

11 May 2026

At the conclusion of the Community Services and Facilities
Committee

Transport, Heritage and Planning Committee

Agenda

- 1. Confirmation of Minutes**
- 2. Statement of Ethical Obligations and Disclosures of Interest**
- 3. Fire Safety Reports**

Disclaimer, Terms and Guidelines for Speakers at Public Forums

Note: The Office of Local Government has mandated that public forums should not be held as part of a council or committee meeting. Council or committee meetings should be reserved for decision-making by the council or committee of council.

Committee reports are available at <https://meetings.cityofsydney.nsw.gov.au/>

Webcast

Public forums are recorded and webcast live on the City of Sydney website at <https://webcast.cityofsydney.nsw.gov.au/>

Members of the public attending a public forum may have their image, voice and personal information (including name and address) recorded, publicly broadcast and archived for the balance of the council's term or at least 12 months after the meeting, whichever is the longer period.

Consent

By attending a public forum, members of the public consent to this use of their image, voice and personal information.

Disclaimer

Statements made by individuals at public forums, and which may be contained in a live stream or recording of the meeting are those of the individuals making them, and not of the City. To be clear, unless set out in a resolution of council, the City does not endorse or support such statements.

The City does not accept any liability for statements made or actions taken by individuals during a public forum that may be contrary to law, including discriminatory, defamatory or offensive comments. Such statements or actions are not protected by privilege and may be the subject of legal proceedings and potential liability, for which the City takes no responsibility.

Guidelines for City of Sydney Public Forums

1. The City of Sydney Council will hold a public forum prior to meetings of committees of the council for the purpose of hearing oral submissions from members of the public on items of business to be considered at the meetings of committees of the council.
2. Public forums will be held from 2pm for up to one hour, with meetings of committees of the council to commence at 3pm.
3. Public forums are to be chaired by the Lord Mayor or their nominee.
4. To speak at a public forum, a person must first register with the Secretariat in accordance with the information on the City's website. Applications to speak at the public forum must be received by 12pm on the day on which the public forum is to be held, and must identify the item of business on the agenda of the committee meeting the person wishes to speak on, and whether they wish to speak 'for' or 'against' the item. The chairperson will determine the order of speakers at the public forum (generally by order of agenda item and registration), as required.
5. If there are no registrations to speak at a public forum at 12pm on the day on which the public forum is to be held, the public forum will not be required and this will be noted on the City's website.

6. Speakers should avoid repeating what previous speakers have said and focus on issues and information that the Council may not already know. If there is a large number of people interested in the same item speakers should try to nominate 3 representatives to speak on their behalf and to indicate how many people they are representing.
7. Each speaker will be allowed 3 minutes to address the council. Speakers at public forums must not digress from the item on the agenda of the meeting they have applied to address the council on. If a speaker digresses to irrelevant matters, the chairperson is to direct the speaker not to do so. If a speaker fails to observe a direction from the chairperson, the speaker will not be further heard.
8. A councillor (including the chairperson) may, through the chairperson, ask questions of a speaker following their address at a public forum. Questions put to a speaker must be direct, succinct and without argument. The chairperson may limit the number of questions that can be asked of speakers to ensure as many registered participants as possible can be heard.
9. Speakers should address the public forum and Council with respect and refrain from inappropriate behaviour.
10. The chairperson may require people to leave the public forum if they are disrupting the meeting in accordance with Part 15 of the Code of Meeting Practice.
11. Councillors (including the Lord Mayor) must declare and manage any conflicts of interest they may have in relation to any item of business that is the subject of an address at a public forum, in the same way that they are required to do so at a council or committee meeting. The council is to maintain a written record of all conflict of interest declarations made at public forums and how the conflict of interest was managed by the councillor who made the declaration.
12. The rules for the conduct of public forums can be varied from time to time at the discretion of Council to ensure the efficient and effective conduct of the public forums. The failure to comply with these Guidelines does not constitute a breach of the Code of Meeting Practice or the Local Government Act 1993 and does not invalidate any subsequent decision of Council.
13. Public forums are recorded and webcast live on the City of Sydney website. Livestreaming is undertaken in accordance with clauses 5.35 to 5.55 of the Code of Meeting Practice.

Item 1.

Confirmation of Minutes

Minutes of the following meetings of the Transport, Heritage and Planning Committee are submitted for confirmation:

Meeting of 20 April 2026

Item 2.

Statement of Ethical Obligations

In accordance with section 233A of the Local Government Act 1993, the Lord Mayor and Councillors are bound by the Oath or Affirmation of Office made at the start of the Council term to undertake their civic duties in the best interests of the people of the City of Sydney and the City of Sydney Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act 1993 or any other Act, to the best of their ability and judgement.

Disclosures of Interest

Pursuant to the provisions of the Local Government Act 1993, the City of Sydney Code of Meeting Practice and the City of Sydney Code of Conduct, Councillors are required to disclose and manage both pecuniary and non-pecuniary interests in any matter on the agenda for this meeting.

In both cases, the nature of the interest must be disclosed.

This includes receipt of reportable political donations over the previous four years.

Item 3.

Fire Safety Reports

File No: S105001.002

Summary

The City of Sydney (the City) regularly receives building reports from Fire and Rescue NSW in relation to inspections carried out by Fire and Rescue NSW Authorised Officers. These inspection reports are to be brought to Council and Council is required to determine whether to exercise its power to issue fire safety orders under Division 9.3 and Schedule 5 of the Environmental Planning and Assessment Act 1979 (the Act).

In response to Fire and Rescue NSW reports, City staff undertake inspections to ensure fire safety measures are in full operation and that building exits are clear and unimpeded. Fire and Rescue NSW inspections reveal fire safety concerns that require Council as the appropriate regulatory authority to use its discretion and address the concerns observed at the time of the inspection.

Fire and Rescue NSW has powers under the Act to carry out inspections of buildings and it is required to forward its findings to the City.

Fire and Rescue NSW reports received by the City are required to be tabled before Council.

Attached are details of 6 reports received by the City from Fire and Rescue NSW. The attachments deal with 6 properties and include the Fire and Rescue NSW reports and the findings (preliminary or final) by City staff, along with other documentation relevant to that property.

Recommendation

It is resolved that Council:

- (A) note the contents of the Fire Safety Reports Summary Sheet, as shown at Attachment A to the subject report;
- (B) note the inspection reports by Fire and Rescue NSW, as shown at Attachments B to G to the subject report;
- (C) note the contents of Attachment B and not exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 782 Bourke Street, Waterloo at this time;
- (D) note the contents of Attachment C and that staff have issued a Fire Safety Order under the Environmental Planning and Assessment Act 1979 at 1 Taylor Street, Glebe;
- (E) note the contents of Attachment D and not exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 12 Primrose Street, Rosebery at this time;
- (F) note the contents of Attachment E and that staff have issued a Fire Safety Order under the Environmental Planning and Assessment Act 1979 at 25 Bligh Street, Sydney;
- (G) note the contents of Attachment F and not exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 37-43 Bay Street, Glebe at this time; and
- (H) note the contents of Attachment G and exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 199 Cleveland Street, Redfern.

Attachments

- | | |
|----------------------|---|
| Attachment A. | Fire Safety Reports Summary Sheet |
| Attachment B. | Inspection Report - 782 Bourke Street, Waterloo |
| Attachment C. | Inspection Report - 1 Taylor Street, Glebe |
| Attachment D. | Inspection Report - 12 Primrose Avenue, Rosebery |
| Attachment E. | Inspection Report - 25 Bligh Street, Sydney |
| Attachment F. | Inspection Report - 37-43 Bay Street, Glebe |
| Attachment G. | Inspection Report - 199 Cleveland Street, Redfern |

Background

1. The City receives inspection reports and recommendations from Fire and Rescue NSW in relation to inspections carried out on buildings located within the City's local area.
2. Under the Environmental Planning and Assessment Act 1979, (the Act), Fire and Rescue NSW has the power to carry out inspections of buildings to determine if the building has adequate provision for fire safety and/or is compliant with legislation.
3. On average, the City receives approximately 50 such reports each year. They can be prompted by reports from the Police or others who have a concern relating to fire safety in a building.
4. The inspection is undertaken to ensure fire safety measures are in full operation and that building exits are clear and unimpeded.
5. When Fire and Rescue NSW carries out such an inspection, a report and any recommendations must be provided to the City.
6. Under the Act, Council is then required to table the report and make a determination as to whether it will exercise its power to issue a Fire Safety Order 1 or 2 in Schedule 5, Part 2 of the Act.
 - (a) Fire Safety Order 1 requires a person to do or stop doing certain specified things to improve fire safety.
 - (b) Fire Safety Order 2 requires a person to cease conducting an activity on premises where that activity constitutes, or is likely to constitute, a life-threatening hazard or a threat to public health or public safety.
7. Attached are the details of the reports received from Fire and Rescue NSW, including recommendations for further action. The properties have also been reviewed by City staff.

Risks

8. This approach is within the City's risk appetite, which states:
 - We are committed to conducting our activities in full compliance with applicable laws, regulations and relevant industry standards.

Relevant Legislation

9. Environmental Planning and Assessment Act 1979.

GRAHAM JAHN AM

Chief Planner / Executive Director City Planning, Development and Transport

Andrew Thomas, Executive Manager Planning and Development

Attachment A

Fire Safety Reports Summary Sheet
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Fire Safety Reports Summary Sheet

Total number of properties tabled: 6

Report – May 2026

Att.	Premises Specifics	Actions/ Recommendation
A	Not applicable – Summary Sheet	Summary of clause 17, Schedule 5 matters tabled at Council meeting.
B	782 Bourke Street, Waterloo	Premises inspected; owners have been issued with corrective action correspondence; follow up compliance site inspections are to be undertaken to ensure fire safety works are satisfactorily completed.
C	1 Taylor Street, Glebe	Premises inspected; owners issued with a Fire Safety Order to address identified fire-safety deficiencies; follow up compliance site inspections are to be undertaken to ensure fire safety works are satisfactorily completed.
D	12 Primrose Avenue, Rosebery	Premises inspected; owners have been issued with corrective action correspondence; follow up compliance site inspections are to be undertaken to ensure fire safety works are satisfactorily completed.
E	25 Bligh Street, Sydney	Premises inspected; owners issued with corrective action correspondence. Follow up compliance site inspections found defective hydrant system; owners issued with a Fire Safety Order to address identified fire-safety deficiencies; follow up compliance site inspections are to be undertaken to ensure fire safety works are satisfactorily completed.
F	37-43 Bay Street, Glebe	Premises inspected; owners have been issued with corrective action correspondence; follow up compliance site inspections are to be undertaken to ensure fire safety works are satisfactorily completed.

Att.	Premises Specifics	Actions/ Recommendation
G	199 Cleveland Street, Redfern	Premises inspected; owners have been issued with a Notice of Intention to give a Fire Safety Order; follow up compliance site inspections are to be undertaken to ensure fire safety works are satisfactorily completed.

Attachment B

**Inspection Report
782 Bourke Street, Waterloo**



Figure 1: 782 Bourke Street, Waterloo viewed from the west



Figure 2: Location map of 782 Bourke Street, Waterloo,

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: Hieu Van Luu

Date: 24 March 2026

Premises: 782 Bourke Street Waterloo (AKA 1 Crystal Street, Waterloo)

Executive Summary

1. The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 3 February 2026 with respect to matters of fire safety.
2. The premises consists of a 10-storey building used for residential apartments with shops and car parking at lower levels.
3. The City inspected the premises on 10 March 2026, accompanied by the building's leasing manager. This inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.

Chronology

Date	Event
3 February 2026	FRNSW correspondence received.
10 March 2026	The City inspected the premises identifying deficiencies in fire safety.
24 March 2026	The City issued a corrective action letter requiring identified deficiencies be rectified by 22 June 2026. This includes maintenance works to the hydrant and sprinkler booster system, smoke detection and alarm system, and fire safety schedule.

Fire and Rescue NSW Report

4. FRNSW conducted an inspection of the subject premises on 10 November 2025.

Issues

5. The report from Fire and Rescue NSW detailed issues as shown in the table below.

Ref.	Issue	City response
1	Fire Hydrant System	
a.	The fire brigade booster assembly cabinet doors are not fitted with a device capable of securing the door in an open position.	The City's inspection on 10 March 2026 confirmed fire brigade booster assembly cabinet doors are not fitted with a device capable of securing the door in an open position. In response, the City issued a corrective action letter on 24 March 2026 requiring cabinet doors to be fitted with a device capable of securing the door in an open position by 22 June 2026. Follow up inspections will be undertaken after 22 June 2026 to ensure the works are completed in accordance with the City's instruction.
b.	A water-resistant and fade-resistant block plan has not been provided at the booster assembly.	The City's inspection on 10 March 2026 confirmed no water-resistant and fade-resistant block plan installed at the building. In response, the City issued a corrective action letter on 24 March 2026 requiring block plans signage be provided by 22 June 2026. Follow up inspections after 22 June 2026 will be undertaken to ensure the works are completed in City's instruction.
c.	Notice of Pressure signage was not provided at the booster assembly.	The City's inspection on 10 March 2026 confirmed pressure signage was missing. In response, the City issued a corrective action letter on 24 March 2026 requiring signage be installed by 22 June 2026.

Ref.	Issue	City response
		Follow up inspections after 22 June 2026 will be undertaken to ensure the works are completed in City's instruction.
d.	A single non-compliant outlet attack hydrant provided in lieu of a double outlet attack hydrant on the Level 5 podium area of Building 3.	The City's inspection on 10 March 2026 confirmed isolation valves did not have monitoring at roof level as required. In response, the City issued a corrective action letter on 24 March 2026 requiring owners to provide compliant outlet be provided by 22 June 2026. Follow up inspections after 22 June 2026 will be undertaken to ensure the works are completed in accordance with the City's instruction.
e.	FRNSW observed an above ground isolation valve on level 12 that was not secured in the open position and was not provided with a plate affixed to the valve body inscribed with the words 'FIRE MAIN VALVE – SECURE OPEN' in uppercase letters not less than 8mm high.	The City's inspection on 10 March 2026 confirmed isolation valves were not secure. In response, the City issued a corrective action letter on 24 March 2026 requiring isolation valves to be secured by 22 June 2026. Follow up inspections after 22 June 2026 will be undertaken to ensure the works are completed in accordance with the City's instruction.
2	Automatic Fire Suppression System	
a.	A clear space of 500 mm was not maintained below the level of the sprinkler heads within Level 1 Carpark storage cages. Stored items within the cages are capable of being stored to the ceiling.	The City's inspection on 10 March 2026 confirmed a clear space below level 1 sprinkler heads was not being provided. In response, the City issued a corrective action letter on 24 March 2026 requiring a clear space to be maintained 22 June 2026.

Ref.	Issue	City response
		Follow up inspections after 22 June 2026 will be undertaken to ensure the works are completed.
3	Automatic Smoke Detection and Alarm System	
a	A Zone Block Plan of the installation was not provided adjacent to the Fire Indicator Panel (FIP)	The City's inspection on 10 March 2026 found no block plan was provided. In response, the City issued a corrective action letter on 24 March 2026 requiring the block plan to be provided by 22 June 2026. Follow up inspections after 22 June 2026 will be undertaken to ensure the works are completed.
b.	The Fire Brigade Panel identified 1 fault and 30 isolations.	The City's inspection on 10 March 2026 found faults at lobby level. In response, the City issued a corrective action letter on 24 March 2026 requiring faults to be cleared by 22 June 2026. Follow up inspections after 22 June 2026 will be undertaken to ensure the works are completed to the City's instruction.
c.	The Emergency Warning and Intercom System displayed and audio fault in Building 1, Level 17.	The City's inspection on 10 March 2026 found faults at the Emergency Warning and Intercom System. In response, the City issued a corrective action letter on 24 March 2026 requiring faults to be cleared by 22 June 2026. Follow up inspections after 22 June 2026 will be undertaken to ensure the works are completed to the City's instruction.

Ref.	Issue	City response
4	Fire Safety Statements	
a	An Annual Fire Safety Statement was not displayed at the premises.	The City's inspection on 10 March 2026 found Annual Fire Safety Statement was not displayed at the premises. In response, the City issued a corrective action letter on 24 March 2026 requiring fire safety statement to be displayed by 22 June 2026. Follow up inspections after 22 June 2026 will be undertaken to ensure the works are completed in accordance with the City's instruction.

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 on 10 March 2026 a corrective action letter was issued on 24 March 2026 to the building owners to address the fire safety deficiencies identified by the City and FRNSW.
8. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

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File Ref. No: FRN25/3374 - BFS25/7833 - 8000046302
TRIM Ref. No: D26/18092
Contact: Inspector Alex Cross

3 February 2026

General Manager
Council of the 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**
1 CRYSTAL STREET WATERLOO ("the premises")

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

The correspondence stated that:

During my visit to Kristal Nails & Beauty (Waterloo) on 29 October 2025, I noticed several potential fire safety issues. The back area near the exit appeared partially blocked by chairs and stored items, which could restrict egress during an emergency.

I did not notice any visible illuminated exit signs or emergency lighting within the customer area. There were also multiple tangled extension cords and power boards behind the workstations, which might be overloaded.

I could not see any fire extinguisher or smoke detector visible from the customer area. These conditions made me concerned about overall fire safety and emergency preparedness for both customers and staff.

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 10 November 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:

Fire and Rescue NSW	ABN 12 593 473 110	www.fire.nsw.gov.au
Community Safety Directorate	1 Amarina Ave	T (02) 9742 7434
Fire Safety Compliance Unit	Greenacre NSW 2190	F (02) 9742 7483
www.fire.nsw.gov.au		Page 1 of 3

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- 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.

COMMENTS

FRNSW inspected Kristal Nails & Beauty and did not observe any of the concerns raised in the fire safety complaint.

The following items were identified during the inspection:

Provisions for Fire Safety

Fire Hydrant System

1. The fire brigade booster assembly cabinet doors are not fitted with a device capable of securing the door in an open position not less than 90° contrary to Clause 5.3.6 Australian Standard (AS) 2419.1-1994.
2. A water-resistant and fade-resistant block plan has not been provided at the booster assembly contrary to the requirements of Clause 2.3 and 5.3.7 (d) of AS 2419.1-1994.
3. Notice of Pressure signage was not provided at the booster assembly, contrary to the requirements of Clause 5.6.7 of AS 2419.1-1994.
4. FRNSW observed a single outlet attack hydrant in lieu of a double outlet attack hydrant on the Level 5 podium area of Building 3, contrary to the requirements of Clause 4.3.1.2 of AS 2419.1-1994.
5. FRNSW observed an above ground isolation valve on level 12 that was not secured in the open position and was not provided with a plate affixed to the valve body inscribed with the words 'FIRE MAIN VALVE – SECURE OPEN' in uppercase letters not less than 8mm high, contrary to the requirements of Clause 6.5.2 of AS 2419.1-1994.

Automatic Fire Suppression System

6. A clear space of 500 mm was not maintained below the level of the sprinkler heads within Level 1 Carpark storage cages contrary to the requirements of Clause 5.4.8 of AS 2118.1-1995. Stored items within the cages are capable of being stored to the ceiling.

Automatic Smoke Detection and Alarm System

7. A Zone Block Plan of the installation was not provided adjacent to the Fire Indicator Panel (FIP), contrary to the requirements of Clause 3.10 of Australian Standard (AS) 1670.1-2004.
8. The Fire Detection and Control Indicating Equipment displayed the following,

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- A. 1 fault and 30 isolations were displayed on the fire firefighter facility of the FIP
- B. The Emergency Warning and Intercom System displayed and audio fault in Building 1, Level 17.

FRNSW spoke with the facilities manager at the time of inspection who could account for all Faults and Isolations on the FIP and EWIS due to building and upgrade works.

Regulatory Requirements

Fire Safety Statements

- 9. An Annual Fire Safety Statement was not displayed at the premises in accordance with Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

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

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review items 1 to 9 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 Inspector 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 FRN25/3374 - BFS25/7833 - 8000046302 regarding any correspondence concerning this matter.

Yours faithfully



Paul Scott
Team Leader
Fire Safety Compliance Unit

Attachment C

**Inspection Report
1 Taylor Street, Glebe**



Figure 1: 1 Taylor Street, Glebe viewed from the west

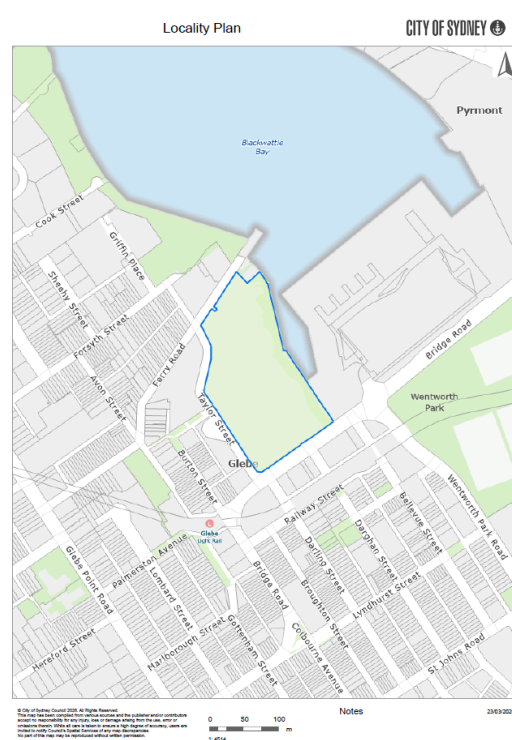


Figure 2: 1 Taylor Street, Glebe locality map

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: Bilal Badyari

Date: 28 April 2026

Premises: 1 Taylor Street Glebe (Sydney Secondary College - Blackwattle Bay Campus)

Executive Summary

1. The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 3 March 2026 with respect to matters of fire safety.
2. The premises consists of a three storey brick building used for education purposes.
3. The City inspected the premises on 10 March 2026, accompanied by a representative of the Sydney Secondary College. This inspection identified deficiencies in fire safety. To address this, a Fire Safety Order (Order) has been issued under the Act.

Chronology

Date	Event
3 March 2026	FRNSW correspondence received.
10 March 2026	The City inspected the premises identifying deficiencies in fire safety.
23 March 2026	The City issued a Notice of Intention (NOI) to give a Fire Safety Order to address identified deficiencies in fire safety.
28 April 2026	With no representations received in response to the NOI, the City proceeded to issue a Fire Safety Order (Order) on 28 April 2026 to address the identified fire-safety deficiencies.

Fire and Rescue NSW Report

4. FRNSW conducted an inspection of the subject premises on 6 February 2026.

Issues

5. The report from Fire and Rescue NSW detailed issues as shown in the table below.

Ref.	Issue	City response
	Essential Fire Safety Measures	
1	Egress	
	A steel gate providing egress from the school to Taylor Street incorporates a slide bolt and padlock may not comply with National Construction Code.	During the City's inspection on 10 March 2026, the steel gate was found to be locked with a bolt and padlock. In response, the City issued an Order on 28 April 2026. The Order requires the building owners to engage a appropriately qualified person to undertake an audit of all building exits and undertake any necessary upgrades to address any issues identified.
2	The loading dock/garage in Ferry Road, used to store the school minibus has an exit sign installed above the roller door as a means of egress from the garage may not comply with the National Construction Code.	The City's inspection on 10 March 2026 identified exit signage in the loading dock was potentially misleading. In response, the City issued an Order on 28 April 2026. The Order requires an audit of all building exits and any necessary upgrades to address this issue.

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

- As a result of site inspections undertaken by the City's investigation officer on 10 March 2026 Council has exercised its powers to issue an Order under the Act. This will address the identified fire-safety deficiencies, ensure an audit of essential fire-safety measures is undertaken, and require appropriate fire-safety systems to be implemented throughout the building, providing improved and adequate fire-safety provisions.
- It is recommended that the Commissioner of FRNSW be informed of the City's decision.

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File Ref. No: FRN12/786 - BFS26/837 - 7000000010
TRIM Ref. No: D2026/029270
Contact: Inspector Paul Scott

3 March 2026

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
'SYDNEY SECONDARY COLLEGE – BLACKWATTLE BAY CAMPUS'
TAYLOR STREET AND FERRY ROAD, GLEBE (hereafter "the premises")**

Fire and Rescue NSW (FRNSW) received correspondence concerning the adequacy of the provision for fire safety in or in connection with 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 6 February 2026.

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

The following items were identified in relation to the provisions for fire safety.

Provisions for Fire Safety

Egress

1. A steel gate providing egress from the school to Taylor Street incorporates a slide bolt and padlock contrary to the requirements of Clause D3D26 of the National Construction Code 2022, Volume 1 Building Code of Australia (NCC).

Fire and Rescue NSW	ABN 12 593 473 110	www.fire.nsw.gov.au
Community Safety Directorate	1 Amarina Ave	T (02) 9742 7434
Fire Safety Compliance Unit	Greenacre NSW 2190	F (02) 9742 7483
www.fire.nsw.gov.au		Page 1 of 2

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Whilst at the premises, staff locked the bolt in the open position. School staff advised FRNSW that the gate is not a normal part of their egress strategy when practising evacuation procedures but would be locked in open position prior to school hours.

FRNSW accepted the strategy of locking in the open position, pending a review of the egress strategy by the Department of School Education.

2. The loading dock / garage in Ferry Road, used to store the school minibus, has an exit sign installed above the roller door as a means of egress from the garage contrary to the requirements of Clause D3D24 of the NCC.

LIMITATIONS

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

- FRNSW's inspection of the premises may have been conducted without having the development consent and / or approved plans as a reference.
- FRNSW's inspection of the premises was a non-invasive visual inspection.
- FRNSW authorised fire officers may not have been able to access all areas of the premises at the time of inspection.

Please do not hesitate to contact Inspector Paul Scott of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call (02) 9742 7434 if you have any questions or concerns regarding the above matters. Please ensure that you refer to file reference FRN12/786 - BFS26/837 - 7000000010 for any future correspondence concerning this matter.

Yours faithfully



Paul Scott
Team Leader
Fire Safety Compliance Unit

C.C Department of School Education
School Infrastructure

Email: schoolinfrastructure@det.nsw.edu.au

Attachment D

**Inspection Report
12 Primrose Avenue, Rosebery**



Figure 1: 12 Primrose Avenue, Rosebery, viewed from the south-east.

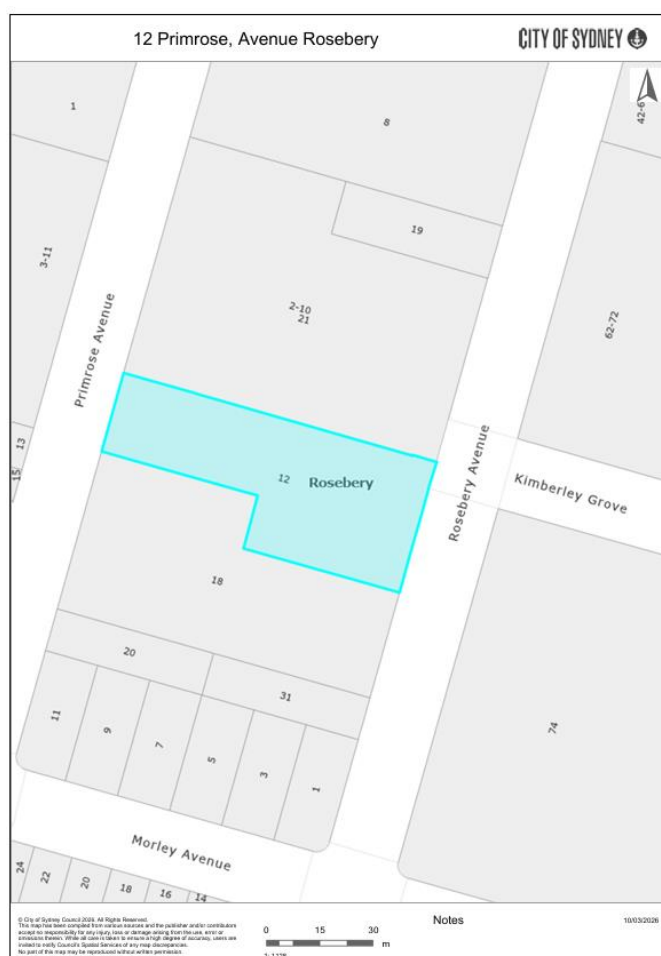


Figure 2: Location map of 12 Primrose Avenue, Rosebery

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: Joe Kalgovas

Date: 23 March 2026

Premises: 12 Primrose Avenue, Rosebery

Executive Summary

1. The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 5 March 2026 with respect to matters of fire safety.
2. The premises consists of a 5 storey building used for residential apartments and car parking at lower levels.
3. The City inspected the premises on 20 March 2026, accompanied by the building manager. This inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.

Chronology

Date	Event
5 March 2026	FRNSW correspondence received.
20 March 2026	The City inspected the premises identifying fire safety provisions requiring maintenance.
23 March 2026	The City issued a corrective action letter requiring identified deficiencies to be rectified by 23 September 2026. This includes works to the security screens and fire hydrant booster, pump room and bollards.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 9 February 2026.

Issues

5. The report from Fire and Rescue NSW detailed issues as shown in the table below.

Ref.	Issue	City response
	Fire Resistance	
1.	The door to the garbage room adjacent to the lift servicing Sole Occupancy Units (SOU) numbered 104-115 (building 1) was not self-closing.	The City's inspection on 20 March 2026 found the door to the garbage room was not self-closing. In response, the City issued a corrective action letter on 23 March 2026 to remove any obstructions to the door by 19 September 2026. Follow up inspections will be undertaken to ensure the operation of the door in accordance with the City's instruction, addressing this matter.
2.	Security screen doors have been installed on the outside of multiple single occupancy unit entry doors throughout the premises. FRNSW are of the opinion that screen doors promote the occupants to 'chock open' the entry fire door. FRNSW recommends against the fitting of security or screen doors due to the increased likelihood of the main fire door being propped open (e.g. for ventilation airflow), and the fire rating of the door frame being compromised from any modification when fitting any additional door.	The City's inspection on 20 March 2026 found a unit entry door fitted with a security door. In response, the City issued a corrective action letter on 23 March 2026 requiring the removal of security doors by 19 September 2026. Follow up inspections will be undertaken to ensure the works are completed in accordance with the City's instruction, addressing this matter.
	Fire Hydrant System	
3.	The doors to the fire hydrant booster do not have a device capable of securing the door in not less than a 90° open position.	The City's inspection on 20 March 2026 confirmed that a device capable of securing the door in a not less than a 90° open position was not provided. In response, the City issued a corrective action letter on 23 March 2026 requiring that open door securing devices are to be installed by 19 September 2026. Follow up inspections will be undertaken to ensure the works are completed in accordance with the

Ref.	Issue	City response
		City's instruction, addressing this matter.
4.	The light in the hydrant pump room was not operating.	The City's inspection on 20 March 2026 confirmed that a light in the hydrant pump room was not operational. In response, the City issued a corrective action letter on 23 March 2026 requiring the repair of the light in the hydrant pump room 19 September 2026. Follow up inspections will be undertaken to ensure the works are completed in accordance with the City's instruction, addressing this matter.
	Fire Safety Statements	
5.	An Annual Fire Safety Statement (AFSS) was not prominently displayed at the premises.	The City's inspection on 20 March 2026 identified that the current AFSS was displayed in the entrance lobby of the building, addressing this issue.
	Non-compliant carparking	
6.	The basement carpark contains signage stating a limit of the numbers of cars permitted to park in the carpark at any one time is 39, which appears to be a requirement to comply with the deemed-to-satisfy requirements. In this regard, the carpark contains 39 dedicated car parking spaces with an additional 5 spaces allocated as storage areas. At the time of the inspection, a vehicle was observed parked within one of the storage spaces. FRNSW did not observe any bollards or similar barriers to prevent vehicles parking in the storage spaces and thereby limiting car parking in the basement carpark at or below 39 spaces.	The City's inspection on 20 March 2026 did not identify a vehicle in the storage space adjacent to the visitor parking in the basement carpark. To ensure compliance is maintained, the City issued a corrective action letter on 23 March 2026 requiring permanent bollards to be installed to prevent vehicles from parking in the storage area of the basement carpark by 19 September 2026. Follow up inspections will be undertaken to ensure the works are completed in accordance with the City's instruction, addressing this matter.

6. 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

7. As a result of site inspections undertaken by the City's investigation officer on 20 March 2026, a corrective action letter was issued on 23 March 2026 to the building owners to address the fire safety deficiencies identified by the City and FRNSW. Inspections by the City will be conducted after 19 September 2026 to confirm compliance.
8. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

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File Ref. No: FRN25/2815 - BFS25/6352 - 8000045087
TRIM Ref. No: D2026/026608
Contact: Senior Firefighter Scott Zucchetto

5 March 2026

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
VERDE
12 PRIMROSE AVENUE ROSEBERY (hereafter "the premises")
"also known as" 23 - 25 ROSEBERY AVENUE ROSEBERY**

Fire and Rescue NSW (FRNSW) received correspondence on 11 September 2025 concerning the adequacy of the provision for fire safety in or in connection with 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 9 February 2026.

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

The following items were identified in relation to the provisions for fire safety:

Provisions for Fire Safety

Fire Resistance

1. The door to the garbage room adjacent to the lift servicing Sole Occupancy Units (SOU) numbered 104-115 (building 1) was not self-closing, contrary to the requirements of C4D5 of the National Construction Code 2022, Volume 1 Building Code of Australia (NCC).

Fire and Rescue NSW

ABN 12 593 473 110

www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Compliance Unit

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2. Security screen doors have been installed on the outside of multiple SOU entry doors throughout the premises. FRNSW are of the opinion that screen doors promote the occupants to 'chock open' the SOU entry fire door, which is contrary to the requirements of Clause C4D12 of the National Construction Code 2022, Volume 1 Building Code of Australia (NCC) which requires a doorway in a Class 2 SOU to be protected by a fire door which is equipped with a device which returns the door to the fully closed position immediately after each opening.

The following is the formal position of FRNSW regarding screen doors:

FRNSW does not determine whether security or screen doors can be fitted to the main fire door of a unit. The fitting of any security/screen door to an SOU is a matter to be determined by the appropriate regulatory authority (e.g. Council) or certifier.

FRNSW recommends against the fitting of security or screen doors to SOUs due to the increased likelihood of the main fire door being propped open (e.g. for ventilation airflow), and the fire rating of the door frame being compromised from any modification when fitting any additional door.

https://www.fire.nsw.gov.au/data/assets/pdf_file/0017/4418/Position-statement-summary-Security-screen-doors-fitted-to-sole-occupancy-units.pdf

Fire Hydrant System

3. The doors to the fire hydrant booster do not have a device capable of securing the door in not less than a 90° open position, contrary to the requirements of clause 7.9 of Australian Standard (AS) 2419.1 - 2005.
4. The light in the hydrant pump room was not operating, contrary to the requirement of Clause 11.4 of AS 2941 – 2013.

Regulatory Requirements

Fire Safety Statements

5. An Annual Fire Safety Statement (AFSS) was not prominently displayed at the premises in accordance with Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR21).

Other Findings

6. The basement carpark contains signage stating a limit of the numbers of cars permitted to park in the carpark at any one time is 39, which appears to be a requirement to comply with the deemed-to-satisfy requirements for Clause E1D9 of the NCC. In this regard, the carpark contains 39 dedicated car parking spaces with an additional 5 spaces allocated as storage areas. At the time of the inspection, a vehicle was observed parked within one of the storage spaces. FRNSW did not observe any bollards or similar barriers to

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prevent vehicles parking in the storage spaces and thereby limiting car parking in the basement carpark at or below 39 spaces.

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

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review items 1 to 6 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. FRNSW refers this matter to the Council as the appropriate regulatory authority and awaits the Council's advice regarding its determination under Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

LIMITATIONS

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

- FRNSW's inspection of the premises may have been conducted without having the development consent and / or approved plans as a reference.
- FRNSW's inspection of the premises was a non-invasive visual inspection.
- FRNSW authorised fire officers may not have been able to access all areas of the premises at the time of inspection.
- The following parts of the premises were not able to be inspected:
 - Building 2 and Building 4.
 - SOU's

Please do not hesitate to contact Senior Firefighter Scott Zucchetto of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call (02) 9742 7434. If you have any questions or concerns regarding the above matters, please ensure that you refer to file reference FRN25/2815 - BFS25/6352 - 8000045087 for any future correspondence concerning this matter.

Yours faithfully



John Bruscano
Senior Building Surveyor
Fire Safety Compliance Unit

Attachment E

**Inspection Report
25 Bligh Street, Sydney**



Figure 1: 25 Bligh Street Sydney, viewed from the east.

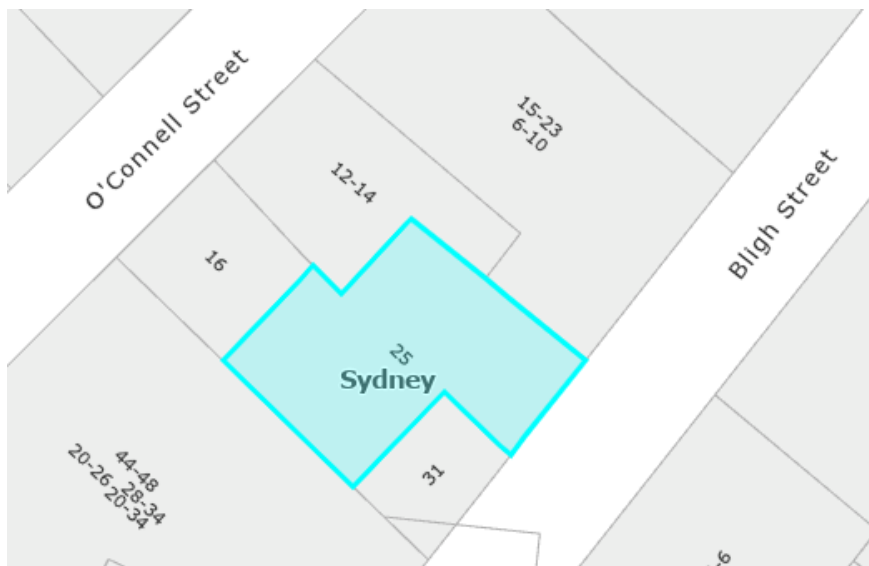


Figure 2: Location map of 25 Bligh Street Sydney

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: Chi Lam

Date: 26 February 2026

Premises: 25 Blight Street, Sydney

Executive Summary

1. The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 9 February 2026 with respect to matters of fire safety.
2. The premises consists of a 31 storey building used for commercial purposes.
3. The City inspected the premises on 19 February 2026, accompanied by the building manager. This inspection identified deficiencies in fire safety. To address this, a Fire Safety Order (Order) has been issued under the Act.

Chronology

Date	Event
9 February 2026	FRNSW correspondence received.
19 February 2026	The City inspected the premises identifying deficiencies in fire safety. These included deficiencies that require maintenance and a more significant deficiency in relation to the existing hydrant system.
4 March 2026	The City issued a corrective action letter requiring identified deficiencies be rectified by 30 April 2026. This includes works to the sprinklers, emergency warning and intercommunication system, hose reels, works to improve egress, fire resistance and fire detection and alarm system maintenance.
5 March 2026	The City issued a Notice of Intention to give a Fire Safety Order (NOI) to address the defective hydrant system.

Date	Event
29 April 2026	The City reinspected the premises to confirm that the deficiencies identified in the corrective action letter dated 4 March 2026 had been rectified. The inspection found that all items had been completed except for the upgrade of the door hardware. The City has granted an extension until 30 June 2026 for the door hardware upgrades to be completed.
1 May 2026	With no representations received in response to the NOI, the City proceeded to issue a Fire Safety Order (Order) on 1 May 2026 to address the defective hydrant system.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted inspections of the subject premises on 21 September 2023, 24 July 2024, 5 November 2025, 10 December 2025 and 27 January 2026.

Issues

5. The report from Fire and Rescue NSW detailed issues as shown in the table below.

Ref.	Issue	City response
1	Services and Equipment	
1A	Automatic Fire Detection and Alarm System	
A	The Fire Brigade Panel (FBP) indicated a total of 42 faults and 111 disablements covering a significant part of the building, indicating that the system may not operate to provide automatic notification of a fire to the building's occupants.	FRNSW have confirmed in their correspondence that the issue has been rectified. On this basis, the City is not required to take any further action.
B	A zone block plan was not provided at the FBP.	FRNSW have confirmed in their correspondence that the issue has been rectified. On this basis, the City is not required to take any further action.
C	A block plan was not provided at the sprinkler control assemblies.	FRNSW have confirmed in their correspondence that the issue has been rectified. On this basis, the City is not required to take any further action.

Ref.	Issue	City response
1B	Automatic Fire Suppression System	
A	Signage indicating the location of the sprinkler stop valves within the fire control room was not present.	The City's inspection on 19 February 2026 confirmed signage was missing. To address this, the City issued a corrective action letter on 4 March 2026 requiring signage be provided by 30 April 2026. The City's reinspection on 29 April 2026 confirmed the required signage had been installed in accordance with the City's instruction, addressing this matter.
B	Sufficient numbers of spare sprinkler heads and a spanner were not provided on the premises.	The City's inspection on 19 February 2026 confirmed spare sprinkler heads and a spanner was not provided at the premises. To address this, the City issued a corrective action letter on 4 March 2026 requiring spare heads and a spanner be provided by 30 April 2026. The City's reinspection on 29 April 2026 confirmed the required spare parts and tools had been provided in accordance with the City's instruction, addressing this matter.
1C	Emergency Warning and Intercommunication System (EWIS)	
A	The Emergency Warning Control and Indicating Equipment indicated a total of 3 faults relating to the EWIS. The nature of these faults was not discernible due to a malfunctioning display.	The City's inspection on 19 February 2026 identified faults in the EWIS. To address this, the City issued a corrective action letter on 4 March 2026 requiring faults be cleared by 30 April 2026.

Ref.	Issue	City response
		The City's reinspection on 29 April 2026 confirmed faults had been cleared in accordance with the City's instruction, addressing this matter.
1D	Fire Hose Reel System	
A	The fire hose reel located near the fire control room was not capable of having the nozzle interlocked.	The City's inspection on 19 February 2026 confirmed a hose reel was missing hardware. To address this, the City issued a corrective action letter on 4 March 2026 requiring hose reel repairs be undertaken by 30 April 2026. The City's reinspection on 29 April 2026 confirmed the required repairs had been completed in accordance with the City's instruction, addressing this matter.
1E	Fire Hydrant System	
	The fire hydrant system appears to have been installed in accordance with Ordinance 70 and Ministerial Specification No.10. Notwithstanding this, the following deviations from Australian Standard, Fire hydrant installations, Part 1: System design, installation and commissioning - AS2419.1-2021, have been identified, which are of concern to FRNSW:	
A	A block plan is not provided at the fire hydrant booster.	The City's inspection on 19 February 2026 confirmed the hydrant block plan was missing. In response, the City issued an Order on 1 May 2026 which requires an audit of the existing hydrant system and a strategy to upgrade be provided in accordance with the FRNSW requirements, by 28 October 2026.
B	The door to the fire hydrant booster cabinet was not able to be held open.	The City's inspection on 19 February 2026 confirmed the hydrant booster cabinet was not able to be held open.

Ref.	Issue	City response
		In response, the City issued an Order on 1 May 2026 which requires an audit of the existing hydrant system and a strategy to upgrade be provided in accordance with the FRNSW requirements, by 28 October 2026.
C	The internal fire hydrant located in a cupboard on the ground floor behind the lift shafts was not provided with signage.	The City's inspection on 19 February 2026 identified missing hydrant signage. In response, the City issued an Order on 1 May 2026 which requires an audit of the existing hydrant system and a strategy to upgrade be provided in accordance with the FRNSW requirements, by 28 October 2026.
D	Internal attack fire hydrants were not provided with Storz couplings.	The City's inspection on 19 February 2026 confirmed internal attack hydrants did not have storz couplings as required. In response, the City issued an Order on 1 May 2026 which requires an audit of the existing hydrant system and a strategy to upgrade be provided in accordance with the FRNSW requirements, by 28 October 2026.
E	The internal attack hydrant located near the fire control room was less than 750 mm above the finished floor level.	The City's inspection on 19 February 2026 confirmed an internal attack hydrant less than 750mm above the floor. In response, the City issued an Order on 1 May 2026 which requires an audit of the existing hydrant system and a strategy to upgrade be provided in accordance with the FRNSW requirements, by 28 October 2026.

Ref.	Issue	City response
F	The valve opening of the internal attack hydrant located on level 22 was orientated greater than 35° below horizontal.	The City's inspection on 19 February 2026 confirmed the level 22 hydrant orientation was oriented greater than 35°. In response, the City issued an Order on 1 May 2026 which requires an audit of the existing hydrant system and a strategy to upgrade be provided in accordance with the FRNSW requirements, by 28 October 2026.
	In light of this, FRNSW brings to your attention a position statement published by FRNSW on 8 January 2019. The statement is shown below: <i>When the consent authority (e.g. Council) is assessing the adequacy of an existing fire hydrant system installed in accordance with the provisions of Ordinance 70 and Ministerial specification 10 (or earlier), FRNSW recommend that the system be upgraded to meet the requirements of the current Australian Standard AS 2419.1 to facilitate the operational needs of FRNSW.</i>	The City's inspection on 19 February 2026 confirmed the existing hydrant system has an internal booster connection and as such will not satisfy the operational requirements of FRNSW. In response, the City issued an Order on 1 May 2026 which requires an audit of the existing hydrant system and a strategy to upgrade be provided in accordance with the FRNSW requirements, by 28 October 2026.
2	Access and Egress	
2A	The exit doors were not provided with latches complying with the National Construction Code (NCC).	The City's inspection on 19 February 2026 identified non-compliant door latch hardware. To address this, the City issued a corrective action letter on 4 March 2026 requiring compliant latches be installed by 30 April 2026. The City's reinspection on 29 April 2026 found that the latches had not yet been replaced. An extension was granted until 30 June 2026 for the door hardware to be replaced.

