

Attachment B

**Inspection Report
19 Ralph Street, Alexandria**

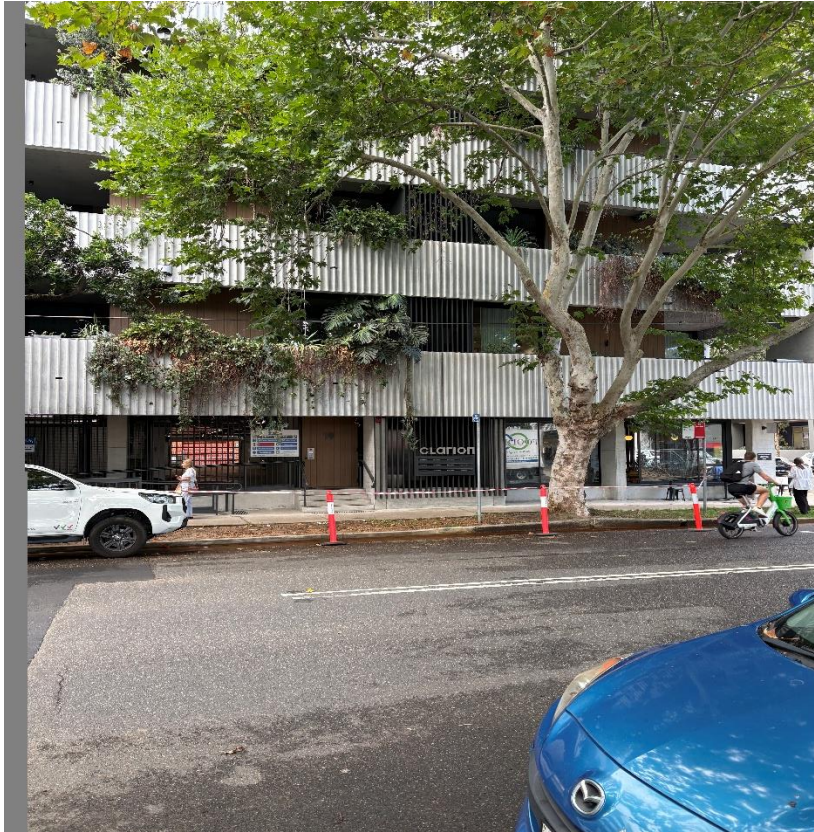


Figure 1: 19 Ralph Street, Alexandria, viewed from the west

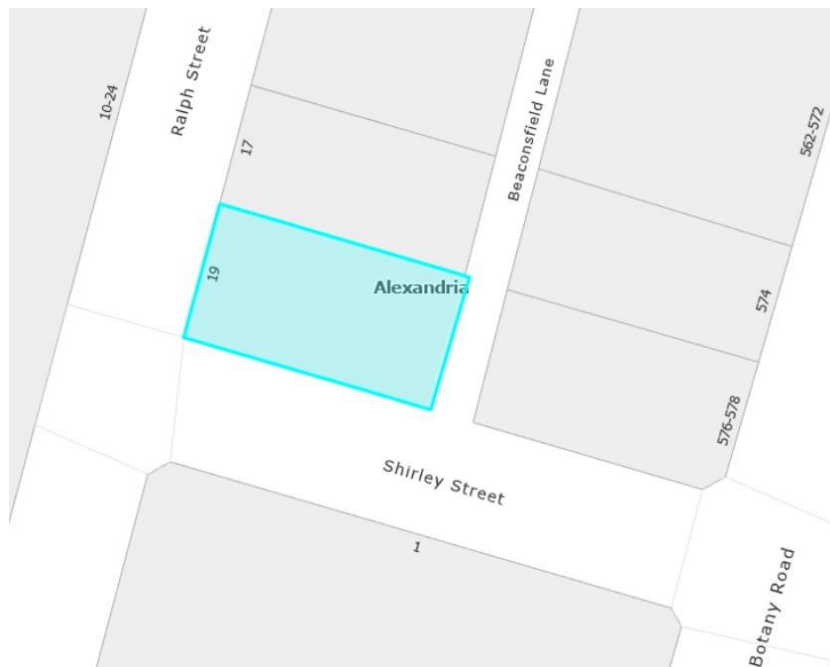


Figure 2: Location map of 19 Ralph Street, Alexandria

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: Luke Jeffree

Date: 17 February 2026

Premises: 19 Ralph Street, Alexandria

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 19 December 2025 with respect to matters of fire safety.
2. The premises consists of a six storey building used for residential apartments, ground level retail and carpark.
3. The City inspected the premises on 16 February 2026, accompanied by the building manager and the owner's accredited fire safety practitioner. This inspection found that fire safety was adequately provided.

Chronology

Date	Event
19 December 2025	FRNSW correspondence received.
28 January 2026	The City contacted the building owners requesting access to the premises.
16 February 2026	The City inspected the premises and found fire safety was being adequately provided.

Fire and Rescue NSW Report

4. FRNSW conducted an inspection of the subject premises on 5 November 2025.

Issues

5. The report from FRNSW detailed issues as shown in the table below.

Ref.	Issue	City response
	Provisions for Fire Safety	
	Fire Hydrant System	
1.	Pump room ventilation duct alleged to be dislodged from the fire damper/grill, potentially affecting compliance.	The City's inspection on 16 February 2026 observed ductwork connected and secured. No evidence of dislodgement or non-compliance, addressing this issue.
	Fire Seals Protecting Openings	
2.	Services penetrating floor slabs within electrical cupboards not suitably fire-stopped.	The City's inspection on 16 February 2026 found service penetrations within electrical cupboards to be adequately fire-stopped. Installations bore labelling identifying installation by a specialist passive fire contractor and reference to relevant Australian Standards, addressing this issue.
	Fire Safety Statements	
	Regulatory Requirements	
3.	Annual Fire Safety Statement (AFSS) displayed at premises dated September 2024, not current.	The City's inspection on 16 February 2026 confirmed a current AFSS was prominently displayed at the premises, addressing this issue.
	Other Matters	
4.	Storage of building material within private carparking alleged to be hindering evacuation in the event of fire	The City's inspection on 16 February 2026 found no stored building materials or obstructions to egress. The building manager advised that the previously stored building materials had been removed, 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 on 16 February 2026, it is recommended Council not exercise its powers to give a fire safety order at this time. The deficiencies identified in the report by FRNSW have been addressed. The City's investigation officer did not find any other fire safety issues.
8. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

OFFICIAL



File Ref. No: FRN20/2295 – BFS25/3424 - 8000042807
TRIM Ref. No: D2025/152531
Contact: Matthew Warbrick

19 December 2025

General Manager
Council of the 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
CLARION APARTMENTS
19 RALPH STREET ALEXANDRIA ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence concerning the adequacy of the provision for fire safety in connection with 'the premises'. The concerns stated in part:

- *Storage of building materials within private car parking spaces is a hindering evacuation in the event of a fire.*

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

Fire Hydrant System

1. A ventilation duct penetrating the external fire rated wall from within the pumphouse has been dislodged from the fire damper/grill and may be affecting the ventilation requirements in accordance with Clause 6.4.1 of AS 2419.1-2005.

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 3

OFFICIAL

Fire Seals Protecting Openings

2. Services passing through the floor slabs within electrical cupboards do not appear to be suitably protected by a compliant tested fire stopping system, contrary to the requirements of Clause C4D13, C4D15 & Specification 13 of the National Construction Code 2022 – Volume 2.

Regulatory Requirements

Fire Safety Statements

3. The Annual Fire Safety Statement displayed at the premises was dated September 2024 and no longer current, contrary to the requirements Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

Other Matters

4. Authorised Officers of FRNSW were unable to gain access to the ground floor carpark at the time of the inspection and therefore were unable to validate the nature of the concern.

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

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review items 1 to 4 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.

OFFICIAL

Please do not hesitate to contact Matthew Warbrick 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 FRN20/2295 – BFS25/3424 - 8000042807 for any future correspondence concerning this matter.

Yours faithfully



Matthew Warbrick
Acting Senior Building Surveyor
Fire Safety Compliance Unit