

Attachment D

**Inspection report
1-5 Link Road and 132-136 Epsom Road,
Zetland**



Figure 1: 1-5 Link Road and 132-136 Epsom Road, Zetland, viewed from the west



Figure 2: Location map of 1-5 Link Road and 132-136 Epsom Road, 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: Luke Jeffree

Date: 15 June 2026

Premises: 1-5 Link Road and 132-136 Epsom Road, Zetland

Executive summary

1. The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 24 April 2026 with respect to matters of fire safety.
2. The premises comprises a 13-storey mixed-use development containing a number of residential apartment buildings of varying heights, above a shared basement car park and incorporating retail tenancies at ground and podium levels.
3. The City inspected the premises on 18 May 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
24 April 2026	FRNSW correspondence received.
18 May 2026	The City inspected the premises identifying deficiencies in fire safety.
19 June 2026	The City issued a corrective action letter requiring rectification of identified fire safety maintenance matters in two stages. The first stage requires completion by 17 July 2026 and the second stage requires completion by 28 August 2026.
20 July 2026	The City re-inspected the premises to follow up on the Stage 1 works required to be completed by 17 July 2026. At the time of the inspection, the works were still in progress and had not yet been completed. As a result, an extension of time was granted until 28 August 2026 for the works to be finalised.

Fire and Rescue NSW report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 9 March 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	
	Combined Hydrant and Sprinkler System	
1.	The isolating valves associated with the booster assembly were not secured in the open position.	The City's inspection on 18 May 2026 confirmed the presence of multiple isolation valves associated with the booster assembly. Further technical review of the valve security/locking arrangements is required having regard to the matter raised by FRNSW. In response, the City issued a corrective action letter on 19 June 2026 requiring review of the valve security arrangements by an appropriately qualified accredited practitioner (fire safety), with certification to be submitted to the City by 28 August 2026, addressing this issue.
2.	Overgrown vegetation was obstructed clear access to the booster assembly.	During the City's inspection on 18 May 2026 it was noted that the overgrown vegetation had been cut back to allow clear access to the booster assembly, addressing this issue.
3.	The block plan provided at the booster assembly, pump room or fire control room does not adequately depict the buildings protected.	The City's inspection on 18 May 2026 confirmed the presence of a block plan at the booster assembly. Further technical review of the block plan is required having regard to the matter raised by FRNSW. In response, the City issued a corrective action letter on 19 June 2026 requiring review of the block plan by an appropriately qualified

Ref.	Issue	City response
		accredited practitioner (fire safety), with certification to be submitted to the City by 28 August 2026, addressing this issue.
4.	The pressure gauge at the booster inlet was opaque and difficult to read.	The City's inspection on 18 May 2026 confirmed the presence of multiple pressure gauges associated with the booster assembly, including gauges which appeared non-legible and/or damaged. Further technical review of the pressure gauges is required having regard to the matter raised by FRNSW. In response, the City issued a corrective action letter on 19 June 2026 requiring review of the pressure gauges by an appropriately qualified accredited practitioner (fire safety), with certification to be submitted to the City by 17 July 2026. A follow up inspection on 20 July 2026 found the certification was still in progress and had not yet been completed. As a result, an extension of time was granted until 28 August 2026 for the certification to be finalised, addressing this issue.
5.	Floor block plans were not provided at multiple sprinkler control assemblies	The City's inspection on 18 May 2026 confirmed the presence of floor block plans at selected sprinkler control assemblies within the premises. Further technical review of floor block plan provisions associated with sprinkler control assemblies is required having regard to the matter raised by FRNSW. In response, the City issued a corrective action letter on 19 June 2026 requiring review of the floor block plan provisions by an appropriately qualified accredited practitioner (fire safety), with certification to be submitted to the

Ref.	Issue	City response
		City by 28 August 2026, addressing this issue.
6.	Spanner not provided at the stock of spare sprinklers within the pump room	The City's inspection on 18 May 2026 confirmed that a spanner had not been provided at the stock of spare sprinklers within the pump room. In response, the City issued a corrective action letter 19 June 2026 requiring a suitable spanner to be provided by 17 July 2026. A follow up inspection on 20 July 2026 found the stock had not yet been provided. As a result, an extension of time was granted until 28 August 2026 for the stock to be provided, addressing this issue.
7.	A water supply valve list was not provided at the pump room	The City's inspection on 18 May 2026 confirmed that a water supply valve list had not been provided at pump room. In response, the City issued a corrective action letter 19 June 2026 requiring provision of a water supply valve list by an appropriately qualified accredited practitioner (fire safety), with certification to be submitted to the City by 17 July 2026. A follow up inspection on 20 July 2026 found the list was still being prepared and had not yet been completed. As a result, an extension of time was granted until 28 August 2026 for the list to be finalised, addressing this issue.
8.	A pressure gauge schedule was not provided at the pump room	The City's inspection on 18 May 2026 confirmed that a pressure gauge schedule had not been provided at pump room. In response, the City issued a corrective action letter on 19 June 2026 requiring provision of a

Ref.	Issue	City response
		pressure gauge schedule by an appropriately qualified accredited practitioner (fire safety), with certification to be submitted to the City by 17 July 2026. A follow up inspection on 20 July 2026 found the schedule was still being prepared and had not yet been completed. As a result, an extension of time was granted until 28 August 2026 for the schedule to be completed, addressing this issue.
9.	A pilot operated pressure reducing valve (PO-PRV) with quarter-turn isolation valves was observed in the pump room. FRNSW recommends that the isolation valves be removed, monitored, or that the PO-PRV be replaced.	The City's inspection on 18 May 2026 confirmed the presence of a pilot-regulated pressure reduction valve and associated quarter turn isolation valves as referenced in FRNSW correspondence. While these devices are not required for the building's fire safety systems, the City has brought FRNSW's concerns to the attention of the building owners through the corrective action letter issued on 19 June 2026. This correspondence specifically highlighted the recommendation contained in Item 9 of FRNSW's letter, together with the associated FRNSW position statement regarding pilot-operated pressure reduction valves and required an appropriately qualified accredited practitioner (fire safety), to assess the matter, with certification to be submitted to the City by 28 August 2026, addressing this issue.
	Regulatory Requirements	
	Fire Safety – Essential Fire Safety Measures	
10.	Automatic Smoke Detection and Alarm System (ASDAS): At the time of inspection on 9 March 2026, the fire indicator panel (FIP) displayed 51	The City notes that FRNSW undertook a follow-up inspection on 15 April 2026, following which no

Ref.	Issue	City response
	faults, 23 disablements, and multiple system fault indicators. At the follow-up inspection on 15 April 2026, the FIP was clear of faults, and subsequent evidence confirmed the system was operating normally. No further action was taken by FRNSW.	further action was taken by them regarding this matter.
11.	Emergency Warning and Intercommunication Systems At the time of inspection on 9 March 2026, the EWIS panel displayed a system fault and an audio fault. At the follow-up inspection on 15 April 2026, the EWIS panel was clear of faults and operating normally.	The City notes that FRNSW undertook a follow-up inspection on 15 April 2026, following which no further action was taken by them regarding this matter.
	Other findings	
12.	FRNSW received correspondence from a resident raising concerns regarding the fire safety systems, including potential non-compliance of the Automatic Smoke Detection and Alarm System (ASDAS) and elements of the Emergency Warning and Intercommunication System (EWIS), as well as matters relating to building management and the validity of the Annual Fire Safety Statement. Council was included in this correspondence and has issued a corrective action letter to address the relevant matters. The issue has been referred to Council as the appropriate regulatory authority.	The City notes that FRNSW referred correspondence received from a resident/owner regarding concerns associated with fire safety systems and the Annual Fire Safety Statement for the subject premises. The City has separately issued a corrective action letter regarding the required Annual Fire Safety Statement and associated fire safety maintenance matters. These matters are due to be completed by 28 August 2026.

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 19 June 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: FRN25/2447 - BFS26/1501 - 7000000463
TRIM Ref. No: D26/65873
Contact: Conor Hackett

24 April 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
PARAGON APARTMENTS
1-5 LINK ROAD & 132 EPSOM ROAD, ZETLAND ("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 9 March 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

Combined Hydrant and Sprinkler System

1. The isolating valves associated with the booster assembly were not secured or locked in the open position, contrary to the requirements of Clause 8.5.8 of AS 2419.1-2005.

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
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www.fire.nsw.gov.au

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2. Overgrown vegetation was obstructing clear access to the booster assembly, contrary to the requirements of Clause 7.3(a) and 7.3(g) of AS 2419.1-2005.
3. The block plan provided at the booster assembly/pump room/fire control room does not provide a full layout/plan view of all the buildings protected, contrary to the requirements of Clause 7.11 of AS 2419.1-2005.
4. The glass screen to the pressure gauge at the booster inlet has become opaque and difficult to read, contrary to the requirements of Clause 9.3 of AS 2419.1-2005.
5. A floor block plan was not provided at multiple sprinkler control assemblies, contrary to the requirements of Clause 2.2.5 of AS 2118.6-2012.
6. A spanner had not been provided at the stock of spare sprinklers within the pump room, contrary to the requirements of Clause 6.7 of AS 2118.1-1999.
7. A water supply valve list, including valve unique number, location and whether monitored or locked has not been provided at the pump room contrary to the requirements of Clause 2.2.7 of AS 2118.6-2012.
8. A pressure gauge schedule has not been provided at the pump room, contrary to the requirements of Clause 2.2.6 of AS 2118.6-2012.
9. FRNSW observed a pilot regulated pressure reduction valve in the pump room that incorporate quarter turn isolation valves either side of the pilot valve.

FRNSW position statement, [Pilot operated pressure reduction valve \(PO-PRV\) installation](#) recommends that the quarter-turn isolation valve be removed, monitored or the POPRV be replaced.

Regulatory Requirements

Fire Safety – Essential Fire Safety Measures

Section 81 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (the DCFS Regulation) requires maintenance of Essential Fire Safety Measures to a standard no less than when first installed. In that regard, the following is noted:

10. *Automatic Smoke Detection and Alarm System (ASDAS):*

At the time of the inspection on 9 March 2026, the Fire Indicator Panel (FIP) in the Fire Control Room displayed the following:

- Fifty-one (51) faults indicated on the LCD screen.
- Twenty-Three (23) disablements indicated on the LCD Screen.
- An orange LED light indicated 'System Fault'.
- An orange LED light indicated 'Fault'.
- An orange LED light indicated 'Disable'.
- An orange LED light indicated 'Building A A/C isolate'.

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At the time of the follow-up inspection on 15 April 2026, the FIP was clear of all faults excepting 'Building A A/C isolate'. Building management provided photographic evidence to FRNSW on 23 April showing that the FIP was clear of all faults. Accordingly, no further action was taken by FRNSW.

11. *Emergency Warning and Intercommunication Systems (EWIS):*

At the time of the inspection on 9 March 2026, the EWIS panel in the Fire Control Room displayed a system fault and an audio fault.

At the time of the follow-up inspection on 15 April 2026, the EWIS panel was clear of all faults and appeared to be operating normally.

Other Findings

12. FRNSW has received email correspondence from a resident/owner within the property raising concerns with the fire safety systems installed in the premises. The correspondence includes allegations that the cabling associated with the ASDAS is non-compliant, thereby compromising the effectiveness of the ASDAS and that elements of the EWIS are also non-compliant. The allegations also pertain to legal issues around the management of the premises as well as the validity of the Annual Fire Safety Statement provided to Council on behalf of the owners.

Noting that the Council has been included in the abovementioned email (dated 3 April 2026) and, as building management have confirmed that Council has issued a Corrective Action letter to address some of the issues raised, this matter is referred to Council as the appropriate regulatory authority.

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

NOTICE OF INTENTION TO SERVE AN ORDER

FRNSW issued a Notice of Intention to Serve an Order (1) dated 11 March 2026 (copy attached) under the provisions of Section 9.34 of the EP&A Act to have items no. 10 and 11 of this report rectified.

REPRESENTATIONS & INSPECTION

Written representations were received concerning the proposed Order No. 1 under Schedule 5, Part 6, Section 8 of the EP&A Act. Upon hearing and considering the representation, FRNSW determined not to give an Order.

RE-INSPECTION/S AND OUTCOME

Pursuant to the provisions of Section 9.32(1)(b) of the EP&A Act and Clause 112(a) of the DCFS Regulation, an inspection of 'the premises' on 15 April 2026 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW.

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At the time of the inspection, the terms of 'the Notice' issued on the premises were compliant. In this regard, Council is not required to act on item no. 10 and 11 of this report. It is the Council's discretion to inspect and address any other deficiencies identified on the premises.

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review item no. 1 through to item no. 12 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.

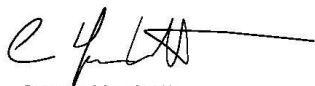
LIMITATIONS

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 could not be inspected:
 - Commercial tenancies
 - SOU's

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 you have any questions or concerns regarding the above matters. Please ensure that you refer to file reference FRN25/2447 - BFS26/1501 - 7000000463 for any future correspondence concerning this matter.

Yours faithfully



Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit

Attachment: [Appendix 1 – Proposed Fire Safety Order No.1]

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Appendix 1 – Notice of Intention – Proposed Fire Safety Order No.1



Proposed Fire Safety Order ORDER No. 1

*Under the Environmental Planning and Assessment Act 1979 (EP&A Act)
Part 9 Implementation and Enforcement – Division 9.3 Development Control Orders
Fire Safety Orders in accordance with the table to Part 2 - Schedule 5.
Intend to give an Order in accordance with Section 9.34(1)(b)*

I, **Conor Hackett** **Senior Building Surveyor** **905798**
(name) (rank) (number)

being an authorised Fire Officer within the meaning of Schedule 5, Part 8, Section 16 of the *Environmental Planning and Assessment Act 1979*, and duly authorised for the purpose, hereby order:

The Owners of SP95732, SP95733 & SP95734. **Owner**
(name of the person whom Order is served) (position, i.e. owner, building manager)

with respect to the premise

SP95732, SP95733 & SP95734.
132-136 EPSOM ROAD & 1-5 LINK ROAD, ZETLAND NSW 2017
("the premises")
(name/address of premises to which Order is served)

to do or refrain from doing the following things:

1. Ensure the automatic smoke detection and alarm system installed in 'the premises' is fully operational, by repairing/reinstating the faults and disablements indicated on the Fire Indicator Panel.
2. Ensure the Emergency Warning and Intercommunication System (EWIS) in the premises is fully operational, by repairing/reinstating the faults indicated on the EWIS panel.

The terms of the Proposed Fire Safety Order – Order No.1 are to be complied with:

By no later than **7 days** from the date of the Fire Safety Order – Order 1.

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 7843
www.fire.nsw.gov.au		Page 3 of 4

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The reasons for the issue of the Proposed Fire Safety Order - Order No.1 are:

- a At the time of the inspection on 9 March 2026, the Fire Indicator Panel in the Fire Control Room displayed the following:
 - i. Fifty-one (51) faults indicated on the LCD screen.
 - ii. Twenty-Three (23) disablements indicated on the LCD Screen.
 - iii. An orange LED light indicated 'System Fault'.
 - iv. An orange LED light indicated 'Fault'.
 - v. An orange LED light indicated 'Disable'.
 - vi. An orange LED light indicated 'Building A A/C isolate'.
- b At the time of the inspection, the EWIS panel displayed a system fault and an audio fault.
- c Failure to repair and maintain the automatic smoke detection and alarm system is likely to delay the timely response of firefighting operations by Fire and Rescue NSW.
- d To ensure the automatic smoke detection and alarm system and EWIS is capable of performing to the degree necessary to alert the occupants in the event of a fire in 'the premises' and facilitate an evacuation in a timely manner.
- e To ensure or promote the safety of persons in the event of fire.

Appeals

Pursuant to Section 8.18 of the Environmental Planning & Assessment Act 1979 (EP&A Act), there is no right of appeal to the Court against a Fire Safety Order – Order 1 once it is issued, other than an order that prevents a person from using or entering premises.

Non-Compliance with Fire Safety Order – Order No.1

Once issued, failure to comply with a Fire Safety Order – Order 1 may result in further Orders and/or fines being issued. Substantial penalties may be imposed under Section 9.37 of the EP&A Act for failure to comply with a Fire Safety Order – Order No.1.

NOTE: Representations are to be made in writing and should be received by FRNSW no later than **5.00 pm on Wednesday, 18 March 2026**.



Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit

This **Proposed** Fire Safety Order - Order No. 1 was mailed on **11 March 2026**.