Attachment C

Inspection Report
187-189 Thomas Street, Haymarket

Figure 1: 187-189 Thomas Street, Haymarket viewed from the north-west

Figure 2: Location map of 187-189 Thomas Street, Haymarket

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: **Arfan Chaudhary**

Date: **13 January 2026**

Premises: **187-189 Thomas Street, Haymarket**

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 December 2025 with respect to matters of fire safety.

2. The premises consists of a 9 storey building used for commercial purposes.

3. The City inspected the premises on 13 January 2026, accompanied by the building manager. This inspection found that fire safety was adequately provided.

Chronology

Date	Event
17 December 2025	FRNSW correspondence received.
13 January 2026	The City inspected the premises and found all the fire safety measures were maintained and functioning in the building and the specific issues raised by FRNSW have been resolved.

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
	Provisions for Fire Safety	
	Automatic Fire Suppression System	
1.	A sign marked with the maximum allowable inlet pressure at the connection was not provided at the booster assembly.	During the City's inspection on 13 January 2026, it was noted that this matter had been rectified.
	Regulatory Requirements	
2.	At the time of the inspection, it was noted that the mimic panel in the ground floor lobby indicated one isolation to 'LV 3 supply air smoke'. Following the inspection FRNSW contacted building management who confirmed via email, that fire contractors would be attending the premises to investigate and rectify.	During the City's inspection on 13 January 2026, it was noted that this matter had been rectified.
3.	The door hardware to the fire control room (which also contains the sprinkler control valves) and the roof top pump room, were not fitted with a 003 lock compatible with FRNSW access key, therefore access was not available at the time of inspection to determine whether the fire safety systems had been maintained and were capable of operating to the standards of performance from when they were first designed and installed.	During the City's inspection on 13 January 2026, it was noted that this matter had been rectified.

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 it has been confirmed that the above recommendations of FRNSW have been complied with.

8. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

File Ref. No: FRN25/3217 - BFS25/7422 - 8000045951
TRIM Ref. No: D2025/151636
Contact: Conor Hackett

17 December 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
QUAY CONNECTION
187-189 THOMAS STREET HAYMARKET ("the premises")

Fire and Rescue NSW (FRNSW) received correspondence on 21 October 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 5 November 2025.

COMMENTS

The following items were identified in relation to the provisions for fire safety:

Provisions for Fire Safety

Automatic Fire Suppression System

1. A sign marked with the maximum allowable inlet pressure at the connection was not provided at the booster assembly, contrary to the requirements of Clause 4.4.3 of AS 2118.1–1999.

Regulatory Requirements

Maintenance

2. Clause 81 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 requires that an Essential Fire Safety Measure must be maintained to a standard no less than when it was first installed.

   At the time of the inspection, it was noted that the mimic panel in the ground floor lobby indicated one isolation to 'LV 3 supply air smoke'.

   Following the inspection FRNSW contacted building management who confirmed via email, that fire contractors would be attending the premises to investigate and rectify.

3. The door hardware to the fire control room (which also contains the sprinkler control valves) and the roof top pump room, were not fitted with a 003 lock compatible with FRNSW access key, therefore access was not available at the time of inspection to determine whether the fire safety systems had been maintained and were capable of operating to the standards of performance from when they were first designed and installed.

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

RECOMMENDATIONS

FRNSW recommends that Council:

a. Review items 1 to 3 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

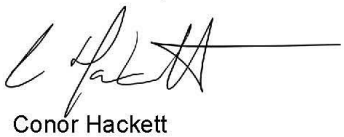
The items listed in the comments of this report are based on the following limitations:

- 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.

- The following parts of the premises could not be inspected:
    - Roof top pump room
    - Fire Control Room
    - Auditorium

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 FRN25/3217 - BFS25/7422 - 8000045951 for any future correspondence concerning this matter.

Yours faithfully



Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit