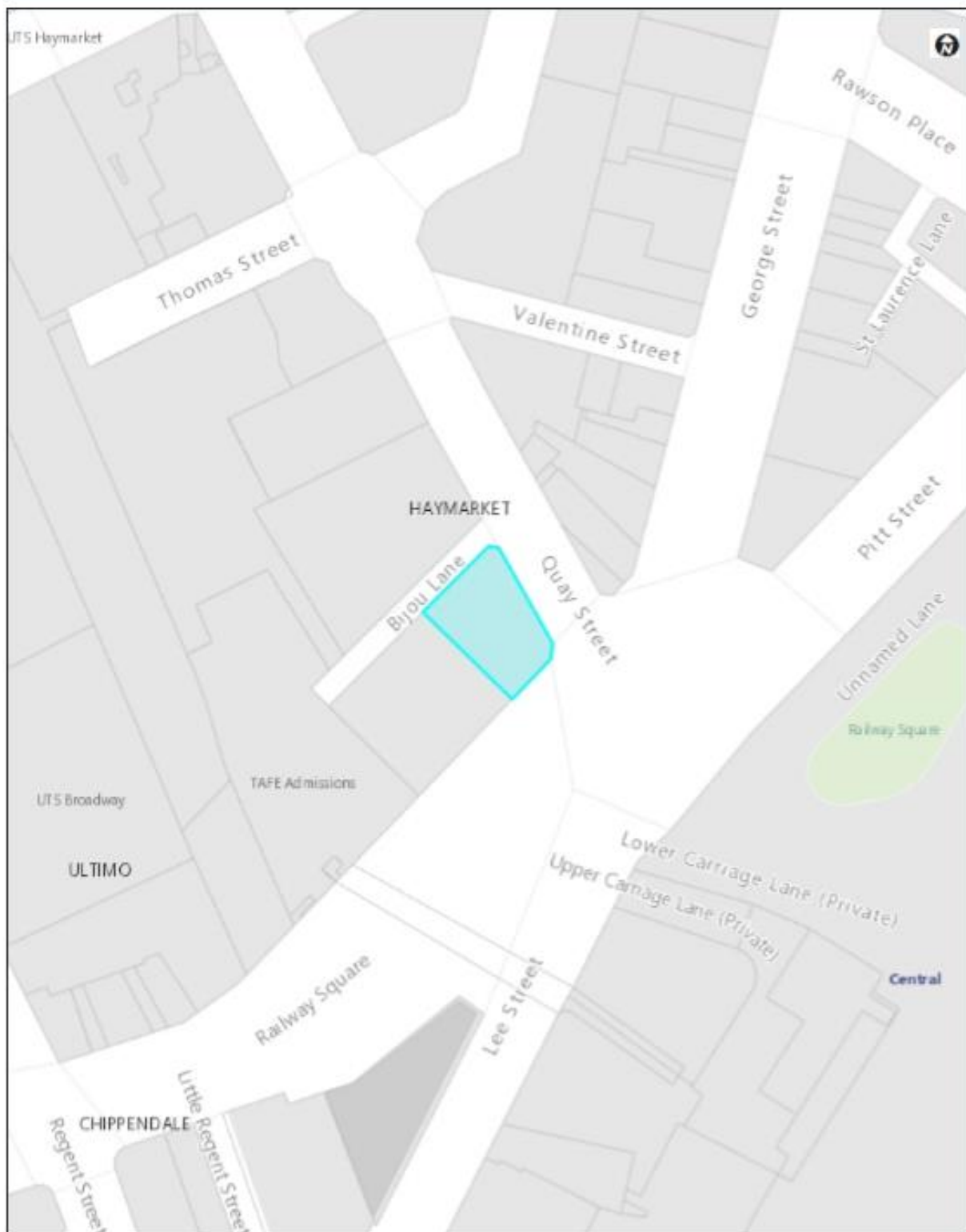


Attachment I

**Inspection Report -
803-813 George Street Haymarket**



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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)**

CSM: 2306256

Officer: B. Badyari

Date: 12 June 2020

Premises: 803-813 George Street, HAYMARKET – Rendezvous Studio Hotel Sydney Central

Executive Summary:

Fire and Rescue NSW conducted an inspection of the subject premises on 10 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 8 May 2020 in relation to the subject premises with respect to matters of fire safety.

The premises consists of a thirteen (13) storey building containing ground floor retail, including licensed hotel restaurant, first and second floor car parking and upper levels used for hotel accommodation.

Council Officers carried out inspections which revealed that the building has sprinkler coverage from ground level to level 2 and no sprinkler coverage for upper levels.

The building was vacant at the time of inspections due to COVID 19.

Records indicate the building was erected in 1982, underwent minor renovations in 2009. The fire safety schedule for the premises contains 14 fire safety measures, which include: a fire alarm system, emergency warning system, Exit signs and Automatic fire suppression (sprinklers) for ground level to level 2 only.

Chronology:

Date	Event
8/05/2020	FRNSW correspondence received regarding premises 803-813 George Street, SYDNEY NSW 2000 [known under Council's records as 803-813 George Street, HAYMARKET NSW 2000].
13/05/2020	An initial desktop review of the subject building revealed that it has a fire safety schedule and is required to submit annual fire safety statements to Council and FRNSW. The building has a current compliant annual fire safety statement, with the next one due on 30 August 2020.
26/05/2020	Council officers inspected the premises on 26 May 2020 and 2 June 2020, and noted: <ul style="list-style-type: none">- records indicate the building had minor renovations in 2009- the building is fitted with sprinklers on the ground floor, level 1 and level 2- levels 3 to 13 are not fitted with sprinklers and it is considered that this deficiency can be addressed by upgrading certain other fire safety measures, which are the subject of a proposed Notice-fourteen existing fire safety measures on the fire safety schedule appeared generally adequately maintained-the building is not provided with fire exit stair pressurisation-some upgrading is required and is to be included in the Notice including:<ul style="list-style-type: none">installation of fire exit stair pressurisation, fire exit stair re-entry facilities, improved warning and operational signage, exit finishes, hardware, and hydrant fittings for fire- fighting purposes.

FIRE AND RESCUE NSW REPORT:

References: [BFS20/1093 (D20/33954); 2020/254258

Fire and Rescue NSW (FRNSW) conducted an inspection of the subject premises on 10 April 2020 in accordance with Section 9.16 and section 9.32(1)(b) of the Environmental Planning and Assessment Act 1979 (the Act).

Issues

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

1. Sprinkler Coverage- The building achieves an effective height in excess of 25m and is not provided with a sprinkler system throughout, contrary to the requirements of Clause E1.5 of the NCC. In this regard, sprinkler coverage extends throughout the ground floor and carpark levels P1 & P2 only, with sprinklers not extending throughout the residential levels (Level 3 to roof).

FRNSW Recommendations

FRNSW have recommended that Council, being the appropriate regulatory authority, seek to address any deficiencies associated with the issues identified above.

COUNCIL INVESTIGATION OFFICER RECOMMENDATIONS:

Issue Order(NOI)	Issue emergency Order	Issue-a compliance letter of instruction	Cited Matters rectified	Continue with compliance actions under the current Council Order	Other (to specify)

As a result of site inspection(s) undertaken by Council investigation officers it is recommended that Council exercise its powers to give a fire safety order under Schedule 5 of the Environmental Planning and Assessment Act, 1979 to address fire safety deficiencies identified by Council.

The issue of a fire safety order will ensure that suitable fire safety systems are in position throughout the building to provide improved and adequate provisions for fire safety.

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	2020/254258-01

Trim Reference: 2020/254258

CSM reference No#: 2306256

Unclassified



File Ref. No: BFS20/1093 (11153)
TRIM Ref. No: D20/33954
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
'RENDEZVOUS STUDIO HOTEL SYDNEY CENTRAL'
803-813 GEORGE 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.

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

COMMENTS

Whilst the purpose of the COVID19 inspection was to confirm that the maintenance or certification of essential fire safety measures for the building have been implemented in accordance with the legislation and the building's egress and exits were clear and unobstructed, the following was observed at the time of the inspection, which may require council's discretion as the appropriate regulatory authority, to determine whether further investigation is required.

1. Sprinkler Coverage – The building achieves an effective height in excess of 25m and is not provided with a sprinkler system throughout, contrary to the requirements of Clause E1.5 of the NCC. In this regard, sprinkler coverage extends throughout the ground floor and carpark levels P1 & P2 only, with sprinklers not extending throughout the residential levels (Level 3 to roof).

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 BFS20/1093 (11153) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

[REDACTED]
Senior Building Surveyor
Fire Safety Compliance Unit