

Attachment G

**Inspection Report
60-70 Elizabeth Street, Sydney**



Figure 1: 60-70 Elizabeth Street, Sydney viewed from the east

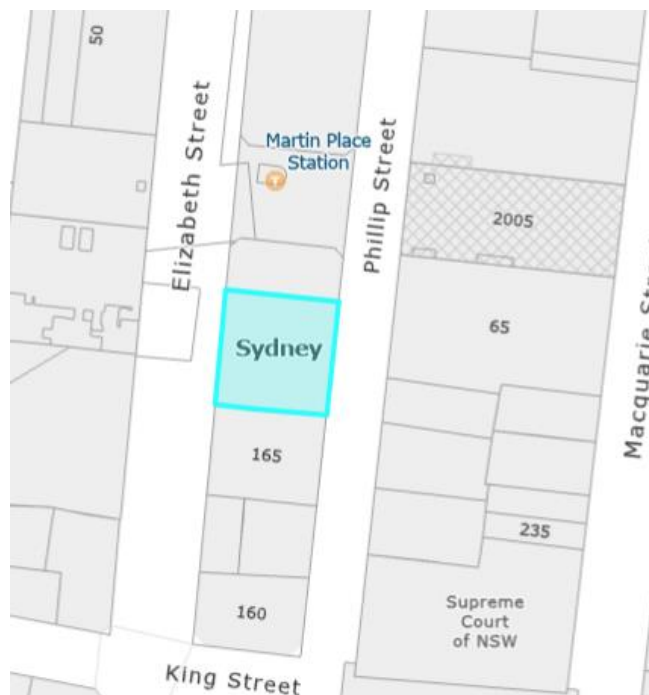


Figure 2: Location map of 60-70 Elizabeth Street, Sydney

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: Tracey McCann

Date: 18 December 2025

Premises: 60-70 Elizabeth Street, Sydney

Executive Summary

1. The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 21 November 2025 with respect to matters of fire safety.
2. The premises consists of a 18 storey office building.
3. The City inspected the premises on 4 December 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
21 November 2025	FRNSW correspondence received.
4 December 2025	The City inspected the premises and identified a number of maintenance issues that need to be addressed.
18 December 2025	The City issued a corrective action letter requiring identified deficiencies to be rectified by 31 March 2026.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 5 November 2025.

Issues

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

Ref.	Issue	City response
1	Provisions for Fire Safety - Egress	
	Operation of latch – Multiple doors in the required exits or forming part of the required exits throughout ‘the premises’, contain round tulip style handles in lieu of a single hand downward action lever handle.	The City’s inspection on 4 December 2025 identified non-compliant door hardware. A corrective action letter was issued on 18 December 2025, directing the owners to provide compliant door hardware by 31 March 2026. Follow up inspections will be undertaken to ensure the work is completed, addressing this issue.
2	Re-entry from fire-isolated exits – The doors to the fire-isolated stairways serving the commercial levels, were locked from the inside, throughout the exit. In this regard, the doors did not appear to be fitted with a failsafe device that automatically unlocks the door upon activation of a fire alarm, and re-entry (with appropriate signage) was not available on every fourth floor.	The City’s inspection on 4 December 2025 re-entry from fire-isolated exists were non-compliant. A corrective action letter was issued on 18 December 2025, requiring mechanisms and signage for re-entry be provided 31 March 2026. Follow up inspections will be undertaken to ensure the work is completed, addressing this issue.
3	Fire Hydrant System	
The fire hydrant system appears to be installed in accordance with Ordinance 70 and Ministerial Specification No.10. Notwithstanding this, the following deviations from AS 2419.1-2021, but not limited to, have been identified:		
A	The enclosure on Philip Street which FRNSW assumes to contain the hydrant booster assembly (and possibly the sprinkler booster assembly) was not marked with the words “Fire Hydrant Booster Assembly” or “Fire Hydrant Booster and Sprinkler Booster Assembly” (as applicable) and the door to the enclosure was not fitted with a lock compatible with FRNSW access key (003	The City’s inspection on 4 December 2025 found signage and compatible locking hardware missing. The City issued a corrective action letter on 18 December 2025 requiring signage and lock to be provided by 31 March 2026.

Ref.	Issue	City response
	key lock) and access was not available at the time of the inspection.	Follow up inspections will be undertaken to ensure the work is completed, addressing this issue.
B	All doors leading to the pumproom were not identified by appropriate signs or other visual aids, so the pumproom and its entrance can be readily located by the attending fire brigade and the doors were not fitted with a 003 key lock, compatible with FRNSW access key and access was not available at the time of the inspection.	The City's inspection on 4 December 2025 identified insufficient signage. A corrective action letter was issued on 18 December 2025 requiring signage be provided by 31 March 2026. Follow up inspections will be undertaken to ensure the work is completed, addressing this issue.
C	The internal hydrants throughout the premises are located in the public corridors and not within the required fire-isolated stairways.	The City's inspection on 4 December 2025 confirmed internal hydrants are located in public corridors. Considering this complies with the standard of performance at the time of building construction, no work is required to address this issue.
D	The building has an effective height in excess of 25m and it is unclear whether a ring main has been provided.	The City's inspection on 4 December 2025 found it was unclear whether a ring main is provided. A corrective action letter was issued on 18 December 2025 requesting a response from a suitably qualified hydraulic consultant to verify the current standard of performance offered by the system by 31 March 2026. Based on this response, further enforcement action may be taken to ensure the issue is addressed.
E	The system performance and hydraulic design parameters of the hydrant system would fail to achieve the requirements specified in Section 2 of AS 2419.1-2021.	The City's inspection on 4 December 2025 found the existing hydrant was designed and built to a previous standard of performance. To confirm current levels of compliance, a corrective action letter was issued on 18 December 2025 requesting a response from a suitably qualified hydraulic consultant to verify the current standard of performance

Ref.	Issue	City response
		offered by the system by 31 March 2026.
4	Automatic Fire Suppression System	
4 A	The automatic fire suppression system appears to be installed in accordance with Ordinance 70 and AS CA16-1962. Notwithstanding this, the following comments are provided having regard to AS 2118.1-2017: The door to the enclosure which FRNSW assumes to contain the sprinkler booster connection was not fitted with a lock compatible with FRNSW access key (003 key lock) and access was not available at the time of the inspection.	The City's inspection on 4 December 2025 identified the enclosure lock is not compatible. A corrective action letter was issued on 18 December 2025 requiring compatible locking hardware be provided by 31 March 2026. Follow up inspections will be undertaken to ensure the work is completed, addressing this issue.
B	The enclosure which FRNSW assumes to contain the sprinkler booster connection was not labelled "SPRINKLER BOOSTER CONNECTION".	The City's inspection on 4 December 2025 identified insufficient enclosure signage. The City issued a corrective action letter on 18 December 2025 requiring signage be provided by 31 March 2026. Follow up inspections will be undertaken to ensure the work is completed, addressing this issue.
C	All doors leading to the sprinkler valves and sprinkler pumps were not fitted with a 003 key lock, compatible with FRNSW access key, or a location plate/signage identifying the location of the sprinkler control valves and pumpsets.	The City's inspection on 4 December 2025 identified the enclosure lock is not compatible and signage was insufficient. A corrective action letter was issued on 18 December 2025 requiring compatible locking hardware and signage be provided by 31 March 2026. 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. As a result of site inspections undertaken by the Council investigation officer a corrective action letter was issued on 18 December 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: FRN22/413 - BFS25/7462 - 8000045980
TRIM Ref. No: D25/138811
Contact: Mark Knowles

21 November 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
60-70 ELIZABETH STREET, SYDNEY ("the premises")
[AKA: 153 PHILIP STREET]**

Fire and Rescue NSW (FRNSW) received correspondence on 21 October 2025 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 5 November 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 in relation to the provisions for fire safety:

Provisions for Fire Safety

Egress

1. Operation of latch – Multiple doors in the required exits or forming part of the required exits throughout 'the premises', contain round tulip style handles in lieu of a single hand downward action lever handle, contrary to

Fire and Rescue NSW

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www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Compliance Unit

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Greenacre NSW 2190

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the requirements of Clause D3D26 of the National Construction Code Volume One Building Code of Australia (NCC).

2. Re-entry from fire-isolated exits – The doors to the fire-isolated stairways serving the commercial levels (effective height greater than 25m), were locked from the inside, throughout the exit. In this regard, the doors did not appear to be fitted with a failsafe device that automatically unlocks the door upon activation of a fire alarm, and re-entry (with appropriate signage) was not available on every fourth floor, contrary to the requirements of Clause D3D27 of the NCC

Fire Hydrant System

3. The fire hydrant system appears to be installed in accordance with Ordinance 70 and Ministerial Specification No.10. Notwithstanding this, the following deviations from AS 2419.1-2021, but not limited to, have been identified:
 - A. The enclosure on Philip Street which FRNSW assumes to contain the hydrant booster assembly (and possibly the sprinkler booster assembly) was not marked with the words “Fire Hydrant Booster Assembly” or “Fire Hydrant Booster and Sprinkler Booster Assembly” (as applicable), contrary to the requirements of Clause 11.3.1 of AS 2419.1-2021 and the door to the enclosure was not fitted with a lock compatible with FRNSW access key (003 key lock) and access was not available at the time of the inspection.
 - B. All doors leading to the pumproom were not identified by appropriate signs or other visual aids, so the pumproom and its entrance can be readily located by the attending fire brigade and the doors were not fitted with a 003 key lock, compatible with FRNSW access key and access was not available at the time of the inspection.
 - C. The internal hydrants throughout the premises are located in the public corridors and not within the required fire-isolated stairways, contrary to the requirements of Clause 3.6.2 of AS 2419.1-2021.
 - D. The building has an effective height in excess of 25m and it is unclear whether a ring main has been provided, in accordance with the requirements of Clause 8.6 of AS 2419.1-2021.
 - E. The system performance and hydraulic design parameters of the hydrant system would fail to achieve the requirements specified in Section 2 of AS 2419.1-2021.

In light of this, FRNSW brings to your attention a position statement published by FRNSW on 12 September 2024. The statement is shown below:

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Fire hydrant system in existing building or premises

When a consent authority (e.g. Council) is assessing the adequacy of an existing fire hydrant system installed in accordance with the provisions of Ordinance 70 and Ministerial Specification 10 (or earlier), FRNSW recommend that the system be upgraded to meet the requirements of AS 2419.1:2021 to facilitate the needs of FRNSW appropriate to firefighting operations.

Additionally, any existing fire hydrant system that incorporates an internal booster connection for portable relay pumps (e.g. under Ordinance 70, AS 2419.1–1994) should be upgraded to remove the portable relay pump connection.

FRNSW acknowledge that all aspects of AS 2419.1:2021 may not be able to be complied with due to the characteristics and constraints of the existing fire hydrant system and/or building or premises. A bespoke upgrade solution may be required.

<https://www.fire.nsw.gov.au/page.php?id=9447&position=62>

Automatic Fire Suppression System

4. The automatic fire suppression system appears to be installed in accordance with Ordinance 70 and AS CA16-1962. Notwithstanding this, the following comments are provided having regard to AS 2118.1-2017:
 - A. The door to the enclosure which FRNSW assumes to contain the sprinkler booster connection was not fitted with a lock compatible with FRNSW access key (003 key lock) and access was not available at the time of the inspection.
 - B. The enclosure which FRNSW assumes to contain the sprinkler booster connection was not labelled "SPRINKLER BOOSTER CONNECTION", contrary to the requirements of Clause 4.14 of AS 2118-2017.
 - C. All doors leading to the sprinkler valves and sprinkler pumps were not fitted with a 003 key lock, compatible with FRNSW access key, or a location plate/signage identifying the location of the sprinkler control valves and pumpsets, contrary to the requirements of Clause 8.4 of AS 2118.1-2017.

Regulatory Requirements

Fire Safety

5. Automatic Smoke Detection and Alarm System (ASDAS):
 - A. The Fire Indicator Panel (FIP) was displaying the following:

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- i. Twelve (x12) 'Faults'.
- ii. Twenty (x20) 'Isolations'.

Interrogation of the FIP revealed all the faults and isolations were associated with the current works associated with Level 2 fit-out, as well as the passenger lift/s upgrade.

Notwithstanding this, it would be at Council's discretion as the appropriate regulatory authority, to determine whether further investigation is required in this instance.

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:

- The commercial levels and commercial tenancies (other than the ground floor level and Level 8).
- The hydrant and sprinkler booster enclosure.

Please do not hesitate to contact Mark Knowles 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 FRN22/413 - BFS25/7462 - 8000045980 for any future correspondence concerning this matter.

Yours faithfully



Mark Knowles
Senior Building Surveyor
Fire Safety Compliance Unit