Attachment B

Inspection Report
95 Dalmeny Avenue, Rosebery



Figure 1: 95 Dalmeny Avenue, Rosebery viewed from the west



Figure 2: Location map of 95 Dalmeny Avenue, Rosebery

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: **22 September 2026**

Premises: **95 Dalmeny Avenue, Rosebery**

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 28 August 2026 with respect to matters of fire safety.

2. The premises consists of an 8-storey residential apartment building.

3. The City inspected the premises on 9 September 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
28 August 2026	FRNSW correspondence received
9 September 2026	The City inspected the premises identifying deficiencies in fire safety.
21 September 2026	The City issued a corrective action letter requiring identified deficiencies be rectified by 20 November 2026. These works related to the building’s automatic smoke detection and alarm system, hydrant system and automatic fire suppression system.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 6 August 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 Smoke Detection and Alarm System (ASDAS)	
1.	Three faults were displayed on the Fire Detection Control and Equipment (FDCIE).	The City's inspection on 9 September 2026 confirmed that the fault conditions raised by FRNSW relating to Block G Ground Level and Level 1 were no longer displayed. A fault indication remained displayed on FDCIE in relation to Block G Level 4 (Zone 31). Block G forms part of Strata Plan No 92181. In response, the City issued corrective action letter on 21 September 2026 requiring the fault to be rectified by an appropriately qualified person with certification to be submitted to the City by 20 November 2026, addressing this issue.
	Fire Hydrant system	
	The Hydrant Booster Assembly	
2A.	The nominated fire hydrant boost pressure of 800 kPa may be insufficient to achieve the required pressure at the most hydraulically disadvantaged hydrant.	The City's inspection on 9 September 2026 confirmed that the fire hydrant booster signage stated a boost pressure of 800 kPa. The pressure gauge at the booster assembly indicated approximately 1000 kPa. Further technical review of the boost pressure is required. In response, the City issued a corrective action letter on 21 September 2026 requiring review of the fire hydrant boost pressure and associated signage by an appropriately qualified person, with certification to be submitted to Council by 20 November 2026.

Ref	Issue	City response
2B.	The 150mm hydrant booster supply pipe was heavily corroded at ground level and was not adequately protected against corrosion.	The City's inspection on 9 September 2026 confirmed that corrosion was present to the 150 hydrant booster supply pipe at ground level. Further technical review of the affected pipework is required, having regard to the matter raised by FRNSW. In response, the City issued a corrective action letter on 21 September 2026 requiring review of the affected pipework by an appropriately qualified person, with certification to be submitted to Council by 20 November 2026.
	Automatic Fire Suppression System	
3.	The sprinkler booster was not marked with the maximum allowable pressure inlet pressure.	The City's inspection on 9 September 2026 confirmed that the sprinkler booster was not marked with the maximum allowable inlet pressure. Further technical review of the maximum allowable inlet pressure is required having regard to the matter raised by FRNSW. In response, the City issued a corrective action letter on 21 September 2026 requiring review of the maximum allowable inlet pressure by an appropriately qualified person and booster appropriately marked with certification to be submitted to Council by 20 November 2026. Follow up inspections will be undertaken to ensure the work is completed, addressing this issue.
4.	The 150mm sprinkler booster supply pipe was heavily corroded at ground level and was not adequately protected against corrosion.	The City's inspection on 9 September 2026 confirmed that corrosion was present on the 150 mm sprinkler booster supply pipe at ground level.

Ref	Issue	City response
		In response, the City issued a corrective action letter on 21 September 2026 requiring review of the affected pipework by an appropriately qualified person, with certification to be submitted to Council by 20 November 2026.
5.	The spares box did not contain a sufficient supply of sprinkler heads	The City's inspection on 9 September 2026 confirmed that a number of spare sprinkler heads were provided within the sprinkler spares box. Upon review, the available stock was considered insufficient. In response, the City has issued a corrective action letter on 21 September 2026 requiring the sprinkler spares box to be appropriately stocked by 20 November 2026. Follow up inspections will be undertaken to ensure the work is completed, addressing this issue.
	Regulatory requirements	
	Fire Safety Statements	
6.	A current Annual Fire Safety Statement (AFSS) was not prominently displayed at the premises	The City's inspection on 9 September 2026 confirmed that a current AFSS was prominently displayed at the premises, 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, a corrective action letter was issued on 21 September 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.

File Ref. No: FRN12/2413 - BFS26/6035 - 7000003770
TRIM Ref. No: D26/130912
Contact: Station Officer David Weekes

28 August 2026

General Manager
City of Sydney Council
GPO Box 1591
SYDNEY NSW 2001

Email: council@cityofsydney.nsw.gov.au

Attention: Manager Compliance / Fire Safety

Dear Sir / Madam

Re: INSPECTION REPORT
GENESIS
95 DALMENY AVENUE ROSEBERY (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 6 August 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 fire safety concern received by FRNSW detailed with evidence of the Fire Control Room (FCR) being used as office space for building management which blocked access to the Fire Indicator Panel (FIP). At the time of inspection, the room had been cleared out except for 1 desk in the corner that was out of the way of any controls required by FRNSW operations. The building also only requires a Fire Control Centre (FCC) which does not restrict the use of the room like a FCR does.

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. The Fire Detection Control and Indicating Equipment (FDCIE) indicated 3 Faults:

   i. *'Block G Level 4 Unit 3'*

   ii. *'Block G Ground Level'*

   iii. *'Block G Level 1 Unit 12'*

Fire Hydrant System

2. The hydrant booster assembly:

   A. Taking into account, head pressure, friction loss, and 700kPa required at the most disadvantaged hydrant, FRNSW are of the opinion that the boost pressure displayed at the fire hydrant booster cabinet of 800kPa is incorrect and will not achieve the minimum required pressure contrary to the requirements of Table 2.2 of Australian Standard (AS) 2419.1-2005. In this regard, FRNSW identified the height of the highest hydrant to be 21.75m above the booster and would expect a boost pressure closer to 1100 kPa.

   B. The 150mm pipe on the supply (feed) line to the hydrant booster was not protected against corrosion contrary to the requirements of Clause 8.6.2 of AS 2419.1-2005. In this regard, FRNSW identified the pipework to be heavily corroded at ground level (See *Figure 1* below).

      The pooled water that is contributing to the corrosion appears to be coming from a leaking domestic supply.



Figure 1

Automatic Fire Suppression System

3. The sprinkler booster was not marked with a maximum allowable inlet pressure contrary to the requirements of Clause 4.4.3 of AS 2118.1-1999.

4. The 150mm pipe on the supply (feed) line to the sprinkler booster was not protected against corrosion contrary to the requirements of Clause 7.11.3 of AS 2118.1-2017. In this regard, FRNSW identified the pipework to be heavily corroded at ground level (See *Figure 2* below).

   The pooled water that is contributing to the corrosion appears to be coming from a leaking domestic supply.



Figure 2

5. A sufficient supply of spare sprinkler heads was not provided within the sprinkler spares box contrary to the requirements of Clause 6.7 of AS 2118.1-2017.

Regulatory Requirements

Fire Safety Statements

6. A current Annual Fire Safety Statement (AFSS) was not prominently displayed at the premises in accordance with Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR21).

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. 6 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.

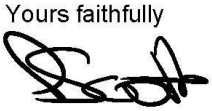
LIMITATIONS

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:
    - All residential levels
    - SOU's

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 you have any questions or concerns regarding the above matters. Please ensure that you refer to file reference FRN12/2413 - BFS26/6035 - 7000003770 for any future correspondence concerning this matter.

Yours faithfully



Paul Scott
Team Leader
Fire Safety Compliance Unit