (ASE) – At the time of the inspection there were no faults or isolations observed.
 - 1C. 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 conducted 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 by 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.

Unclassified

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 BFS20/1096 (11136) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

[REDACTED]
Fire Safety Compliance Unit