

Attachment C

**Inspection Report
16 Cope Street, Redfern**



Figure 1: 16 Cope Street, Redfern, viewed from the south-east

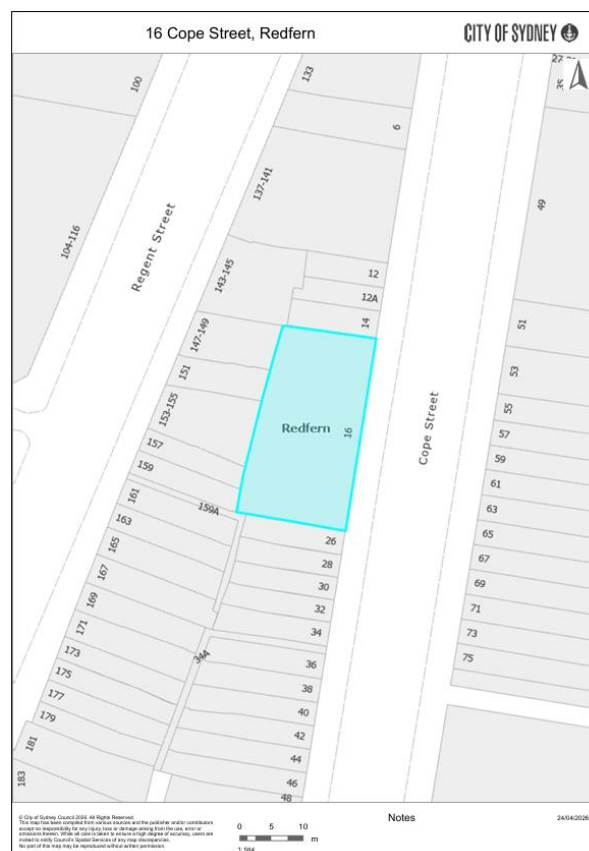


Figure 2: Location map of 16 Cope Street, Redfern

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: Joe Kalgovas

Date: 29 April 2026

Premises: 16 Cope Street, Redfern

Executive Summary

1. The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 17 April 2026 with respect to matters of fire safety.
2. The premises consists of a 5 storey building used as a boarding house.
3. The City inspected the premises on 29 April 2026, accompanied by a representative of the boarding house and found that fire safety was adequately provided.

Chronology

Date	Event
17 April 2026	FRNSW correspondence received.
29 April 2026	The City inspected the premises and found fire safety was adequately provided.
30 April 2026	The City issued advice to FRNSW regarding the outcome of inspection.

Fire and Rescue NSW Report

4. FRNSW conducted an inspection of the subject premises on 10 February 2026.

Issues

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

Ref.	Issue	City response
	Provision for Fire Safety	
	Fire Resistance	
1.	Multiple fire doors throughout the premises were chocked open preventing the fire doors from self-closing.	During the City's inspection on 29 April 2026, it was noted that fire doors were operational, addressing this issue. No further action.
	Regulatory Requirements	
	Fire Safety	
2.	Signage in the common area corridors states ' <i>FURNITURE AND STORAGE NOT PERMITTED IN THIS CORRIDOR</i> '. In that regard, at the time of the inspection furniture was noted in the common areas throughout the premises.	During the City's inspection on 29 April 2026, it was noted that furniture had been removed, addressing this issue. No further action.
	Fire Engineering Report (FER)	
3.	It is noted that several performance solutions have been applied to the premises, as prescribed in Fire Engineering Report 141451.00. FER01b - Version B, dated 18 January 2022, prepared by Holmes Fire. This includes the provision of a non-fire-isolated stair in lieu of a fire-isolated stair typically required in a Class 3, sprinkler protected building with more than 3 consecutive storeys. The solution relies on the provision of a sprinkler system, smoke seals on SOU entry doors and restrictions of combustible material in the corridors. As noted above, at the time of the inspection furniture was noted in corridors and a number of SOU doors were observed with door chocks preventing the doors from fully closing.	The City's inspection on 29 April 2026, confirmed records that the building's construction was approved and FER endorsed by a Principal Certifier with an Occupation Certificate issued 18 June 2024. The FER acknowledges that occupants of the building may have disabilities and as such have implemented Management Procedures. Furthermore, it has been advised by the leasing manager that persons under NDIS care are no longer accommodated in the building.

Ref.	Issue	City response
	FRNSW have concerns that the requirements of the performance solutions have not been properly implemented or maintained to ensure that occupants can evacuate to safety in the event of a fire in an SOU or common area. Upon review of the FER, it is considered that the assessment has given limited deliberation to the characteristics of the occupants of the boarding house, noting that the original correspondence which initiated the inspection by FRNSW indicated that four occupants were immobile in wheelchairs with a further nineteen occupants under National Disability Insurance Scheme (NDIS) care. Furthermore, the assessment is silent on fire brigade intervention with respect to use of fire-isolated stairs as a staging area for firefighting as well as search and rescue operations.	In response, the City issued advisory correspondence to FRNSW so that they are aware of occupant characteristic changes to ensure adequate and suitable search and rescue operations can be carried out, 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 on 29 April 2026, 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.

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File Ref. No: FRN24/1353 - BFS26/167 - 8000047693
TRIM Ref. No: D2026/061644
Contact: Conor Hackett

17 April 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
BOARDING HOUSE
16 COPE STREET REDFERN ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 7 January 2026 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 10 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

Fire Resistance

1. Multiple fire doors throughout the premises were chocked open preventing the fire doors from self-closing, contrary to the requirements of Clauses C4D12 &

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Specification 12 of the National Construction Code 2022, Volume 1 Building Code of Australia (NCC).

Regulatory Requirements

Fire Safety

2. Signage in the common area corridors states 'FURNITURE AND STORAGE NOT PERMITTED IN THIS CORRIDOR'. In that regard, at the time of the inspection furniture was noted in the common areas throughout the premises.

Fire Engineering Report (FER)

3. It is noted that several performance solutions have been applied to the premises, as prescribed in *Fire Engineering Report 141451.00.FER01b - Version B*, dated 18 January 2022, prepared by Holmes Fire. This includes the provision of a non fire-isolated stair in lieu of a fire-isolated stair typically required in a Class 3, sprinkler protected building with more than 3 consecutive storeys, as per the requirements of Clause D2D4 of the NCC.

The solution relies on the provision of a sprinkler system, smoke seals on SOU entry doors and restrictions of combustible material in the corridors. As noted above, at the time of the inspection furniture was noted in corridors and a number of SOU doors were observed with door chocks preventing the doors from fully closing.

FRNSW have concerns that the requirements of the performance solutions have not been properly implemented or maintained to ensure that occupants can evacuate to safety in the event of a fire in an SOU or common area.

Upon review of the FER, it is considered that the assessment has given limited deliberation to the characteristics of the occupants of the boarding house, noting that the original correspondence which initiated the inspection by FRNSW indicated that four occupants were immobile in wheelchairs with a further nineteen occupants under National Disability Insurance Scheme (NDIS) care. Furthermore, the assessment is silent on fire brigade intervention with respect to use of fire-isolated stairs as a staging area for firefighting as well as search and rescue operations.

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.

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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.
- Sole Occupancy Units were not accessible.

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 FRN24/1353 - BFS26/167 - 8000047693 for any future correspondence concerning this matter.

Yours faithfully



Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit