

Attachment F

**Inspection report
16 Queen Street, Glebe**



Figure 1: 16 Queen Street, Glebe, viewed from the west

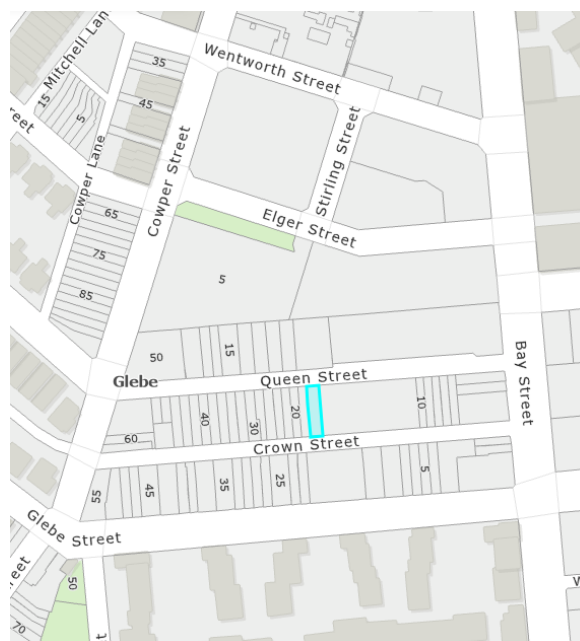


Figure 2: Location map of 16 Queen Street, Glebe NSW 2037

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: 1 July 2026

Premises: 16 Queen Street, Glebe NSW 2037

Executive summary

1. The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 22 June 2026 in relation to matters of fire safety.
2. The premises consists of a 3 storey building used for residential apartments, with office tenancy and carparking on the ground floor.
3. The City inspected the premises on 24 June 2026. This inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.

Chronology

Date	Event
22 June 2026	FRNSW correspondence received.
24 June 2026	The City inspected the premises identifying deficiencies in fire safety.
29 June 2026	The City issued a corrective action letter instructing building owners to rectify identified deficiencies by 2 October 2026.

Fire and Rescue NSW report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 2 June 2026.

Issues

5. The report from Fire and Rescue NSW detailed issues as shown in the table below.

Ref.	Issue	City response
	Egress	
1.	The front exit door swings against the direction of egress and is not fitted with a device for holding it in the open position.	The City's inspection on 24 June 2026 found that the final exit door leading to Queen Street had no hold open device fitted. In response, a corrective action letter was issued on 29 June 2026 requiring a hold open device be fitted by 2 October 2026. Follow up inspections will be undertaken to ensure the work is completed in accordance with the City's instruction, addressing this issue.
	Automatic Smoke Detection and Alarm System (ASDAS)	
2.	Smoke alarms are provided within the public corridors of the residential levels, however they did not appear to be interconnected between each level and may not provide the required occupant warning through all occupied areas.	The City's inspection on 24 June 2026 observed smoke alarms, though could not determine interconnectivity. In response, a corrective action letter was issued on 29 June 2026 requiring the AFSS to be submitted by 2 October 2026 to confirm compliance, addressing this issue.
3.	Smoke alarms which are located in accordance with the requirements for smoke detectors in As1670.1, do not appear to have been installed throughout all internal public spaces.	The City's inspection on 24 June 2026 observed smoke alarms, though could not determine if they were correctly installed throughout all internal public spaces. In response, a corrective action letter was issued on 29 June 2026 requiring the Annual Fire Safety Statement (AFSS) to be submitted by 2 October 2026 to confirm compliance, addressing this issue.

Ref.	Issue	City response
	Emergency Lighting	
4.	Emergency lighting was not installed in the stairs and the hallway between the sole occupancy units and the front exit door.	The City's inspection on 24 June 2026 revealed only the ground floor had emergency lighting installed. To address this, a corrective action letter was issued on 29 June 2026 requiring emergency lighting be installed by 2 October 2026. Follow up inspections will be undertaken to ensure the work is completed in accordance with the City's instruction, addressing this issue.
	Annual Fire Safety Statements	
5.	At the time of the inspections the AFSS could not be located.	The City's inspection on 24 June 2026 observed the AFSS was not prominently displayed. In response, the City issued a corrective action letter on 29 June 2026 requiring the AFSS to be displayed within the prominent area of the building. Follow up inspections will be undertaken after 2 October 2026 to ensure statement is on display, 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 a corrective action letter was issued on 29 June 2026 to the building owners to address the fire safety deficiencies identified by the City and FRNSW.
8. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

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File Ref. No: FRN22/2028 - BFS26/3189 – 7000001727
TRIM Ref. No: D26/095167
Contact: Inspector Alex Cross

22 June 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
16 QUEEN STREET 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 2 June 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. The front exit door swings against the direction of egress and is not fitted with a device for holding it in the open position, contrary to the requirements of D3D25 of the National Construction Code 2022, Volume 1 Building Code of Australia (NCC).

Fire and Rescue NSW

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Community Safety Directorate
Fire Safety Compliance Unit

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Automatic Smoke Detection and Alarm System (ASDAS)

2. Smoke alarms are provided within the public corridors of the residential levels in accordance with S20C3 of the NCC, however they did not appear to be interconnected between each level and may not provide the required occupant warning through all occupied areas, contrary to the requirements of S20C3(2)(c) of the NCC.
3. Smoke alarms which are located in accordance with the requirements for smoke detectors in AS 1670.1, do not appear to have been installed throughout all internal public spaces, contrary to the requirements of Clause S20C3(2)(c) of the NCC.

Emergency Lighting

4. Emergency lighting was not installed in the stairs and the hallway between the sole occupancy units and the front exit door contrary to the requirements of E4D2 of the NCC.

Regulatory Requirements

Annual Fire Safety Statements (AFSS)

5. Clause 89(4)(b) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, states that the AFSS must be prominently displayed in the building. At the time of the inspection the AFSS could not be located.

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

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review item no. 1 through to item no. 5 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:

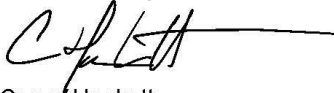
- FRNSW's inspection of the premises may have been conducted without having the development consent and / or approved plans as a reference.
- FRNSW's inspection of the premises was a non-invasive visual inspection.

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- 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 Alex Cross 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 FRN22/2028 - BFS26/3189 – 7000001727 for any future correspondence concerning this matter.

Yours faithfully



Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit