

Attachment H

**Inspection Report
78-80 George Street, Redfern**



Figure 1: 78-80 George Street, Redfern, viewed from the east

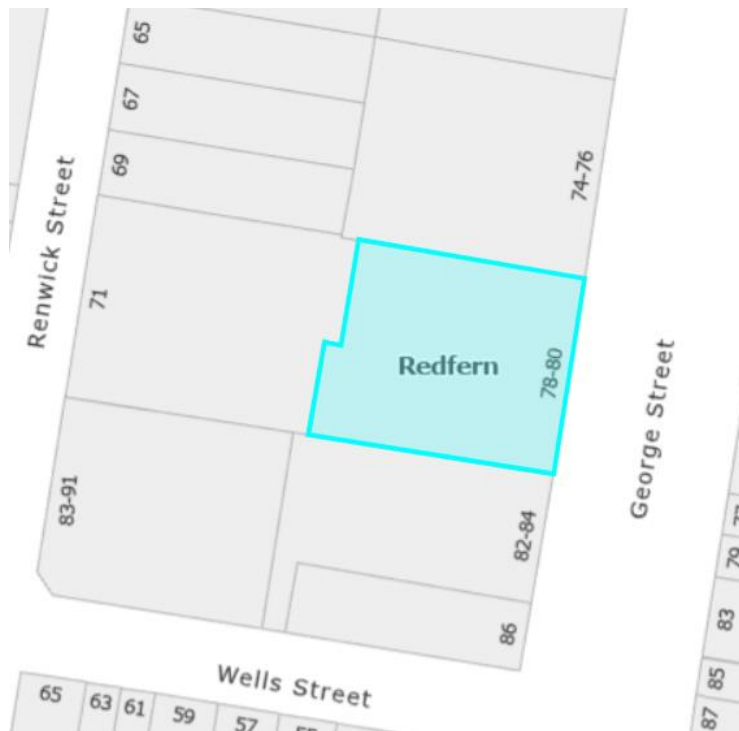


Figure 2: Location map of 78-80 George Street, Redfern

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: Julian Nguyen

Date: 24 December 2025

Premises: 78-80 George Street, Redfern

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 17 October 2025 with respect to matters of fire safety.
2. The premises consists of a 2 storey building used for commercial purposes.
3. The City inspected the premises on 15 December 2025, accompanied by the manger of the gymnasium tenancy. This inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.

Chronology

Date	Event
17 October 2025	FRNSW correspondence received.
15 December 2025	The City inspected the premises identifying deficiencies in fire safety.
24 December 2025	The City issued a corrective action letter required identified fire safety deficiencies to be rectified by 2 April 2026.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 22 August 2025.

Issues

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

Ref.	Issue	City response
	Fire Resistance	
1	It appears that sprinkler coverage extends to the northern section of the premises only. It is unclear if the non-sprinklered parts have been appropriately separated by fire rated walls and flooring, in accordance with the requirements of S17C4 of the NCC and Clause 3.1.1.3 of AS 2118.1-1999	The City's inspection on 15 December 2025 identified potential issues with sprinkler coverage and fire separation. To address this, the City issued a corrective action letter on 24 December 2025, requiring confirmation that the sprinkler coverage and fire separation complies. Further enforcement action may be taken depending on the response.
2	Openings in the office space, separating the sprinkler protected area from the non-sprinklered area, do not appear to be appropriately protected in accordance with the Deemed-to-Satisfy Provisions of Part C4 as specified in S17C4 of the NCC.	The City's inspection on 15 December 2025 identified potential issues with sprinkler protection. To address this, the City issued a corrective action letter on 24 December 2025, requiring confirmation that the sprinkler protection complies. Further enforcement action may be taken depending on the response.
	Egress	
3	What appears to be a fire-isolated stair is located to the rear of the premises, discharging to the rear lane however, this exit appears to have been decommissioned. The final exit door to the rear has been locked shut, exit signs removed and signage attached to doors in both tenancies stating 'NO EXIT. THIS IS NOT A FIRE EXIT. DO NOT ENTER. DO NOT USE STAIRS'. It is unclear whether any development approval has been granted for the	The City's inspection on 15 December 2025 identified a decommissioned fire-isolated stair. A corrective action letter was issued 24 December 2025 requesting confirmation of decommissioning and rectification works to be completed by 2 April 2025, addressing this issue.

Ref.	Issue	City response
	decommissioning of the exit. Further investigation by Council may be required.	
4	The electrical switchboard located in the path of travel to the exit at the base of the stairs from the first-floor office, was not enclosed in non-combustible construction and was not adequately sealed against the passage of smoke, contrary to the requirements of Clause D3D8 of the NCC.	The City's inspection on 15 December 2025 identified inadequately sealed electrical switchboards. The City issued a corrective action letter on 24 December 2025 requiring the switchboard to be rectified by 2 April 2026. Follow up inspections will be undertaken to ensure the work is completed, addressing this issue.
5	The latch operating device to the front exit door at the base of the stairs to the office, did not incorporate a lever handle capable of allowing the door to be opened by a single-handed downward action, contrary to the requirements of Clause D3D26 of the NCC.	The City's inspection on 15 December 2025 identified non-compliant door hardware. The City issued a corrective action letter on 24 December 2025 requiring compliant door hardware be installed by 2 April 2026. Follow up inspections will be undertaken to ensure the work is completed, addressing this issue.
	Automatic Fire Suppression System	
6	The sprinkler system does not appear to be fitted with a booster connection, contrary to the requirements of Clause 4.4.3 of AS 2118.1–1999.	The City's inspection on 15 December 2025 found this issue was consistent with what FRNSW has observed. A corrective action letter was issued on 24 December 2025 requesting further information regarding the basis for providing sprinkler protection in a building where such protection would not normally be required, given that it is a minor, two-storey structure. The requested information must be submitted by 2 April 2026. Depending on the response, the

Ref.	Issue	City response
		City may take further enforcement action to address this matter.
7	A plan of risk (block plan) was not provided adjacent to the installation control assembly, contrary to the requirements of Clause 8.3 of AS 2118.1–1999.	The City's inspection on 15 December 2025 found this issue was consistent with what FRNSW has observed. A corrective action letter was issued on 24 December 2025 requesting further information regarding the basis for providing sprinkler protection in a building where such protection would not normally be required, given that it is a minor, two-storey structure. The requested information must be submitted by 2 April 2026. Depending on the response, the City may take further enforcement action to address this matter.
8	Multiple sprinkler heads in the office tenancy appear to be located greater than 450mm below the roof, contrary to the requirements of Clause 5.4.3(f) of AS2118.1-1999.	The City's inspection on 15 December 2025 found this issue was consistent with what FRNSW has observed. A corrective action letter was issued on 24 December 2025 requesting further information regarding the basis for providing sprinkler protection in a building where such protection would not normally be required, given that it is a minor, two-storey structure. The requested information must be submitted by 2 April 2026. Depending on the response, the City may take further enforcement action to address this matter.
	Smoke Detection and Alarm System (SDAS)	
9	A 'Fire Detection Controller' was noted within the first-floor office area with the words "Decommissioned By Others" written on it. A mixture of smoke detectors	The City's inspection on 15 December 2025, identified no fire detection controller or mixture of smoke detectors, addressing this issue.

Ref.	Issue	City response
	and standalone smoke alarms are apparent throughout the office space.	
	Fire Safety Statements	
10	An Annual Fire Safety Statement was not displayed at the premises in accordance with Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.	The City's inspection on 15 December 2025 confirm a statement was not on display. The City issued a corrective action letter on 24 December 2025 requiring the statement to be displayed by 2 April 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 inspection undertaken by the Council investigation officer a corrective action letter was issued on 24 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: BFS25/5749 - FRN25/2568 - 8000044618
TRIM Ref. No: D2025/122640
Contact: Conor Hackett

17 October 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
ANYTIME FITNESS/ASPECT STUDIOS
78-80 GEORGE STREET REDFERN ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 21 August 2025 concerning the adequacy of the provision for fire safety 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 22 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 in relation to the provisions for fire safety:

Provisions for Fire Safety

Fire Resistance

1. It appears that sprinkler coverage extends to the northern section of the premises only. It is unclear if the non-sprinklered parts have been appropriately separated by fire rated walls and flooring, in accordance with the requirements of S17C4 of the NCC and Clause 3.1.1.3 of AS 2118.1-1999.

Fire and Rescue NSW

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2. Openings in the office space, separating the sprinkler protected area from the non-sprinklered area, do not appear to be appropriately protected in accordance with the Deemed-to-Satisfy Provisions of Part C4 as specified in S17C4 of the NCC.

Egress

3. What appears to be a fire-isolated stair is located to the rear of the premises, discharging to the rear lane however, this exit appears to have been decommissioned. The final exit door to the rear has been locked shut, exit signs removed and signage attached to doors in both tenancies stating 'NO EXIT. THIS IS NOT A FIRE EXIT. DO NOT ENTER. DO NOT USE STAIRS'.

It is unclear whether any development approval has been granted for the decommissioning of the exit. Further investigation by Council may be required.

4. The electrical switchboard located in the path of travel to the exit at the base of the stairs from the first-floor office, was not enclosed in non-combustible construction and was not adequately sealed against the passage of smoke, contrary to the requirements of Clause D3D8 of the NCC.
5. The latch operating device to the front exit door at the base of the stairs to the office, did not incorporate a lever handle capable of allowing the door to be opened by a single-handed downward action, contrary to the requirements of Clause D3D26 of the NCC.

Automatic Fire Suppression System

It is unclear to which standard of performance the Automatic Fire Suppression System has been installed. Notwithstanding this, the following deviations from AS2118.1-1999 have been identified:

6. The sprinkler system does not appear to be fitted with a booster connection, contrary to the requirements of Clause 4.4.3 of AS 2118.1-1999.
7. A plan of risk (block plan) was not provided adjacent to the installation control assembly, contrary to the requirements of Clause 8.3 of AS 2118.1-1999.
8. Multiple sprinkler heads in the office tenancy appear to be located greater than 450mm below the roof, contrary to the requirements of Clause 5.4.3(f) of AS2118.1-1999.

Smoke Detection and Alarm System (SDAS)

9. A 'Fire Detection Controller' was noted within the first-floor office area with the words "*Decommissioned By Others*" written on it. A mixture of smoke detectors and standalone smoke alarms are apparent throughout the office space. It is unclear whether any development approval has been granted for the decommissioning of the smoke detection and alarm system. Further investigation by Council may be required.

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Fire Safety Statements

10. An Annual Fire Safety Statement was not displayed at the premises in accordance with Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

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

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review items 1 to 10 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.

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.

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 BFS25/5749 - FRN25/2568 - 8000044618 regarding any correspondence concerning this matter.

Yours faithfully



Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit