

Attachment K

**Inspection Report
398-402 Sussex Street, Haymarket**



Figure 1: 398-402 Sussex Street, Haymarket, viewed from the south-west



Figure 2: Location map of 398-402 Sussex Street, Haymarket

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: Arfan Chaudhary

Date: 17 December 2025

Premises: 398-402 Sussex Street, Haymarket

Executive Summary

1. The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 11 November 2025 with respect to matters of fire safety.
2. The premises consists of a 7 storey building used for commercial purposes.
3. The City inspected the premises on 17 December 2025, accompanied with the building manager. This inspection found that fire safety was adequately provided.

Chronology

Date	Event
20 October 2025	FRNSW contacted the City via phone following a fire incident that occurred at the premises.
28 October 2025	The City inspected the premises and found all the fire safety measures were maintained and functioning in the building.
28 October 2025	The City contacted FRNSW via phone advising the building had been inspected and did not identify any fire safety deficiencies in the building.
11 November 2025	FRNSW correspondence received.
17 December 2025	A follow up inspection was carried out of the subject premises. The inspection found all the fire safety measures were maintained and functioning in the building.

Fire and Rescue NSW Report

4. Fire and Rescue NSW did not conduct an inspection of the subject premises.

Comments

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

Ref.	Comment	City response
	The FRNSW correspondence received 20 October 2025 followed a fire incident. All smoke detectors on level 2 were covered with tape. Fire Officers were unable to gain access to the tenancy on Level 2 however discussions with the Property Manager at the time of the inspection, revealed Council had previously conducted an inspection, post-fire incident, and confirmed the smoke detectors obstructions had since been removed.	A follow up inspection was carried out of the subject premises on 17 December and confirmed all the fire safety measures were maintained and functioning in the building.

6. FRNSW made no direct recommendation within their report other than legislative notification and advised that it would be at Council's discretion as the appropriate regulatory authority, to determine whether further investigation is required in this instance.

Council Investigation Officer Recommendations

7. As a result of site inspections undertaken by the Council investigation officer it has been confirmed that the above comments of FRNSW have been complied with.
8. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

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File Ref. No: FRN17/727 - BFS25/7426 - 8000045957
TRIM Ref. No: D25/133137
Contact: Mark Knowles

11 November 2025

General Manager
City of Sydney
GPO Box 1591
SYDNEY NSW 2001

Email: council@cityofsydney.nsw.gov.au

Attention: Manager Compliance / Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT
'THE WORKHOUSE'
398-402 SUSSEX STREET, HAYMARKET ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 20 October 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 5 November 2025.

On behalf of the Commissioner of FRNSW, the comments in this report are provided under Section 9.32(4) of the EP&A Act.

COMMENTS

The correspondence received on 20 October 2025 was submitted by a FRNSW fire-fighter following a fire incident that occurred at 'the premises' and indicated that *'All smoke detectors on level 2 were covered up with tape. Fire started waste bin and sprinklers extinguished the fire. The smoke detector near the sprinkler head did activate after the head activated, I assumed this was from water not from smoke'*. It is understood the concern was also referred to Council.

Fire and Rescue NSW

ABN 12 593 473 110

www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Compliance Unit

1 Amarina Ave
Greenacre NSW 2190

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

www.fire.nsw.gov.au

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Authorised Fire Officers were unable to gain access into the tenancy on Level 2 (D&C Construction), however discussions with the Property Manager at the time of the inspection, revealed Council had previously conducted an inspection, post-fire incident, and confirmed the smoke detectors obstructions had since been removed.

Notwithstanding this, it would be at Council's discretion as the appropriate regulatory authority, to determine whether further investigation is required in this instance.

Please do not hesitate to contact Mark Knowles 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 FRN17/727 - BFS25/7426 - 8000045957 for any future correspondence concerning this matter.

Yours faithfully



Mark Knowles
Senior Building Surveyor
Fire Safety Compliance Unit