

Attachment B

**Inspection Report
2 Bridge Road, Glebe**

**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)**

CSM: 2506523

Officer: M. Hassan

Date: 23 April 2021

Premises: The Kauri Foreshore Hotel, 2 Bridge Road, Glebe

Executive Summary:

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) on 24 March 2021 in relation to the subject premises (The Kauri Foreshore Hotel) with respect to matters of fire safety.

The premises is a three-storey building comprising a ground floor hotel, first floor hotel accommodation and a basement cellar. The premises are located on the corner of Bridge Road and Bellevue Street, Glebe.

An inspection of the premises undertaken by a Council investigation officer on 1 April 2021 in the presence of the hotel bar attendant revealed that several fire safety measures in the building were not being maintained correctly.

An Infringement Caution Letter was sent to the owner of the building on 1 April 2021 requiring the owner to rectify the defective fire safety measures in the building within 24 hours.

A further inspection of the premises was undertaken by a Council investigation officer on 7 April 2021 in the presence of the hotel licensee. The inspection revealed that all the defective fire safety measures identified in Council's Infringement Caution Letter had been rectified to the satisfaction of Council.

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. There are no significant fire safety issues occurring within the building. 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.

Accordingly, as there are no significant fire safety issues and inspections revealed that the issues identified by Fire and Rescue NSW in their letter dated 24 March 2021 have been rectified, no further action is recommended at this time.

An in section of the external features of the building did not identify the existence of metallic sheet or any potential combustible composite cladding on the façade of the building.

Chronology:

Date	Event
24/03/2021	FRNSW correspondence received regarding premises "Kauri Foreshore Hotel" at 2 Bridge Road, Glebe.
01/04/2021	<p>An inspection of the subject premises was undertaken with the hotel bar attendant.</p> <p>The inspection revealed the following:</p> <ol style="list-style-type: none">1. The fire indicator panel (FIP) located on the first-floor level contained various faults.2. A smoke alarm located on the ceiling above the ground floor level and a smoke detector located on the ceiling above the first-floor level was very dirty and in need of cleaning.3. Smoke doors separating the main residential lobby from the bar area were held in the open position using wooden blocks. <p>A Infringement Caution Letter was sent to the owner of the building requiring him to repair the faults on the FIP, clean the smoke alarms and smoke detectors and to remove the wooden blocks holding the smoke doors open within the next 24 hours.</p>
07/04/2021	<p>An inspection of the subject premises was undertaken with the Hotel licensee John Bourke.</p> <p>The inspection revealed that all the works required to be carried out in Council's Infringement Caution Letter dated 1 April 2021 had been completed to the satisfaction of Council.</p>

FIRE AND RESCUE NSW REPORT:

References: BFS21/18 (14780) D21/19518; 2021/129182;

Fire and Rescue NSW conducted an inspection at the premises on 8 March 2021 after receiving correspondence on 4 March 2021, in relation to the adequacy of the provisions for fire safety at the premises.

Issues

The report from FRNSW detailed several fire safety issues in particular noting:

1. The Fire Detection Control and Indicating Equipment displayed one alarm fault.
2. Smoke detectors and smoke alarms throughout the premises had insect effluent over the majority of the surface.

FRNSW Recommendations

FRNSW have not made any recommendations within their report.

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 manager of the premises revealed that the issues identified by Fire and Rescue NSW in their letter dated 24 April 2021 have been rectified.

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	2021/177625-01

Trim Reference: 2021/177625

CSM reference No#: 2506523

Unclassified



File Ref. No: BFS21/708 (14780)

TRIM Ref. No: D21/19518

Contact: [REDACTED]

24 March 2021

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
'KAURI FORESHORE HOTEL'
2 BRIDGE ROAD, GLEBE ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 4 March 2021, in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

- *There is no fire alarms at all disabled on the 20/01/01 scary living here.*

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 8 March 2021 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.
- 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

Community Safety Directorate
Fire Safety Compliance Unit

1 Amarina Ave
Greenacre NSW 2190

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

Firesafety@fire.nsw.gov.au

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Unclassified

COMMENTS

The following items were identified as concerns during the inspection:

1. Essential Fire Safety Measures
 - 1A. Smoke Detection and Alarm Systems
 - A. The Fire Detection Control and Indicating Equipment (FDCIE) displayed one alarm, "ACF isolated and buzzer isolated".
 - i. FRNSW reinspected the premises on 17 March 2021 and found the board clear of faults.
 - B. FRNSW observed multiple smoke detectors and smoke alarms throughout the premises had insect effluent over the majority of the surface.

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 [REDACTED]. Please ensure that you refer to file reference BFS21/708 (14780) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

[REDACTED]

Fire Safety Compliance Unit