

Attachment L

**Inspection Report
14-18 Lee Street, Haymarket**



Figure 1: 14-18 Lee Street, Haymarket, viewed from the west



Figure 2: Location map of 14-18 Lee 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: 6 January 2026

Premises: 14-18 Lee Street, Haymarket

Executive Summary

1. The City of Sydney (the City) received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 9 December 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 22 December 2025, 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
9 December 2025	FRNSW correspondence received.
22 December 2025	The City inspected the premises identifying deficiencies in fire safety.
8 January 2026	The City issued a corrective action letter requiring identified deficiencies to be rectified in two stages. Stage 1 works include upgrading exit doors, installing Storz couplings on hydrant valves, upgrading balustrades in the building's carpark, and rectifying a fault in the Fire Brigade Panel. These works must be completed by 28 February 2026. Stage 2 works require fire stopping to be installed in the main switch room and electrical services cupboards, with completion required by 15 April 2026.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 5 November 2025.

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	A number of exit doors from the carpark and loading dock appeared to be locked at the time of the inspection. It is at Council's discretion, being the appropriate regulatory authority, to investigate and confirm that the doors are fitted with an automatic 'fail-safe device'.	The City's inspection on 22 December 2025 identified doors were unlocked. To ensure this issue does not reoccur, a corrective action letter was issued on 8 January 2026 requiring a fail-safe device be installed by 28 February 2026. Follow up inspections will be undertaken to ensure the fail-safe device is installed in accordance with the City's instruction.
	Fire Hydrant System	
2	Storz couplings, compatible with FRNSW firefighting hose connections have not been provided to all fire hydrant valves throughout the premises.	The City's inspection on 22 December 2025 identified non-compatible fire hose connections at the premises. A corrective action letter was issued on 8 January 2026 requiring fittings be installed by 28 February 2026. Follow up inspections will be undertaken to ensure the works are undertaken in accordance with the City's instructions, 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 a corrective action letter was issued on 8 January 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.

OFFICIAL



File Ref. No: FRN22/1344 - BFS25/7767 - 8000046255
TRIM Ref. No: D25/147403
Contact: Conor Hackett

9 December 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
DIVVY LEE STREET PARKING
14 LEE STREET SYDNEY ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 4 November 2025 concerning the adequacy of the provision for fire safety 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.

COMMENTS

Council will be aware that officers from FRNSW have previously inspected the premises and provided a report to council dated 12 September 2024 (Ref No. D24/101592).

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

Provisions for Fire Safety

Egress

1. A number of exit doors from the carpark and loading dock appeared to be locked at the time of the inspection. It is at Councils discretion, being the appropriate regulatory authority, to investigate and confirm that the doors are fitted with an

Fire and Rescue NSW

ABN 12 593 473 110

www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Compliance Unit

1 Amarina Ave
Greenacre NSW 2190

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

www.fire.nsw.gov.au

Page 1 of 2

OFFICIAL

OFFICIAL

automatic 'fail-safe device' in accordance with the requirements of Clause D3D26(3) of the NCC.

Fire Hydrant System

2. Storz couplings, compatible with FRNSW firefighting hose connections have not been provided to all fire hydrant valves throughout the premises, in accordance with the requirements of Clause 5.2 and 5.6.4 of AS 2419.1 and 'FRNSW Fire safety guideline, Technical information – FRNSW Compatible Storz hose connections –Version 10 – Issued 23 Dec 2024'.

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

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review items 1 & 2 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.
- The inspection was limited to the car park area only.

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

Please do not hesitate to contact Conor Hackett of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call (02) 9742 7434 if there are any questions or concerns about the above matters. Please refer to file reference FRN22/1344 - BFS25/7767 - 8000046255 regarding any correspondence concerning this matter.

Yours faithfully



Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit