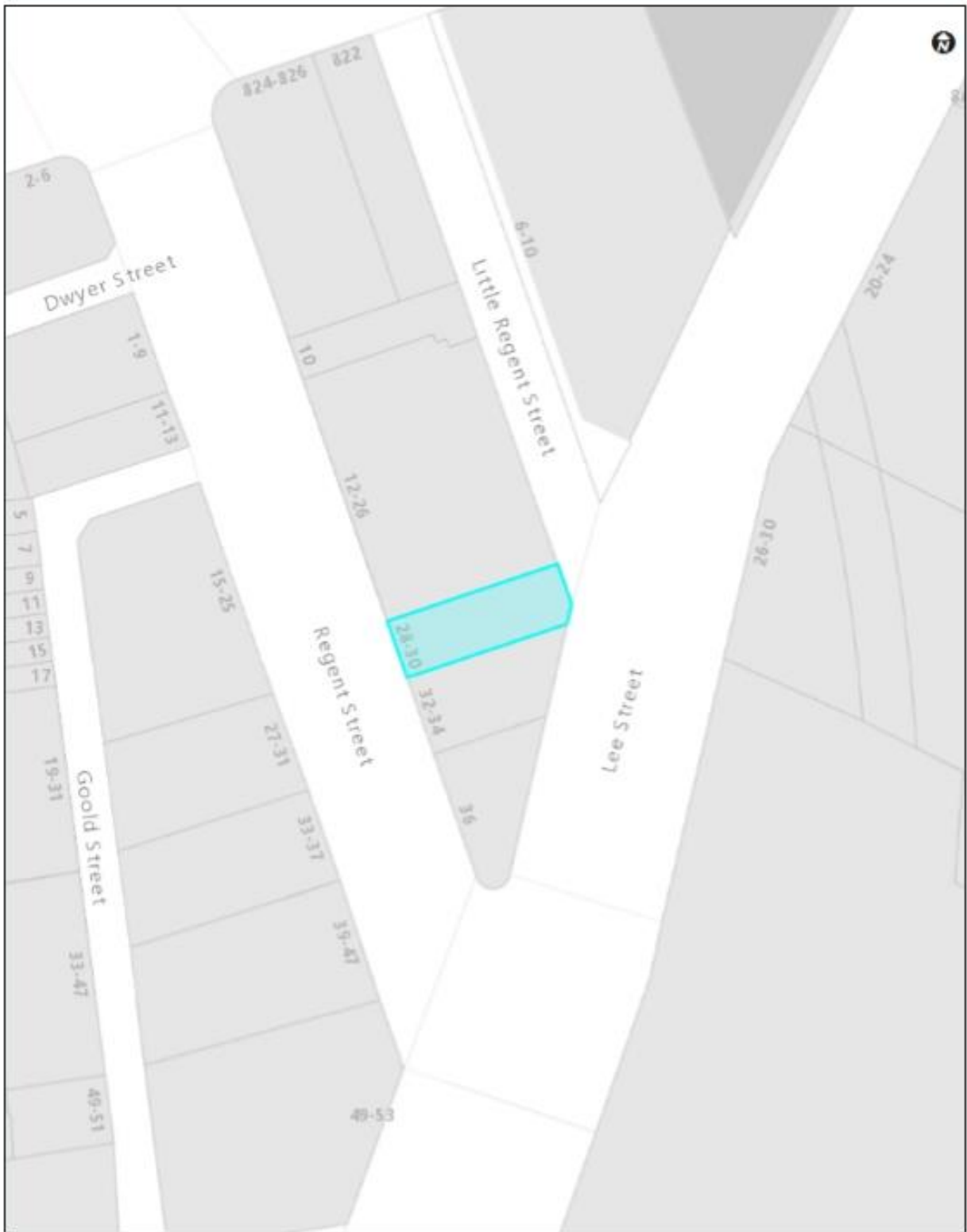


Attachment X

<p>Council Officer Inspection Report - 28-30 Regent Street Chippendale</p>



0 10 20
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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: 2020/182596

Officer: B. Badyari

Date: 13 May 2020

Premises: 28-30 Regent Street Chippendale

Executive Summary:

Fire and Rescue NSW conducted an inspection of the subject premises in response 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 on with respect to matters of fire safety.

The premises presents as a mixed use 8 storey development comprising of residential hotel and retail, including a ground floor reception level.

The inspection of the premises was undertaken by a Council investigation officer in the presence of the Hotel manager which revealed that there were no significant fire safety issues occurring within the building.

Records indicate that 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.

Council investigations have revealed that whilst there are several minor fire safety maintenance and management works to attend to such as signage to indicate the location of fire safety measures, correction of some fire door and exit signage, 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 through written instruction from Council.

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

Chronology:

Date	Event
28/4/2020	FRNSW correspondence received regarding an inspection of the premises
05/5/2020	An inspection of the subject premises was undertaken by a Council officers, where it was noted that: <ol style="list-style-type: none">1. An extensive array of sixteen (16) fire safety measures including sprinklers, drenchers, smoke detection, smoke control systems, fire alarm monitoring, emergency lifts, and emergency warning systems were observed adequately maintained;2. Rear exit door self-closing device was disarmed, hotel manager took immediate action and confirmed that self-closing device was operational now.3. The current annual fire safety statement was not displayed in prominent area, manager of the building advised that she will have copy displayed immediately.

FIRE AND RESCUE NSW REPORT:

References: [BFS20/1094, 2020/206797-03]

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

Issues

There were no items of concern identified by FRNSW.

FRNSW Recommendations

FRNSW noted subsequent advice to FRNSW of resolution of the issues, and did not make any recommendations within their report.

FRNSW have requested that the report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting in accordance with clause 17(2) of Schedule 5, part 8 of the Environmental Planning and Assessment Act 1979.

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 inspections undertaken by Council investigation officers it is recommended that the owners of the building be issued with written instructions to rectify certain identified fire safety deficiencies noted by Council.

The above written instructions will direct the owners of the premises to carry out remedial actions to existing fire systems to cause compliance with required standards of performance.

Follow-up compliance inspections are currently being undertaken, and will continue to be undertaken by a Council officer to ensure all 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	2020/206797-03

Trim Reference: 2020/206797

CSM reference No#: 2299310



File Ref. No: BFS20/1074 (11118)
TRIM Ref. No: D20/30043
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
'28 HOTEL'
28-30 REGENT STREET, CHIPPENDALE ("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 8 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.

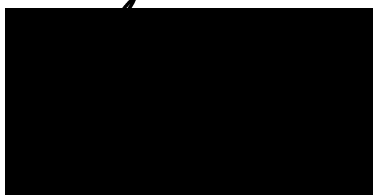
COMMENTS

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

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 BFS20/1074 (11118) for any future correspondence in relation to this matter.

Yours faithfully

A large black rectangular redaction box covering the signature of the Fire Safety Compliance Unit.

Fire Safety Compliance Unit