

Attachment C

**Inspection Report
1 Taylor Street, Glebe**



Figure 1: 1 Taylor Street, Glebe viewed from the west

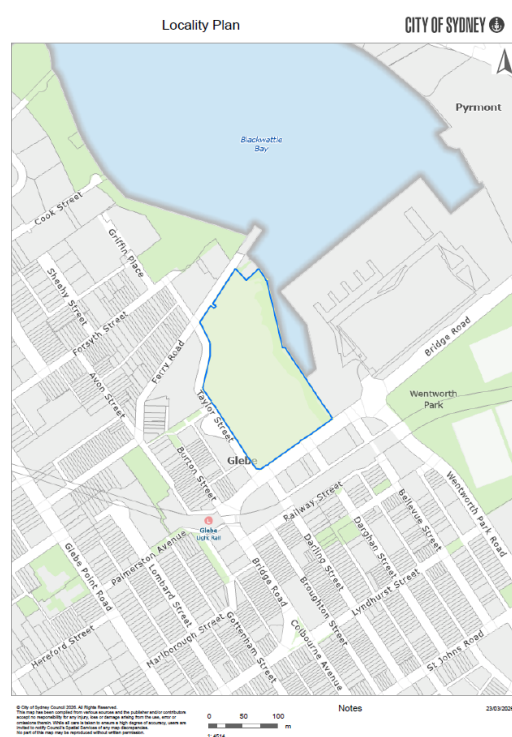


Figure 2: 1 Taylor Street, Glebe locality map

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: Bilal Badyari

Date: 28 April 2026

Premises: 1 Taylor Street Glebe (Sydney Secondary College - Blackwattle Bay Campus)

Executive Summary

1. The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 3 March 2026 with respect to matters of fire safety.
2. The premises consists of a three storey brick building used for education purposes.
3. The City inspected the premises on 10 March 2026, accompanied by a representative of the Sydney Secondary College. This inspection identified deficiencies in fire safety. To address this, a Fire Safety Order (Order) has been issued under the Act.

Chronology

Date	Event
3 March 2026	FRNSW correspondence received.
10 March 2026	The City inspected the premises identifying deficiencies in fire safety.
23 March 2026	The City issued a Notice of Intention (NOI) to give a Fire Safety Order to address identified deficiencies in fire safety.
28 April 2026	With no representations received in response to the NOI, the City proceeded to issue a Fire Safety Order (Order) on 28 April 2026 to address the identified fire-safety deficiencies.

Fire and Rescue NSW Report

4. FRNSW conducted an inspection of the subject premises on 6 February 2026.

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	
1	Egress	
	A steel gate providing egress from the school to Taylor Street incorporates a slide bolt and padlock may not comply with National Construction Code.	During the City's inspection on 10 March 2026, the steel gate was found to be locked with a bolt and padlock. In response, the City issued an Order on 28 April 2026. The Order requires the building owners to engage a appropriately qualified person to undertake an audit of all building exits and undertake any necessary upgrades to address any issues identified.
2	The loading dock/garage in Ferry Road, used to store the school minibus has an exit sign installed above the roller door as a means of egress from the garage may not comply with the National Construction Code.	The City's inspection on 10 March 2026 identified exit signage in the loading dock was potentially misleading. In response, the City issued an Order on 28 April 2026. The Order requires an audit of all building exits and any necessary upgrades to address this issue.

6. FRNSW have made no direct recommendation within their report other than legislative notification and advised that it is at the City's discretion to inspect and address any other deficiencies identified on the premises.

Council Investigation Officer Recommendations

7. As a result of site inspections undertaken by the City's investigation officer on 10 March 2026 Council has exercised its powers to issue an Order under the Act. This will address the identified fire-safety deficiencies, ensure an audit of essential fire-safety measures is undertaken, and require appropriate fire-safety systems to be implemented throughout the building, providing improved and adequate fire-safety provisions.
8. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

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TRIM Ref. No: D2026/029270
Contact: Inspector Paul Scott

3 March 2026

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
'SYDNEY SECONDARY COLLEGE – BLACKWATTLE BAY CAMPUS'
TAYLOR STREET AND FERRY ROAD, GLEBE (hereafter "the premises")**

Fire and Rescue NSW (FRNSW) received correspondence 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 6 February 2026.

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. A steel gate providing egress from the school to Taylor Street incorporates a slide bolt and padlock contrary to the requirements of Clause D3D26 of the National Construction Code 2022, Volume 1 Building Code of Australia (NCC).

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 2

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Whilst at the premises, staff locked the bolt in the open position. School staff advised FRNSW that the gate is not a normal part of their egress strategy when practising evacuation procedures but would be locked in open position prior to school hours.

FRNSW accepted the strategy of locking in the open position, pending a review of the egress strategy by the Department of School Education.

2. The loading dock / garage in Ferry Road, used to store the school minibus, has an exit sign installed above the roller door as a means of egress from the garage contrary to the requirements of Clause D3D24 of the NCC.

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 do not hesitate to contact Inspector Paul Scott 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 FRN12/786 - BFS26/837 - 7000000010 for any future correspondence concerning this matter.

Yours faithfully



Paul Scott
Team Leader
Fire Safety Compliance Unit

C.C Department of School Education
School Infrastructure

Email: schoolinfrastructure@det.nsw.edu.au