

Attachment G

**Inspection Report
108 Parramatta Road, Camperdown**



Figure 1: 108 Parramatta Road, Camperdown, viewed from the north-west

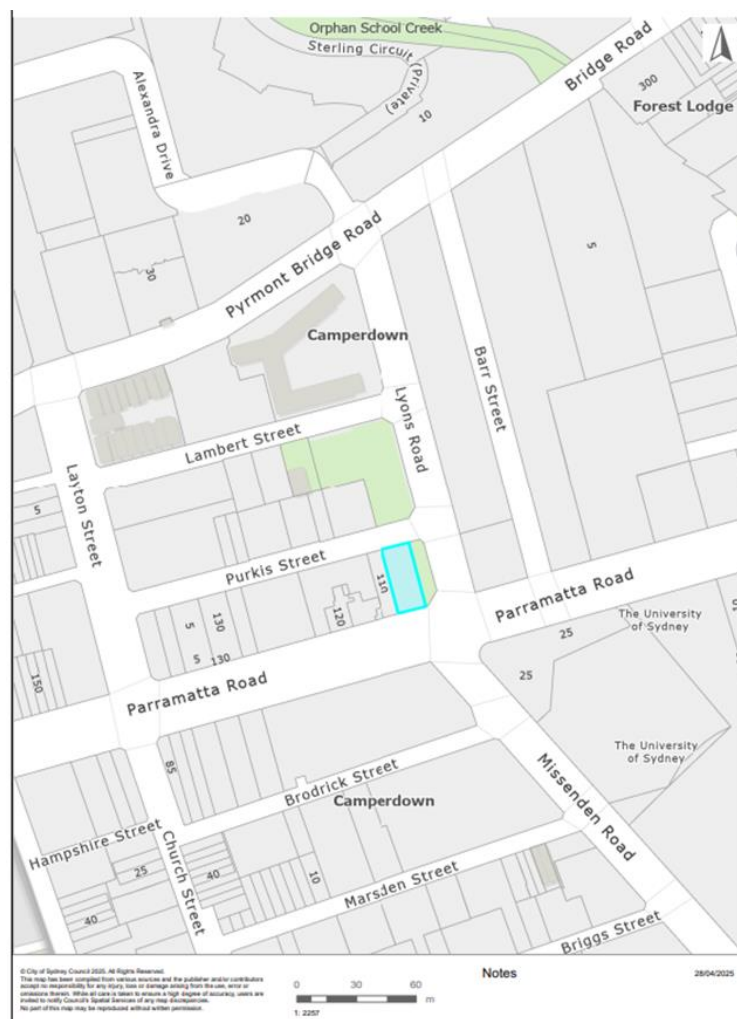


Figure 2: Location map of 108 Parramatta Road, Camperdown

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)

Officer: Andrew Porter

Date: 30 April 2025

Premises: 108 Parramatta Road, Camperdown

Executive Summary

1. The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 9 April 2025 with respect to matters of fire safety.
2. The premises consists of a three (3) storey building used for hotel accommodation.
3. The City inspected the premises on 29 April 2025, accompanied by the hotel manager. This inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.
4. The inspection further noted the building contains external wall cladding which was previously subject of an additional fire safety order issued by the City's dedicated Cladding team to remove and replace combustible cladding that had been identified on the building façade.
5. The terms of this order have been completed as the previously combustible cladding has now been removed and replaced with non-combustible cladding.

Chronology

Date	Event
9 April 2025	FRNSW correspondence received regarding the subject premises at 108 Parramatta Road, Camperdown.
29 April 2025	<p>The City inspected the premises on 29 April 2025 and identified several issues including fire doors held open, missing closers and signage, items of furniture placed within the fire isolated stairs and the annual fire safety statement not on display as required.</p> <p>Written compliance instructions were issued by the City on 29 April 2025, requiring the building owners to address the identified fire safety maintenance and management issues by 6 May 2025.</p>
7 May 2025	The City reinspected the premises on 7 May 2025 and confirmed all maintenance and management issues had been rectified in accordance with the City's instruction.

Fire and Rescue NSW Report

6. FRNSW conducted an inspection of the subject premises on 27 March 2025.

Issues

7. The report from FRNSW detailed issues as shown in the table below.

Ref.	Issue	City response
1	Essential Fire Safety Measures	
1A	Fire Hose Reels - Non-firefighting equipment was stored within multiple hose reel cabinets throughout the premises, contrary to the requirements Clause 10.4.4 of AS2441-2005.	The City inspected premises on 29 April 2025 and observed no storage of non-firefighting equipment in hose reel cabinets. The premises manager advised he had cleaned out the items after FRNSW inspection, addressing this issue.
1B	Fire Hydrants – The building appears to have a total floor area greater than 500m ² and is therefore required to be provided with a fire hydrant system in accordance with Clause E1D2 of the NCC. In this regard, the building is not provided with internal fire hydrants and it appears that there may be a shortfall of hydrant coverage throughout 'the premises' from a	The City inspected the premises on 29 April 2025 and further reviewed plans of the building and observed two street hydrant locations adjacent to the building. As per the current Fire Hydrant Australian Standard and Fire and Rescue NSW position statement for when Councils are considering or issuing

Ref.	Issue	City response
	FRNSW pumping appliance when using street hydrants.	development control orders on existing buildings, this building would be able to rely on street fire hydrants with two FRNSW appliances able to provide fire hose coverage to the entire building, therefore internal/external onsite hydrant system is not required to be installed. Given this, no work is considered required to address this issue.
2	Compartmentation	
2A	<p>Fire-Isolated Stairways -</p> <p>The subject building is three storey Class 3 and at the time of the inspection, many fire doors into both the northern and southern fire-isolated stairways were chocked/held open by door chocks/magnetic devices. Furthermore, the fire doors were not fitted with a device which would automatically unlock upon the activation of a smoke detector.</p>	<p>The City officer inspected premises on 29 April 2025 and observed several fire doors had been held in the open position and or had the self-closers removed. The Manager of the premises was instructed to immediately close the doors.</p> <p>To address this matter further, the City issued written compliance instructions on 29 April 2025 requiring the building owners rectified this by 6 May 2025.</p> <p>A follow up inspection was undertaken by the City on 7 May 2025 which confirmed the issue had been addressed.</p>
2B.	<p>Fire-Isolated Passageway - The laundry at the ground level northern side of the premises opens into what appears to be a fire-isolated passageway, contrary to the requirements of Clause D2D12. The door to the laundry was also chocked open contrary to the requirements of Clause C4D5 and Specification 12 of the NCC.</p>	<p>The City inspected premises on 29 April 2025 and observed the laundry at the northern end of the premises opens onto the fire isolated passage.</p> <p>The hotel manager was advised that the door to the laundry must be kept closed at all times.</p> <p>Considering the laundry was approved in the location by development consent and further the construction and occupation certificates have been issued confirming the Private Certifier is satisfied at the time the</p>

Ref.	Issue	City response
		<p>development complied the National Construction Code.</p> <p>It is assumed that the Private Certifier has determined that as sanitary compartments, airlocks or the like are permitted to open on to fire isolated passages, the like also includes a laundry.</p> <p>Given the findings above, including that the building has not changed in use or configuration, no action is considered necessary to address this matter.</p>
3	Access and Egress	
3A	Path of Travel - Items were stored in the exit stair way at the southern fire stair, that may cause an obstruction.	<p>The City inspected premises on 29 April 2025 and observed items of furniture placed within what is required to be a fire isolated exit creating a habitable common area for hotel guests.</p> <p>To address this, the City issued written compliance instructions on 29 April 2025 requiring the building owners rectified this non-compliance by 6 May 2025.</p> <p>The City officer reinspected the premises on 7 May 2025 and confirmed all cited matters had been rectified, addressing this issue.</p>
4	General	
4A.	Annual Fire Safety Statement (AFSS) - Clause 89(4)(b) of the DCFS Regulation states that the AFSS must be prominently displayed in the building. At the time of the inspection the AFSS could not be located.	<p>The City officer inspected premises on 29 April 2025 and observed a copy of the Annual Fire Safety Statement was not on display as required.</p> <p>To address this, the City issued written compliance instructions on 29 April 2025 requiring the building owners rectified this non-compliance by 6 May 2025.</p>

Ref.	Issue	City response
		The City officer reinspected the premises on 7 May 2025 and confirmed the AFSS was on display, addressing this issue.

8. FRNSW have recommended that the City inspect the subject premises and appropriately address noted (and other) deficiencies identified within their report..

