

Attachment J

**Inspection report
22 Allen Street, Pyrmont**



Figure 1: 22 Allen Street, Pyrmont, viewed from the south



Figure 2: Location map of 22 Allen Street, Pyrmont

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: Bilal Badyari

Date: 25 March 2026

Premises: 22 Allen Street Pyrmont

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 3 March 2026 with respect to matters of fire safety.
2. The premises consists of a 3 storey building used for hotel accommodation.
3. The City inspected the premises on 10 March 2026, accompanied by the building manager. This inspection identified deficiencies in fire safety. To address this a Notice of Intention (NOI) to Give a Fire Safety Order under the Act was issued on 16 April 2026. No representations were received in response to the NOI. Accordingly, a Fire Safety Order (Order) was issued on 22 May 2026.

Chronology

Date	Event
9 March 2026	FRNSW correspondence received
10 March 2026	The City inspected the premises identifying deficiencies in fire safety.
16 April 2026	The City issued a NOI.
22 May 2026	With no representations received in response to the NOI, the City proceeded to issue an Order on 22 May 2026 to address the identified fire-safety deficiencies.
21 July 2026	The City re-inspected the premises and confirmed that the exit signage had been rectified in accordance with the Order.

Fire and Rescue NSW report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 11 December 2025.

Issues

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

Ref.	Issue	City response
1	Essential Fire Safety Measures	
	Automatic Smoke Detection and Alarm System and Building Occupant Warning System (BOWS)	
	i. The Fire Detection Control and Indicating Equipment (FDCIE) indicated a fault (LV1 room 8 smoke) to the smoke detection and alarm system.	The City's inspection on 10 March 2026 found fault LV1 room 8 smoke cleared, though another fault was indicated on the panel for zone 17. In response, a Notice of Intention (NOI) to give a Fire Safety Order (Order) under the Act was issued on 16 April 2026. No representations were received in response to the NOI. Accordingly, an Order was issued on 22 May 2026, requiring the system be audited, with any faults to be cleared by 18 November 2026. An inspection will be undertaken to confirm the work has been completed, addressing this issue.
	ii. service logbooks not on site to check service history records.	The City's inspection on 10 March 2026 observed a service logbook on site, addressing this issue.
	iii. The Exit sign above the door from the kitchen to the courtyard not illuminated.	The City's inspection on 10 March 2026 found the exit sign had already been fixed, addressing this issue.
2	Fire Hydrant System	
	i. The building appears to have a total floor area greater than 500m ² and has not been provided with a fire hydrant system.	The City investigated the floor area in 2014 and was satisfied with the current hose reel coverage and street hydrants, no further

Ref.	Issue	City response
		investigation is required as the building has not changed.
3	Fire Doors	
	Multiple fire doors throughout the premises were chocked open.	The City's inspection on 10 March 2026 found this matter had been rectified prior to the inspection, addressing the issue.
	Multiple openings are apparent on the northern elevation of the premises which appear to be within 3m of the boundary and have not been provided with a suitable method of protection.	The City's inspection on 10 March 2026 found three windows not protected. In response, a NOI to give an Order under the Act was issued on 16 April 2026. No representations were received in response to the NOI. Accordingly, an Order was issued on 22 May 2026, requiring openings to be protected by 18 November 2026. An inspection will be undertaken to confirm the work has been completed, addressing this issue.
4	Access and Egress	
	A number of exit doors within the premises incorporate a round tulip style handle in lieu of a lever handle,	The City's inspection on 10 March 2026 found some fire doors incorporate a round tulip style handle. In response, NOI to give an Order under the Act was issued on 16 April 2026. No representations were received in response to the NOI. Accordingly, an Order was issued on 22 May 2026, requiring openings to be protected by 20 August 2026. An inspection will be undertaken to confirm the work has been completed, addressing this issue.
	A non-compliant latching device has been installed to the exit gate from the courtyard to Pymont Street	The City's inspection on 10 March 2026 found the latching device had

Ref.	Issue	City response
		been removed prior to the City's inspection, addressing this issue.
	An exit sign with a pictorial element depicting 'straight on from here' has been installed above the door from the mid-level landing, providing access to rooms 4, 5 & 6 however, the door does not provide direct egress from the storey	The City's inspection on 10 March 2026 confirmed the existing exit sign was misleading. In response, a NOI to give an Order under the Act was issued on 16 April 2026. No representations were received in response to the NOI. Accordingly, an Order issued on 22 May 2026, requiring exit signage to be rectified by 21 July 2026. The City re-inspected the premises on 21 July 2026 confirming that the exit signage had been rectified in accordance with the Order, addressing this issue.
5	Emergency lighting	
	Sufficient emergency lighting does not appear to have been installed in the courtyard area, being a passageway to a road or open space	The City's inspection on 10 March 2026 confirmed additional emergency lighting is required. In response, a NOI to give an Order under the Act was issued on 16 April 2026. No representations were received in response to the NOI. Accordingly, an Order was issued on 22 May 2026, requiring emergency lighting to be provided by 20 August 2026. An inspection will be undertaken to confirm the work has been completed, addressing this issue.
	Fire drenchers have been installed to openings to the courtyard on the western elevation however, the system isolating valve and associated signage could not be located	The City's inspection on 10 March 2026 confirmed an isolating valve and signage was not provided. In response, a NOI to give an Order under the Act was issued on 16 April 2026. No representations were received in response to the NOI. Accordingly, an Order was issued on 22 May 2026, requiring the valve

Ref.	Issue	City response
		and signage be provided by 18 November 2026. An inspection will be undertaken to confirm the work has been completed, 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 the site inspection undertaken by the Council investigation officer on 10 March 2026, Council issued a Notice of Intention to give an Order under the Act on 16 April 2026. There were no representations received to the NOI so on 22 May 2026 a Fire Safety Order was issued to address the identified fire safety deficiencies and 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: FRN14/645 - BFS25/8459 - 8000046824
TRIM Ref. No: D2026/028844
Contact: Conor Hackett

3 March 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
HOTEL AZZURRO
22 ALLEN ST PYRMONT ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 26 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 11 December 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

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

Provisions for Fire Safety

Fire Resistance

1. Multiple fire doors throughout the premises were chocked open, preventing the fire doors from self-closing, contrary to the requirements of Clauses C4D5 &

Fire and Rescue NSW

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Fire Safety Compliance Unit

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Specification 12 of the National Construction Code 2022, Volume 1 Building Code of Australia (NCC).

2. Multiple openings are apparent on the northern elevation of the premises which appear to be within 3m of the boundary and have not been provided with a suitable method of protection in accordance with the requirements of Clause C4D3 & C4D5 of the NCC.

Egress

3. A number of exit doors within the premises incorporate a round tulip style handle in lieu of a lever handle, contrary to the requirements of Clause D3D26 of the NCC.
4. A non-compliant latching device has been installed to the exit gate from the courtyard to Pyrmont Street, contrary to the requirements of Clause D3D26 of the NCC.
5. An exit sign with a pictorial element depicting 'straight on from here' has been installed above the door from the mid-level landing, providing access to rooms 4, 5 & 6 however, the door does not provide direct egress from the storey, contrary to the requirements of Clause E4D5 of the NCC and Section 3 of AS 2293.3-2005.

Fire Hydrant System

6. The building appears to have a total floor area greater than 500m² and has not been provided with a fire hydrant system, as per the requirements of Clause E1P3 of the NCC.

Emergency lighting

7. Sufficient emergency lighting does not appear to have been installed in the courtyard area, being a passageway to a road or open space, contrary to the requirements of Clause E4D2 of the NCC.

Fire Drenchers

8. Fire drenchers have been installed to openings to the courtyard on the western elevation however, the system isolating valve and associated signage could not be located, contrary to the requirements of Clause 3.3.2 of AS2118.2-2010.

Regulatory Requirements

Maintenance

9. Clause 81 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (the DCFS Regulation) requires that an Essential Fire Safety Measure must be maintained to a standard no less than when it was first installed. At the time of the inspection the following was noted:
 - i. The Fire Detection Control and Indicating Equipment (FDCIE) indicated a fault (*LV1 ROOM 8 SMOKE*) to the smoke detection and alarm system.

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- ii. Clause 1.16.2 of AS1851-2012 requires service logbooks to be left on site. At the time of the inspection, copies of latest services records for the smoke detection and alarm system were unavailable.
- iii. The exit sign above the door from the kitchen to the courtyard was not illuminated

On 17 December 2025 an email, including photographic evidence, was received from the building manager of the premises confirming that the fault had been removed from the system.

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

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review items 1 to 9 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.

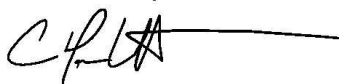
LIMITATIONS

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 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 FRN14/645 - BFS25/8459 - 8000046824 for any future correspondence concerning this matter.

Yours faithfully



Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit