

Attachment G

**Inspection Report
3-19 Missenden Road, Camperdown**



Figure 1: 3-19 Missenden Road, Camperdown, viewed from the north-east

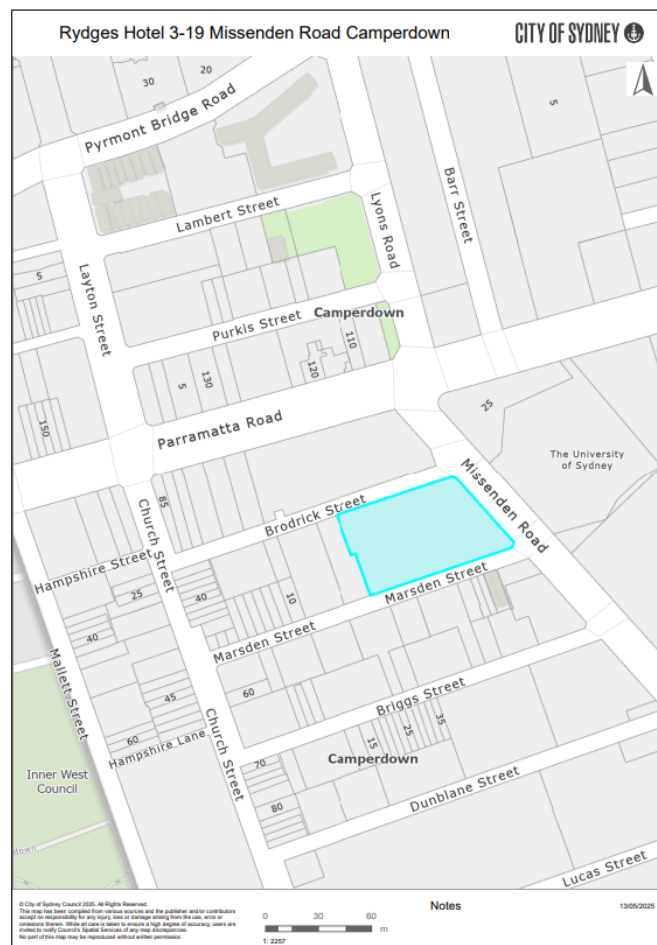


Figure 2: Location map of 3-19 Missenden Road, Camperdown

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: 12 May 2025

Premises: 3-19 Missenden 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 29 April 2025 with respect to matters of fire safety.
2. The premises consists of a 8 storey building used for short term hotel accommodation.
3. The City inspected the premises on 7 May 2025, accompanied by the assistant manager. The inspection confirmed that fire safety works are currently in progress in accordance with the Fire Safety Order issued on 8 December 2023 and modified on 17 February 2025. No additional fire safety issues were identified during the inspection.

Chronology

Date	Event
29 April 2025	FRNSW correspondence received.
7 May 2025	The City inspected the premises on 7 May 2025 and confirmed fire safety works are currently in progress in accordance with the Fire Safety Order issued on 8 December 2023 and modified on 17 February 2025. No additional fire safety issues were identified during the inspection.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 27 March 2025.

Issues

5. The report from Fire and Rescue NSW did not detail any issues.

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

Council Investigation Officer Recommendations

7. As a result of site inspections undertaken by the Council investigation officer it is recommended Council continue with its current compliance action under the current fire safety order, which is due to be completed by 5 February 2026. This order will address the issues already identified by the City.
8. It is recommended Council not exercise its powers to give a fire safety order at this time.
9. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

OFFICIAL



File Ref. No: FRN22/2526 - BFS25/1681 - 8000041395
TRIM Ref. No: D2025/044909
Contact: Conor Hackett

29 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 Sir / Madam

**Re: INSPECTION REPORT
RYDGES CAMPERDOWN
3-19 MISSENDEN ROAD CAMPERDOWN ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 5 March 2025 concerning the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

I am writing to report a persistent issue with the fire safety switchboard at Rydges Camperdown, located on Marsden Street. A loud beeping noise has been coming from the switchboard door facing the street, which I understand is typically an indicator of a fault.

I previously reported this to the hotel, and while it was temporarily resolved, the issue has returned and has not been addressed despite further contact. Beyond the continuous noise disturbing the neighborhood, I am also concerned that this could indicate a fire safety compliance issue. A recurring fault like this should be promptly identified and resolved to ensure public safety.

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.

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

www.fire.nsw.gov.au

Page 1 of 2

OFFICIAL

OFFICIAL

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.

COMMENTS

Council will be aware that officers from FRNSW have previously inspected the premises and provided comment in accordance with the requirements of Section 9.32(1) of the EP&A Act (*File Ref. No: BFS22/3720 (22724)*, issued 21 August 2023).

Council subsequently issued a Fire Safety Order to the owners of the premises (*Council Ref: FIRE/2023/100*) - issued 8 December 2023, with work required to be completed by 05 February 2025.

It appears that works to the premises are ongoing and that all the works specified in the terms of Council's Order have yet to be completed. In that regard, this report is provided to Council for its review and action as appropriate.

Regarding the initial correspondence received by FRNSW, it was noted at the time of the inspection of the Fire Control Room adjacent to the driveway on Marsden Street, that no 'beeping noise' could be heard and that the Fire Brigade Panel indicated that the system was operating as normal.

Please do not hesitate to contact Conor Hackett 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 FRN22/2526 - BFS25/1681 regarding any correspondence concerning this matter.

Yours faithfully



Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit