Attachment B

Inspection report
730-742 George Street, Haymarket



Figure 1: 730-742 George Street, Haymarket, viewed from the north-west

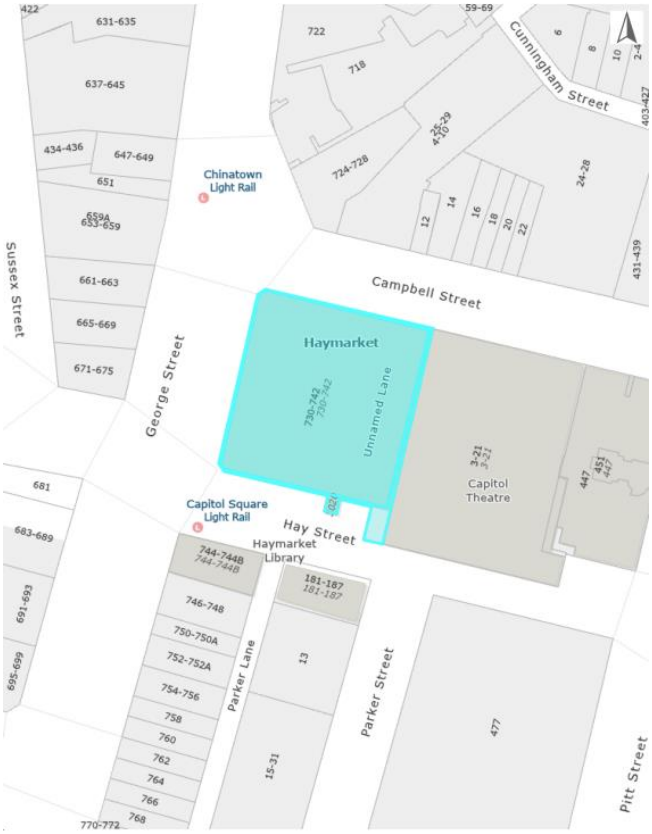


Figure 2: Location map of 730-742 George Street, Haymarket

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: **Doug McLennan**

Date: **14 August 2026**

Premises: **730-742 George Street, Haymarket**

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 16 July 2026 with respect to matters of fire safety.

2. The premises consists of a 5 storey building used for hotel accommodation, offices, retail and car park at lower levels.

3. The City inspected the premises on 5 August 2026, accompanied by the building manager. This inspection identified deficiencies in fire safety. To address this, a Notice of Intention to Give a Fire Safety Order (NOI) has been issued under the *Environmental Planning and Assessment Act 1979 NSW* (the Act).

Chronology

Date	Event
16 July 2026	FRNSW correspondence was received.
5 August 2026	The City inspected the premises identifying deficiencies in fire safety.
8 September 2026	The City issued a NOI.

Fire and Rescue NSW report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 16 April 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	
	Automatic Fire Detection and Alarm System	
1	Fire Brigade Panel (FBP)	
1A	The doors leading to the main FBP, were not marked with the words 'FIRE PANEL', in letters not less than 50mm high.	The City's Inspection on 5 August 2026 confirmed the signage was missing. To address this, the City issued a NOI on 8 September 2026 requiring signage to be provided. Follow up inspections will be undertaken to ensure the work is completed, addressing this issue.
1B	An external wall mounted visual alarm device was not located on the front façade of the building at the designated building entry point to indicate the location of the FBP.	During the City's inspection on 5 August 2026, it was observed that this matter had already been rectified, addressing this issue.
1C	Zone Block Plan – A permanent, water and fade resistant zone block plan, depicting all the relevant information of the installation, was not securely mounted adjacent to the FBP or mimic panel	The City's Inspection on 5 August 2026 confirmed the block plan was missing. To address this, the City issued a NOI on 8 September 2026. Follow up inspections will be undertaken to ensure the work is completed, addressing this issue.
	Fire Hydrant System	
2	The hydrant booster assembly	
2A	Location – The hydrant booster connection is not located within the façade of the building containing the principal building entrance and is more than 20m from the principal pedestrian entrance.	During the City's inspection on 5 August 2026, it was observed the building has multiple entrances. The principal pedestrian access to the building is from Campbell Street. The booster assembly was observed to be located within the Campbell Street façade and within

Ref.	Issue	City response
		20m of the principal pedestrian entrance to the building. As the booster assembly is situated within 20m of the principal pedestrian entrance, it is considered compliant with the relevant requirements. Accordingly, no action is required, and no non-compliance was identified.
2B	The type and arrangement of fire brigade booster assembly is not consistent with the requirements of AS 2419.1-2021. In this regard, the current configuration is not deemed acceptable.	The City's inspection on 5 August 2026 confirmed that the booster assembly did not comply with the applicable fire hydrant system requirements. In response to this, the City issued a NOI on 8 September 2026 requiring upgrading of the fire hydrant system. Follow up inspections will be undertaken to ensure the work is completed, addressing this issue.
2C	Clearances – Adequate clearances have not been provided to the booster inlet connections. In this regard, hose connection would be compromised due to the alignment of the boost inlets within the enclosure.	The City’s inspection on 5 August 2026 found booster connections did not have adequate clearances. In response to this, the City issued a NOI on 8 September 2026 requiring upgrade of the fire hydrant system. Follow up inspections will be undertaken to ensure the work is completed, addressing this.
2D	The hydrant and sprinkler booster connections are not clearly marked with signage to distinguish the hydrant system booster from the sprinkler system booster, to assist in firefighting operations.	The City’s Inspection on 5 August 2026 confirmed the signage was missing. To address this, the City issued a NOI on 8 September 2026, requiring signage be provided. Follow up inspections will be undertaken to ensure the work is completed, addressing this issue.

Ref.	Issue	City response
2E	Storz couplings, compatible with FRNSW firefighting hose connections were not provided to the booster connections	The City's Inspection on 5 August 2026 confirmed Storz connections were not provided. To address this, the City issued a NOI on 8 September 2026 requiring compatible hose connections be provided. Follow up inspections will be undertaken to ensure the work is completed, addressing this issue.
3	The pumproom – All doors leading to the pumproom were not identified by appropriate signs or other visual aids, so the pumproom and its entrance can be readily located by the attending fire brigade. In this regard, the pumproom was difficult to locate. Furthermore, the door accessing the pump room was not fitted with a lock compatible with FRNSW access key	During the City's inspection on 5 August 2026, it was noted that this matter had been already rectified, addressing this issue.
4	The internal hydrants throughout 'the premises' are not located within the required fire-isolated stairways.	The City's inspection on 5 August 2026 found the booster assembly was not compliant with the hydrant standard. In response to this, the City issued a NOI on 8 September 2026, requiring upgrading of the fire hydrant system. Follow up inspections will be undertaken to ensure the work is completed, addressing this issue.
5	The system performance and hydraulic design parameters of the hydrant systems would fail to achieve the requirements specified in Section 2 of AS 2419.1-2021	
6	In light of items "2" through to "5" above, FRNSW brings to your attention a position statement published by FRNSW on 12 September 2024. The statement is shown below: *"Fire hydrant system in existing building or premises* *When a consent authority (e.g. Council) is assessing the adequacy of an existing fire hydrant system installed in accordance with the provisions of Ordinance 70 and Ministerial Specification 10 (or earlier), FRNSW recommend that the system be upgraded to meet the requirements of AS 2419.1:2021 to facilitate the needs of*	

Ref.	Issue	City response
	FRNSW appropriate to firefighting operations. *FRNSW acknowledge that all aspects of AS 2419.1:2021 may not be able to be complied with due to the characteristics and constraints of the existing fire hydrant system and/or building or premises. A bespoke upgrade solution may be required."*	
	Automatic Fire Suppression System (Sprinklers) Notwithstanding that the Annual Fire Safety Statement (AFSS) and Fire Safety Schedule (FSS) on display lists the sprinkler system to the minimum standard of performance: BCA Specification E1.5 and AS 2118.1-1995, based on the information listed on the block plan (located at the sprinkler valves), the sprinkler system appears to be installed in accordance with AS 2118.1-1982 (ground floor, level 1, part level 2 and basement levels - circa 1995) and AS 2118.1-1999 (level 2 to level 5 residential occupancies – circa 2010. Notwithstanding this, the following comments are provided having regard to AS 2118.1-2017 which is the current standard adopted by the NCC:	
7	The sprinkler booster	
7A	A sign marked with the maximum allowable inlet pressure at the connection was not provided at the booster assembly.	The City's inspection on 5 August 2026 found no signage at the booster assembly. In response to this, the City issued a NOI on 8 September 2026, requiring upgrading of the fire hydrant system. Follow up inspections will be undertaken to ensure the work is completed, addressing this.
7B	The enclosure containing the booster connection was not labelled "SPRINKLER BOOSTER CONNECTION".	
8	A plan of the protected building (block plan) of the complete sprinkler system was not provided adjacent to the sprinkler boost inlets, contrary to the requirements.	The City's inspection on 5 August 2026 found no block at the booster assembly. In response to this, the City issued a NOI on 8 September 2026, requiring a block plan be provided. Follow up inspections will be undertaken to ensure the work is completed, addressing this.

Ref.	Issue	City response
9	The sprinkler valves are not located in a room with direct egress to a road or open space. In this regard, the sprinkler valves are located within the room labelled 'Fire Control Room' in the basement level. Furthermore, all doors leading to the sprinkler valves and sprinkler pump were not fitted with a 003 key lock, compatible with FRNSW access key, or a location plate/signage identifying the location of the sprinkler control valves (and pumpset).	The City's inspection on 5 August 2026 found no direct access to the room containing the sprinkler valves, no signage, and doors accessible by FRNSW. In response to this, the City issued a NOI on 8 September 2026, requiring certification of the sprinkler system to confirm compliance. Follow up inspections will be undertaken to ensure the work is completed, addressing this.
	Regulatory Requirements	
	Fire Safety – Essential Fire Safety Measures The following Essential Fire Safety Measures were noted as having not been maintained in an operational state as per their original design and installation standard, contrary to the requirements of Section 81 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR 2021):	
10	Automatic Fire Suppression System:	
10A	Sprinkler system – There were 4 sprinkler heads fitted with protective caps located above the entry to the retail atrium (ground floor) on the Hay Street side of the building. FRNSW received email correspondence from the Property Manager on 17 April 2026, advising that 'the installation covers had been removed'. A photograph was provided with the correspondence to demonstrate such.	During the City's inspection on 5 August 2026, it was noted that this matter had been already rectified, addressing this issue.
11	Mechanical Air Handling System	
11A	The Fire Fan Control Panel was displaying 3 faults identified as 'SEF-B1-R1', 'SEF-B1-R1 Function' and 'SEF-2.1 Karaoke' assumed to relate to an issue with the Smoke Exhaust Fans	During the City's inspection on 5 August 2026, it was noted that this matter had been already rectified, addressing this issue.

Ref.	Issue	City response
	FRNSW received email correspondence from the Property Manager on 17 April 2026, advising that 'the Fire Contractor has advised the systems are operational and it is a programming issue they are aware of and will resolve with the Mechanical Contractor' FRNSW received further email correspondence from the Property Manager on 21 April 2026, advising: *'Attached please see the FIP at Capitol Square. The 3 fan fault lights have been cleared. The Contractor confirmed the fans were operational the issue being the modules that monitor the fan status had a short to earth'.*	
	Fire Safety Statements	
12	Annual Fire Safety Statement (AFSS) and Fire Safety Schedule (FSS):	
12A	The AFSS and FSS on display within the building appear to contain irregularities and/or inconsistencies. In this regard the following comments are provided: i. The Fire Hydrant System is listed to *E1.3 of the BCA & AS 2419.1-1994*, however the installation standard is consistent with Ordinance 70 and Ministerial Specification No.10. Refer to comments above in relation to the installed system. ii. The Automatic Fire Suppression (sprinklers) is listed to BCA Specification E1.5 & AS 2118.1-1995, however the sprinkler block plans indicated AS 2118.1-1995 & AS 2118.1-1999 as the installation standards. An audit/review of the installed system is recommended to ensure the correct standard of performance is listed	The City's inspection on 5 August 2026 found installed systems were not consistent with the standard of performance recorded on the premises Fire Safety Schedule. In response to this, the City issued a NOI on 8 September 2026 requiring upgrade of the hydrant system and certification of the sprinkler system. Follow up inspections will be undertaken to ensure the work is completed, addressing this.
	Other Findings	
13	K Square Karaoke Tenancy:	
13A	The correspondence received on 21 March 2026, alleged that 'the smoke alarms are all covered with plastic wrap'	During the City's inspection on 5 August 2026, it was noted that this

Ref.	Issue	City response
	throughout the 'K Squared Karaoke Lounge'. Photographs were provided with the correspondence to support the allegation.	matter had already been rectified, addressing this issue.
13B	Access was not available into the 'K Square Karaoke' tenancy at the time of the inspection on 16 April 2026, as the business was not operating. The sign on the door indicated opening hours were from 5pm-4am.	
13C	The Property Manager advised FRNSW at the time of the inspection, that he would follow up once the business was open to confirm whether the smoke detectors were covered and if so, he would ensure any items covering the detectors would be removed.	
13D	FRNSW received email correspondence from the Property Manager on 17 April 2026, advising; '*I gained access to the Premises at 1.22pm yesterday and can confirm that no smoke detectors were covered'.* A series of photographs were provided with the correspondence to demonstrate such.	

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. Due to fire safety concerns mentioned above, a Notice of Intention (NOI) to give a fire safety order under the Act was issued on 8 September 2026. After the NOI's representation period expires on 30 October 2026 and any received representations are considered, a Fire Safety Order may be issued to ensure adequate fire safety systems are in place throughout the building.

8. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

File Ref. No: FRN13/7559 - BFS26/2093 - SRID 7000000897
TRIM Ref. No: D26/101183
Contact: Mark Knowles

16 July 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
'CAPITOL SQUARE'
730-742 GEORGE STREET, HAYMARKET ("the premises")

Fire and Rescue NSW (FRNSW) received correspondence on 21 March 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 16 April 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 Fire Detection and Alarm System

1. Fire Brigade Panel (FBP):

   A. The doors leading to the main FBP, were not marked with the words 'FIRE PANEL', in letters not less than 50mm high, contrary to the requirements of Clause 3.9.2 of AS1670.1-2018.

B. An external wall mounted visual alarm device was not located on the front façade of the building at the designated building entry point to indicate the location of the FBP, contrary to the requirements of Clause 3.8 of AS 1670.1–2018.

C. Zone Block Plan – A permanent, water and fade resistant zone block plan, depicting all the relevant information of the installation, was not securely mounted adjacent to the FBP or mimic panel, contrary to the requirements of Clause 3.10 of AS1670.1-2018.

Fire Hydrant System

Notwithstanding that the Annual Fire Safety Statement (AFSS) and Fire Safety Schedule (FSS) on display lists the hydrant system to the minimum standard of performance: *E1.3 of the BCA and AS 2419.1-1994*, the fire hydrant system appears to be installed in accordance with Ordinance 70 and Ministerial Specification No.10. Notwithstanding this, the following items have been identified, including deviations from the current adopted Australian Standard AS 2419.1-2021:

2. The hydrant booster assembly:

   A. Location – The hydrant booster connection is not located within the façade of the building containing the principal building entrance and is more than 20m from the principal pedestrian entrance, contrary to the requirements of Clause 7.3 of AS 2419.1-2021.

   B. The type and arrangement of fire brigade booster assembly is not consistent with the requirements of AS 2419.1-2021. In this regard, the current configuration is not deemed acceptable as specified in Clause 7.4 and Clause 7.5 of AS 2419.1-2021.

   C. Clearances – Adequate clearances have not been provided to the booster inlet connections, contrary to Clause 7.3.3 and Clause11.2.1.2 of AS 2419.1–2021. In this regard, hose connection would be compromised due to the alignment of the boost inlets within the enclosure.

   D. The hydrant and sprinkler booster connections are not clearly marked with signage to distinguish the hydrant system booster from the sprinkler system booster, to assist in firefighting operations, contrary to the requirements of Clause 11.3.1 of AS 2419.1–2021.

   E. Storz couplings, compatible with FRNSW firefighting hose connections were not provided to the booster connections, contrary to the requirements of Clauses 9.3 and 9.4 of AS 2419.1-2021.

3. The pumproom – All doors leading to the pumproom were not identified by appropriate signs or other visual aids, so the pumproom and its entrance can be readily located by the attending fire brigade, contrary to the requirements of Clause 6.11.1 of AS 2419.1-2021. In this regard, the

pumproom was difficult to locate. Furthermore, the door accessing the pump room was not fitted with a lock compatible with FRNSW access key.

4. The internal hydrants throughout 'the premises' are not located within the required fire-isolated stairways, contrary to the requirements of Clause 3.6.2 of AS 2419.1-2021.

5. The system performance and hydraulic design parameters of the hydrant systems would fail to achieve the requirements specified in Section 2 of AS 2419.1-2021.

6. In light of items "2" through to "5" above, FRNSW brings to your attention a position statement published by FRNSW on 12 September 2024. The statement is shown below:

   Fire hydrant system in existing building or premises

   When a consent authority (e.g. Council) is assessing the adequacy of an existing fire hydrant system installed in accordance with the provisions of Ordinance 70 and Ministerial Specification 10 (or earlier), FRNSW recommend that the system be upgraded to meet the requirements of AS 2419.1:2021 to facilitate the needs of FRNSW appropriate to firefighting operations.

   FRNSW acknowledge that all aspects of AS 2419.1:2021 may not be able to be complied with due to the characteristics and constraints of the existing fire hydrant system and/or building or premises. A bespoke upgrade solution may be required.

   https://www.fire.nsw.gov.au/__data/assets/pdf_file/0023/4379/Position-statement-summary-Fire-hydrant-system-in-existing-building-or-premises.pdf

   It is recommended that the existing fire hydrant system be upgraded to to meet the requirements of the current Australian Standard AS 2419.1 for an equivalent new building, as the current system no longer suits the operational needs of FRNSW.

Automatic Fire Suppression System (Sprinklers)

Notwithstanding that the Annual Fire Safety Statement (AFSS) and Fire Safety Schedule (FSS) on display lists the sprinkler system to the minimum standard of performance: *BCA Specification E1.5 and AS 2118.1-1995*, based on the information listed on the block plan (located at the sprinkler valves), the sprinkler system appears to be installed in accordance with AS 2118.1-1982 (ground floor, level 1, part level 2 and basement levels - circa 1995) and AS 2118.1-1999 (level 2 to level 5 residential occupancies – circa 2010).

Notwithstanding this, the following comments are provided having regard to AS 2118.1-2017 which is the current standard adopted by the NCC:

7. The sprinkler booster:

   A. A sign marked with the maximum allowable inlet pressure at the connection was not provided at the booster assembly, contrary to the requirements of Clause 4.14.1 of AS 2118.1–2017.

   B. The enclosure containing the booster connection was not labelled "SPRINKLER BOOSTER CONNECTION", contrary to the requirements of Clause 4.14 of AS 2118-2017.

8. A plan of the protected building (block plan) of the complete sprinkler system was not provided adjacent to the sprinkler boost inlets, contrary to the requirements of Clause 8.3 of AS 2118.1-2017.

9. The sprinkler valves are not located in a room with direct egress to a road or open space, contrary to the requirements of Clause E1D5 and Specification 17 of the NCC. In this regard, the sprinkler valves are located within the room labelled 'Fire Control Room' in the basement level. Furthermore, all doors leading to the sprinkler valves and sprinkler pump were not fitted with a 003 key lock, compatible with FRNSW access key, or a location plate/signage identifying the location of the sprinkler control valves (and pumpset), contrary to the requirements of Clause 8.4 of AS 2118.1-2017.

Regulatory Requirements

Fire Safety – Essential Fire Safety Measures

The following Essential Fire Safety Measures were noted as having not been maintained in an operational state as per their original design and installation standard, contrary to the requirements of Section 81 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR 2021):

10. Automatic Fire Suppression System:

    A. Sprinkler system – There were 4 sprinkler heads fitted with protective caps located above the entry to the retail atrium (ground floor) on the Hay Street side of the building.

       FRNSW received email correspondence from the Property Manager on 17th April 2026, advising that *'the installation covers had been removed'.* A photograph was provided with the correspondence to demonstrate such.

11. Mechanical Air Handling System:

    A. The Fire Fan Control Panel was displaying 3 faults identified as 'SEF-B1-R1', 'SEF-B1-R1 Function' and 'SEF-2.1 Karaoke' assumed to relate to an issue with the Smoke Exhaust Fans.

    FRNSW received email correspondence from the Property Manager on 17th April 2026, advising that *'the Fire Contractor has advised the systems are operational and it is a programming issue they are aware of and will resolve with the Mechanical Contractor'.*

    FRNSW received further email correspondence from the Property Manager on 21st April 2026, advising: *'Attached please see the FIP at Capitol Square. The 3 fan fault lights have been cleared. The Contractor confirmed the fan's were operational the issue being the modules that monitor the fan status had a short to earth'.*

Fire Safety Statements

12. Annual Fire Safety Statement (AFSS) and Fire Safety Schedule (FSS):

    A. The AFSS and FSS on display within the building appear to contain irregularities and/or inconsistencies. In this regard the following comments are provided:

        i. The Fire Hydrant System is listed to *E1.3 of the BCA & AS 2419.1-1994*, however the installation standard is consistent with Ordinance 70 and Ministerial Specification No.10. Refer to comments above in relation to the installed system.

        ii. The Automatic Fire Suppression (sprinklers) is listed to *BCA Specification E1.5 & AS 2118.1-1995*, however the sprinkler block plans indicated AS 2118.1-1995 & AS 2118.1-1999 as the installation standards. An audit/review of the installed system is recommended to ensure the correct standard of performance is listed.

Other Findings

13. K Square Karaoke Tenancy:

    A. The correspondence received on 21 March 2026, alleged that *'the smoke alarms are all covered with plastic wrap'* throughout the 'K Squared Karaoke Lounge'. Photographs were provided with the correspondence to support the allegation.

    B. Access was not available into the 'K Square Karaoke' tenancy at the time of the inspection on 16th April 2026, as the business was not operating. The sign on the door indicated opening hours were from 5pm-4am.

C. The Property Manager advised FRNSW at the time of the inspection, that he would follow up once the business was open to confirm whether the smoke detectors were covered and if so, he would ensure any items covering the detectors would be removed.

D. FRNSW received email correspondence from the Property Manager on 17th April 2026, advising; '*I gained access to the Premises at 1.22pm yesterday and can confirm that no smoke detectors were covered'.* A series of photographs were provided with the correspondence to demonstrate such.

Notwithstanding this, it would be at Council's discretion as the appropriate regulatory authority, to determine whether further investigation is required in this instance.

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. 13 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 were not able to be inspected:
    - The Palace Hotel
    - K Square Karaoke tenancy

Please do not hesitate to contact Mark Knowles 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 FRN13/7559 - BFS26/2093 - SRID 7000000897 for any future correspondence concerning this matter.

Yours faithfully



Mark Knowles
Senior Building Surveyor
Fire Safety Compliance Unit