

Attachment G

Inspection Report 199 Cleveland Street, Redfern
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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.

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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

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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:

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- 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