

Attachment D

**Inspection Report
10-14 Oxford Square, Darlinghurst**



Figure 1: 10-14 Oxford Square, Darlinghurst, viewed from the south



Figure 2: Location map of 10-14 Oxford Square, Darlinghurst

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: Tereza Zeljkovic

Date: 13 October 2025

Premises: 10-14 Oxford Square, Darlinghurst

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 30 September 2025 with respect to matters of fire safety.
2. The premises consists of a 3 storey commercial heritage building, containing a nightclub, called "The Cliff Dive", and retail stores.
3. The City inspected the premises on 8 October 2025, accompanied by the property manager. This inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.

Chronology

Date	Event
30 September 2025	FRNSW correspondence received.
8 October 2025	The City inspected the premises identifying deficiencies in fire safety.
13 October 2025	The City issued a corrective action letter requiring identified fire safety deficiencies be rectified. This required rear fire doors to remain unobstructed forthwith, and all other deficiencies be rectified by 22 December 2025.
24 October 2025	The City reinspected the rear fire doors and confirmed they are unobstructed. Follow up inspections will be undertaken to ensure additional works are completed in accordance with the City's instructions.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 8 August 2025.

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	
	Egress	
1.	Central double door – contained additional latch, requiring the use of a key to open from direction of egress.	<p>An inspection conducted by the City on 8 October 2025 confirmed the presence of an additional latch on the door, which impeded safe egress from the building.</p> <p>In response, the City issued a corrective action letter on 13 October 2025, directing that the latch be deactivated immediately during periods of building occupancy.</p> <p>A follow-up inspection was carried out during late-night operations on 24 October 2025, which verified that the latch had been deactivated in accordance with the City's directive, addressing this issue.</p>
	Automatic fire suppression system	
2.	Sprinkler system shall be fitted with a fire booster connection to enable FRNSW to pressurize or pump water into the system; as per Clause 4.4.3 of AS2118.1-1999	<p>The City's inspection on 8 October 2025 confirmed the sprinkler system booster connection may require additional works.</p> <p>To address this, a corrective action letter was issued on 13 October 2025, requiring a review of the existing sprinkler system to determine upgrade requirements by 22 December 2025. Once received, the City may issue further directions to undertake upgrade works.</p>

Ref.	Issue	City response
3.	Adequate lighting not provided in the vicinity of the pump set, contrary to Clause 11.4 of AS2941-2013	<p data-bbox="906 293 1385 461">During the City's inspection on 8 October 2025, an emergency light was observed, though said lighting may not have been operating during the FRNSW inspection.</p> <p data-bbox="906 495 1369 696">To address this, the City issued a corrective action letter on 13 October 2025 requiring emergency lighting be provided by 22 December 2025, addressing this issue.</p>
	Regulatory Requirements	
	Fire Safety Statements	
4.	The Annual fire safety statement (AFSS) displayed was not current	The City's inspection on 8 October 2025 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 a corrective action letter was issued on 13 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.

Unclassified



File Ref. No: FRN14/1183 - BFS25/5499 - 8000044425
TRIM Ref. No: D2025/116098
Contact: Conor Hackett

30 September 2025

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
THE CLIFF DIVE
10-18 OXFORD SQUARE DARLINGHURST ("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 Fire and Rescue NSW (FRNSW) inspected 'the premises' on 8 August 2025. The NSW Police Force were also present during the inspection.

On behalf of the Commissioner of FRNSW, 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:

Provisions for Fire Safety

Egress

1. Additional latching was attached to the central double doorset adjacent to the dancefloor, requiring the use of a key to open the door when locked from the side that faces a person seeking egress, contrary to the requirements of Clause D3D26 of the NCC.

Fire and Rescue NSW

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Community Safety Directorate
Fire Safety Compliance Unit

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Greenacre NSW 2190

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Automatic Fire Suppression System

2. Clause 4.4.3 of AS2118.1-1999 states that sprinkler systems shall be fitted with a fire brigade booster connection to enable the fire brigade to pressurize or pump water into the system. At the time of the inspection, the sprinkler booster could not be located.
3. Adequate lighting has not been provided in the vicinity of the pumpset, contrary to the requirements of Clause 11.4 of AS2941-2013.

Regulatory Requirements

Fire Safety Statements

4. Section 88 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR 2021) 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 inspect and address items 1 to 4 of this report and any other deficiencies identified on 'the premises'.

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.

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 FRN14/1183 - BFS25/5499 - 8000044425 for any future correspondence concerning this matter.

Yours faithfully



Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit

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