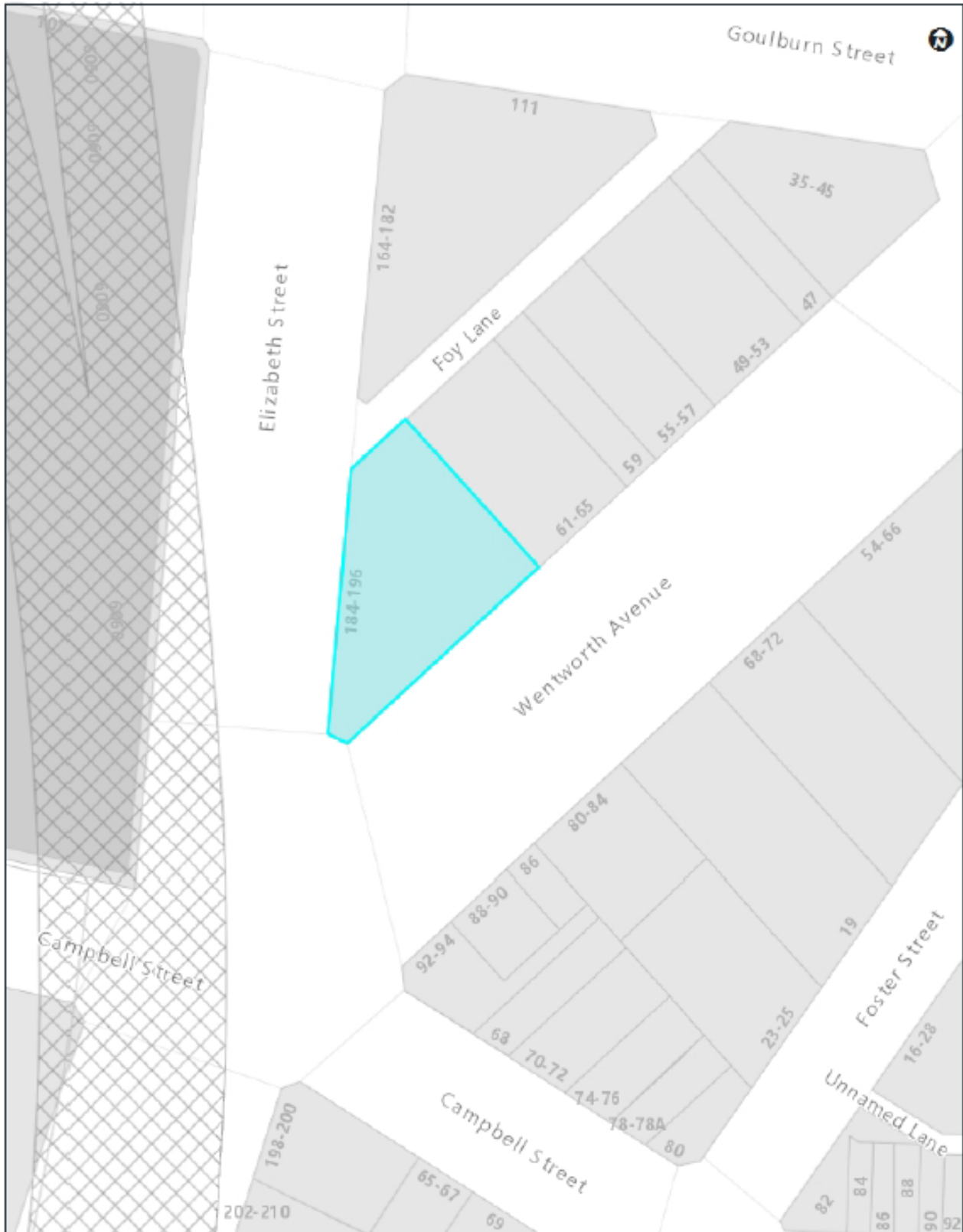


# **Attachment R**

## **Council Officer Inspection Report - 75 Wentworth Avenue, Sydney**



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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)**

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**File:** CSM 2020/194594      **Officer:** Jae Lee      **Date:** 15 May 2020

**Premises:** 184-196 Elizabeth Street Sydney (AKA 75 Wentworth Ave) – Veriu Central

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**Executive Summary:**

Fire and Rescue NSW conducted an inspection of the subject premises in response to public health orders issued by the Minister for Health and Medical Research. Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises on with respect to matters of fire safety.

