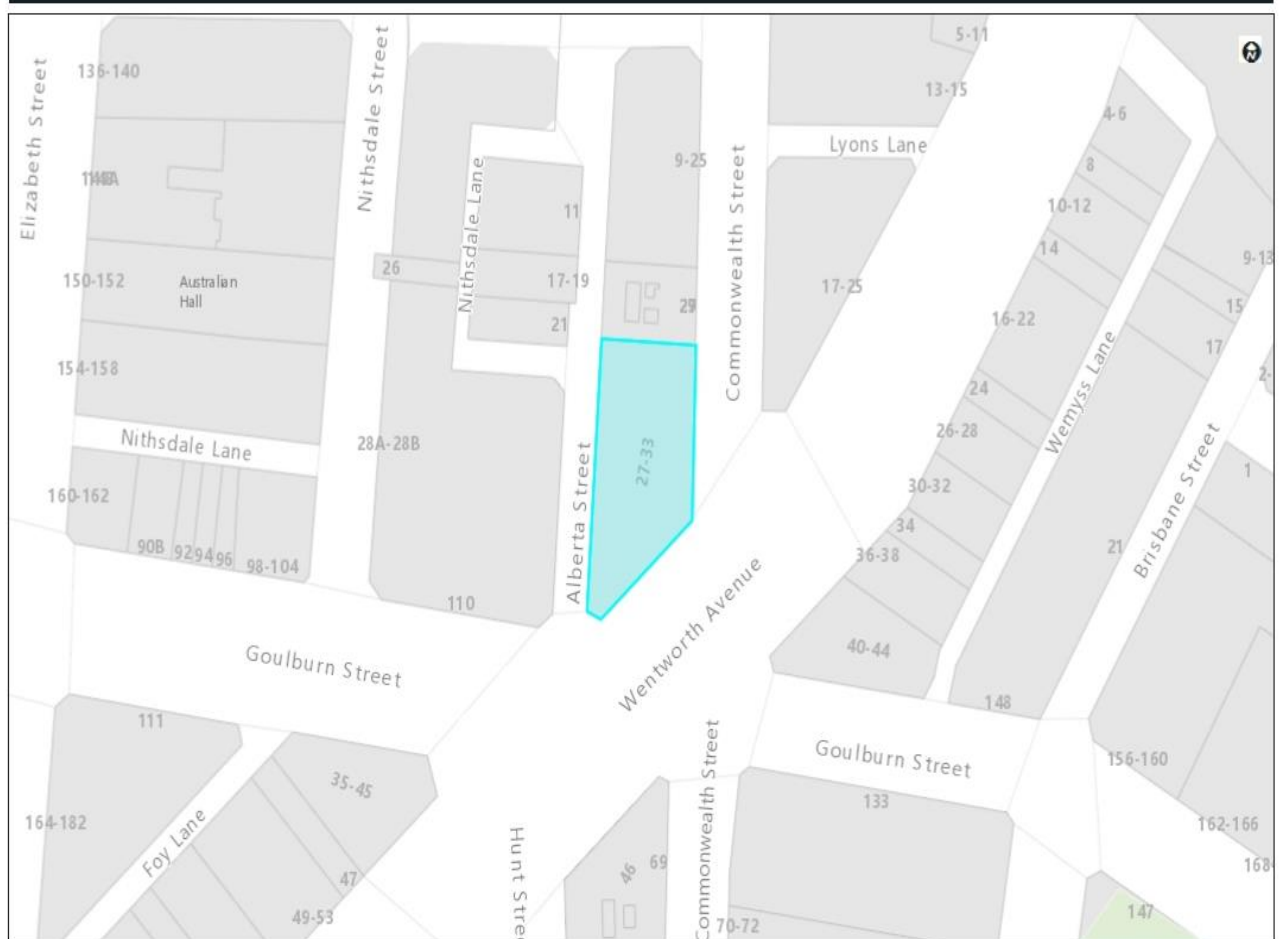


Attachment Q

**Council Officer Inspection Report -
27-30 Wentworth Avenue 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 2299254

Officer: Ashley Host

Date: 14 May 2020

Premises: 27-33 Wentworth Avenue, Sydney (Travelodge Hotel Sydney)

Executive Summary:

Fire and Rescue NSW conducted an inspection of the premises in relation to the public health orders issued by the Minister for Health and Medical Research.

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) dated 27 April 2020 in relation to the subject premises with respect to matters of fire safety.

The premises consist of a 16 storey commercial hotel exceeding more than 25 metres in height.

Council investigations have revealed that the premises are deficient in fire safety provisions due to lack of suitable fire resisting construction to prevent the spread of fire as the building's fire dampers are not installed as required by relevant Standards.

The building lacks current and compliant annual fire safety certification contrary to the requirements of the Environmental Planning and Assessment Regulation 2000.

Council investigations have revealed that the premises are deficient in the provisions for fire safety and that a fire safety order to be issued under Schedule 5 of the Environmental Planning and Assessment Act, 1979 is required to be issued so as to ensure and promote adequate facilities for fire safety.

Chronology:

Date	Event
28/04/2020	FRNSW correspondence received regarding premises 27-33 Wentworth Avenue, Sydney
07/05/2020	An inspection of the subject premises was undertaken by Council investigation officer Ashley Host in attendance with Hotel Manager.

FIRE AND RESCUE NSW REPORT:

References: BFS20/1099 (11168), D20/30078, 2020/182606

Fire and Rescue NSW conducted an inspection of the premises in relation to the public health orders issued by the Minister for Health and Medical Research.

Issues

The report from FRNSW details the following no issue with regards to the building located at 27-33 Wentworth Avenue, Sydney:

‘There were no items of concern identified at the time of the inspection’

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 (to-specify)
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As a result of a site inspection undertaken by Council investigation officers it is recommended that Council exercise its powers to give a notice of intention (NOI) for a fire safety order to be issued under Schedule 5 of the Environmental Planning and Assessment Act, 1979 to address the fire safety deficiencies identified by FRNSW and Council's building officer.

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	2020/208631-01
A2.	Locality Plan	2020/208631-02
A3	Attachment cover sheet	

Trim Reference: 2020/208631

CSM reference No#: 2299254



File Ref. No: BFS20/1099 (11168)
TRIM Ref. No: D20/30078
Contact: [REDACTED]

27 April 2020

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 – PUBLIC HEALTH QUARANTINE ORDER
'TRAVELODGE HOTEL SYDNEY'
27 WENTWORTH AVENUE, SYDNEY (“the premises”)**

In response to the public health orders issued by the Minister for Health and Medical Research, an inspection of ‘the premises’ was conducted by Authorised Fire Officers of Fire & Rescue NSW (FRNSW) on 10 April 2020, 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).

In this regard, the inspection was limited to the following:

- A visual inspection of the essential Fire Safety Measures.
- 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.

On behalf of the Commissioner of FRNSW, the following comments are provided for your information in accordance with Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

COMMENTS

There were no items of concern identified at the time of the inspection.

Fire and Rescue NSW ABN 12 593 473 110 www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Compliance Unit

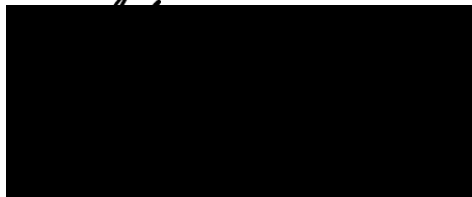
1 Amarina Ave
Greenacre NSW 2190

T (02) 9742 7434
F (02) 9742 7483

This matter is referred to Council as the appropriate regulatory authority.

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 BFS20/1099 (11168) for any future correspondence in relation to this matter.

Yours faithfully

A large black rectangular redaction box covering the signature of the sender.

Fire Safety Compliance Unit