Attachment C

Inspection Report
93-103 Euston Road, Alexandria



Figure 1: 93-103 Euston Road, Alexandria, viewed from the north-west



Figure 2: Location map of 93-103 Euston Road, Alexandria

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: **Hieu Van Luu**

Date: **17 September 2026**

Premises: **93-103 Euston Road, Alexandria**

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 1 September 2026 with respect to matters of fire safety.

2. The premises consists of a 4-storey building used for residential accommodation.

3. The City inspected the premises on 17 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
1 September 2026	FRNSW correspondence received
17 September 2026	The City inspected the premises identifying deficiencies in fire safety
22 September 2026	The City issued a corrective action letter requiring identified deficiencies be rectified by 21 December 2026. This includes maintenance works to the fire door, removal of security screen door, removal of potted plants in public corridors and submission of fire safety report justifying concessions in relation to the provision of a sprinkler system.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 23 June 2026.

Issues

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

Ref.	Issue	City response
	Fire Resistance	
1	Smoke doors to the residential corridors did not return to the fully closed position.	The City's inspection on 17 September 2026 found the doors had already been rectified prior to inspection, addressing this matter.
2	The self-closers of the fire doors to the basement garbage room were broken and failed to return to the fully closed position, contrary to the requirements of Clause C4D5 and Specification 12 of the NCC.	The City's inspection on 17 September 2026 observed new doors had been installed with new self-closing mechanism, addressing this matter.
3	Gaps were apparent above the fire door adjacent to the carpark sliding fire door, which may compromise the integrity of the fire wall which separates the carpark,	The City's inspection on 17 September 2026 found gaps above the fire door. In response, the City issued a corrective action letter on 22 September 2026, requiring fire sealing be installed by 21 December 2026. Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instructions.
4	Security screen doors have been installed on the outside of multiple Sole Occupancy Unit (SOU) entry doors throughout the premises. In that regard, the following is noted:	
i	Screen doors promote the occupants to 'chock open' the SOU entry fire door	The City's inspection on 17 September 2026 found security doors installed. In response, the City issued a corrective action letter on 22 September 2026, requiring screen doors be removed by 21 December 2026.
ii	It is noted that the screen doors have been mechanically fixed to the metal doorframe with an opening having been cut through the frame at the strike plate to accommodate the latching bolt	

Ref.	Issue	City response
		Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instructions.
	Automatic Smoke Detection and Alarm System (ASDAS)	
5	A Zone Block Plan was not provided at the Fire Brigade Panel.	The City's inspection on 17 September 2026 confirmed a block plan was not provided. In response, the City issued a corrective action letter on 22 September 2026, requiring signage be installed by 21 December 2026. Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instructions.
6	The garbage room to the southern end of the basement did not contain a smoke detector	The City's inspection on 17 September 2026 found a smoke detector had already been installed prior to the City's inspection, addressing this matter.
	Fire Hydrant System	
7	The fire hydrant system appears to be installed in accordance with AS2419.1-1994. In that regard, the following is noted: -	
i.	Boost pressure and test pressure signage was not provided at the booster assembly	The City's inspection on 17 September 2026 found that new booster assembly and booster signage have been installed, addressing this matter.
ii.	The non-return valve at the booster assembly appears to have been installed incorrectly. The welded arrow on the non-return valve indicating the direction of flow is in the wrong direction, with the arrow pointing towards the feed hydrants.	The City's inspection on 17 September 2026 found the non-return valve at the booster assembly has been rectified, addressing this matter.

Ref.	Issue	City response
iii.	The highest hydrant above the booster inlets appears to be greater than 5m however no isolating valve has been provided to isolate the boost inlet connection, contrary to the requirements of Clause 5.6.5.	The City's inspection on 17 September 2026 observed the booster inlets had already been rectified, addressing this matter.
iv.	Storz couplings, compatible with FRNSW firefighting hose connections have not been provided to all fire hydrant valves throughout the premises,	The City's inspection on 17 September 2026 found the compatible Storz couplings had already been installed, addressing this matter.
	Sprinkler System	
8	The building has a rise in stories of 4 and has not been provided with a sprinkler system.	The City's inspection on 17 September 2026 found the building's age predates the requirement to install a sprinkler system. During the inspection the building manager advised the owners will commission a registered fire engineer to submit to Council a satisfactory fire safety report justifying why the existing building does not require the installation of a sprinkler system. To ensure this report is submitted, the City issued a corrective action letter on 22 September 2026, requiring the report to be submitted by 21 December 2026.
	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:	

Ref.	Issue	City response
9	Automatic Smoke Detection and Alarm System (ASDAS): At the time of the inspection the Fire Brigade Panel indicated one fault to the ASDAS (Zone 8 Level 2). Following the inspection, FRNSW contacted the Strata Manager responsible for the premises who agreed to investigate.	The City's inspection on 17 September 2026 found that all faults had been rectified, addressing this matter.
10	Maintenance Logbooks: The maintenance logbooks / summary records relating to the following Essential Fire Safety Measures could not be located on site, contrary to the provisions of Section 81A(2) of the DCFS Regulation. • Fire Hose Reels • Fire doors • Portable fire extinguishers	The City's inspection on 17 September 2026 confirmed that the records are now maintained electronically, addressing this matter.
	<u>Annual Fire Safety Statements</u>	
11	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 17 September 2026 found that the current Annual Fire Safety Statement was displayed next to the fire indicator panel, addressing this matter.

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 22 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: FRN26/2012 - BFS26/4652 - 7000002818
TRIM Ref. No: D2026/128619
Contact: Conor Hackett

1 September 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
SP 72036
93-103 EUSTON ROAD, ALEXANDRIA ("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 23 June 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:

Fire Resistance

1. A number of smoke doors to the residential corridors did not return to the fully closed position (when the door release button was pressed), contrary to the requirements of Clause C3D15 and Specification 12 of the National Construction Code (NCC).

2. The self-closing mechanism on the double fire safety doors to the basement garbage room was broken and the doors failed to return to the fully closed position after opening, contrary to the requirements of Clause C4D5 and Specification 12 of the NCC.

3. Gaps were apparent above the fire door adjacent to the carpark sliding fire door, which may compromise the integrity of the fire wall which separates the carpark, contrary to the requirements of Clause C3D8 and Specification 5 of the NCC.

4. Security screen doors have been installed on the outside of multiple Sole Occupancy Unit (SOU) entry doors throughout the premises. In that regard, the following is noted:

    i. Screen doors promote the occupants to 'chock open' the SOU entry fire door, contrary to the requirements of Clause C4D12 of the NCC which requires a doorway in a Class 2 SOU be protected by a fire door which is equipped with a device which returns the door to the fully closed position immediately after each opening.

    ii. It is noted that the screen doors have been mechanically fixed to the metal doorframe with an opening having been cut through the frame at the strike plate to accommodate the latching bolt. In that regard, it is unclear whether the screen door and associated fixings form part of the tested specimen which has been subjected to fire resistance tests in accordance with AS 1530.4 and AS 1905.1.

    See FRNSWs position statement summary - security screen doors fitted to sole-occupancy units – for further information.

Automatic Smoke Detection and Alarm System (ASDAS):

5. A Zone Block Plan was not provided at the Fire Brigade Panel, contrary to the requirements of Clause 3.10 of AS1670.1-2018.

6. The garbage room to the southern end of the basement did not contain a smoke detector, contrary to the requirements of Clause S20C4(2)(a)(ii) of Specification 20 of the NCC.

Fire Hydrant

7. The fire hydrant system appears to be installed in accordance with AS2419.1-1994. In that regard, the following is noted:

    i. Boost pressure and test pressure signage was not provided at the booster assembly, contrary to the requirements of Clause 5.6.7.

    ii. The non-return valve at the booster assembly appears to have been installed incorrectly. The welded arrow on the non-return valve indicating the direction of flow is in the wrong direction, with the arrow pointing towards the feed hydrants, contrary to the requirements of Clause 5.6.4.

iii. The highest hydrant above the booster inlets appears to be greater than 5m however no isolating valve has been provided to isolate the boost inlet connection, contrary to the requirements of Clause 5.6.5.

iv. Storz couplings, compatible with FRNSW firefighting hose connections have not been provided to all fire hydrant valves throughout the premises, in accordance with the requirements of Clause 5.2 and 5.6.4 of AS 2419.1 and 'FRNSW Fire safety guideline, Technical information – FRNSW Compatible Storz hose connections.

Sprinkler System

8. The building has a rise in stories of 4 and has not been provided with a sprinkler system, contrary to the requirements of Clause E1D4 and E1D6 of the NCC. Council is referred to the FRNSW Position Statement Summary – Fire sprinklers in Class 2 and 3 buildings.

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 Brigade Panel indicated one fault to the ASDAS (Zone 8 Level 2).

   Following the inspection, FRNSW contacted the Strata Manager responsible for the premises who agreed to investigate.

10. *Maintenance Logbooks:*

    The maintenance logbooks / summary records relating to the following Essential Fire Safety Measures could not be located on site, contrary to the provisions of Section 81A(2) of the DCFS Regulation.

    - Fire Hose Reels
    - Fire doors
    - Portable fire extinguishers

Annual Fire Safety Statements

11. 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. 11 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.
- Sole Occupancy Units were not accessible.

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 there are any questions or concerns about the above matters. Please refer to file reference FRN26/2012 - BFS26/4652 - 7000002818 regarding any correspondence concerning this matter.

Yours faithfully

Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit