

Attachment D

**Inspection Report -
10-24 Flinders Street, Darlinghurst**



Figure 1: 10-24 Flinders Street, Darlinghurst viewed from the west



Figure 2: Location map of 10-24 Flinders Street, 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: Ashley Host

Date: 10 February 2026

Premises: 10-24 Flinders Street, 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 16 December 2025 with respect to matters of fire safety.
2. The premises consists of a 2 storey building containing a nightclub known as *Aura Sydney*, backpacker accommodation with 22 rooms, and a single retail tenancy at street level.
3. The City inspected the premises on 30 January 2026, accompanied by the building owner. This inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.

Chronology

Date	Event
3 April 2024	Fire Order issued by Council and modified 22 January 2025. The Order requires the owner to complete works in three stages and is scheduled for completion by 14 May 2026. The following matters do not relate to this Order.
16 December 2025	FRNSW correspondence received.
30 January 2026	The City inspected the premises identifying deficiencies in fire safety.
10 February 2026	The City has issued a corrective action letter on 10 February 2026 to the building owner, requiring all identified fire-safety deficiencies to be rectified by 10 March 2026. The required actions include removing the wall and ceiling linings from the fire-isolated stairs, clearing all stored items from these areas, and stopping all isolations and programmed delays affecting the automatic smoke detection and alarm system, as well as the emergency warning and intercommunication system.

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
	Essential Fire Safety Measures	
Fire resistance		
1	The ceiling doors and underside of flight stairs of the south-eastern fire-isolated stairs were lined with a material that may not comply with the Building Code.	The City's inspection on 30 January 2026 observed linings provided for sound attenuation in the fire isolated stair. The City issued a corrective action letter on 10 February 2026, requiring linings to be removed by 10 March 2026. Follow up inspections after 10 March 2026, will be undertaken to ensure the work is completed, addressing this issue.
Services and Equipment		
2	The fire alarm system was programmed to provide an alarm delay to allow investigation of any activation prior to the system activating the Emergency Warning & Intercommunication System (EWIS).	The City's inspection on 30 January 2026 noted this had already been resolved prior to the inspection. To ensure such action is not repeated, the City issued a corrective action letter on 10 February 2026, which advised the building owner that they cannot isolate or program delays without development consent.
3	The Emergency Warning and Intercommunication System (EWIS) was found to be isolated at the time FRNSW attended the site.	The City's inspection on 30 January 2026 noted this had already been resolved prior to the inspection. The EWIS was not isolated at the time of inspection. Club manager advised the isolation was implemented due to a faulty detector located near smoke machines however, this had been replaced

Ref.	Issue	City response
		with a thermal detector and system no longer being isolated. Management have been advised the practice is not permitted without development consent. To ensure such action is not repeated, the City issued a corrective action letter on 10 February 2026, which advised the building owner to cease all isolations of the system unless they obtain development consent.
Fire Hydrant System		
3A	Hydrant booster was covered with corflute sheeting	The City's inspection on 30 January 2026 confirmed the hydrant booster was covered. The hydrant system is currently being upgraded in accordance with an existing fire safety order dated 3 April 2024 and modified 22 January 2025. The system has not yet been commissioned for use hence the cover. These upgrade works are scheduled for completion by 14 May 2026. Once the system is compliant and operational the cover may be removed, addressing this issue.
3B	Hydrant booster was not provided with identification signage	The City's inspection on 30 January 2026 found identification signage had already been provided to the booster, addressing this issue.
3C	Hydrant booster was not provided with test and boost pressure signage	The City's inspection on 30 January 2026 confirmed test and boost pressure remained outstanding. The hydrant system is currently being upgraded in accordance with an existing fire safety order dated 3 April 2024 and modified 22 January 2025. The test and boost pressure is required under this Order.

Ref.	Issue	City response
		These upgrade works are scheduled for completion by 14 May 2026. Follow up inspections will be undertaken to ensure works are completed, addressing this issue.
3D	Hydrant valve was locked in the closed position. FRNSW reattended and noted the valve had been locked in the open position as required.	The City's inspection on 30 January 2026 found the valve remains locked in the open position as required, addressing this issue.
Egress		
4	Items were observed to be stored within the south-eastern fire-isolated stairs.	The City's inspection on 30 January 2026 observed items stored in the fire exit stair. To address this, the City issued a corrective action letter on 10 February 2026, requiring obstructions be removed by 10 March 2026. Follow up inspections, after 10 March 2026, 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, it is recommended Council continue with its current compliance action under the Council Order dated 3 April 2024 and modified 22 January 2025. The Order requires the owner to complete works in three stages: stage 1 involves improvements to egress paths, exit signage and exit door upgrades; stage 2 requires upgrades to the fire detection and alarm system as well as fire-rating works; and stage 3 involves upgrades to the existing hydrant system, which is being managed for compliance and is scheduled for completion by 14 May 2026.
8. In response to the additional issues identified, a corrective action letter was issued on 10 February 2026 to the building owners to address the fire safety deficiencies identified by the City and FRNSW.

9. It is recommended that the Commissioner of FRNSW be informed of the City's corrective action, which includes seeking compliance of the Fire Safety Order dated 22 January 2025 and the issue of the corrective action letter.

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File Ref. No: FRN25/2439 – BFS25/5496 - 800004423
TRIM Ref. No: D25/145596
Contact: Ryan Maestri

16 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
AURA NIGHTCLUB
10-24 FLINDERS STREET, DARLINGHURST & 2 STUART STREET,
DARLINGHURST ("the premises")**

An inspection of 'the premises' on 8 August 2025 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW), pursuant to the provisions of Section 9.32(1)(b) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). NSW Police Force were also present during the inspection.

In this instance, the inspection revealed fire safety concerns that may require Council as the appropriate regulatory authority to use its discretion and address the concerns observed at the time of the inspection.

In this regard, the inspection was limited to the following:

- A visual inspection of the essential Fire Safety Measures as identified in this report only.
- A conceptual overview of the building, where an inspection had been conducted without copies of the development consent or copies of the approved floor plans.

On behalf of the Commissioner of FRNSW, the following comments are provided for your information in accordance with Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

Fire and Rescue NSW	ABN 12 593 473 110	www.fire.nsw.gov.au
Community Safety Directorate Fire Safety Compliance Unit	1 Amarina Ave Greenacre NSW 2190	T (02) 9742 7434 F (02) 9742 7483
www.fire.nsw.gov.au		Page 1 of 5

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COMMENTS

Please be advised that this report is not an exhaustive list of non-compliances. The proceeding items outline concerns in general terms, deviations from the fire safety provisions prescribed in Section 9.32(1)(b) of the EP&A Act and Clause 112 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR 2021).

The following items were identified as concerns at the time of the inspection:

Fire Resistance

1. The ceiling, doors and underside of stair flights within the south-eastern fire-isolated stairs were lined with a material, presumably for sound insulation purposes. It is unknown whether this lining complies with the requirements of Clause C1.10 of the Building Code of Australia (BCA).

Services and Equipment

2. Automatic Fire Detection and Alarm System

The automatic fire detection and alarm system was programmed to provide an alarm delay to allow an investigation of any activation to take place prior to the system activating the Emergency Warning and Intercommunication System. It is not considered that this arrangement complies with the requirements of AS 1670-1986.

3. Emergency Warning and Intercommunication System (EWIS)

At the time of the inspection, the EWIS was found to be isolated. Discussions with the manager on site confirmed that this was a regular occurrence due to the existence of smoke machines. The smoke detection and alarm system itself was noted to be online and included an alarm investigation facility.

The manager advised that he monitors the Fire Brigade Panel (FBP) for any activations and that staff throughout the venue are in radio contact with him and are able to advise of any fires or other emergencies in a timely manner.

FRNSW are concerned with this arrangement as it relies on manual input from staff members who may or may not be properly trained in how to respond in the event of a fire.

The manager was advised not to isolate the EWIS in future.

3. Fire Hydrant System

- 3A. The fire hydrant booster assembly recess was covered with corflute sheeting that had been taped to the façade of the building, contrary to the requirements of Clause 7.9 of AS 2419.1-2005.

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- 3B. The fire hydrant booster assembly was not provided with identification signage, contrary to the requirements of Clause 7.10.2 of AS 2419.1-2005.
- 3C. Signage indicating the test pressure and boost pressure was not located at the fire hydrant booster, contrary to the requirements of Clause 7.10.1 of AS 2419.1-2005.
- 3D. The isolation valve located at the fire hydrant booster was locked in the closed position rendering the fire hydrant system inoperable, contrary to the requirements of Clause 8.5.8 of AS 2419.1-2005.

This matter was followed up with the management of the nightclub and it was confirmed at a follow up inspection on 5 November 2025 that the valve had been locked in the open position.

- 3E. A permanently fixed water, fade and weather resistant block plan, depicting all relevant fire hydrant system information, was not securely mounted adjacent to the fire hydrant booster, contrary to the requirements of Clause 7.11 of AS 2419.1-2005.
- 3F. A single internal fire hydrant was located on the first floor within 4 metres of the internal stair located in the vicinity of the main entrance. No other internal fire hydrants were able to be located. The single internal fire hydrant is inadequate to provide coverage to the entire premises, contrary to the requirements of Clause 3.2.3.1 of AS 2419.1-2005.
- 3G. Fire hydrants were not located within the fire-isolated stairs, contrary to the requirements of Clause 3.2.3.2 of AS 2419.1-2005.

Egress

- 4. A number of objects were stored within the south-eastern fire-isolated stairs, restricting egress from the server room, contrary to the requirements of Section 109 of the EPAR 2021.

FRNSW is therefore of the opinion that the fire safety provisions prescribed for the purposes of 9.32(1)(b) of the EP&A Act, have not been complied with.

ADDITIONAL COMMENTS

In addition to the items identified above, relating to the Fire Safety Provisions prescribed by Clause 112 of the EPAR 2021, the following items were also identified as concerns at the time of the inspection and it would be at council's discretion as the appropriate regulatory authority to conduct its own investigation and consider the most appropriate action.

Egress

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5. Adequate artificial lighting was not provided to the south-eastern fire-isolated stairs, contrary to the requirements of Clause F6D5 of the National Construction Code Volume 1 2022 (NCC).
6. A server room opens directly to the south-eastern fire-isolated stairs, contrary to the requirements of Clause D2D12 of the NCC.
7. The laneway leading to Flinders Street from the north-eastern exit from the premises contained garbage bins and other objects, reducing the width of the laneway to less than that of the required exit, contrary to the requirements of Clause D2D15 of the NCC.
8. One leaf of the double exit doors leading directly to Sturt Street from the lower ground floor is not openable when the panic bar is pressed, contrary to the requirements of Clause D3D26 of the NCC. In this regard, the door leaf is only openable when the adjacent door leaf is opened.

Services and Equipment

9. Automatic Fire Detection and Alarm System

The FBP was not provided with a zone block plan, contrary to the requirements of Clause 3.10 of AS 1670.1-2018.

10. Mechanical Air Handling Systems

10A. Automatic Smoke Exhaust System

The premises did not appear to be provided with an automatic smoke exhaust system as required by Clause E2D16 of the NCC or Alarm Signalling Equipment as required by Clause S20C8 of Specification 20 of the NCC.

Maintenance

11. The internal fire hydrant located on the first floor within 4 metres of the internal stair located in the vicinity of the main entrance was tagged as having last been maintained in February 2024, contrary to the requirements of Clause 4.4 of AS 1851-2012.

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Inspect and address items 1 to 4 (excluding 3D) of this report.
- b. Give consideration to the other deficiencies identified on 'the premises' identified in items 5 - 11 of this report.

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This matter is referred to Council as the appropriate regulatory authority. FRNSW therefore awaits Council's advice regarding its determination in accordance with Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact Ryan Maestri of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference FRN25/2439 – BFS25/5496 - 800004423 for any future correspondence in relation to this matter.

Yours faithfully



Ryan Maestri
Senior Building Surveyor
Fire Safety Compliance Unit