

Attachment B

**Inspection Report
15 Springfield Avenue, Potts Point**



Figure 1: 15 Springfield Avenue, Potts Point, viewed from east

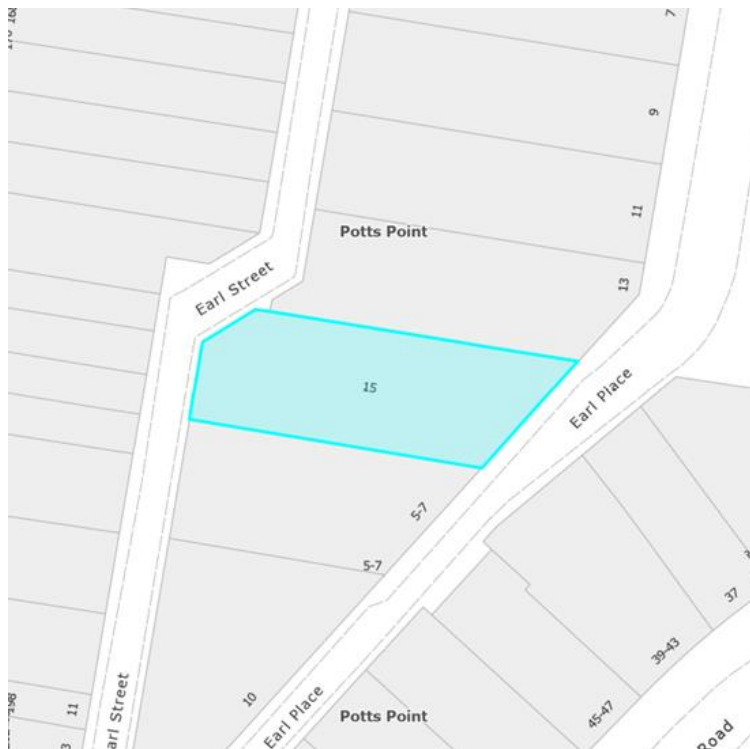


Figure 2: Location map of 15 Springfield Avenue, Potts Point

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: Lutfor Rahman

Date: 30 April 2026

Premises: 15 Springfield Avenue, Potts Point

Executive Summary

1. The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 26 February 2026 with respect to matters of fire safety.
2. The premises consists of a 5-storey building used for commercial purposes.
3. The City inspected the premises on 14 April 2026, accompanied by the building manager. The inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.

Chronology

Date	Event
26 February 2026	FRNSW correspondence received.
14 April 2026	The City inspected the premises identifying deficiencies in fire safety. This inspection was limited to areas outside sole occupancy units (SOUs) and identified deficiencies relating to the sprinkler and hydrant systems and smoke sealing in cupboards.
22 April 2026	The City reinspected the premises and was able to inspect inside 2 SOUs, identifying further deficiencies in fire safety. This inspection identified issues with the heat detectors within units.
30 April 2026	The City issued a corrective action letter instructing building owners to rectify matters by 30 July 2026.

Fire and Rescue NSW Report

4. FRNSW issued an Emergency Fire Safety Order No. 1, dated 29 January 2026 under the provisions of Section 9.34 of the *Environmental Planning and Assessment Act 1979* NSW.
5. FRNSW conducted a further inspection on the 10 February 2026 and confirmed compliance with the terms of the Emergency Fire Safety Order No 1. FRNSW advised that the City is not required to take any action on item 1 of the report.

Issues

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

Ref.	Issue	City response
	Automatic Smoke Detection and Alarm System (ASDAS):	
1	The AFDAS's fire indicator panel was displaying four (4) alarms, 13 faults and 146 isolations.	FRNSW issued an emergency order on 29 January 2026 for the rectification of identified alarms, faults and isolations. They reinspected the building on 10 February 2026 and confirmed the alarms, faults and isolations were rectified to their satisfaction, addressing this issue.
2	Sole-occupancy Units (SOUs) throughout the premises appeared to be fitted with heat detectors, whilst also containing AS3786 smoke alarms. In this regard, the fire safety certificate obtained by FRNSW does not list smoke alarms as an essential fire safety measure for the premises. It appears that unapproved fire upgrades may have been undertaken resulting in the replacement of smoke detectors with heat detectors and installation of smoke alarms as an additional smoke detection measure.	The City's inspection on 22 April 2026 observed heat detectors and smoke alarms installed within the SOUs. In response, the City issued a corrective action letter on 30 April 2026 requiring an audit and certification of the heat detectors to confirm compliance by 30 July 2026. If the heat detectors are found to be non-compliant, further enforcement action may be taken to address and rectify the issues.
3	The cabinet housing the fire indicator panel is obscured by solid doors and has not been provided with signage stating, "FIRE PANEL".	The City's inspection on 14 April 2026 found the signage has been installed, addressing this issue. No further action.

Ref.	Issue	City response
Automatic Fire Suppression Systems- Sprinkler System		
4a	The cabinet housing the sprinkler booster had not been provided with signage stating, "SPRINKLER BOOSTER CONNECTION".	The City's inspection on 14 April 2026 found the signage has been installed, addressing this issue. No further action.
4b	A complete stock of spare sprinklers and a spanner had not been provided at the sprinkler control valves.	The City's inspection on 14 April 2026 found spare sprinklers and spanner had been provided, addressing the issue. No further action.
4c	The booster assembly isolation valve had not been secured open or locked in the open position, which may result in unwanted isolation of the water supply to the sprinkler system.	The City's inspection conducted on 14 April 2026 observed the isolation valve had been secured open, addressing this issue. No further action.
4d	The boost cabinet doors were found jammed shut and difficult to open	The City's inspection on 14 April 2026 observed the doors operated correctively, addressing this issue. No further action.
4e	The non return valve located on the sprinkler pump full flow bypass had been installed upside down and will not close by gravity under no flow conditions.	The City's inspection on 14 April 2026 confirmed the non-return valve was incorrectly installed. In response, the City issued a corrective action letter on 30 April 2026, requiring the matter be rectified by 30 July 2026. Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instructions, addressing the issue.

Ref.	Issue	City response
Fire Hydrant System		
5a	The feed hydrants and boost inlets within the booster cabinet were obstructed by the cabinet and doors, which is likely to impede hose connection.	The City's inspection on 14 April 2026 identified booster cabinet doors which may impede hose connections. In response, the City issued a corrective action letter on 30 April 2026, requiring door hardware be rectified by 30 July 2026. Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instructions, addressing the issue.
5b	The booster appeared to be connected in series with the on-site fire pump. In this regard, a 150mm diameter liquid filled pressure gauge was not provided at the booster assembly indicating the pressure at the pump discharge pipe/manifold and an engraved warning sign was not provided.	The City's inspection on 14 April 2026 identified a pressure gauge was not installed as required. In response, the City issued a corrective action letter on 30 April 2026, requiring installation of the pressure gauge by 30 July 2026. Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instructions, addressing the issue.
5c	Signage to indicate the required hydrant boost and test pressure was not provided.	The City's inspection on 14 April 2026 confirmed booster signage was missing. In response, the City issued a corrective action letter on 30 April 2026, requiring signage be provided by 30 July 2026. Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instructions, addressing the issue.

Ref.	Issue	City response
5d	Signage to identify the location of the fire hydrant booster within the cabinet was not clearly identifiable.	The City's inspection on 14 April 2026 identified location signage was inadequate. In response, the City issued a corrective action letter on 30 April 2026, requiring signage be provided by 30 July 2026. Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instructions, addressing the issue.
5e	The existing hydrant block plan fixed inside the hydrant booster cabinet lacked the required information.	The City's inspection on 14 April 2026 confirmed block plan signage lacked required information. In response, the City issued a corrective action letter on 30 April 2026, requiring signage be rectified by 30 July 2026. Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instructions, addressing the issue.
5f	The booster assembly isolation valve was not secured open or locked in the open position.	The City's inspection conducted on 14 April 2026 confirmed the isolation valve was secured in the open position, addressing this issue. No further action.
Portable Fire Extinguisher (PFE)		
6	PFEs were found missing in the following areas: a. Lower ground floor - outside the sprinkler pump room b. Lower ground floor – opposite SOU 166	The City's inspection on 14 April 2026 found PFEs were installed correctly, addressing the issues. No further action.

Ref.	Issue	City response
EXIT SIGNS		
7	The exit sign located next to the fire indicator panel was not illuminated.	The City's inspection on 14 April 2026 found exit signage had already been rectified prior to the City's inspection, addressing this issue. No further action.
FIRE STAIRS		
8	The rear fire stairs contained shelving units used for storage. In this regard, the fire stairs should remain a sterile area clear of any items not used to facilitate evacuation from the building or promote firefighting operations.	The City's inspection on 14 April 2026 found that all storage materials had been cleared, addressing the issues. No further action.
Protection of electrical / communication enclosures		
9	The communication / electrical cupboards located in the public corridors incorporated doorways which were not suitably sealed against smoke spreading from the enclosure.	The City's inspection on 14 April 2026 identified smoke seals were not adequately provided. In response, the City issued a corrective action letter on 30 April 2026, requiring smoke seals be provided by 30 July 2026. Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instructions, addressing the issue.
Fire Resistance and Separation		
10	The fire rated door jamb between the public corridor and storage area / main switch room on lower ground level was missing a fire-rated door leaf.	The City's inspection on 14 April 2026 found the fire rated door leaf had been installed, prior to the inspection, addressing the issue. No further action.

7. 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

8. As a result of site inspections undertaken by the Council investigation officer, a corrective action letter was issued on 30 April 2026 to the building owners to address the fire safety deficiencies identified by the City and FRNSW. The issues in the corrective action letter must be addressed by 30 July 2026.
9. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

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File Ref. No: FRN25/570 – BFS26/279 - 8000047776
TRIM Ref. No: D2026/026714
Contact: Matthew Warbrick

26 February 2026

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
UKO POTTS POINT
15 SPRINGFIELD AVENUE POTTS POINT (hereafter “the premises”)**

Fire and Rescue NSW (FRNSW) received correspondence 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 14 January 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.

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.

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

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FIRE SAFETY ORDER NO. 1

Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW issued an Order No. 1, dated 29 January 2026 under the provisions of Section 9.34 of the EP&A Act. A copy of the Order is attached for your information under the provisions of Schedule 5, Part 6, Section 12 of the EP&A Act.

RE-INSPECTION

Pursuant to the provisions of Section 9.32(1)(b) of the EP&A Act and Section 112 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR2021), Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW inspected the premises on 10 February 2026.

INSPECTION OUTCOME

At the time of the inspection, the terms of 'the Order' issued on the premises were compliant to the satisfaction of FRNSW. In this regard, **Council is not required to act on item no. 1 of this report.** It is the Council's discretion to inspect and address any other deficiencies identified on the premises.

COMMENTS

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

Fire Services and Equipment

Automatic Fire Detection and Alarm System (AFDAS)

1. The AFDAS's fire indicator panel was displaying four (4) alarms, 13 faults and 146 isolations.
2. Sole-occupancy Units (SOUs) throughout the premises appeared to be fitted with heat detectors, whilst also containing AS3786 smoke alarms. In this regard, the fire safety certificate obtained by FRNSW does not list smoke alarms as an essential fire safety measure for the premises.

It appears that unapproved works may have been undertaken resulting in the replacement of smoke detectors with heat detectors and installation of smoke alarms as an additional smoke detection measure.

3. The cabinet housing the fire indicator panel is obscured by solid doors and has not been provided with signage stating, "FIRE PANEL", contrary to the requirements of Clause 3.9.2 of AS1670.1-2004.

Automatic Fire Suppression System – Sprinkler System

4. The following non-compliances with the fire sprinkler system were identified:
 - a. The cabinet housing the sprinkler booster had not been provided with signage stating, "SPRINKLER BOOSTER CONNECTION", contrary to the requirements of Clause 4.4.3 of AS2118.1-1999.
 - b. A complete stock of spare sprinklers and a spanner had not been provided at the sprinkler control valves, contrary to the requirements of Clause 6.7 of AS2118.1-1999.
 - c. The booster assembly isolation valve had not been secured open or locked in the open position, which may result in unwanted isolation of the water supply to the sprinkler system.
 - d. The boost cabinet doors were found jammed shut and difficult to open.
 - e. The non return valve located on the sprinkler pump full flow bypass had been installed upside down and will not close by gravity under no flow conditions, contrary to the requirements of Clause 3.3.6 of AS 4794-2001.

Fire Hydrant System

5. The following non-compliances with the fire hydrant booster were identified:
 - a. The feed hydrants and boost inlets within the booster cabinet were obstructed by the cabinet and doors, which is likely to impede hose connection, contrary to the requirements of Clause 3.6, 7.4, 7.8 and 7.9 of AS2419.1-2005.
 - b. The booster appeared to be connected in series with the on-site fire pump. In this regard, a 150mm diameter liquid filled pressure gauge was not provided at the booster assembly indicating the pressure at the pump discharge pipe/manifold and an engraved warning sign was not provided, contrary to the requirements of Clause 7.6 of AS 2419.2-2005.
 - c. Signage to indicate the required hydrant boost and test pressure was not provided, contrary to the requirements of Clause 7.10.1 of AS2419.1-2005.
 - d. Signage to identify the location of the fire hydrant booster within the cabinet was not clearly identifiable, contrary to the requirements of Clause 7.10.2 of AS2419.1-2005.
 - e. The existing hydrant block plan fixed inside the hydrant booster cabinet lacked the required information in accordance with Clause 7.11 of AS2419.1-2005.
 - f. The booster assembly isolation valve was not secured open or locked in the open position, contrary to the requirements of Clause 8.5.8 of AS2419.1-2005.

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Portable Fire Extinguishers (PFEs)

6. PFEs were found missing in the following areas:
 - a. Lower ground floor - outside the sprinkler pump room
 - b. Lower ground floor – opposite SOU 166

Egress

Exit Signs

7. The exit sign located next to the fire indicator panel was not illuminated, contrary to the requirements of AS2293.1-2018.

Fire Stairs

8. The rear fire stairs contained shelving units used for storage. In this regard, the fire stairs should remain a sterile area clear of any items not used to facilitate evacuation from the building or promote firefighting operations.

Protection of electrical / communication enclosures

9. The communication / electrical cupboards located in the public corridors incorporated doorways which were not suitably sealed against smoke spreading from the enclosure, contrary to the requirements of Clause D3D8(5) of the National Construction Code, Volume 1 2022 (NCC).

Fire Resistance and Separation

10. The fire rated door jamb between the public corridor and storage area / main switch room on lower ground level was missing a fire-rated door leaf.

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

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review items 2 to 11 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.

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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 there are any questions or concerns about the above matters. Please ensure that you refer to file reference FRN25/570 – BFS26/279 - 8000047776 regarding any correspondence concerning this matter.

Yours faithfully



Ryan Maestri
Senior Building Surveyor
Fire Safety Compliance Unit

Attachment: [Appendix 1 – Emergency Fire Safety Order No. 1 - 5 pages]

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Appendix 1 – Emergency Order No 1.



File Ref. No: FRN25/570 – BFS26/279 - 8000047776
TRIM Ref. No: D2026/013573
Contact: Matthew Warbrick

29 January 2026

THE OWNERS - STRATA PLAN NO. 82888
15 SPRINGFIELD AVENUE
POTTS POINT NSW 2011

Dear Sir / Madam

**RE: EMERGENCY FIRE SAFETY ORDER
UKO POTTS POINT
15 SPRINGFIELD AVENUE POTTS POINT("the premises")**

Pursuant to the provisions of 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 Fire and Rescue NSW (FRNSW) inspected 'the premises' on 27 January 2026.

At the time of the inspection, the Authorised Fire Officer identified fire safety matters that were a significant concern to FRNSW. The activity or deficiencies identified are believed to constitute an emergency or a serious safety risk. As a result, under Section 9.34 of the EP&A Act, an Emergency Fire Safety Order (Order No. 1) is issued (copy attached).

Council of the City of Sydney will receive a copy of the inspection report, including a copy of the Order under Sections 9.32, Section 9.35, Schedule 5, Part 6, Section 12 and Schedule 5, Part 8, Section 17 of the EP&A Act. FRNSW will conduct further inspections to assess compliance with the terms of the Order.

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 2160	F (02) 9742 7843
www.fire.nsw.gov.au		Page 1 of 5

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Please do not hesitate to contact Matthew Warbrick of FRNSW's Fire Safety Compliance Unit at noticeorders@fire.nsw.gov.au or call on (02) 9742 7434 if there are any questions or concerns about the above matters. Please ensure that you refer to file reference FRN25/570 – BFS26/279 – 8000047776 regarding any correspondence concerning this matter.

Yours faithfully



Matthew Warbrick
Acting Senior Building Surveyor
Fire Safety Compliance Unit

CC: Facilities Manager – Karel Cruz
S Building & Facility Management

E-Mail – facilitiesmanager@uko.com.au

General Manager
Council of the City of Sydney

E-Mail: council@cityofsydney.nsw.gov.au

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Emergency Fire Safety Order ORDER No. 1

*Under the Environmental Planning and Assessment Act 1979 (EP&A Act)
Part 9 Implementation and Enforcement – Division 9.3 Development Control Orders
Fire Safety Orders in accordance with the table to Part 2 - Schedule 5.
Issue an Order in accordance with Section 9.34(1)(b)
Issue the Order as an Emergency Order Pursuant to Schedule 5, Part 8, Section 16*

Property:

UKO POTTS POINT
15 SPRINGFIELD AVENUE POTTS POINT ("the premises")
SP 82888
(name/address of premises to which Order is served)

Emergency Situation / Serious Risk to Safety:

1. The fire indicator panel was displaying multiple alarms, faults and isolations to the automatic fire detection and alarm system.

The automatic fire detection and alarm system in its current condition will delay early detection of a fire and the timely warning and evacuation of occupants from the premises.

Authorised Fire Officer:

I, **Matthew Warbrick** **Acting Senior Building** **909348**
(name) (rank) (number)
Surveyor

Being an Authorised Fire Officer in accordance with Schedule 5, Part 8, Section 16 of the *Environmental Planning and Assessment Act 1979*, and duly authorised for the purpose.

Hereby Order:

The Owners – Strata Plan No. 82888 **Owner**
(name of the person whom Order is served) (position, i.e. owner, building manager)

Fire and Rescue NSW	ABN 12 563 473 110	www.fire.nsw.gov.au
Community Safety Directorate	1 Amarina Ave	T (02) 8742 7434
Fire Safety Compliance Unit	Greenacre NSW 2190	F (02) 8742 7843
www.fire.nsw.gov.au		Page 3 of 5

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To do the following things:

1. Undertake works to the automatic fire detection and alarm system to resolve all alarms, isolations and faults indicating on the fire indicator panel to ensure the automatic fire detection and alarm system is performing in accordance with AS 1670 – 2004.

The reasons for the issue of this Order are:

- a. At the time of the inspection, the building was occupied.
- b. The automatic fire detection and alarm system's fire indicator panel was displaying four (4) alarms, 13 faults and 146 isolations.
- c. Four (4) detectors displayed on the fire indicator panel were observed as in alarm with the status displayed as "isolate alarm". This indicates historical alarm events have been isolated and remain in isolation.
- d. Isolating alarm signals will prevent the building occupant warning system from sounding the required alert tone to providing occupants with awareness of a fire at the premises
- e. Faults and isolations to the automatic fire detection and alarm system will delay early detection of a fire and the timely warning and evacuation of occupants from the premises.
- f. The automatic fire detection and alarm system is not capable of operating to a standard of performance that promotes the safety of persons in the event of a fire at the premises.

The terms of the Order are to be complied with:

By no later than 1200hrs on the 9 February 2026.

Considerations for Emergency Order:

Pursuant to Schedule 5, Part 8, Section (16) of the EP&A Act, this Order has been given as an Emergency Order as there are circumstances that the authorised fire officer believes constitute an emergency or a serious safety risk.

Appeals

Pursuant to Section 8.18(2) of the EP&A Act, a person may not appeal against a fire safety order given by an authorised fire officer (other than an order that prevents a person from using or entering the premises).

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Non-Compliance with the Order

A person that fails to comply with this Order may be guilty of an offence under Section 9.37 of the EP&A Act. A person that fails to comply with this Order by a particular specified time, or within a particular specified period, continues never-the-less to be obliged to comply with the Order and therefore must comply with the Order, or they may be guilty of an offence under Section 9.50 of the EP&A Act.

Signed:



Matthew Warbrick
Acting Senior Building Surveyor
Fire Safety Compliance Unit

This Emergency Fire Safety Order No. 1 was hand delivered on 30 January 2026.

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