

Attachment E

**Inspection Report
2 Roslyn Street, Potts Point**



Figure 1: 2 Roslyn Street, Potts Point viewed from the south-west

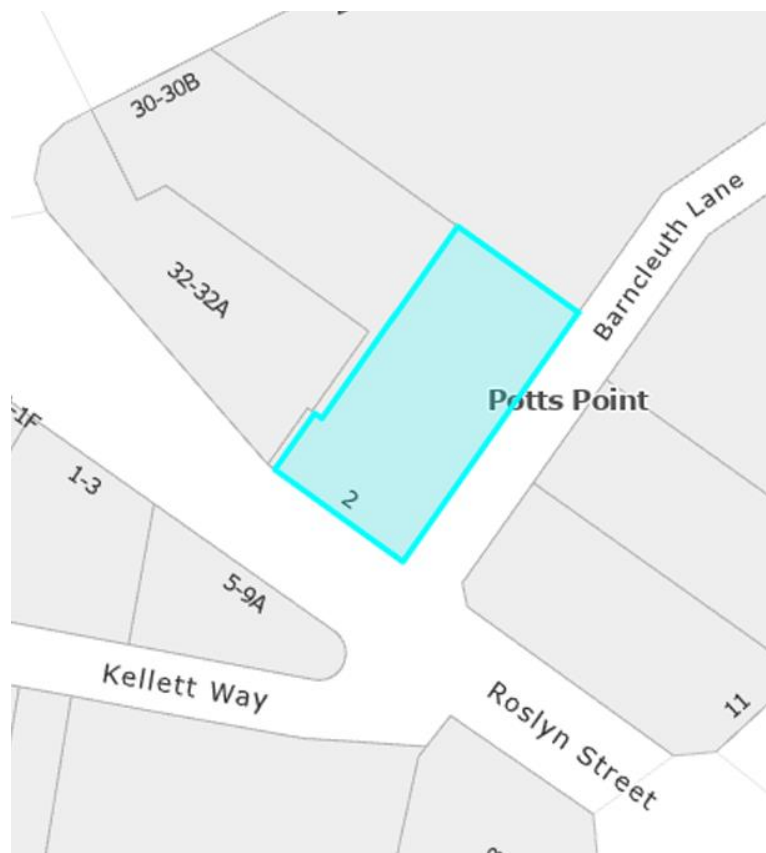


Figure 2: Location map of 2 Roslyn Street, Potts Point

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: 12 January 2026

Premises: 2 Roslyn Street, Potts Point

Executive Summary

1. The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 12 November 2025 with respect to matters of fire safety.
2. The premises consists of a 4 storey building used for residential purposes with commercial tenancy within the lower ground level.
3. The City inspected the premises on 4 December 2025, this inspection identified deficiencies in fire safety. To address this, a fire safety order (order) is recommended to be issued under the Act.

Chronology

Date	Event
16 September 2025	The City's Fire Safety Team received an internal referral requesting investigation of deficiencies in fire safety at the premises.
3 October 2025	The City inspected the premises identifying deficiencies in fire safety.
17 October 2025	The City issued a corrective action letter requiring work to be completed by 1 December 2025.
12 November 2025	FRNSW correspondence received.
4 December 2025	The City reinspected the premises, noting a recent fire contractor attendance, however further fire panel faults, mid level fire door had yet to be restored and other passive, stair issues.
12 December 2025	The City reinspected the premises and confirmed the fire panel and associate smoke detectors had been rectified, although the remaining FRNSW concerns remained outstanding.

Date	Event
19 December 2025	Written follow up instructions were sent to property manager.
12 January 2026	The City issued a Notice of Intention to serve proposed Fire Safety Order (NOI) requiring the remaining issues be addressed, especially hydrant booster, fire door replacement, egress and separation issues.

Fire and Rescue NSW Report

- Fire and Rescue NSW conducted an inspection of the subject premises on 24 July 2025.

Issues

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

Ref.	Issue	City response
	Provisions for Fire Safety - Essential Fire Safety Measures	
	Fire Hydrant System	
1.	Hydrant booster assembly service label/tag was dated stamped August 2022, indicating the system had not been receiving routine maintenance	The City's inspection on 4 December 2025 observed that fire contractors had been maintaining system, addressing this matter.
2.	The position feed fire hydrant outlets and booster inlet connections may cause hose interferences	The City's inspection on 4 December 2025 observed that hydrant outlets and booster connections may cause hose interference. To address this, the City issued a NOI on 12 January 2026 requiring an accredited fire safety practitioner to review of configuration of outlets.
3.	Feed hydrant valve handwheel less than 100mm clearance when fully open.	The City's inspection on 4 December 2025 identified clearances may be an issue. To address this, the City issued a NOI on 12 January 2026 requiring certification of the hydrant system. Should certification not be possible,

Ref.	Issue	City response
		further works may be required to ensure the system complies.
4.	The fire hydrant pump control panel indicated a number of faults	The City's inspection on 4 December 2025 identified that the faults had been resolved prior to inspection, addressing this issue.
	Smoke Detection and Alarm System (SDAS)	
5.	New Fire Indicator Panel (FIP) noted a fault.	The City's inspection on 4 December 2025 found all faults and isolations had been rectified, addressing this issue.
6.	Smoke detectors cable ties potential interference with sensors	The City's inspection on 4 December 2025 identified smoke detectors with cable ties. The City issued a NOI on 12 January 2026 requiring all detectors to be permanently affixed. Follow up inspections will be undertaken to ensure the work is completed, addressing this issue.
7.	Dust cap covers were found on all Smoke Detectors throughout the Basement "workers lunchroom"	The City's inspection on 4 December 2025 confirmed dust cap covers had been removed, addressing this issue.
8.	FRNSW unable to locate Ground level Building Occupant warning System (BOWS) speakers	The City's inspection on 4 December 2025 did not find any BOWS speakers at ground level. The City issued a NOI on 12 January 2026 requiring the installation of BOWS speaker or provide verification that the existing detectors emit required alarms and alerts. Follow up inspections will be undertaken to ensure the work is completed, addressing this issue.

Ref.	Issue	City response
9.	Basement level is not represented on the Fire Alarm Zone Block Plan	The City's inspection on 4 December 2025 found the basement level missing from the block plan. The City issued a NOI on 12 January 2026 requiring owners to update fire alarm block plan to include basement detector locations. Follow up inspections will be undertaken to ensure the work is completed, addressing this issue.
	Fire Hose Reels (FHR)	
10.	Multiple FHR's nozzles were not stowed in the interlock device.	The City's inspection on 4 December 2025 found the FHR nozzles had been correctly stowed prior to the City's inspection, addressing this issue.
11.	Multiple FHR's throughout the building incorrectly wound which may prevent occupants from being able to freely run out the fire hose reel	The City's inspection on 4 December 2025 found the FHR had been rewound prior to the City's inspection, addressing this issue.
	Access and Egress	
12.	A mattress was stored in the path of travel to the exit on the ground floor contrary to the requirements of Clause 109 of the EPAR 2021.	The City's inspection on 4 December 2025 found the mattress removed prior to inspection, addressing the issue.
13.	Emergency lighting in the rear fire stair failed to operate and had not been maintained, contrary to the requirements of Clause 182 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).	The City's inspection on 4 December 2025 found the emergency lighting had been maintained prior to the City's inspection, addressing the issue.
	Compartmentation and Separation	
14.	Level 3 - Common fire door closer sequencer defective	The City's inspection on 4 December 2025 found the door had been repaired, addressing the issue.

Ref.	Issue	City response
15.	Level 2 – Common double fire door defective warped, not self closing/sealed	The City's inspection on 4 December 2025 identified defective fire door hardware on level 2. The City issued a NOI on 12 January 2026 requiring doors to be repaired. Follow up inspections will be undertaken to ensure the work is completed, 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. Due to fire safety concerns a NOI under the Act was issued on 12 January 2026. After the NOI's representation period and consideration of any responses, 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.

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File Ref. No: FRN13/7569 - BFS25/3333 - 8000042739
TRIM Ref. No: D25/134112
Contact: Station Officer Alex Cross

12 November 2025

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

Attn: Tereza Zeljkovic

Email: council@cityofsydney.nsw.gov.au

Dear Sir / Madam

**Re: INSPECTION REPORT
UNO HOTEL
2 ROSLYN STREET
POTTS POINT NSW 2011 ("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 the 27th of May 2025, 26th of June 2025 and 24th of July 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

FRNSW notes that we have attended 'the premises' on two previous occasions in December 2019 (D19/93265) and June 2023 (D23/56027) concerning the adequacy of the provision for fire safety and we have provided inspection reports on both occasions under the requirements of Section 9.32 of the EP&A Act.

The following items were identified at the time of the inspections, in relation to the provisions for fire safety:

Fire and Rescue NSW	ABN 12 593 473 110	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 7483

www.fire.nsw.gov.au Page 1 of 9

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Provisions for Fire Safety – Essential Fire Safety Measures

Fire Hydrant System

1. The service label/tag provided to the hydrant booster assembly on corner of Roslyn Street and Barncleuth Lane was dated stamped August 2022, indicating the system had not been receiving routine maintenance, contrary to the requirements of Clause 81 of the EP&A Regulation (EPAR) 2021 and Section 4.2 of Australian Standard (AS) 1851-2012.
2. The position of the feed fire hydrant outlets and the fire brigade booster inlet connections is arranged in a way where one hose will cause interference with another contrary to the requirements of Clause 7.4(b) of Australian Standard (AS) 2419.1-2005.
3. FRNSW does not believe the feed hydrant valve handwheel has 100mm clearance when fully open contrary to Section 3.5.2 of AS 2419.1-2005.
4. The fire hydrant pump control panel indicated a number of faults including – Battery 1 Low Volts, Charger 1 Failure, J/Heater Failure and Alarm Muted contrary to the requirements of Clause 81 of the EPAR 2021.

FRNSW received email notification from the servicing company on the 19th of August that the faults with the pump were cleared.

Smoke Detection and Alarm System (SDAS)

5. FRNSW inspected 'the premises' on the 24th of July and there appeared to be a new Fire Indicator Panel (FIP) installed. There was also a fault showing on the FIP for Unit 303 contrary to the requirements of Clause 81 of the EPAR 2021.

FRNSW received email notification from the servicing company on the 8th of August that the detector base and head had been removed by the tenant. The associated faults on the FIP for room 303 were rectified by a technician on the 4th of August 2025.

6. Throughout the entirety of "the premises" except in the Basement "workers lunchroom" level, battery operated smoke alarms were cable tied into existing smoke detectors. FRNSW were concerned this may interfere with the sensing elements of the smoke detectors.

FRNSW have contacted the Strata Managers of the property regarding the effectiveness of the SDAS while battery operated smoke alarms are cable tied into the smoke detectors.

Strata replied to FRNSW on the 2nd of June confirming the Fire Panel is fully operational and showing a normal status after the attendance of a fire technician.

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7. Dust cap covers were found on all Smoke Detectors throughout the Basement "workers lunchroom" level, contrary to the requirements of AS 1670.1-2004
8. FRNSW officers were unable to locate any sounders / speakers on the ground floor of the premises relating to the Building Occupant Warning System.
9. The Basement level is not represented on the Fire Alarm Zone Block Plan contrary to the requirements of AS 1670.1-2024.

Fire Hose Reels (FHR)

10. Multiple FHR's throughout the building were not capable of immediate use as nozzles were not stowed in the interlock device contrary to the requirements of Clause 2.2.7.2 of AS 1221 - 1997.
11. Multiple FHR's throughout the building incorrectly wound which may prevent occupants from being able to freely run out the fire hose reel when subject to horizontal pull, contrary to the requirements of AS 2441-2005.

Access and Egress

12. A mattress was stored in the path of travel to the exit on the ground floor contrary to the requirements of Clause 109 of the EPAR 2021.
13. Emergency lighting in the rear fire stair failed to operate and had not been maintained, contrary to the requirements of Clause 182 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).

FRNSW received an email from the servicing company on the 19th of August 2025 stating that the lighting in the fire stairs has been repaired and is now operational.

Compartmentation and Separation

14. The double fire doors separating the SOU's on the third storey and the fire stairway are held open by magnetic hold open devices. The door closing sequencer was broken and the doors failed to return to the fully closed position upon activation of the release/test button, contrary to the requirements of Clause C4D5 of the National Construction Code (NCC) 2022.
15. The double fire doors separating the SOU's on the second storey and the fire stairway do not seal properly. These smoke doors appeared to be warped at the top of the door and did not return to the fully closed position, contrary to the requirements of Clause C4D5 of the NCC 2022.

NOTICE OF INTENTION TO SERVE AN ORDER

FRNSW issued a Notice of Intention to Serve an Order No. 1 dated 11 June 2025 under the provisions of Section 9.34 of the EP&A Act to address a number of the issues listed in this report.

REPRESENTATIONS

Written representations were received concerning the proposed Order No. 1 under Schedule 5, Part 6, Section 8 of the EP&A Act. Upon hearing and considering the representations and re-inspecting the premises, FRNSW determined to give a Fire Safety Order, under Schedule 5, Part 7, Section 15 of the EP&A Act.

FIRE SAFETY ORDER NO. 1

Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW issued an Order No. 1, dated 1 July 2025 under the provisions of Section 9.34 of the EP&A Act, to which FRNSW provided Council a copy under Schedule 5, Part 6, Section 12 of the EP&A Act. A copy of the Order is attached for your information.

RE-INSPECTIONS

Pursuant to the provisions of Section 9.32(1)(b) of the EP&A Act and Clause 112(a) of the EPAR 2021, two further inspections of the premises were undertaken on the 26th of June 2025 and the 24th of July 2025, by Officers of FRNSW.

COUNCIL ACTION

FRNSW are aware that Officers from City of Sydney have inspected the premises and note Council's 'Corrective Action Letter', issued to the owners of the premises on 17 October 2025, which instructed the owners to address a number of the fire safety issues raised above.

REVOCATION OF ORDER

As noted in FRNSW's letter dated 11 November 2025, the Fire Safety Order No. 1 has been revoked in accordance with Part 10, Section 23(4) of the EP&A Act 1979. A copy of the revocation is attached for your information.

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.

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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 Station Officer Alex Cross 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 refer to file reference FRN13/7569 - BFS25/3333 - 8000042739 for any future correspondence concerning this matter.

Yours faithfully



Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit

Attachments: [Appendix 1 - Fire Safety Order No.1 – 3 pages]
[Appendix 2 - Revocation of Order – 1 page]

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Appendix 1 – Fire Safety Order No.1

 		
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File Ref. No:	FRN13/7569 - BFS25/3333 - 8000042739	
TRIM Ref. No:	D2025/072041	
Contact:	Station Officer Alex Cross	
1 July 2025		
Valar Pty Ltd PO BOX Q597 QUEEN VICTORIA BUILDING NSW 1230		
Dear The Proper Officer		
Re:	FIRE SAFETY ORDER – ORDER NO.1 UNO HOTEL 2 ROSLYN STREET POTTS POINT NSW 2011 ("THE PREMISES")	
Fire & Rescue NSW (FRNSW) has received your email dated 18 June 2025 in response to the Notice of Intention to give a Proposed Fire Safety Order – Order No.1 dated 10 June 2025.		
FRNSW has determined to issue the Fire Safety Order – Order No.1 ('Order No.1') , in response to your representations, re-inspection on 26 June 2025 and consideration given under the provisions of Schedule 5, Part 7 (Section 14 and Section15) of the <i>Environmental Planning & Assessment Act 1979</i> (EP&A Act). Accordingly, I have attached a copy of the FRNSW "Order No. 1" dated 1 July 2025, issued under Section 9.34 of the EP&A Act.		
A copy of the "Order No.1" will be forwarded to City of Sydney Council, under Schedule 5, Part 6, Section 12 of the EP&A Act. Authorised Fire Officers will conduct inspections to assess compliance with the "Order No.1".		
Please do not hesitate to contact Station Officer Alex Cross of FRNSW's Fire Safety Compliance Unit at FireSafety@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 FRN13/7569 - BFS25/3333 - 8000042739 regarding any correspondence concerning this matter.		
Yours faithfully,		
		
Conor Hackett Senior Building Surveyor Fire Safety Compliance Unit		
CC:	David Carriere - Pierge Property and Asset Management Property Manager Email: david@pierce.com.au ; hello@pierce.com.au	
Fire and Rescue NSW	ABN 12 593 473 110	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
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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.
Give an Order in accordance with Section 9.34(1)(b)*

I, **Conor Hackett** **Senior Building Surveyor** **905798**
(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 you

VALAR PTY LIMITED
(name of the person whom Order is served)

Owner
(position, i.e. owner, building manager)

with respect to the premise

UNO HOTEL
2 ROSLYN STREET POTTS POINT NSW 2011 ("the premises")
(name/address of premises to which Order is served)

to do, or refrain from doing, the following things:

1. Ensure the lighting in the fire isolated stair to the rear of the premises is operational by repairing all lighting in the stair.
2. Ensure the fire safety doors installed in the premises are fully operational by repairing the doors and door closing sequencers to ensure the doors return to the fully closed position upon the activation of the release/test button.
3. Ensure the smoke detection and alarm system in the premises is fully operational by removing the smoke alarms attached to the smoke detectors throughout the premises.

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

- a At the time of the inspection on 26 June 2025, the lighting in the rear fire stair was not operational on all levels.

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- b At the time of the inspection, multiple double fire safety doors in the central fire stair, failed to return to the fully closed position when tested.
- c At the time of the inspection, smoke alarms were attached to detector units with cable ties, throughout the premises.
- d To limit the spread of smoke and heat in order to maintain tenable conditions during occupant evacuation.
- e To facilitate safe evacuation of the premises in an emergency.
- f Failure to maintain a clear space surrounding the smoke detectors may cause an obstruction and delay the operation of the detectors.
- g To do or refrain from doing such things specified in the Order to ensure or promote adequate fire safety or awareness.

The terms of this Fire Safety Order - Order No.1 are to be complied with:

By no later than **1600** on the **11 July 2025**.

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 this Fire Safety Order - Order No.1 other than an order that prevents a person from using or entering premises.

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

Failure to comply with this Fire Safety Order - Order No.1 may result in further Orders and/or fines being issued. Substantial penalties may also be imposed under Section 9.37 of the EP&A Act for failure to comply with a Fire Safety Order - Order No.1.

A handwritten signature in black ink, appearing to read "CH".

Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit

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

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Appendix 2 – Revocation of Order

 													
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File Ref. No:	FRN13/7569 - BFS25/3333 - 8000042739												
TRIM Ref. No:	D25/125809												
Contact:	Station Officer Alex Cross												
11 November 2025													
Valar Pty Ltd PO BOX Q597 QUEEN VICTORIA BUILDING NSW 1230													
Dear The Proper Officer													
RE:	FIRE SAFETY ORDER (ORDER NO. 1) UNO HOTEL 2 ROSLYN STREET POTTS POINT NSW 2011 ("the premises")												
Fire and Rescue NSW (FRNSW) revokes the attached Fire Safety Order No. 1 dated 1 July 2025 ("the order") issued on 'the premises' under Schedule 5, Part 10, Section 23(4). 'The order' is revoked for the following reasons:													
1. FRNSW are aware that Officers from City of Sydney Council have inspected the premises on 3 October 2025 and issued a Corrective Action Letter, dated the 17th October 2025, to have several fire safety deficiencies addressed, including item No 2 in 'the order' issued by FRNSW. 2. Items No 1 & 3 of 'the order' have been completed.													
Please do not hesitate to contact Station Officer Alex Cross of FRNSW's Fire Safety Compliance Unit at FireSafety@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 FRN13/7569 - BFS25/3333 - 8000042739 regarding any correspondence concerning this matter.													
Yours faithfully													
													
Connor Hackett Senior Building Surveyor Fire Safety Compliance Unit													
CC:	Pierge Property & Asset Management Attn: Sarah Panosian – Director sarah@pierge.com.au												
Attachments:	[Appendix 1 Fire Safety Order Number 1 - 3 pages]												
<table border="0" style="width: 100%;"><tr><td>Fire and Rescue NSW</td><td>ABN 12 593 473 110</td><td>www.fire.nsw.gov.au</td></tr><tr><td>Community Safety Directorate</td><td>1 Amarina Ave</td><td>T (02) 9742 7434</td></tr><tr><td>Fire Safety Compliance Unit</td><td>Greenacre NSW 2150</td><td>F (02) 9742 7843</td></tr><tr><td>www.fire.nsw.gov.au</td><td></td><td>Page 1 of 4</td></tr></table>		Fire and Rescue NSW	ABN 12 593 473 110	www.fire.nsw.gov.au	Community Safety Directorate	1 Amarina Ave	T (02) 9742 7434	Fire Safety Compliance Unit	Greenacre NSW 2150	F (02) 9742 7843	www.fire.nsw.gov.au		Page 1 of 4
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