Attachment F

Inspection Report
28 Zetland Avenue, 77-93 Portman Street and 32 Ebsworth Street, Zetland

Figure 1: 28 Zetland Avenue, 77-93 Portman Street and 32 Ebsworth Street, Zetland, viewed from the south-east

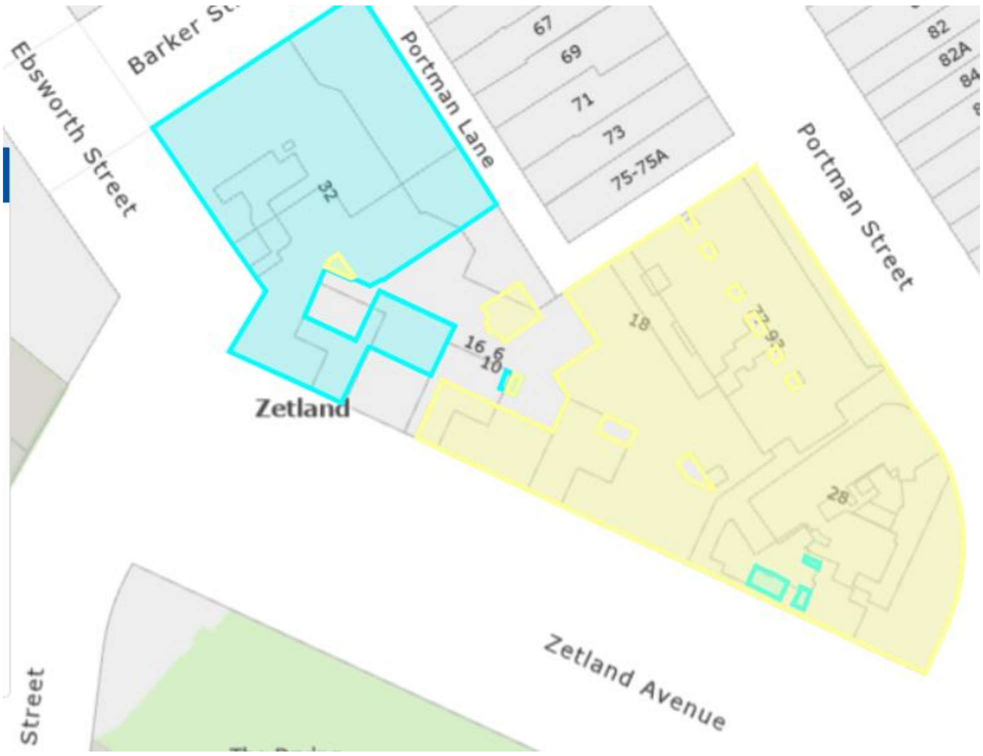

Figure 2: Location map of 28 Zetland Avenue, 77-93 Portman Street and 32 Ebsworth Street, Zetland

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: **6 January 2026**

Premises: **28 Zetland Avenue, Zetland**

Executive Summary

1. 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 23 storey building used for residential apartments with shops and car parking at lower levels.

3. The City inspected the premises on 9 January 2026, accompanied by the building manager and builder. 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.
9 January 2026	The City inspected the premises identifying deficiencies in fire safety.
13 January 2026	The City issued a corrective action letter requiring identified deficiencies be rectified by 14 April 2026. This includes works to the hydrant and sprinkler booster system, smoke detection and alarm system, door hardware and fire engineering verification.

Fire and Rescue NSW Report

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

Issues

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

Ref.	Issue	City response
	Fire Hydrant System	
1	Combined Fire Hydrant and Sprinkler Booster	
a.	All doors to the booster enclosure were not clearly identified with a fade resistant sign stating, “FIRE HYDRANT BOOSTER”.	The City’s inspection on 9 January 2026 confirmed existing signage was inadequate. In response, the City issued a corrective action letter on 14 January 2026 requiring signage be provided by 14 April 2026. Follow up inspections will be undertaken to ensure the works are completed in accordance with the City’s instruction, addressing this matter.
b.	Additional hydrants have been installed within the carpark levels to achieve system coverage; however they do not have any wall signage and additional provisions have not been made to suit the operational requirements of FRNSW.	The City’s inspection on 9 January 2026 confirmed existing signage was inadequate. In response, the City issued a corrective action letter on 14 January 2026 requiring signage be provided by 14 April 2026. Follow up inspections will be undertaken to ensure the works are completed in accordance with the City’s instruction, addressing this matter.
c.	The pumproom – Building materials/non fire equipment was being stored within the pumproom. The Building Manager was not aware of the items being stored within the pumproom at the time and advised that she would have the items removed in a timely manner.	During the City’s inspection on 9 January 2026, it was noted that building materials and other non-fire equipment had been removed from the pumproom, addressing this matter.
d.	The above ground isolating valves on the ring main located within the fire-isolated	The City’s inspection on 9 January 2026 confirmed isolation valves did

Ref.	Issue	City response
	stairway on the roof level, as required for a building over 25m in effective height, were not monitored.	not have monitoring at roof level as required. In response, the City issued a corrective action letter on 14 January 2026 requiring owners to provide monitoring to isolation valves at roof level by 14 April 2026. Follow up inspections will be undertaken to ensure the works are completed in accordance with the City's instruction, addressing this matter.
e.	The above ground isolating valves on the ring main located within the fire-isolated stairway on the roof level, were not secured or locked in the open position.	The City's inspection on 9 January 2026 confirmed isolation valves were not secure. In response, the City issued a corrective action letter on 14 January 2026 requiring isolation valves to be secured by 14 April 2026. Follow up inspections will be undertaken to ensure the works are completed in accordance with the City's instruction, addressing this matter.
	Smoke Detection and Alarm System (SDAS)	
2	The Fire Brigade Panel identified 21 isolations and 7 faults.	The City's inspection on 9 January 2026 found 2 faults at lobby level. In response, the City issued a corrective action letter on 14 January 2026 requiring faults to be cleared by 14 April 2026. Follow up inspections will be undertaken to ensure the works are completed in accordance with the City's instruction, addressing this matter.
	The building manager was not aware of the issues at the time and advised that	The City's inspection on 9 January 2026 found 2 faults at lobby level.

Ref.	Issue	City response
	she would have the fire service technicians attend the site immediately to rectify the issues. Ongoing correspondence with the Building Manager following the inspection, provided evidence that all isolation and faults had been removed from the SDAS.	In response, the City issued a corrective action letter on 14 January 2026 requiring faults to be cleared by 14 April 2026. Follow up inspections will be undertaken to ensure the works are completed in accordance with the City's instruction, addressing this matter.
	Egress	
3	Within the back of house area of the 'Portland House' building on ground floor, the exit strategy may need to be reviewed.	The City's inspection on 9 January 2026 identified incorrect door hardware in the building's carpark. In response, the City issued a corrective action letter on 14 January 2026 requiring door hardware to be rectified by 14 April 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 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 a corrective action letter was issued on 14 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.

File Ref. No: BFS25/3643 - FRN20/3682-1 - 8000042979
TRIM Ref. No: D25/147411
Contact: John Bruscino

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
22-28 ZETLAND AVENUE, ZETLAND ("the premises")
AKA: 10, 18 & 28 ZETLAND AVENUE, ZETLAND – 32 EBSWORTH STREET, ZETLAND – 77-93 PORTMAN STREET, ZETLAND

Fire and Rescue NSW (FRNSW) received correspondence on 02 June 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 4 July 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.

COMMENTS

Provisions for Fire Safety

Fire Hydrant System

1. Combined Fire Hydrant and Sprinkler Booster

   a. All doors to the booster enclosure were not clearly identified with a fade resistant sign stating "FIRE HYDRANT BOOSTER", contrary to the requirements of Clause 11.3.1.1 of AS2419.1-2017.

b. Additional hydrants have been installed within the carpark levels to achieve system coverage, however they do not have any wall signage and additional provisions have not been made to suit the operational requirements of FRNSW, contrary to the requirements of Clause 3.6.1 and 3.6.3 of AS 2419.1-2017. In this regard, fire-fighters would be unaware of the existence of the additional hydrant valves outside the fire stairs and would benefit from floor plan signage being placed adjacent to the hydrant valves within the fire stairs, detailing the location of the additional hydrants within the carpark levels, in accordance with clause 11.6 of AS2419.1-2017.

c. The pumproom – Building materials/non fire equipment was being stored within the pumproom.

   The Building Manager was not aware of the items being stored within the pumproom at the time and advised that she would have the items removed in a timely manner.

d. The above ground isolating valves on the ring main located within the fire-isolated stairway on the roof level, as required for a building over 25m in effective height, were not monitored, contrary to the requirements of Clause 8.9 of AS 2419.1-2017.

e. The above ground isolating valves on the ring main located within the fire-isolated stairway on the roof level, were not secured or locked in the open position, contrary to the requirements of Clause 8.7 of AS 2419.1-2017.

<u>Smoke Detection and Alarm System (SDAS)</u>

2. The Fire Brigade Panel identified 21 isolations and 7 faults.

   The building manager was not aware of the issues at the time and advised that she would have the fire service technicians attend the site immediately to rectify the issues. Ongoing correspondence with the Building Manager following the inspection, provided evidence that all isolation and faults had been removed from the SDAS.

<u>Egress</u>

3. Within the back of house area of the 'Portland House' building on ground floor, the exit strategy may need to be reviewed. There is a door with an exit sign on one side, however the door contains a lock, and egress is only available via the other side of the door (without the exit sign). There is also a security door installed in a path of travel (possibly to restrict access into the residential part of the building), which was open and unlocked at the time. It is noted that access to an exit was available in all cases, however the exit strategy is confusing.

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

RECOMMENDATIONS

FRNSW recommends that Council:

a. Review items 1 to 3 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.

Please do not hesitate to contact John Bruscino 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 BFS25/3643 - FRN20/3682-1 - 8000042979 for any future correspondence concerning this matter.

Yours faithfully

John Bruscino
Senior Building Surveyor
Fire Safety Compliance Unit