Council Investigation Officer Recommendations

9. As a result of site inspections undertaken by the Council investigation officer:
- (a) The above recommendations of FRNSW have been complied with.
 - (b) It is recommended Council not exercise its powers to give a fire safety order at this time.
 - (c) It is recommended that the Commissioner of FRNSW be informed of the City's decision.

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File Ref. No: FRN25/190 - BFS25/141 - 8000040251
TRIM Ref. No: D2025/036469
Contact: Station Officer Alex Cross

9 April 2025

General Manager
City of Sydney
GPO Box 1591
SYDNEY NSW 2001

Email: council@cityofsydney.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear General Manager

**Re: INSPECTION REPORT
BEST WESTERN SUITES
108 PARRAMATTA ROAD CAMPERDOWN ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 27 December 2024 concerning the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence related to alleged blocked fire exits at the premises.

Pursuant to Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW inspected 'the premises' on 27 March 2025.

On behalf of the Commissioner of FRNSW, the comments in this report are provided under Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

The items listed in the comments of this report are based on the following limitations:

- A general overview of the building was obtained without using the development consent conditions or approved floor plans as a reference.
- Details of the Provisions for Fire Safety and Fire Fighting Equipment are limited to a visual inspection of the parts in the building accessed and the fire safety measures observed at the time.

Fire and Rescue NSW

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Community Safety Directorate
Fire Safety Compliance Unit

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COMMENTS

This report is limited to observations and sections of the building accessed at the time of the inspection and includes potential deviations from the National Construction Code 2022 Building Code of Australia – Volume One (NCC) and applicable Australian Standards. Please be advised that whilst the report is not an exhaustive list of non-compliances, the items as listed may contradict development consent approval or any fire engineered performance solutions.

The following items were identified during the inspection:

1. Essential Fire Safety Measures
 - 1A. Fire Hose Reels - Non-firefighting equipment was stored within multiple fire hose reel cabinets throughout the premises, contrary to the requirements Clause 10.4.4 of AS2441–2005.
 - 1B. Fire Hydrants – The building appears to have a total floor area greater than 500m² and is therefore required to be provided with a fire hydrant system in accordance with Clause E1D2 of the NCC. In this regard, the building is not provided with internal fire hydrants and it appears that there may be a shortfall of hydrant coverage throughout 'the premises' from a FRNSW pumping appliance when using street hydrants.
2. Compartmentation
 - 2A. Fire-Isolated Stairways - Clause D2D4 of the NCC states that for Class 3 buildings, every stairway or ramp serving as a required exit must be fire-isolated unless it connects, passes through, or passes by not more than 2 consecutive storeys and one extra storey of any classification may be included under specified conditions.

The subject building is three storey Class 3 and at the time of the inspection, many fire doors into both the northern and southern fire-isolated stairways were chocked/held open by door chocks/magnetic devices contrary to the requirements of Clause C4D5 and Specification 12 of the NCC. Furthermore, the fire doors were not fitted with a device which would automatically unlock upon the activation of a smoke detector, as per the requirements of Clause D3D26(3)(d) of the NCC.
 - 2B. Fire-Isolated Passageway - The laundry at the ground level northern side of the premises opens into what appears to be a fire-isolated passageway, contrary to the requirements of Clause D2D12. The door to the laundry was also chocked open contrary to the requirements of Clause C4D5 and Specification 12 of the NCC.
3. Access and Egress
 - 3A. Path of Travel - Items were stored in the exit stair way at the southern fire stair, that may cause an obstruction, contrary to the requirements of Clause 109 of the DCFS Regulation.

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4. General

- 4A. Annual Fire Safety Statement (AFSS) - Clause 89(4)(b) of the DCFS Regulation states that the AFSS must be prominently displayed in the building. At the time of the inspection the AFSS could not be located.

FRNSW believes that there are inadequate provisions for safety within the building.

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review items 1 to 4 of this report and conduct an inspection.
- b. Address any other deficiencies identified on "the premises".

Please be advised that Schedule 5, Part 8, Section 17(2) requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting. This matter is referred to Council as the appropriate regulatory authority. FRNSW awaits the Council's advice regarding its determination under Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

Please do not hesitate to contact Station Officer Alex Cross of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call (02) 9742 7434 if there are any questions or concerns about the above matters. Please refer to file reference FRN25/190 - BFS25/141 - 8000040251 regarding any correspondence concerning this matter.

Yours faithfully



Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit