

Attachment D

**Inspection Report
252-258 Sussex Street, Sydney**



Figure 1: 252-258 Sussex Street, Sydney, viewed from the south-west

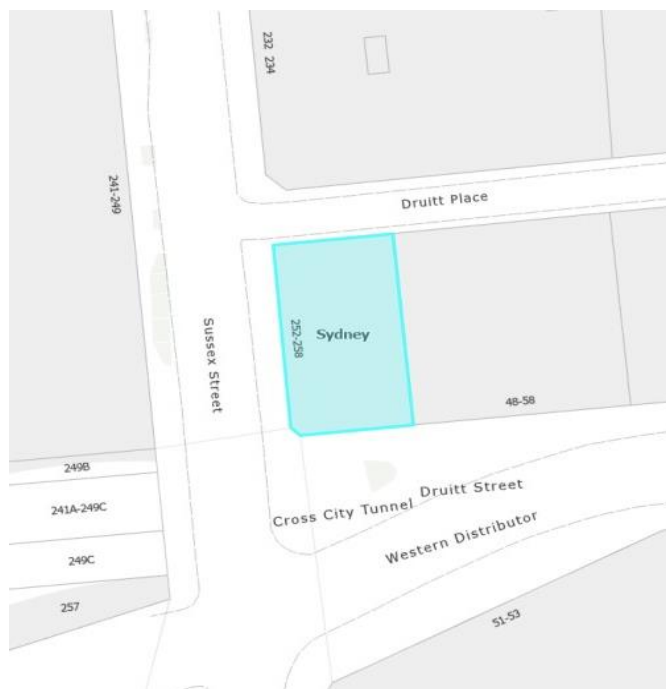


Figure 2: Location map of 252-258 Sussex Street, Sydney

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)

Officer: Andrew Manning

Date: 2 September 2025

Premises: 252-258 Sussex Street, Sydney

Executive Summary

1. The City of Sydney (the City) received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 21 July 2025 with respect to matters of fire safety.
2. The premises consists of a twenty-one (21) storey building used for hotel accommodation.
3. The City inspected the premises on 31 July 2025, accompanied by the building manager. This inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.

Chronology

Date	Event
21 July 2025	FRNSW correspondence received
31 July 2025	The City carried out an initial inspection of the premises. The items raised by FRNSW were cited, and the building manager was directed to rectify the items in accordance with the below table.
20 August 2025	A follow up meeting was held and correspondence issued to ensure items were addressed appropriately
29 August 2025	A follow up inspection was undertaken to ensure all items had been adequately addressed. All matters have been satisfactorily completed.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 3 July 2025.

Issues

5. The report from Fire and Rescue NSW (FRNSW) detailed issues as shown in the table below.

Ref.	Issue	City response
1	Essential Fire Safety Measures	
1A	Emergency Warning and Intercom Systems (EWIS)	
	A. A fault showing at Level B2 on the EWIS panel. FRNSW were unable to determine the maintenance regime for the EWIS to determine if the requirements of Section 81 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR 2021) was being met	<p>The City's inspection on 31 July 2025 found the fault had not been addressed. Building management noted the Accredited Practitioner (Fire Safety) had been awaiting a part, and works had been scheduled for the following week.</p> <p>A follow up inspection was undertaken on 20 August 2025. The matter had been addressed, and the EWIS was fully operational.</p> <p>No further action required.</p>
1B	Fire Hydrant System	
	A. The fire brigade booster assembly on Druitt Street does not meet, the requirements of Clause 7.3 of AS2419.1-2005 due to the following:	The City's inspection on 31 July 2025 found the following:
	i. Is not readily accessible to firefighters. The door was unable to be opened without the use of a pry bar due to the marble façade jamming against the frame,	<p>The hydrant booster door was catching on the stone frame. Building management were instructed to modify the door frame to ensure unrestricted operation.</p> <p>A follow up inspection was undertaken on 20 August 2025 to confirm the matter had been adequately addressed.</p> <p>No further action required.</p>

Ref.	Issue	City response
	ii. Is not within sight of the main entrance of the building	<p>The building fronts two streets with multiple points of entry. The hydrant booster had been installed with direct line of site to the buildings Fire Control Room.</p> <p>Signage had been installed at the entrance to the hotel lobby directing FRNSW to the booster location.</p> <p>Additional signage has now been installed (a total of three) to clearly indicate location of booster location.</p> <p>No further action required.</p>
1C	Fire Hose Reels (FHR)	
	<p>A. Non-firefighting equipment was stored within the FHR cabinet in the Level 20 pool area, contrary to Clause 10.4.4 of Australian Standard (AS) 2441–2005.</p> <p>i. This equipment was removed by staff at the time of the inspection.</p>	<p>The City's inspection on 31 July 2025 found no instances of non-compliance with respect to the storage of items within FHR cupboards.</p> <p>Verbal warning issued to building management.</p> <p>No further action required.</p>
1D	Smoke Detection and Alarm System (SDAS)	
	<p>A. The zone block plans fixed to the whiteboard in the Fire Control Room (FCR) are not permanent, fade and water resistant. FRNSW believe that these zone block plans are repurposed evacuation plans and do not meet the requirements of Clause 3.7 of AS 1670.1 2024.</p>	<p>The City's inspection on 31 July 2025 found temporary block plans inconsistent with the requirements of the Australian Standard had been installed.</p> <p>Building management noted that new block plans had been commissioned and were in the process of being finalised.</p> <p>A follow up inspection was undertaken on 20 August 2025 found zone smoke block plans have now been installed on permanent, fade and water-resistant signage.</p> <p>No further action required.</p>

Ref.	Issue	City response
	<p>B. The FCR didn't contain the necessary equipment to assist in firefighting operations contrary to S19C10 of the National Construction Code (NCC) 2022. The following was observed:</p> <ul style="list-style-type: none"> i. A telephone directly connected to an external telephone exchange was not present. ii. The whiteboard was used to display repurposed evacuation plans and unable to be used. iii. A pin-up board not less than 1200 mm wide x 1000 mm high was not present. iv. A raked plan layout table of a size suitable for laying out the plans was not present. v. Colour-coded, durable, tactical fire plans were not present. 	<p>The City's inspection on 31 July 2025 found:</p> <p>A telephone directly connected to an external telephone exchange was present.</p> <p>A white board was being utilised to display temporary zone smoke block plans. This has been addressed.</p> <p>A pin-up board of 'insufficient' size was present. An appropriate board has now been installed.</p> <p>A non-raked table had been provided. A raked table has now been provided.</p> <p>No tactical fire plans had been provided. Fade and water-resistant tactical fire plans have now been provided.</p> <p>No further action required.</p>
2	Access and Egress	
2A	<p>The fire exit out of the rear of the ground floor café was obstructed with furniture contrary to Section 109 of EPAR 2021.</p> <ul style="list-style-type: none"> i. These items removed by staff while FRNSW were in attendance 	<p>The City's inspection on 31 July 2025 found no instances of non-compliance with respect to the obstruction of fire exits.</p> <p>Verbal warning issued to building management.</p> <p>No further action required.</p>
2B	<p>The fire isolated passageway from the foyer to Druitt Street via the waste disposal room is used to store oil drums, ladders and other items contrary to Section 109 of EPAR 2021 and Clause E2D4 of the NCC.</p>	<p>The City's inspection on 31 July 2025 found no instances of non-compliance with respect to the obstruction of fire-isolated passages.</p> <p>Verbal warning issued to building management.</p> <p>No further action required.</p>

Ref.	Issue	City response
3	Certification	
3A	The AFSS and fire safety schedule were not displayed at the premises contrary to the requirements of Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR2021). The most recent AFSS FRNSW have on record was dated 2018.	<p>The City's inspection on 31 July 2025 found the Annual Fire Safety Statement was prominently displayed adjacent to the hotel lobby desk, within proximity to the Mimic Fire Indicator Panel.</p> <p>No further action required.</p>

6. FRNSW have recommended that the City inspect the subject premises and appropriately address noted (and other) deficiencies identified within their report.

Council Investigation Officer Recommendations

7. As a result of site inspections undertaken by the Council investigation officer it has been confirmed that the above recommendations of FRNSW have been complied with.
8. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

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File Ref. No: FRN13/7677 - BFS25/4347 - 8000043526
TRIM Ref. No: D25/084105
Contact: Station Officer Alex Cross

21 July 2025

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
YEHS HOTEL SYDNEY HARBOUR SUITES
252 SUSSEX STREET SYDNEY 2000 ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 2 July 2025 concerning the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

Dear Fire & Rescue NSW Team,

I am writing to formally raise serious concerns about fire safety compliance at YEHS Sydney Hotel Harbour Suites, 252–258 Sussex Street, Sydney NSW 2000. As a guest in Room 408 from June 21–28, 2025, I encountered multiple hazardous conditions that merit urgent review under fire safety standards for public accommodation.

Primary issues observed:

1. Upside-down installation of clothes dryers — in my room and, per conversations with other guests in the elevator, in theirs as well. This orientation:

o Disrupts proper ventilation, causing hazardous lint buildup.

Fire and Rescue NSW

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Fire Safety Compliance Unit

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- o Alters mechanical balance and risks structural failure.*
- o Accumulates heat around sensitive electrical components.*
- o Poses a severe ignition hazard when paired with combustible room materials.*

2. Unmaintained fire safety fixtures — I noted heavy dust and grime accumulation on sprinkler heads, smoke detectors, and ventilation grilles, strongly suggesting these critical systems are not being properly inspected or maintained.

Given your role under the Environmental Planning and Assessment Regulation 2021 (NSW) to enforce fire safety standards in Class 3 buildings (which includes hotels), I urge you to conduct an immediate inspection of this premises. I hope that the fire hazard is limited to only this hotel under YEHS Group, but given the management's lack of acknowledgement when I let them know about the issue, I feel it may not be.

I am attaching photos and video evidence of these hazards.

Frankly, I would feel personally burdened with guilt if I failed to report these issues and a fire were ever to occur as a result and someone were to get hurt. I trust you'll recognise the urgency and gravity of this matter.

Thank you for your attention,

Pursuant to Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW inspected 'the premises' on 3 July 2025.

On behalf of the Commissioner of FRNSW, the comments in this report are provided under Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

The items listed in the comments of this report are based on the following limitations:

- A general overview of the building was obtained without using the development consent conditions or approved floor plans as a reference.
- Details of the Provisions for Fire Safety and Fire Fighting Equipment are limited to a visual inspection of the parts in the building accessed and the fire safety measures observed at the time.

COMMENTS

FRNSW observed a clothes dryer in Unit No. 408. FRNSW could see no issue relating to the orientation of the dryer.

Dust was observed on sprinkler heads. The quantity was not considered an obstruction preventing the sprinkler head from activating as a result of fire.

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The following items were identified during the inspection:

1. Essential Fire Safety Measures

1A. Emergency Warning and Intercom Systems (EWIS)

- A. A fault showing at Level B2 on the EWIS panel. FRNSW were unable to determine the maintenance regime for the EWIS to determine if the requirements of Section 81 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR 2021) was being met.

1B. Fire Hydrant System

- A. The fire brigade booster assembly on Druitt Street does not meet, the requirements of Clause 7.3 of AS2419.1-2005 due to the following:
 - i. Is not readily accessible to firefighters. The door was unable to be opened without the use of a pry bar due to the marble façade jamming against the frame; and
 - ii. Is not within sight of the main entrance of the building.

1C. Fire Hose Reels (FHR)

- A. Non-firefighting equipment was stored within the FHR cabinet in the Level 20 pool area, contrary to Clause 10.4.4 of Australian Standard (AS) 2441–2005.
 - i. This equipment was removed by staff at the time of the inspection.

1D. Smoke Detection and Alarm System (SDAS)

- A. The zone block plans fixed to the whiteboard in the Fire Control Room (FCR) are not permanent, fade and water resistant. FRNSW believe that these zone block plans are repurposed evacuation plans and do not meet the requirements of Clause 3.7 of AS 1670.1 2024.
- B. The FCR didn't contain the necessary equipment to assist in firefighting operations contrary to S19C10 of the National Construction Code (NCC) 2022. The following was observed.
 - i. A telephone directly connected to an external telephone exchange was not present.

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- ii. The whiteboard was used to display repurposed evacuation plans and unable to be used.
- iii. A pin-up board not less than 1200 mm wide x 1000 mm high was not present.
- iv. A raked plan layout table of a size suitable for laying out the plans was not present.
- v. Colour-coded, durable, tactical fire plans were not present.

2. Access and Egress

- 2A. The fire exit out of the rear of the ground floor café was obstructed with furniture contrary to Section 109 of EPAR 2021.

A. These items removed by staff while FRNSW were in attendance.

- 2B. The fire isolated passageway from the foyer to Druitt Street via the waste disposal room is used to store oil drums, ladders and other items contrary to Section 109 of EPAR 2021 and Clause E2D4 of the NCC.

3. Certification

- 3A. The AFSS and fire safety schedule were not displayed at the premises contrary to the requirements of Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR2021). The most recent AFSS FRNSW have on record was dated 2018.

FRNSW believes that there are inadequate provisions for fire safety within the building.

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review items 1 to 3 of this report and conduct an inspection.
- b. Address any other deficiencies identified on “the premises”.

Please be advised that Schedule 5, Part 8, Section 17(2) requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting. This matter is referred to Council as the appropriate regulatory authority. FRNSW

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awaits the Council's advice regarding its determination under Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

Please do not hesitate to contact Station Officer Alex Cross of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call (02) 9742 7434 if there are any questions or concerns about the above matters. Please refer to file reference FRN13/7677 - BFS25/4347 - 8000043526 regarding any correspondence concerning this matter.

Yours faithfully



Paul Scott
Team Leader
Fire Safety Compliance Unit