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) dated 28 April 2020 in relation to the subject premises on with respect to matters of fire safety.

The building consists of five (5) storeys with the approved uses being a class 3 hotel, class 6 retail on ground floor level and 7a carpark in the basement level.

The site is a corner lot, and has a primary street frontage to Wentworth Avenue to the East, and a secondary street frontage to Elizabeth Street to the West.

An inspection of the premises undertaken by a Council investigation officer in the presence of the the Development Manager revealed that there were no significant fire safety issues occurring within the building. The maintenance issues noted by Fire Rescue NSW were rectified.

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.

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

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**Chronology:**

Date	Event
28/04/2020	FRNSW correspondence received regarding premises 75 Wentworth Avenue, Sydney
30/04/2020	An inspection of the premises undertaken by a Council investigation officer in the presence of the Development Manager revealed that all of the issues relating to the Evacuation Control System noted by Fire Rescue NSW have been rectified.

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**FIRE AND RESCUE NSW REPORT:**

References: [BFS20/1090 (11145); D 20/27428; our Trim reference 2020/194594]

Fire and Rescue NSW conducted an inspection of the subject premises on the 8 April 2020 in relation to the adequacy of the provision for fire safety in connection with the premises.

Issues

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

1. Inadequate maintenance of the fire hydrant block plan
2. Storage of construction materials in the fire isolated stairwells and corridors

FRNSW Recommendations

FRNSW have made no direct recommendation within their report other than legislative notification and advised that it is at Council's discretion to inspect and address any other deficiencies identified on the premises.

**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)

Inspections undertaken by a Council investigation officer in company with the Development Manager 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	2020/194594-01

**Trim Reference:** 2020/194594

**CSM reference No#:** 2299775



File Ref. No: BFS20/1090 (11145)  
TRIM Ref. No: D20/27428  
Contact: [REDACTED]

28 April 2020

General Manager  
City of Sydney  
GPO Box 1591  
SYDNEY NSW 2001

Email: [council@cityofsydney.nsw.gov.au](mailto:council@cityofsydney.nsw.gov.au)

Attention: Manager Compliance/Fire Safety

Dear Sir/Madam,

**Re: INSPECTION REPORT – PUBLIC HEALTH QUARANTINE ORDER  
'VERIU CENTRAL'  
75 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’ on 8 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](http://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

## COMMENTS

The following items were identified during the inspection:

1. Essential Fire Safety Measures

1A. Fire Hydrant System:

- A. An attack hydrant located on the ground floor at the southern stairwell had been removed and no longer reflected the fire hydrant block plan installed at the fire hydrant booster assembly, contrary to the requirements of Clause 7.11 of Australian Standard (AS) 2419.1-2005.

2. Egress

2A. Access and Egress:

- A. The fire-isolated stairwells and corridors were being used to store stock and construction material, contrary to the requirements of Clause 184 and 186 of the Environmental Planning and Assessment Regulation 2000 (EP&A Reg).

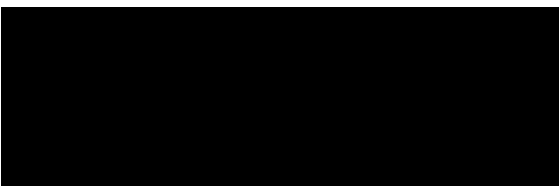
## RE-INSPECTION

FRNSW reinspected the premises on 14 April 2020 and found items 1A and 2A had been rectified.

Notwithstanding this, it would be at Council's discretion as the appropriate regulatory authority to conduct its own inspection and address any other deficiencies identified on 'the premises'.

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 BFS20/1090 (11145) for any future correspondence in relation to this matter.

Yours faithfully



Fire Safety Compliance Unit