Ref.	Issue	City response
		Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instruction.
2B	Re-entry from the fire-isolated stairs was not available.	The City's inspection on 19 February 2026 identified re-entry from fire stairs was not available. To address this, the City issued a corrective action letter on 4 March 2026 requiring re-entry be provided by 30 April 2026. The City's reinspection on 29 April 2026 confirmed re-entry was available, addressing this matter.
2C	A ladder was stored in the fire-isolated stair between levels 30 and 31, obstructing egress.	The City's inspection on 19 February 2026 identified obstruction in a fire stair. To address this, the City issued a corrective action letter on 4 March 2026 requiring stairs be free of all obstructions by 30 April 2026. The City's reinspection on 29 April 2026 confirmed the stairs were free of obstruction, addressing this matter.
3.	General	
3A	A current Annual Fire Safety Statement was not displayed in a prominent location within the building or provided to FRNSW.	The City's inspection on 19 February 2026 observed the AFSS was on display at the time of inspection, addressing this issue.

Ref.	Issue	City response
	Inspection undertaken 24 July 2024	
4	Services and Equipment	
4A	Automatic Fire Detection and Alarm System	
A	The Fire Brigade Panel (FBP) indicated a total of 5 faults and 5 disablements covering levels 5, 7, 12, 18 and 21 of the building, indicating that the system may not operate to provide automatic notification of a fire to the building's occupants.	FRNSW have confirmed in their correspondence that the issue has been rectified. On this basis, the City is not required to take any further action.
5.	General	
5A.	A current Annual Fire Safety Statement was not displayed in a prominent location within the building or provided to FRNSW.	The City's inspection on 19 February 2026 observed the AFSS was on display at the time of inspection, addressing this issue.
	Inspection undertaken 5 November 2025	
6	Fire Resistance and Compartmentation	
6A	A fire-rated door set was not provided to the lift motor room on level 17.	The City's inspection on 19 February 2026 could not confirm a fire-rated door was provided to the level 17 lift motor room. To address this, the City issued a corrective action letter on 4 March 2026 requiring more information about the fire rated door be provided by 30 April 2026. The City's reinspection on 29 April 2026 found the fire rated door had not yet been certified as fire rated. An extension was granted until 30 June 2026 for certification to be provided. Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instruction.

Ref.	Issue	City response
6B	The construction between the lift motor room and suite 1701 did not appear to provide the required Fire-Resistance Level (FRL).	The City's reinspection on 29 April 2026 found construction between the lift motor room and suite 1701 had the required FRL, addressing this matter.
7	Services and Equipment	
7A	Automatic Fire Detection and Alarm System	
A	The Fire Brigade Panel (FBP) indicated a total of 7 faults and 3 disablements covering levels 5, 12, 13, 17, 18, 24 and 27 of the building, indicating that the system may not operate to provide automatic notification of a fire to the building's occupants.	FRNSW have confirmed in their correspondence that the issue has been rectified. On this basis, the City is not required to take any further action.
B	AS 3786 type smoke alarms were noted as being installed in the common area of level 17 in lieu of smoke detectors connected to the automatic fire detection and alarm system.	FRNSW have confirmed in their correspondence that the issue has been rectified. On this basis, the City is not required to take any further action.
C	Smoke detection was not provided to the lift motor room on level 17.	The City's inspection on 19 February 2026 could identify a smoke detector in the lift motor room on level 17. To address this, the City issued a corrective action letter on 4 March 2026 requiring more information on the smoke detector be provided by 30 April 2026. The City's reinspection on 29 April 2026 confirmed smoke detection had been provided to the lift motor room, addressing this matter.
D	Smoke detectors were located greater than 5 metres from internal walls in the common area on level 18.	The City's inspection on 19 February 2026 identified smoke detectors at intervals greater than 5 metres.

Ref.	Issue	City response
		To address this, the City issued a corrective action letter on 4 March 2026 requiring compliant spacing of smoke detectors by 30 April 2026. The City's reinspection on 29 April 2026 confirmed smoke detection had been provided with compliant spacing, addressing this matter.
8	General	
8A	A current Annual Fire Safety Statement was not displayed in a prominent location within the building or provided to FRNSW.	The City's inspection on 19 February 2026 observed the AFSS was on display at the time of inspection, addressing this issue.
9	Services and Equipment	
9A	Automatic Fire Detection and Alarm System	
A	The Fire Brigade Panel (FBP) indicated a total of 8 faults covering levels 5, 12, 24 and 27 of the building, indicating that the system may not operate to provide automatic notification of a fire to the building's occupants.	FRNSW have confirmed in their correspondence that the issue has been rectified. On this basis, the City is not required to take any further action.
10	General	
10A	A current Annual Fire Safety Statement was not displayed in a prominent location within the building or provided to FRNSW.	The City's inspection on 19 February 2026 observed the AFSS was on display at the time of inspection, addressing this issue.

6. 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

7. As a result of site inspections undertaken by the City investigation officer on 19 February 2026, a corrective action letter was issued on 4 March 2026 to the building owners to address the minor fire safety deficiencies identified by the City and FRNSW.

8. In response to the deficiencies identified in the existing hydrant system, the City issued an Order on 1 May 2026 for an audit of the building's hydrant system. The Order was issued to ensure that appropriate fire safety systems are in place throughout the building, providing improved and adequate fire safety provisions.
9. A review of the audit and upgrade strategy may result in the City exercising its powers to issue a further NOI the Act to address the fire safety deficiencies identified in the audit.
10. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

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File Ref. No: FRN21/1221 - BFS23/5002 - 8000030586
TRIM Ref. No: D26/14762
Contact: Ryan Maestri

9 February 2026

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
KINGSMEDE
25 BLIGH STREET, SYDNEY ("the premises")**

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

The correspondence stated that:

- *I attended this site after a worker had damaged a sprinkler system.*
- *The main wheel valve on number 2 installation jammed closed and would not open*
- *The stair pressurization fan would not reset and had to be turned off via the Main Switch*

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 21 September 2023, 24 July 2024, 5 November 2025, 10 December 2025 and 27 January 2026.

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.

Fire and Rescue NSW	ABN 12 593 473 110	www.fire.nsw.gov.au
Community Safety Directorate	1 Amarina Ave	T (02) 9742 7434
Fire Safety Compliance Unit	Greenacre NSW 2190	F (02) 9742 7483
www.fire.nsw.gov.au		Page 1 of 6

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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.

COMMENTS

The following items were identified during the inspections:

Inspection undertaken 21 September 2023

1. Services and Equipment

1A. Automatic Fire Detection and Alarm System

- A. The Fire Brigade Panel (FBP) indicated a total of 42 faults and 111 disablements covering a significant part of the building, indicating that the system may not operate to provide automatic notification of a fire to the building's occupants.
- B. A zone block plan was not provided at the FBP contrary to the requirements of Clause 3.10 of AS 1670.1-2018.
- C. A block plan was not provided at the sprinkler control assemblies, contrary to the requirements of Clause 8.3 of AS 2118.1-2017.

1B. Automatic Fire Suppression System

- A. Signage indicating the location of the sprinkler stop valves within the fire control room was not present, contrary to the requirements of Clause 8.4 of AS 2118.1-2017.
- B. Sufficient numbers of spare sprinkler heads and a spanner were not provided on the premises, contrary to the requirements of Clause 6.7 of AS 2118.1-2017.

1C. Emergency Warning and Intercommunication System (EWIS)

- A. The Emergency Warning Control and Indicating Equipment indicated a total of 3 faults relating to the EWIS. The nature of these faults was not discernible due to a malfunctioning display.

1D. Fire Hose Reel System

- A. The fire hose reel located near the fire control room was not capable of having the nozzle interlocked, contrary to the requirements of Section 5 of AS 2441-2005.

1E. Fire Hydrant System

The fire hydrant system appears to have been installed in accordance with Ordinance 70 and Ministerial Specification No.10. Notwithstanding this, the following deviations from AS2419.1-2021 have been identified, which are of concern to FRNSW:

- A. A block plan is not provided at the fire hydrant booster, contrary to the requirements of Clause 11.5 of AS 2419.1-2021.
- B. The door to the fire hydrant booster cabinet was not able to be held open, contrary to the requirements of Clause 11.2.2 of AS 2419.1-2021.
- C. The internal fire hydrant located in a cupboard on the ground floor behind the lift shafts was not provided with signage, contrary to the requirements of Clause 11.3.2 of AS 2419.1-2021.
- D. Internal attack fire hydrants were not provided with Storz couplings, contrary to the requirements of Clause 9.3.1 of AS 2419.1-2021.
- E. The internal attack hydrant located near the fire control room was less than 750 mm above the finished floor level, contrary to the requirements of Clause 3.2.2.1 of AS 2419.1-2021.
- F. The valve opening of the internal attack hydrant located on level 22 was orientated greater than 35° below horizontal, contrary to the requirements of Clause 3.2.2.1 of AS 2419.1-2021.

In light of this, FRNSW brings to your attention a position statement published by FRNSW on 8 January 2019. The statement is shown below:

Fire hydrant system in existing premises

When the consent authority (e.g. Council) is assessing the adequacy of an existing fire hydrant system installed in accordance with the provisions of Ordinance 70 and Ministerial Specification 10 (or earlier), FRNSW recommend that the system be upgraded to meet the requirements of the current Australian Standard AS 2419.1 to facilitate the operational needs of FRNSW.

It may be appropriate for a partial upgrade of the existing fire hydrant system be undertaken. A partial upgrade may be proposed to address deficiencies in the design and/or performance of the existing fire hydrant system, when assessed against the requirements of Australian Standard AS 2419.1, so that the upgraded fire hydrant system will meet the operational needs of FRNSW.

Where a hybrid fire hydrant system is proposed, which incorporates the design and performance requirements from two different standards, the proponent should consult with FRNSW on the requirements for the fire hydrant system.

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2. Access and Egress

- 2A. The exit doors were not provided with latches complying with Clause D3D26 of the National Construction Code (NCC).
- 2B. Re-entry from the fire-isolated stairs was not available, contrary to the requirements of Clause D3D27 of the NCC.
- 2C. A ladder was stored in the fire-isolated stair between levels 30 and 31, obstructing egress, contrary to the requirements of Section 109 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

3. General

- 3A. A current Annual Fire Safety Statement was not displayed in a prominent location within the building or provided to FRNSW contrary to the requirements of Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

Inspection undertaken 24 July 2024

4. Services and Equipment

- 4A. Automatic Fire Detection and Alarm System
 - A. The Fire Brigade Panel (FBP) indicated a total of 5 faults and 5 disablements covering levels 5, 7, 12, 18 and 21 of the building, indicating that the system may not operate to provide automatic notification of a fire to the building's occupants.

5. General

- 5A. A current Annual Fire Safety Statement was not displayed in a prominent location within the building or provided to FRNSW contrary to the requirements of Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

Inspection undertaken 5 November 2025

6. Fire Resistance and Compartmentation

- 6A. A fire-rated doorset was not provided to the lift motor room on level 17, contrary to the requirements of Clause C3D13 of the NCC.
- 6B. The construction between the lift motor room and suite 1701 did not appear to provide the required Fire-Resistance Level (FRL), contrary to the requirements of Clause C3D13 of the NCC.

7. Services and Equipment

7A. Automatic Fire Detection and Alarm System

- A. The Fire Brigade Panel (FBP) indicated a total of 7 faults and 3 disablements covering levels 5, 12, 13, 17, 18, 24 and 27 of the building, indicating that the system may not operate to provide automatic notification of a fire to the building's occupants.
- B. AS 3786 type smoke alarms were noted as being installed in the common area of level 17 in lieu of smoke detectors connected to the automatic fire detection and alarm system, contrary to the requirements of Clause S20C2 of Specification 20 of the NCC.
- C. Smoke detection was not provided to the lift motor room on level 17, contrary to the requirements of AS 1670.1-2018.
- D. Smoke detectors were located greater than 5 metres from internal walls in the common area on level 18, contrary to the requirements of Clause 5.1.4 of AS 1670.1-2018.

8. General

- 8A. A current Annual Fire Safety Statement was not displayed in a prominent location within the building or provided to FRNSW contrary to the requirements of Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

Inspection undertaken 10 December 2025

9. Services and Equipment

9A. Automatic Fire Detection and Alarm System

- A. The Fire Brigade Panel (FBP) indicated a total of 8 faults covering levels 5, 12, 24 and 27 of the building, indicating that the system may not operate to provide automatic notification of a fire to the building's occupants.

10. General

- 10A. A current Annual Fire Safety Statement was not displayed in a prominent location within the building or provided to FRNSW contrary to the requirements of Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

OFFICIAL

FIRE SAFETY ORDER NO. 1

Authorised Fire Officers' of FRNSW issued an Order No. 1, dated 22 December 2025, under the provisions of Section 9.34 of the EP&A Act. As a result, issues outlined in items 1A, 4A, 7A A, 7A B and 9A were rectified. In this regard, Council is not presently required to act on these items.

Under Schedule 5, Part 6, Section 12 of the EP&A Act, a copy of the Order has previously been sent to Council on the 22 December 2025 for your information.

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

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review items 1 to 10 of this report and conduct an inspection.
- b. Ensure that the existing fire hydrant system is upgraded to meet the requirements of AS 2419.1-2021 for an equivalent new building or a hybrid system that suits the operational requirements of FRNSW.
- c. Ensure the fire safety measures serving the premises are being regularly maintained and that an Annual Fire Safety Statement is being provided to both the Council and FRNSW.
- d. 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 Ryan Maestri 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 FRN21/1221 - BFS23/5002 - 8000030586 regarding any correspondence concerning this matter.

Yours faithfully



Ryan Maestri
Senior Building Surveyor
Fire Safety Compliance Unit

Attachment F

**Inspection Report
37-43 Bay Street, Glebe**



Figure 1: 37-43 Bay Street, Glebe, viewed from the south-east

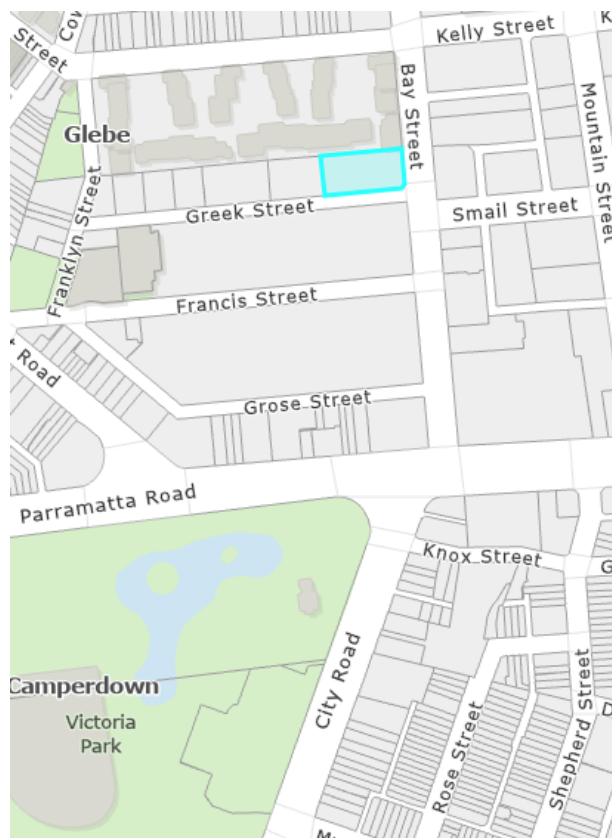


Figure 2: 37-43 Bay Street, Glebe

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)

Officer: Fady Morkos

Date: 24 March 2026

Premises: 37-43 Bay Street, Glebe

Executive Summary

1. The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 24 February 2026 with respect to matters of fire safety.
2. The premises consists of a 4 storey building used for predominantly residential apartments, with retail tenancies on the ground floor and carpark.
3. The City inspected the premises on 10 March 2026, accompanied by the strata representative. This inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.

Chronology

Date	Event
24 February 2026	FRNSW correspondence received.
10 March 2026	The City inspected the premises identifying deficiencies in fire safety relating to fire hydrants, alarm and detection, exit signage and egress.
19 March 2026	The City issued a corrective action letter requiring identified fire safety deficiencies be addressed by 25 May 2026.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 4 February 2026.

Issues

5. The report from Fire and Rescue NSW detailed issues as shown in the table below.

Ref.	Issue	City response
	Egress	
1	The fire door in the fire stairs adjacent to Unit 31 was chocked open and not capable of self-closing contrary to the requirements of NCC FRNSW removed the chock whilst on site and returned the door to the closed position.	The City's inspection on 10 March 2026 found this issue had already been addressed prior to the inspection. The fire door closed and self-closing mechanism was tested to check compliance, addressing this issue.
	Fire Hydrant System	
2	The lock on the door to the fire brigade booster was faulty FRNSW had difficulty accessing the fire brigade booster contrary to the requirements of the standard	The City's inspection on 10 March 2026 confirmed the lock on the booster assembly was faulty. To address this, the City issued a corrective action letter on 19 March 2026 requiring door hardware be repaired by 25 May 2026. Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instruction.
3	The doors to the fire hydrant booster do not have a device capable of securing the door in not less than a 90° open position contrary to the standards	The City's inspection on 10 March 2026 confirmed the booster doors could not be held open as required. To address this, the City issued a corrective action letter on 19 March 2026 requiring a hold open device be fitted by 25 May 2026. Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instruction.
4	The signage at the booster assembly doesn't indicate the correct pressure for FRNSW to boost at contrary to the requirements of the standard	The City's inspection on 10 March 2026 confirmed signage was missing. To address this, the City issued a corrective action letter on 19 March 2026 requiring signage be provided by 25 May 2026.

Ref.	Issue	City response
		Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instruction.
	Smoke Detection and Alarm System (SDAS)	
5	The ground floor retail premises were not provided with smoke detection contrary to the requirements of the NCC.	The City's inspection on 10 March 2026 confirmed ground floor retail premises were not provided with a detection system. To address this, the City issued a corrective action letter on 19 March 2026 requiring detection be provided by 25 May 2026. Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instruction.
6	There was one disablement showing on the Fire Detection Control Indicating Equipment (FDCIE) FRNSW have liaised with the fire service company who have provided a photograph showing that the disablement has been removed	The City's inspection on 10 March 2026 identified the FDCIE was clear of any faults, though a fault button was flashing on ASE (Alarm Signalling Equipment) monitoring unit mounted on FDICE. To address this, the City issued a corrective action letter on 19 March 2026 requiring the fault be cleared by 25 May 2026. Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instruction.
	Fire Safety Statements	
7	An Annual Fire Safety Statement (AFSS) was not prominently displayed at the premises.	The City's inspection on 10 March 2026 found only one page of the AFSS was on display. To address this, the City issued a corrective action letter on 19 March 2026 requiring a full AFSS be displayed by 25 May 2026.

Ref.	Issue	City response
		Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instruction.

6. 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

7. As a result of site inspections undertaken by the Council investigation officer on 10 March 2026, a corrective action letter was issued on 19 March 2026 to the building owners to address the fire safety deficiencies identified by the City and FRNSW by 25 May 2026.
8. The City will inspect the premises after 25 May 2026, will under undertaken to ensure that the fire safety deficiencies have been addressed.
9. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

OFFICIAL



File Ref. No: FRN16/3019 - BFS26/236 - 8000047737
TRIM Ref. No: D2026/023770
Contact: Senior Firefighter Scott Zucchetto

24 February 2026

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**
37-43 BAY STREET GLEBE (hereafter "the premises")

Fire and Rescue NSW (FRNSW) received correspondence concerning the adequacy of the provision for fire safety in or in connection with 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 4 February 2026.

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

The following items were identified in relation to the provisions for fire safety:

Provisions for Fire Safety

Egress

1. The fire door in the fire stairs adjacent to Unit 31 was chocked open and not capable of self-closing contrary to the requirements of Clause C4D6 of the National Construction Code 2022, Volume 1 Building Code of Australia (NCC).

FRNSW removed the chock whilst on site and returned the door to the closed position.

Fire and Rescue NSW
Community Safety Directorate
Fire Safety Compliance Unit

ABN 12 593 473 110
1 Amarina Ave
Greenacre NSW 2190

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www.fire.nsw.gov.au

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OFFICIAL

Fire Hydrant System

2. The 003 lock on the door to the fire brigade booster was faulty FRNSW had difficulty accessing the fire brigade booster contrary to the requirements of Clause 7.9 of Australian Standard (AS) 2419.1 2005.
3. The doors to the fire hydrant booster do not have a device capable of securing the door in not less than a 90° open position contrary to Clause 7.9 of AS 2419.1 2005.
4. The signage at the booster assembly indicates FRNSW to boost at 1200 Kpa, therefore, the lowest hydrant in the system will exceed the maximum discharge pressure of 1200 kPa contrary to the requirements of Clause 2.3.2 of AS 2419.1-2005. A review of the boost pressure signage may be required.

Smoke Detection and Alarm System (SDAS)

5. The ground floor retail premises were not provided with smoke detection contrary to the requirements of Clause E2D9 of the NCC. In this regard, FRNSW identified the building to have a rise in storeys of 4 with multiple retail occupancies on the ground floor.
6. There was one disablement showing on the Fire Detection Control Indicating Equipment (FDCIE) *'DIS L01D060 LEVEL 2 BETWEEN UNITS 41 & 42'*.

FRNSW have liaised with the fire service company who have provided a photograph showing that the disablement has been removed.

Regulatory Requirements

Fire Safety Statements

7. An Annual Fire Safety Statement (AFSS) was not prominently displayed at the premises in accordance with Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR21).

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

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review items 1 to 7 of this report and conduct an inspection.
- b. Address any other deficiencies identified on the premises.

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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. FRNSW refers this matter to the Council as the appropriate regulatory authority and awaits the Council's advice regarding its determination under Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

LIMITATIONS

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

- FRNSW's inspection of the premises may have been conducted without having the development consent and / or approved plans as a reference.
- FRNSW's inspection of the premises was a non-invasive visual inspection.
- FRNSW authorised fire officers may not have been able to access all areas of the premises at the time of inspection.
 - Sole Occupancy Units were not accessible.

Please do not hesitate to contact Senior Firefighter Scott Zucchetto of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call (02) 9742 7434. If you have any questions or concerns regarding the above matters, Please ensure that you refer to file reference FRN16/3019 - BFS26/236 - 8000047737 for any future correspondence concerning this matter.

Yours faithfully



Paul Scott
Team Leader
Fire Safety Compliance Unit

Attachment G

**Inspection Report
199 Cleveland Street, Redfern**



Figure 1: 199 Cleveland Street, Redfern, viewed from the north



Figure 2: Location map of 199 Cleveland Street, Redfern

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: Luke Jeffree

Date: 2 March 2026

Premises: 199 Cleveland Street, Redfern

Executive Summary

1. The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 17 February 2026 with respect to matters of fire safety.
2. The premises consists of a 2 storey commercial building used for office space, incorporating a single-storey theatre portion at the rear.
3. The City inspected the premises on 27 February 2026, accompanied by the owner's estate agent. This inspection identified deficiencies in fire safety. To address this, a Notice of Intention to give a fire safety order (NOI) is recommended to be issued under the Act.

Chronology

Date	Event
17 February 2026	FRNSW correspondence received.
27 February 2026	The City inspected the premises identifying deficiencies in fire safety.
19 March 2026	The City issued a Notice of Intention to give a Fire Safety Order (NOI) to address identified deficiencies in fire safety.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 4 February 2026.

Issues

5. The report from Fire and Rescue NSW detailed issues as shown in the table below.

Ref.	Issue	City response
	Provisions for Fire Safety	
	Egress	
1.	Gates installed and locked across the two rear exits from the theatre, obstructing free egress. FRNSW were advised the gates are unlocked and opened when the premises are occupied	The City's inspection on 27 February 2026 confirmed the gates remained in front of the two rear exits. To address this, the City issued a NOI on 19 March 2026 attaching a Fire Safety Order requiring the removal of the gates to ensure unobstructed egress from the building, addressing this issue.
2.	Exit Signs	
	A required exit door from the north-eastern egress did not have an exit sign installed.	During the City's inspection on 27 February 2026, it was noted that signage had already been provided, addressing this matter.
3.	The exit sign above the north-western exit door from the theatre was not operating. Management had arranged for an electrician to attend.	During the City's inspection on 27 February 2026, signage was observed working properly, addressing this matter.
	Smoke Detection and Alarm System (SDAS)	
4.	The Zone 4 Sub-Fire Indicator Panel (FIP) for the theatre displayed disablements in both of its zones. - Management stated the disablements were for theatrical use and haze machines. FRNSW noted no theatrical use had occurred recently, and management has since been provided guidance on isolating smoke detectors and alarms for theatrical purposes.	The City's inspection on 27 February 2026 identified disablements on the SDAS. To address this, the City issued a NOI on 19 March 2026, attaching a Fire Safety Order requiring the system to be maintained without faults or disablements, addressing this issue.

6. 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

7. As a result of site inspections undertaken by the Council investigation officer on 27 February 2026 it is recommended Council exercise its powers to issue a NOI under the Act to address the identified fire safety deficiencies. After the NOI's representation period expires and any received representations are considered, a fire safety order may be issued to ensure that appropriate fire safety systems are in place throughout the building, providing improved and adequate fire safety provisions.
8. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

OFFICIAL



File Ref. No: FRN25/881 - BFS26/597 - 8000048043
TRIM Ref. No: D26/23522
Contact: Station Officer David Weekes

17 February 2026

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
THE GRAND ELECTRIC THEATRE
199 CLEVELAND STREET REDFERN ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 27 January 2026 concerning the adequacy of the provision for fire safety in or in connection with '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 4 February 2026.

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.
- At the time of inspection FRNSW was unable to gain access to the Northern Building which contained the main Fire Indicator Panel (FIP).

Fire and Rescue NSW	ABN 12 593 473 110	www.fire.nsw.gov.au
Community Safety Directorate	1 Amarina Ave	T (02) 9742 7434
Fire Safety Compliance Unit	Greenacre NSW 2190	F (02) 9742 7483
www.fire.nsw.gov.au		Page 1 of 3

OFFICIAL

COMMENTS

The following items were identified during the inspection:

Provisions for Fire Safety

Egress

1. Gates have been installed and locked outside the 2 rear exits from the theatre to James Street which obstructs the free passage of persons from the building contrary to the requirements of Section 109 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR21).

FRNSW spoke with management who explained that the gates are required for security purposes and are unlocked and opened as soon as staff occupy the premises. The gates were opened by management while FRNSW were at the premises.

Exit Signs

2. The door serving as a required exit from the north-eastern egress from the central courtyard did not have an exit sign installed, contrary to the requirements of Clause E4D5 of the National Construction Code 2022, Volume 1 Building Code of Australia (NCC).
3. The exit sign above the north-western exit door from the theatre was not operating nor energized at all times, contrary to the requirements of Clause E4D8 of the NCC.

Management was aware of the fault and had an electrician due to repair the following day.

Smoke Detection and Alarm System (SDAS)

4. The Zone 4 Sub Fire Indicator Panel (FIP) for the theatre was showing disablements in 2 of 2 zones.

FRNSW spoke with management who explained that they disable the zones for theatrical purposes and the use of hazing machines. In this regard, FRNSW note that there had been no theatrical use since the previous day, and management have since been sent documents on the Isolation of Smoke Detectors and Alarms for Theatrical Purposes.

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

RECOMMENDATIONS

FRNSW recommends that Council:

OFFICIAL

- 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 David Weekes 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 FRN25/881 - BFS26/597 - 8000048043 regarding any correspondence concerning this matter.

Yours faithfully



Ryan Maestri
Senior Building Surveyor
Fire Safety Compliance Unit