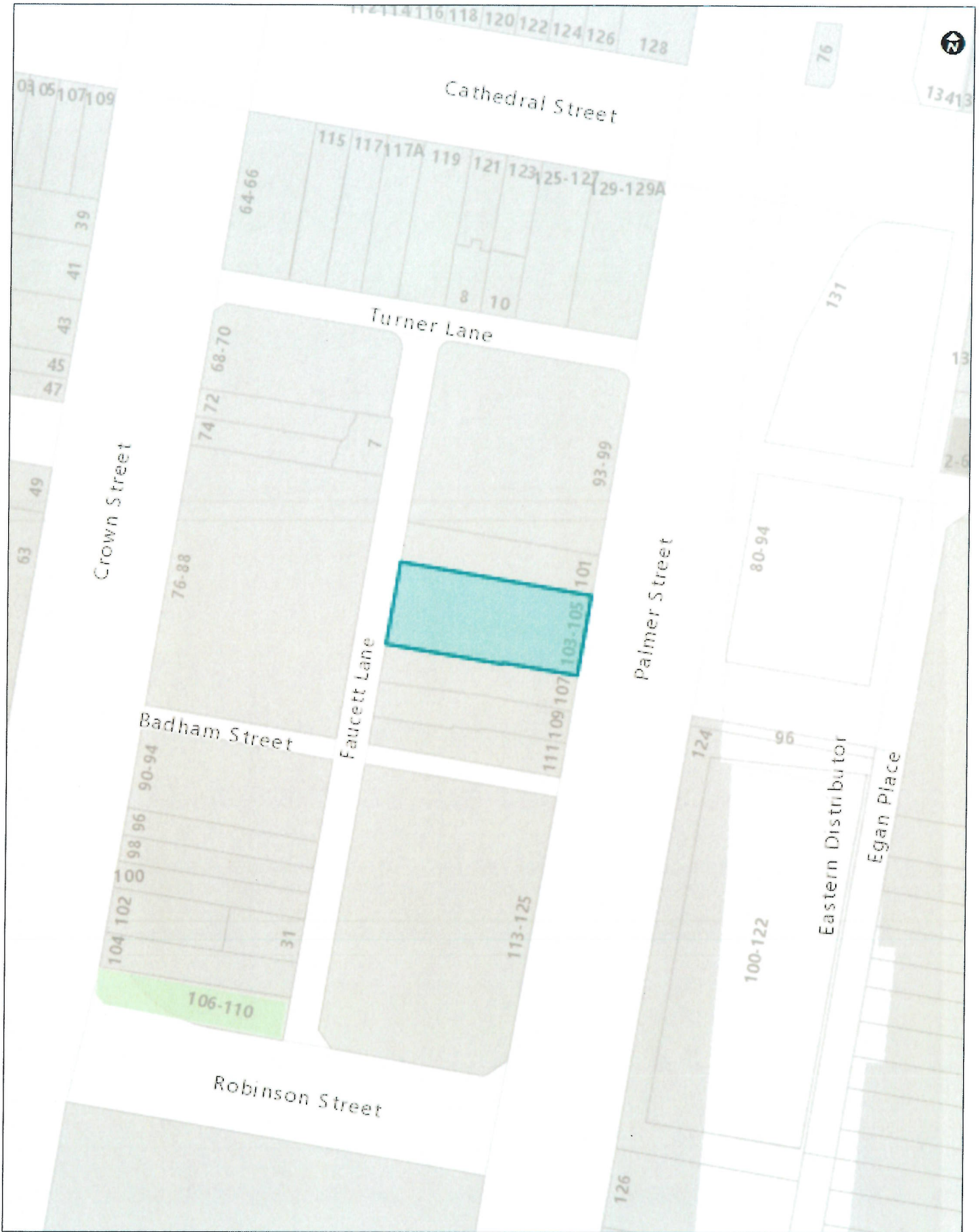


Attachment K

**Inspection Report -
103-105 Palmer Street, Woolloomooloo**



**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 2110206

Officer: Craig Hann

Date: 15 July 2019

Premises: 103 – 105 Palmer Street, Woolloomooloo – Ady’s Place Backpackers

Executive Summary:

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises with respect to matters of fire safety.

The premises consist of a 4 storey building. The building is primarily used as backpacker’s accommodation. The building is subject to council’s proactive backpacker’s hostel fire safety inspection program. It was last inspected on 6 June 2019 and found to be satisfactory.

The floor levels of the building are configured as follows:

- Ground floor level – Reception office, common area kitchen and accommodation rooms
- First floor level – Accommodation rooms
- Second floor level – Accommodation rooms
- Third floor level – Rooftop and common laundry

The building is located within a heritage conservation area under the Sydney LEP 2012.

An inspection of the premises undertaken by a Council investigation officer in the presence of the hostel manager 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.

It is recommended that Council not exercise its powers to give a fire safety order at this time.

Observation of the external features of the building did not identify the existence of metal composite cladding.

Chronology:

Date	Event
1/7/2019	FRNSW correspondence received regarding premises Ady’s Place Backpackers, 103 Palmer Street Woolloomooloo. Council knows the premises as 103 – 105 Palmer Street Woolloomooloo.
11/7/2019	The hostel manager was contacted and advised of the FRNSW report to council. An inspection of the building was arranged for the following week.
15/7/2019	An inspection of the subject premises was undertaken by a Council officer accompanied by the hostel manager. The fire indicator panel and fire alarm monitoring were found to be operational without faults or isolations. The manager advised there are procedures in place to manage appropriate fire alarm isolations during maintenance / remedial building works.

	<p>The electrical switchboard where the fuse fire occurred is enclosed in non-combustible construction and suitably smoke sealed to restrict the spread of smoke / fire.</p> <p>There were no significant fire safety issues occurring within the building.</p>
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FIRE AND RESCUE NSW REPORT:

References: [BFS19/825, D19/45044; 2019/324273]

Fire and Rescue NSW conducted an inspection of the subject premises after receiving an enquiry about a fire incident that impacted the operation of the building’s automatic fire alarm monitoring.

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

1. The fire indicator panel was operational with no isolations or faults at the time of their inspection. However, they were advised the fire indicator panel had been isolated during recent building work.

FRNSW Recommendations:

FRNSW have made no direct recommendation within their report other than legislative notification.

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 - fire safety compliance action not required

Inspections undertaken by a Council investigation officer in company with the manager of the premises 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	2019/324273
A2.	Locality Plan	2019/325796-02
A3	Attachment cover sheet	2019/325796-01

Trim Reference: 2019/325796

CSM reference No#: 2110206



File Ref. No: BFS19/825 (6693)
TRIM Ref. No: D19/45044
Contact: [REDACTED]

1 July 2019

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
ADY'S PLACE BACKPACKERS
103 PALMER STREET WOOLLOOMOOLOO ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 10 March 2019, in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

As a result of a fire attended to by the City of Sydney (COS) fire station on 7/03/2019 in a fuse box at the premises, power was cut to the building and fire indicator panel.

On the 8/03/2019 the premises manager (Anna) contacted COS fire station at the direction of her fire service technician to inform us that there was currently no automatic fire monitoring for the building. This would be the case until the electrician working on site was able to fix the fault with the fuse box and restore power.

Pursuant to the provisions of Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), an inspection of 'the premises' on 27 June 2019 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW).

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.

COMMENTS

The following items were identified during the inspection:

- The Fire Indicator Panel was operational with no isolations or faults.
 - The building Manager advised FRNSW that the Fire Indicator Panel had recently been isolated whilst remedial building work was taking place.

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 BFS19/825 (6693) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

Fire Safety Compliance Unit