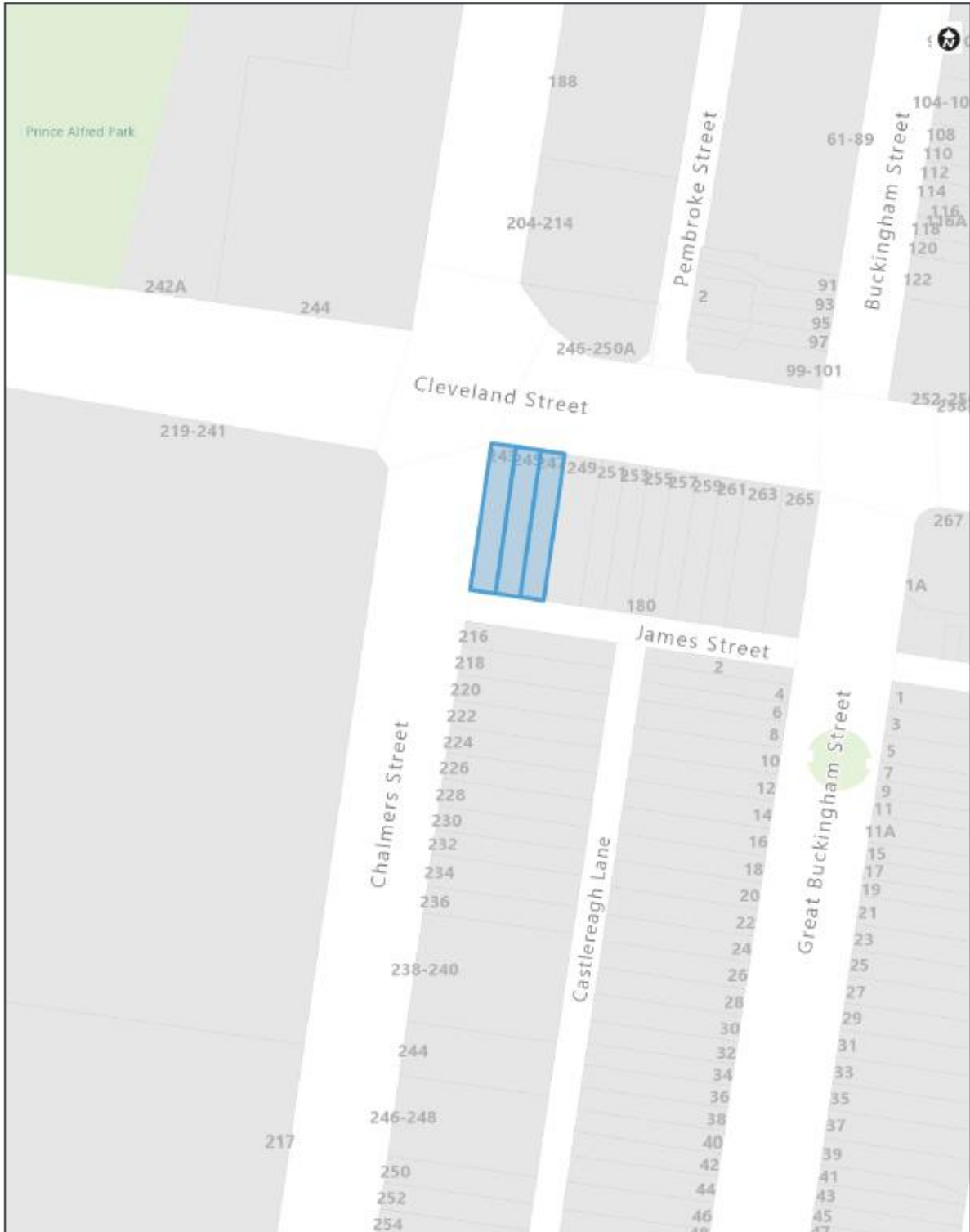


Attachment H

**Council Officer Inspection Report -
243-247 Cleveland Street, Redfern**

243-247 Cleveland Street Redfern

'Secret Garden Backpackers'



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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)

File: 2020/208733

Officer: Andrew Porter

Date: 14 May 2020

Premises: 243-247 Cleveland Street Redfern (Secret Garden Backpackers)

Executive Summary:

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) dated 6 May 2020 in relation to the subject premises with respect to matters of fire safety.

The premises consists of three united terrace houses comprising three storeys used and approved for shared accommodation.

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

Council investigations have revealed that whilst there remains several minor fire safety maintenance and management works to attend to, the overall fire safety systems provided within the subject premises are considered adequate in the circumstances.

It is considered that the above fire safety works are of a degree which can be addressed by routine preventative and corrective maintenance actions undertaken by the owner's fire service contractor(s) through written instruction from Council.

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

Chronology:

Date	Event
06/05/2020	FRNSW correspondence received regarding premises 243-247 Cleveland Street Redfern
13/05/2020	An inspection of the subject premises was undertaken by a Council officer and noted several minor fire safety maintenance and management works to be undertaken, namely; <ul style="list-style-type: none">• Thermal detectors in areas where smoke detectors should be utilised due to the use of the building for residential accommodation;• Holes made within linings to the underside of timber floors for maintenance which have not been patched.
14/05/2020	Written instructions issued to the premises owner to carry out minor fire safety maintenance and management works required within the premises.

FIRE AND RESCUE NSW REPORT:

References: [BFS 20/183 (10249); TRIM: 2020/198814]

Fire and Rescue NSW conducted an inspection of the subject premises after receiving correspondence suggestive that the egress and warning systems at the premises were inadequate.

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

- That egress paths within the premises were being used for storage;
- That several rooms within the premises were provided with what appears are thermal detectors in lieu of smoke detectors;

FRNSW Recommendations: FRNSW have not made any direct recommendations within their report to Council, however have advised it would be at Council’s discretion as the appropriate regulatory authority, to determine whether further investigation is required in this instance.

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 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.

The above correspondence has requested that building management

- Carry out remedial works to the existing fire detection and alarm system to cause compliance with required standards of performance;
- Carry out remedial works to the non-combustible lining to the underside of the floor which has had access holes for maintenance works that have yet to be sealed as required;

Follow-up compliance inspections are currently being undertaken, and will continue to be undertaken by a Council investigation officer to ensure already identified fire safety matters are suitably addressed and that compliance with the terms of Councils correspondence and the recommendations of FRNSW occur.

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	2020/208733-01
A2.	Locality Plan	2020/208733-02
A3	Attachment cover sheet	2020/208733-03
A4	Compliance letter of instruction to premises owners	2020/208733-04

Trim Reference: 2020/208733

CSM reference No#: 2305245



File Ref. No: BFS20/183 (10249)
TRIM Ref. No: D20/33117
Contact: [REDACTED]

6 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 Sir / Madam

**Re: INSPECTION REPORT
'THE SECRET GARDEN BACKPACKERS'
243-247 CLEVELAND STREET, REDFERN ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 21 January 2020, in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

- *Three terraces set up as a youth hostel with many young non english. Evacuation is through a narrow passage and staircase. Rooms with up to 20 beds. Warning system severely inadequate. This in my opinion is an urgent issue due to the premises type and occupants.*

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 21 January 2020, was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW.

The inspection was limited to the following:

- A visual inspection of the essential Fire Safety Measures as identified in this report only.

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 7437
F (02) 9742 7483

- 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 as concerns at the time of inspection:

1. Access and Egress

- 1A. The passageway along the eastern boundary, after discharging from the exit door on the ground floor (Building 3 / No. 247) was being used as a storage area, which was obstructing egress to the street, contrary to the requirements of Clause 184 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).

Discussions were held with the Manager at the time of the inspection and all items were removed prior to FRNSW departure from 'the premises'.

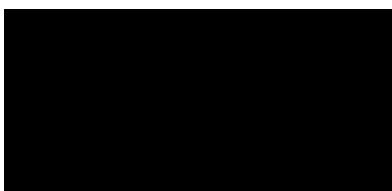
2. Generally

- 2A. The Automatic Fire Detection and Alarm System - It appeared that thermal detectors were provided in lieu of smoke detectors within a number of the rooms throughout 'the premises', contrary to the requirements of Specification E2.2a of the NCC. In this regard, detectors within multiple rooms in Building 1 (No. 243), resembled thermal detectors.

Notwithstanding this, it would be at Council's discretion as the appropriate regulatory authority, to determine whether further investigation is required in this instance.

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 BFS20/183 (10249) for any future correspondence in relation to this matter.

Yours faithfully



Fire Safety Compliance Unit