

Attachment D

**Inspection Report
653-659 George Street, Haymarket**



Figure 1: 653-659 George Street, Haymarket viewed from the north-west

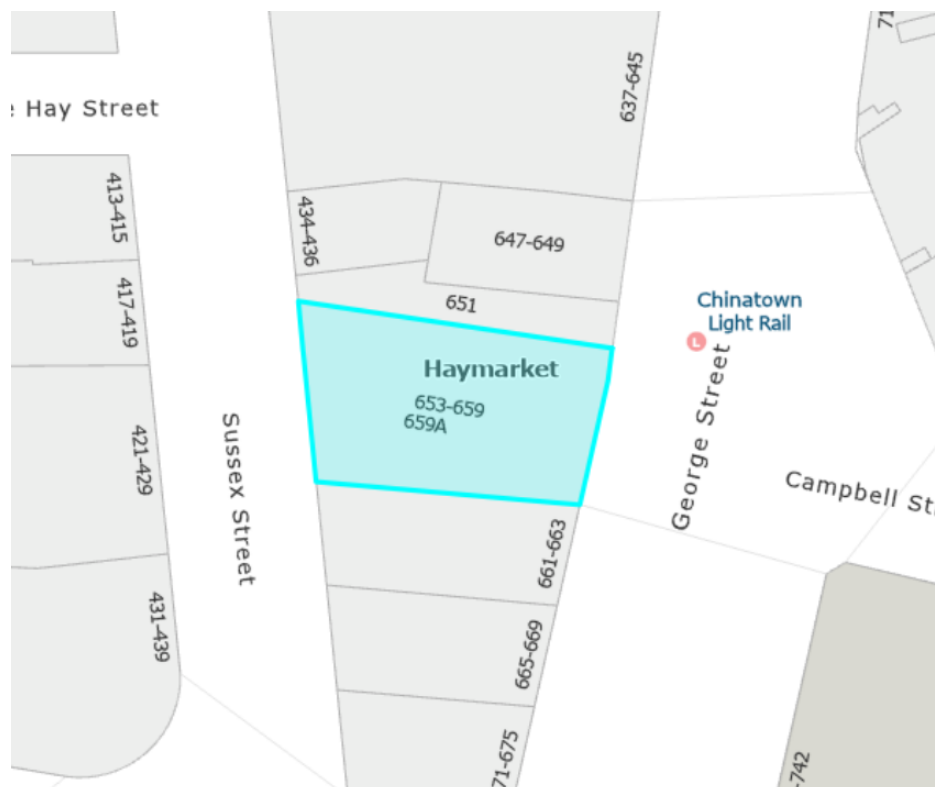


Figure 2: Location map of 653-659 George Street, Haymarket

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 July 2026

Premises: 653-659 George Street, Haymarket

Executive Summary

1. The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 3 June 2026 with respect to matters of fire safety.
2. The premises consists of a 17 storey building used for residential and commercial purposes.
3. The City inspected the premises on 23 June 2026, accompanied by the owner's fire consultant. This inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.

Chronology

Date	Event
3 June 2026	FRNSW correspondence received.
23 June 2026	The City inspected the premises identifying deficiencies in fire safety.
2 July 2026	The City issued written instruction to the building owners to rectify the identified fire safety deficiencies by 14 August 2026.
12 August 2026	The City reinspected the premises to verify progress on the required works. The inspection determined that the works had been delayed due to access constraints and were not yet fully completed. At the request of the building owner's representative, an extension until 2 September 2026 was granted to allow completion of the outstanding works.

Date	Event
2 September 2026	The City reinspected the premises to confirm completion of the outstanding works. The inspection found that most previously identified deficiencies had been addressed, with only minor signage-related items remaining outstanding as a result of signage fabrication issues. Accordingly, a further extension of time was granted until 16 September 2026.

Fire and Rescue NSW Report

- Fire and Rescue NSW conducted an inspection of the subject premises on 26 March 2026.

Issues

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

Ref.	Issue	City response
	Provision for Fire Safety	
	<u>Automatic Smoke Detection and Alarm System (ASDAS)</u>	
1.	At the time of the inspection, FRNSW were advised by management that, in order to mitigate false alarms, an Alarm Investigation Facility (AIF) type arrangement is in place in the premise which would appear to operate broadly in accordance with the requirements of the standard. However, staff were unable to provide any written documentation, such as a management in use plan, to confirm the protocols and procedures around the AIF. Furthermore, AIF is not referenced on the Fire Safety Schedule posted in the Fire Control Room. It should be noted that FRNSW have no record of any application or approval for AIF at the premises. It is recommended that Council, being the appropriate regulatory authority, review its records to verify whether the appropriate approvals have been sought to operate the ASDAS in such a manner and determine whether further investigation is required.	The City's inspection on 23 June 2026 found no management in use plan, to confirm the protocols and procedures around the AIF. The City issued written instruction on 2 July 2026 requiring management in use plan to be updated by 14 August 2026. The City's reinspection on 12 August 2026 confirmed the management in use plan remained outstanding. An extension of time was granted until 2 September 2026, to complete the outstanding works. On 18 August 2026, the City received a copy of the management in use plan, addressing this issue.

Ref.	Issue	City response
	<u>Fire Hydrant System</u> The fire safety schedule does not indicate the year of release of the applicable Standard to which the fire hydrant system was installed to, however, the following issues are noted.	
2.	Boost pressure and test pressure signage has not been provided in a prominent position adjacent to the fire brigade booster assembly.	The City's inspection on 23 June 2026 found no boost pressure and test pressure signage was provided in a prominent position adjacent to the fire brigade booster assembly. The City issued written instruction on 2 July 2026 requiring signage to be provided by 14 August 2026. The City's reinspection on 12 August 2026 found that the required works were only partially completed. An extension of time was granted until 2 September 2026, to complete the outstanding works. The City reinspected the premises on 2 September 2026 to confirm completion of the outstanding works. The inspection found signage had not been installed due to signage fabrication issues. Accordingly, a further extension of time was granted until 16 September 2026 An inspection will be undertaken to confirm the work has been completed, addressing this issue.
3.	A block plan, including all the information relating to valves, pumps, tanks etc, has not been provided at the booster assembly and pump room.	During the City's inspection on 23 June 2026, it was noted that this matter had been rectified.
4.	The access door to the hydrant pump room was not provided with adequate identification signage, so that it can be readily located by the attending fire brigade.	During the City's inspection on 23 June 2026, it was noted that this matter had been rectified.

Ref.	Issue	City response
	<u>Automatic Fire Suppression System</u>	
5.	Building materials, including bathtubs and tiles, were stored within the sprinkler valve room, making the control assemblies and ancillary equipment difficult to access for fire brigade operations.	During the City's inspection on 23 June 2026, it was noted that this matter had been rectified.
6.	A plan of risk (block plan) was not provided adjacent to the sprinkler booster or the installation control assemblies.	During the City's inspection on 23 June 2026, it was noted that this matter had been rectified.
7.	The lighting in the sprinkler pump room was not constant, coming on intermittently. Therefore, adequate lighting has not been provided in the vicinity of the pumpset.	During the City's inspection on 23 June 2026, it was noted that this matter had been rectified.
8.	The access door to the basement sprinkler pump room, along with the door in the path of travel to the pump room are not provided with adequate identification signage, so that it can be readily located by the attending fire brigade.	The City's inspection on 23 June 2026 found no identification signage was provided along with the door in the path of travel to the pump room. However, identification signage was already provided on the access door to the basement sprinkler pump room. The City issued written instruction on 2 July 2026 requiring missing identification signage to be provided by 14 August 2026. The City's reinspection on 12 August 2026 found that the required works were only partially completed. An extension of time was granted until 2 September 2026, to complete the outstanding works. The City reinspected the premises on 2 September 2026 to verify completion of the outstanding works. The inspection confirmed that most required signage had been installed, with only the discharge door and loading dock signage remaining outstanding due to fabrication delays.

Ref.	Issue	City response
		Accordingly, a further extension of time was granted until 16 September 2026 An inspection will be undertaken to confirm the work has been completed, addressing this issue.
	<u>Fire Safety – Essential Fire Safety Measures</u> 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:	
9.	<i>Automatic Smoke Detection and Alarm System (ASDAS):</i> At the time of the inspection, the Fire Indicator Panel (FIP) in the Fire Control Room displayed a maintenance fault. Building management agreed to address the issue. Following attendance by fire contractors on 31 March 2026, building management provided evidence to FRNSW on 7 April 2026 indicating that the FIP was in a normal operating condition. Accordingly, no further action was taken by FRNSW.	The City's inspection on 23 June 2026 found no faults displayed on the FIP. No further action required.
	<u>Annual Fire Safety Statement (AFSS)</u>	
10.	Section 88 of the DCFS Regulation requires the AFSS be updated annually. At the time of the inspection, the AFSS that was displayed did not appear to be up to date.	The City's inspection on 23 June 2026 found the AFSS that was displayed did not appear to be up to date. The City issued written instruction on 2 July 2026 requiring an up to date statement to be provided by 14 August 2026. The City's reinspection on 12 August 2026 found that the required works were only partially completed. An extension of time was granted until 2 September 2026, to complete the outstanding works. The City reinspected the premises on 2 September 2026 and confirmed the AFSS was on display, 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, compliance instructions were issued on 2 July 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: FRN26/269 - BFS26/180 - 8000047706
TRIM Ref. No: D2026/074184
Contact: Conor Hackett

3 June 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
MANTRA SYDNEY CENTRAL
438 SUSSEX ST (AKA 653 GEORGE ST) HAYMARKET (hereafter "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 26 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

Automatic Smoke Detection and Alarm System (ASDAS)

1. At the time of the inspection, FRNSW were advised by management that, in order to mitigate false alarms, an Alarm Investigation Facility (AIF) type arrangement is in place in the premise which would appear to operate broadly in accordance with the requirements of Clause 3.2.4 of AS1670.1-2018.

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 4

OFFICIAL

OFFICIAL

However, staff were unable to provide any written documentation, such as a management in use plan, to confirm the protocols and procedures around the AIF. Furthermore, AIF is not referenced on the Fire Safety Schedule posted in the Fire Control Room.

It should be noted that FRNSW have no record of any application or approval for AIF at the premises.

It is recommended that Council, being the appropriate regulatory authority, review its records to verify whether the appropriate approvals have been sought to operate the ASDAS in such a manner and determine whether further investigation is required.

Fire Hydrant System

The fire safety schedule does not indicate the year of release of the applicable AS2419 Standard to which the fire hydrant system was installed to, however, the following issues with respect to AS2419.1-2005 are noted.

2. Boost pressure and test pressure signage has not been provided in a prominent position adjacent to the fire brigade booster assembly, contrary to the requirements of Clause 7.10.1 of AS2419.1-2005.
3. A block plan, including all the information relating to valves, pumps, tanks etc, has not been provided at the booster assembly and pump room, contrary to the requirements of Clause 7.11(b) of AS2419.1-2005
4. The access door to the hydrant pump room was not provided with adequate identification signage, so that it can be readily located by the attending fire brigade, contrary to the requirements of Clause 6.4.1 of AS2419.1-2005.

Automatic Fire Suppression System

5. Building materials, including bathtubs and tiles, were stored within the sprinkler valve room, making the control assemblies and ancillary equipment difficult to access for fire brigade operations contrary to the requirements of Section 8 of AS2118.1-1999.
6. A plan of risk (block plan) was not provided adjacent to the sprinkler booster or the installation control assemblies, contrary to the requirements of Clause 8.3 of AS 2118.1-1999.
7. The lighting in the sprinkler pump room was not constant, coming on intermittently. Therefore, adequate lighting has not been provided in the vicinity of the pumpset, contrary to the requirements of Clause 11.4 of AS2941-2013.
8. The access door to the basement sprinkler pump room, along with the door in the path of travel to the pump room are not provided with adequate identification signage, so that it can be readily located by the attending fire brigade, contrary to the requirements of Appendix D of AS 2941-2013.

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:

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

At the time of the inspection, the Fire Indicator Panel (FIP) in the Fire Control Room displayed a maintenance fault. Building management agreed to address the issue.

Following attendance by fire contractors on 31 March 2026, building management provided evidence to FRNSW on 7 April 2026 indicating that the FIP was in a normal operating condition. Accordingly, no further action was taken by FRNSW.

Annual Fire Safety Statements (AFSS)

10. Section 88 of the DCFS Regulation, requires the AFSS be updated annually. At the time of the inspection, the AFSS that was displayed did not appear to be up to date.

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

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review item no. 1 through to item no. 10 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.

OFFICIAL

- 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 FRN26/269 - BFS26/180 - 8000047706 for any future correspondence concerning this matter.

Yours faithfully

A handwritten signature in black ink, appearing to be 'C. Hackett', followed by a horizontal line.

Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit