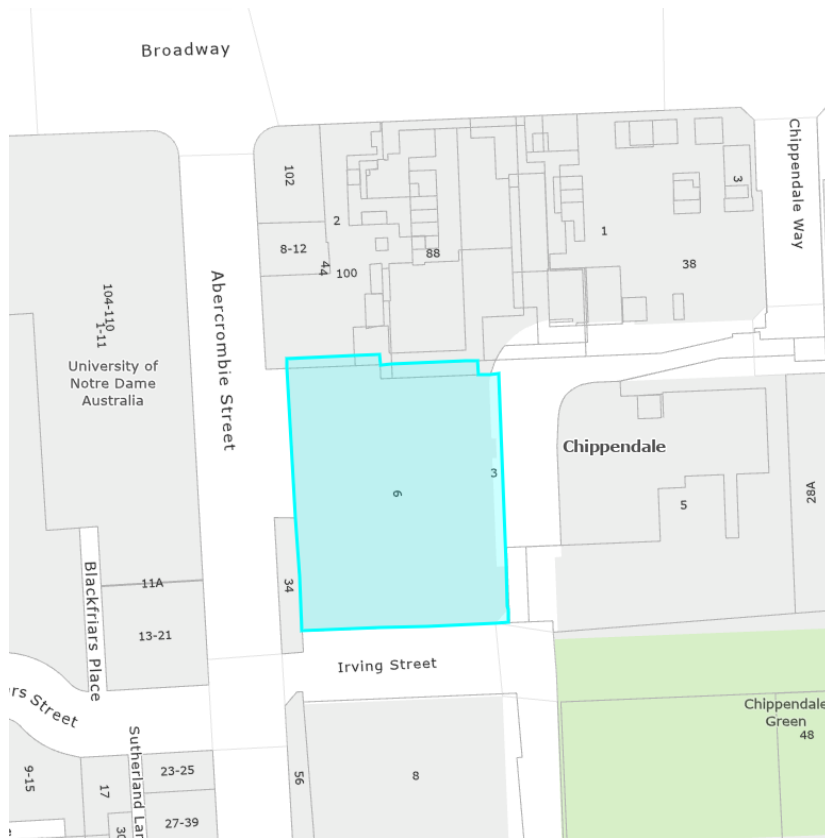


# **Attachment B**

**Inspection Report  
6 Central Park Avenue, Chippendale**



**Figure 1:** 6 Central Park Avenue, Chippendale, viewed from the west



**Figure 2:** Location map of 6 Central Park Avenue, Chippendale

**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:** 21 October 2025

**Premises:** 6 Central Park Avenue, Chippendale

**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 25 September 2025 with respect to matters of fire safety.
2. The premises consists of a 16 storey building used for student accommodation.
3. The City inspected the premises on 14 October 2025, accompanied by the building manager. This inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.

**Chronology**

<b>Date</b>	<b>Event</b>
17 July 2025	As part of its investigation into the premises, FRNSW issued a Notice of Intention to serve a Fire Safety Order. This notice directed the property owners to carry out specified maintenance on the existing fire safety systems.
25 September 2025	FRNSW correspondence received by the City.
14 October 2025	The City inspected the part of the premises relating to the FRNSW correspondence. This inspection identified deficiencies in fire safety, specifically relating to the Fire Indicator Panel (FIP).
21 October 2025	The City issued written instructions to address identified deficiencies by 19 January 2026. Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instruction.

## Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted inspections of the subject premises on 3 July 2025, 26 July 2025, 6 August 2025 and 28 August 2025.

### Issues

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

Ref.	Issue	City response
	<b>Provision of Fire Safety</b>	
	Combined Fire Sprinkler and Fire Hydrant System	
1	Pilot operated pressure reduction valves incorporated quarter-turn isolation valves that were not monitored and connected to the fire detection and control indication equipment (FDCIE).	During the City's inspection on 14 October 2025, it was observed that the quarter-turn isolation valve had been removed, addressing this issue.
1A	The quarter-turn isolation valve was removed during the period of the Notice.	
	Smoke Detection and Alarm Systems (SDAS)	
2	The FDCIE displayed twenty-six (26) faults and forty-eight (48) isolations.	The City's inspection on 14 October 2025 identified faults and isolations on the Fire Indicator Panel.
2A	At the time of inspection on the 6 August 2025, the fire indicator panel displayed 10 Faults and 3 Isolations.	During the inspection, the owner's representative advised they intend to replace components of the automatic fire detection and alarm system, including the FIP by January 2026.  To address this issue, the City issued a corrective action letter requiring the provision of a fully operation FIP free of faults and isolations by 19 January 2026. Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instructions.
2B	Representations (images) were received Tuesday 26 August 2025. The image showed the fire indicator panel with a date of 26 August 2025 @ 1109 hours, which displayed the FDCIE clear of faults. The LED screen displayed 0 faults and 43 isolations.	
2C	At the time of the inspection on 28 August 2025 at 0919 hours, two faults and one isolation remained present on the fire indicator panel. The two events showed times of 2211 hours and 1727 hours 26 August.	

Ref.	Issue	City response
2D	FRNSW were advised that recurring and novel faults were present in the system, and it was difficult to have the fire indicator panel free from faults. Building management advised FRNSW that investigations were underway to determine whether a new FDCIE could be installed to replace the existing equipment.	
3	FRNSW's NOI, relating to the FDCIE, cannot be complied with as the FRNSW NOI does not cover an upgrade to the FDCIE, nor does FRNSW have the authority to issue an Order for such works.	<p>The City's inspection on 14 October 2025 identified faults and isolations on the Fire Indicator Panel.</p> <p>To address this issue, the City issued a corrective action letter requiring the provision of a fully operational FIP free of faults and isolations by 19 January 2026. Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instructions.</p> <p>Should the required works not be completed in accordance with the City's written instructions, the City may issue a Notice of Intention to serve a Fire Safety Order.</p>
	Access and Egress	
4	The exit door on the left side of the main pedestrian access door was difficult to open due to the misalignment of the locking mechanism.	During the City's inspection on 14 October 2025, it was observed that the egress door had been repaired, addressing this issue.
4A	The egress door was repaired during the period of the Notice.	

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 October 2025 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.

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File Ref. No: FRN19/1952 - BFS25/3702 - 8000043036  
TRIM Ref. No: D2025/102854  
Contact: Inspector Paul Scott

25 September 2025

General Manager  
City of Sydney  
GPO Box 1591  
SYDNEY NSW 2001

Email: [council@cityofsydney.nsw.gov.au](mailto:council@cityofsydney.nsw.gov.au)

Attention: Manager Compliance/Fire Safety

Dear Sir/Madam,

**RE: INSPECTION REPORT  
IGLU STUDENT ACCOMMODATION  
6 CENTRAL PARK AVENUE CHIPPENDALE ("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'.

The correspondence stated that:

- *There are multiple issues with fire egress doors at Iglu Central Park, located at 6 Central Park Avenue, Chippendale NSW:*
- *Primary staircase exterior door (adjacent to main entrance): This street exit door has, on occasion, required excessive force to open. On one instance, it took over eight kicks to release the latch. While this doesn't occur every time, the fact that it happens at all presents a serious risk during emergencies.*
- *Ground floor door from the eastern stairwell: This door leads into a hallway on the ground floor and routinely requires significant force to open. This may prevent safe and timely evacuation, especially for residents who are injured, panicked, or under stress.*
- *Games Room door: This internal door is fitted with a staff-only lock. If this room is part of the designated egress path, then residents would be unable to pass through it in an emergency, which could result in entrapment.*

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

Fire and Rescue NSW

ABN 12 593 473 110

[www.fire.nsw.gov.au](http://www.fire.nsw.gov.au)

Community Safety Directorate  
Fire Safety Compliance Unit

1 Amarina Ave  
Greenacre NSW 2190

T (02) 9742 7434  
F (02) 9742 7483

[www.fire.nsw.gov.au](http://www.fire.nsw.gov.au)

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inspected 'the premises' on 3 July 2025, 26 July 2025, 6 August 2025 and 28 August 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 during the inspection on 3 July 2025.

The matter relating to the *Games Room Door*, FRNSW was able to pass through the door without restriction.

**Provision for Fire Safety**

Combined Fire Sprinkler and Fire Hydrant System

1. The pilot operated pressure reduction valves within the combined system pumphouse and within the fire stairs incorporated quarter-turn isolation valves that were not monitored and connected to the Fire Detection and Control Indicating Equipment (FDCIE).
  - 1A. The quarter-turn isolation valve was removed during the period of the Notice.

Smoke Detection and Alarm Systems (SDAS)

2. The FDCIE displayed twenty-six (26) faults and forty-eight (48) isolations. Some of the faults and isolations were a result of fit out works being carried out.
  - 2A. At the time of inspection on the 6 August 2025, the fire indicator panel displayed 10 Faults and 3 Isolations.
  - 2B. Representations (images) were received Tuesday 26 August 2025. The image showed the fire indicator panel with a date of 26 August 2025 @ 1109 hours, which displayed the FDCIE clear of faults. The LED screen displayed 0 faults and 43 isolations.
  - 2C. At the time of the inspection on 28 August 2025 at 0919 hours, two faults and one isolation remained present on the fire indicator panel. The two events showed times of 2211 hours and 1727 hours 26 August.
  - 2D. FRNSW were advised that recurring and novel faults were present in the system, and it was difficult to have the fire indicator panel free from faults. Building management advised FRNSW that investigations were underway to determine whether a new FDCIE could be installed to replace the existing equipment.
3. FRNSW' Order, relating to the FDCIE, cannot be complied with as the FRNSW Order does not cover an upgrade to the FDCIE, nor does FRNSW have the authority to issue an Order for such works.

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Access and Egress

4. The exit door on the left side of the main pedestrian access door was difficult to open due to the misalignment of the locking mechanism.

4A. The egress door was repaired during the period of the Notice.

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

**NOTICE OF INTENTION TO SERVE AN ORDER**

FRNSW issued a Notice of Intention to Serve an Order (1) dated 17 July 2025 (copy attached) under the provisions of Section 9.34 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

**REPRESENTATIONS & INSPECTION**

Written representations were received concerning the proposed **Order 1** under Schedule 5, Part 6, Section 8 of the EP&A Act, and after receiving the representations, an inspection was conducted on 6 August and 28 August 2025 under Section 9.32 of the EP&A Act. Upon hearing and considering the representation and subsequent inspection, FRNSW has decided not to give an Order under Schedule 5, Part 7, Section 15 of the EP&A Act.

The items listed in the comments of this report are based on the following limitations:

- A general overview of the building was obtained without using the development consent conditions or approved floor plans as a reference.
- Details of the Provisions for Fire Safety and Fire Fighting Equipment are limited to a visual inspection of the parts in the building accessed and the fire safety measures observed at the time.

**RECOMMENDATIONS**

FRNSW recommends that Council:

- a. Review item 2 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. This matter is referred to Council as the appropriate regulatory authority. FRNSW awaits the Council's advice regarding its determination under Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

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Please do not hesitate to contact Inspector Paul Scott of FRNSW's Fire Safety Compliance Unit at [FireSafety@fire.nsw.gov.au](mailto: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 FRN19/1952 - BFS25/3702 - 8000043036 regarding any correspondence concerning this matter.

Yours faithfully



Paul Scott  
Team Leader  
Fire Safety Compliance Unit

Attachments [Appendix 1 – Notice of Intention – Fraser Property Group - 6 pages]  
[Appendix 2 – Notice of Intention – Iglu No. 206 PTY LTD - 5 pages]

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Appendix 1 – Notice of Intention – Fraser Property Group



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File Ref. No: FRN19/1952 – BFS25/3702 - 8000043036  
TRIM Ref. No: D2025/080205  
Contact: Inspector Paul Scott

17 July 2025

FRASERS CENTRAL PARK LAND NO 2 PTY LTD  
Level 2, 1C Homebush Bay Drive,  
RHODES NSW 2138

Dear The Proper Officer

**Re: NOTICE OF INTENTION  
PROPOSED FIRE SAFETY ORDER – ORDER NO.1  
IGLU STUDENT ACCOMODATION  
6 CENTRAL PARK AVENUE CHIPPENDALE (“the premises”)**

Authorised Fire Officers of the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW) inspected “the premises” and identified fire safety concerns on Thursday, 3 July 2025. FRNSW gives you a **Notice of Intention to give a Fire Safety Order – Order No.1 (‘Notice’)** because of the concerns. This “Notice” is issued under Section 9.34 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) and Schedule 5, Part 6, Section 8 (corporation) of the EP&A Act.

A copy of the **Proposed Fire Safety Order – Order No.1 (‘Proposed Order’)** is also attached. This “Notice” outlines the terms of the “Proposed Order”. You may explain by way of representations to FRNSW why the Fire Safety Order – Order No.1 should not be given under Schedule 5, Part 7, Section 13 of the EP&A Act.

**Representations are to be made in writing** and should be received by FRNSW no later than **12:00 pm Thursday, 31 July 2025**. After hearing and considering any representations, under the provisions of Schedule 5, Part 7 (Section 14 and Section15) of the EP&A Act, FRNSW may decide:

- to give a Fire Safety Order – Order No.1 in accordance with the “Proposed Order”;
- to give a Fire Safety Order – Order No.1 in accordance with modifications made to the “Proposed Order”;
- not to give a Fire Safety Order – Order No.1.

A copy of this “Notice” will be forwarded to City of Sydney Council, under the provisions of Schedule 5, Part 6 (Section 12) of the EP&A Act.

Fire and Rescue NSW	ABN 12 593 473 110	<a href="http://www.fire.nsw.gov.au">www.fire.nsw.gov.au</a>
Community Safety Directorate	1 Amarina Ave	T (02) 9742 7434
Fire Safety Compliance Unit	Greenacre NSW 2190	F (02) 9742 7843
<a href="http://www.fire.nsw.gov.au">www.fire.nsw.gov.au</a>		Page 1 of 6

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Please do not hesitate to contact Inspector Paul Scott of FRNSW's Fire Safety Compliance Unit at [NoticeOrders@fire.nsw.gov.au](mailto:NoticeOrders@fire.nsw.gov.au) or call on (02) 9742 7434 if there are any questions or concerns about the above matters. Please ensure that you refer to file reference FRN19/1952 – BFS25/3702 - 8000043036 regarding any correspondence concerning this matter.

Yours faithfully



Paul Scott  
Team Leader  
Fire Safety Compliance Unit

C.C. City of Sydney Council  
Manager Compliance/Fire Safety

E-Mail: [council@cityofsydney.nsw.gov.au](mailto:council@cityofsydney.nsw.gov.au)

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## Proposed Fire Safety Order ORDER No. 1

Under the *Environmental Planning and Assessment Act 1979 (EP&A Act)*  
*Part 9 Implementation and Enforcement – Division 9.3 Development Control Orders*  
*Fire Safety Orders in accordance with the table to Part 2 - Schedule 5.*  
*Intend to give an Order in accordance with Section 9.34(1)(b)*

I, **Paul Scott** **Inspector** **6776**  
(name) (rank) (number)

being an authorised Fire Officer within the meaning of Schedule 5, Part 8, Section 16 of the *Environmental Planning and Assessment Act 1979*, and duly authorised for the purpose, hereby order:

**FRASERS CENTRAL PARK LAND NO 2 PTY LTD** **Owners**  
**IGLU NO. 206 PTY LTD**  
(name of the person whom Order is served) (position, i.e. owner, building manager)

with respect to the premise

**IGLU STUDENT ACCOMODATION**  
**6 CENTRAL PARK AVENUE CHIPPENDALE (“the premises”)**  
(name/address of premises to which Order is served)

to do or refrain from doing the following things:

1. Restore the Smoke Detection and Alarm Systems (SDAS) by removing all faults and isolations associated with the system.
2. Repair the egress doors within the building to open without undue force.
3. Rectify the Pilot Operated Pressure Reduction Valves (PO-PRV) to prevent isolation of the firefighting system by either,
  - a. Removing the quarter-turn isolating valve from the pilot sensing and supply pipe, or
  - b. Locking in the open position and monitoring the quarter-turn isolating valve in accordance with the relevant Australian Standard, or

Fire and Rescue NSW	ABN 12 593 473 110	<a href="http://www.fire.nsw.gov.au">www.fire.nsw.gov.au</a>
Community Safety Directorate	1 Amarina Ave	T (02) 9742 7434
Fire Safety Compliance Unit	Greenacre NSW 2190	F (02) 9742 7843
<a href="http://www.fire.nsw.gov.au">www.fire.nsw.gov.au</a>		Page 3 of 6

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- c. Replacing the POPRV with a pressure reducing valve that does not have any isolating valve on the pilot tube.

**The terms of the Proposed Fire Safety Order – Order No.1 are to be complied with:**

By no later than **30 days** from the date of the Fire Safety Order – Order 1.

**The reasons for the issue of the Proposed Fire Safety Order - Order No.1 are:**

- a At the time of inspection, the building was occupied.
- b The firefighter facility of the Fire Detection and Control Indicating Equipment (FDCIE) displayed 26 Faults, and 48 Isolations associated with the SDAS.
  - i. Multiple faults were present in the FDCIE over a period of 3 months. The fault on Zone 028 - L6D63 was dated 3 March 2025.
  - ii. FRNSW were advised that the isolations were associated with refurbishment works in room 532. The entire floor for the associated wing had been isolated. FRNSW were unable to determine if any additional isolations were present within the building.
- c A delay in the detection of fire due to faults or isolations to the SDAS may expose evacuees to elevated temperatures or smoke, endangering life and safety during evacuation.
- d The exit door, to the east of the main pedestrian entry doors, failed to open without significant force being applied. The latch associated with the panic bar door did not fully retract when the panic bar was pushed.
- e An egress door that does not permit occupants to evacuate the premises may place evacuees in an unsafe situation.
- f The PO-PRV installed within the combined sprinkler/hydrant pumproom and fire isolated stairways, incorporates quarter-turn isolation valves on the supply and sensing pipes for the pilot valve (Image 1 below).
  - i. When turned to the 'OFF' position, the combined hydrant and sprinkler system will not operate as required. The complementary fire safety measures, such as occupant warning, zone smoke control and automatic fire brigade response will not automatically operate.
  - ii. Clause 2.13 of AS2118.6-2012 requires fault monitoring of isolating valves either side of a pressure reduction valve.
- g As a result of a combined sprinkler and hydrant system not operating following a fire at a premises elsewhere, FRNSW released a position statement, [Pilot operated pressure reduction valve \(PO-PRV\) installation](#).

**Appeals**

Pursuant to Section 8.18 of the Environmental Planning & Assessment Act 1979 (EP&A Act), there is no right of appeal to the Court against a Fire Safety Order – Order

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1 once it is issued, other than an order that prevents a person from using or entering premises.

**Non-Compliance with Fire Safety Order – Order No.1**

Once issued, failure to comply with a Fire Safety Order – Order 1 may result in further Orders and/or fines being issued.

Substantial penalties may be imposed under Section 9.37 of the EP&A Act for failure to comply with a Fire Safety Order – Order No.1.

**NOTE:** Representations are to be made in writing and should be received by FRNSW no later than **12:00 pm on Thursday, 31 July 2025**.



Paul Scott  
Team Leader  
Fire Safety Compliance Unit

This **Proposed** Fire Safety Order - Order No. 1 was mailed on **17 July 2025**.

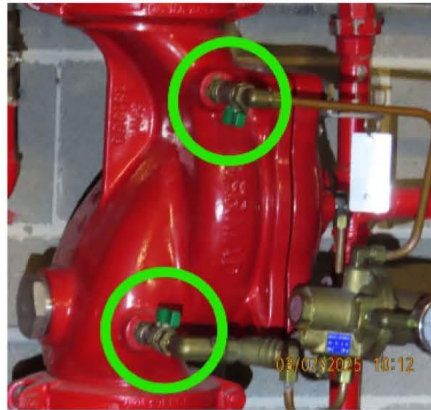


Image 1 - quarter-turn isolation valves

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Appendix 2 – Notice of Intention – Iglu No. 206 PTY LTD



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File Ref. No: FRN19/1952 – BFS25/3702 - 8000043036  
TRIM Ref. No: D2025/080202  
Contact: Inspector Paul Scott

17 July 2025

IGLU NO. 206 PTY LTD  
Level 10, 32 York Street  
SYDNEY NSW 2000

Dear The Proper Officer

**Re: NOTICE OF INTENTION  
PROPOSED FIRE SAFETY ORDER – ORDER NO.1  
IGLU STUDENT ACCOMODATION  
6 CENTRAL PARK AVENUE CHIPPENDALE (“the premises”)**

Authorised Fire Officers of the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW) inspected “the premises” and identified fire safety concerns on Thursday, 3 July 2025. FRNSW gives you a **Notice of Intention to give a Fire Safety Order – Order No.1 (“Notice”)** because of the concerns. This “Notice” is issued under Section 9.34 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) and Schedule 5, Part 6, Section 8 (corporation) of the EP&A Act.

A copy of the **Proposed Fire Safety Order – Order No.1 (“Proposed Order”)** is also attached. This “Notice” outlines the terms of the “Proposed Order”. You may explain by way of representations to FRNSW why the Fire Safety Order – Order No.1 should not be given under Schedule 5, Part 7, Section 13 of the EP&A Act.

**Representations are to be made in writing** and should be received by FRNSW no later than **12:00 pm Thursday, 31 July 2025**. After hearing and considering any representations, under the provisions of Schedule 5, Part 7 (Section 14 and Section15) of the EP&A Act, FRNSW may decide:

- to give a Fire Safety Order – Order No.1 in accordance with the “Proposed Order”;
- to give a Fire Safety Order – Order No.1 in accordance with modifications made to the “Proposed Order”;
- not to give a Fire Safety Order – Order No.1.

A copy of this “Notice” will be forwarded to City of Sydney Council, under the provisions of Schedule 5, Part 6 (Section 12) of the EP&A Act.

Fire and Rescue NSW	ABN 12 593 473 110	<a href="http://www.fire.nsw.gov.au">www.fire.nsw.gov.au</a>
Community Safety Directorate	1 Amarina Ave	T (02) 9742 7434
Fire Safety Compliance Unit	Greenacre NSW 2190	F (02) 9742 7843
<a href="http://www.fire.nsw.gov.au">www.fire.nsw.gov.au</a>		Page 1 of 5

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Please do not hesitate to contact Inspector Paul Scott of FRNSW's Fire Safety Compliance Unit at [NoticeOrders@fire.nsw.gov.au](mailto:NoticeOrders@fire.nsw.gov.au) or call on (02) 9742 7434 if there are any questions or concerns about the above matters. Please ensure that you refer to file reference FRN19/1952 – BFS25/3702 - 8000043036 regarding any correspondence concerning this matter.

Yours faithfully



Paul Scott  
Team Leader  
Fire Safety Compliance Unit

C.C. City of Sydney Council  
Manager Compliance/Fire Safety

E-Mail: [council@cityofsydney.nsw.gov.au](mailto:council@cityofsydney.nsw.gov.au)

B.C.C \_\_\_\_\_  
Facilities Manager  
IGLU Student Accommodation

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## Proposed Fire Safety Order ORDER No. 1

Under the *Environmental Planning and Assessment Act 1979 (EP&A Act)*  
Part 9 Implementation and Enforcement – Division 9.3 Development Control Orders  
*Fire Safety Orders in accordance with the table to Part 2 - Schedule 5.*  
Intend to give an Order in accordance with Section 9.34(1)(b)

I, **Paul Scott** **Inspector** **6776**  
(name) (rank) (number)

being an authorised Fire Officer within the meaning of Schedule 5, Part 8, Section 16 of the *Environmental Planning and Assessment Act 1979*, and duly authorised for the purpose, hereby order:

**FRASERS CENTRAL PARK LAND NO 2 PTY LTD** **Owners**  
**IGLU NO. 206 PTY LTD**  
(name of the person whom Order is served) (position, i.e. owner, building manager)

with respect to the premise

**IGLU STUDENT ACCOMODATION**  
**6 CENTRAL PARK AVENUE CHIPPENDALE (“the premises”)**  
(name/address of premises to which Order is served)

to do or refrain from doing the following things:

1. Restore the Smoke Detection and Alarm Systems (SDAS) by removing all faults and isolations associated with the system.
2. Repair the egress doors within the building to open without undue force.
3. Rectify the Pilot Operated Pressure Reduction Valves (PO-PRV) to prevent isolation of the firefighting system by either,
  - a. Removing the quarter-turn isolating valve from the pilot sensing and supply pipe, or
  - b. Locking in the open position and monitoring the quarter-turn isolating valve in accordance with the relevant Australian Standard, or

Fire and Rescue NSW ABN 12 593 473 110 [www.fire.nsw.gov.au](http://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 7843  
[www.fire.nsw.gov.au](http://www.fire.nsw.gov.au) Page 3 of 5

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- c. Replacing the POPRV with a pressure reducing valve that does not have any isolating valve on the pilot tube.

**The terms of the Proposed Fire Safety Order – Order No.1 are to be complied with:**

By no later than **30 days** from the date of the Fire Safety Order – Order 1.

**The reasons for the issue of the Proposed Fire Safety Order - Order No.1 are:**

- a At the time of inspection, the building was occupied.
- b The firefighter facility of the Fire Detection and Control Indicating Equipment (FDCIE) displayed 26 Faults, and 48 Isolations associated with the SDAS.
  - i. Multiple faults were present in the FDCIE over a period of 3 months. The fault on Zone 028 - L6D63 was dated 3 March 2025.
  - ii. FRNSW were advised that the isolations were associated with refurbishment works in room 532. The entire floor for the associated wing had been isolated. FRNSW were unable to determine if any additional isolations were present within the building.
- c A delay in the detection of fire due to faults or isolations to the SDAS may expose evacuees to elevated temperatures or smoke, endangering life and safety during evacuation.
- d The exit door, to the east of the main pedestrian entry doors, failed to open without significant force being applied. The latch associated with the panic bar door did not fully retract when the panic bar was pushed.
- e An egress door that does not permit occupants to evacuate the premises may place evacuees in an unsafe situation.
- f The PO-PRV installed within the combined sprinkler/hydrant pumproom and fire isolated stairways, incorporates quarter-turn isolation valves on the supply and sensing pipes for the pilot valve (Image 1 below).
  - i. When turned to the 'OFF' position, the combined hydrant and sprinkler system will not operate as required. The complementary fire safety measures, such as occupant warning, zone smoke control and automatic fire brigade response will not automatically operate.
  - ii. Clause 2.13 of AS2118.6-2012 requires fault monitoring of isolating valves either side of a pressure reduction valve.
- g As a result of a combined sprinkler and hydrant system not operating following a fire at a premises elsewhere, FRNSW released a position statement, [Pilot operated pressure reduction valve \(PO-PRV\) installation](#).

**Appeals**

Pursuant to Section 8.18 of the Environmental Planning & Assessment Act 1979 (EP&A Act), there is no right of appeal to the Court against a Fire Safety Order – Order

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1 once it is issued, other than an order that prevents a person from using or entering premises.

**Non-Compliance with Fire Safety Order – Order No.1**

Once issued, failure to comply with a Fire Safety Order – Order 1 may result in further Orders and/or fines being issued.

Substantial penalties may be imposed under Section 9.37 of the EP&A Act for failure to comply with a Fire Safety Order – Order No.1.

**NOTE:** Representations are to be made in writing and should be received by FRNSW no later than **12:00 pm on Thursday, 31 July 2025**.



Paul Scott  
Team Leader  
Fire Safety Compliance Unit

This **Proposed** Fire Safety Order - Order No. 1 was mailed on **17 July 2025**.

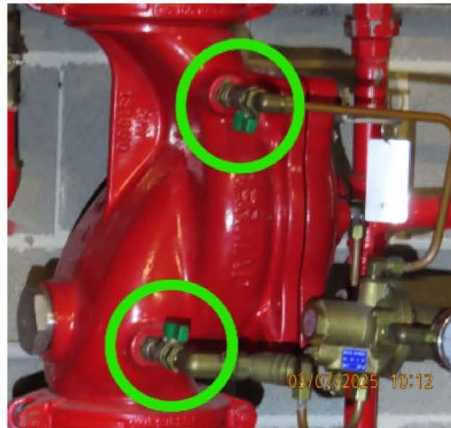


Image 1 - quarter-turn isolation valves