

9.4. 3-15 Christie Street, Wollstonecraft - Fire and Rescue NSW Inspection Report

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ENDORSED BY	Marcelo Occhiuzzi, Director Planning and Environment
ATTACHMENTS	1. FRNSW inspection report [9.4.1 - 3 pages]
CSP LINK	Outcome 8 – An effective, accountable and sustainable Council that serves the community G5. Exercise regulatory compliance responsibilities diligently to protect the environment and support our community

PURPOSE:

The purpose of this report is to enable Council to determine whether to issue a Fire Safety Order in response to an inspection report received from Authorised Fire Officers of Fire and Rescue NSW concerning the premises located at 3-15 Christie Street Wollstonecraft.

EXECUTIVE SUMMARY:

- Authorised Fire Officers from Fire and Rescue NSW conducted an inspection of 3-15 Christie Street, Wollstonecraft on 2 December 2025 and issued an inspection report to Council.
- When an inspection report is received, it must be tabled at a Council meeting for Council to determine whether it will exercise its powers to give a Fire Safety Order and notify the Commissioner of Fire and Rescue of its determination.
- The building currently has an ongoing Fire Safety Order issued upon the building, and Council officers are working with the building owner's representative to close out any outstanding matters.
- Council officer undertook an inspection on 10 February 2026 and found that many of the items raised had already been rectified by the building owners fire contractors.
- The items identified in the inspection report are considered routine and relatively minor for a building of this size and nature. Council staff are currently liaising with the building owners to facilitate the rectification of the fire safety matters raised. The issue of an Order in this instance, would add unnecessary administrative burden without improving fire safety outcomes.

RECOMMENDATION:

- 1. THAT** Council does not exercise its powers to give another Fire Safety Order in response to the Fire and Rescue NSW inspection report.
- 2. THAT** Council notify the Commissioner of Fire and Rescue NSW of its determination.

Background

An Authorised Fire Officer from Fire and Rescue NSW (FRNSW) may inspect a building to determine whether there is adequate provision for fire safety, or whether the prescribed fire safety provisions have been complied with.

Following the inspection, the Commissioner of FRNSW must send an inspection report to Council in accordance with s 9.32(4) of the Environmental Planning and Assessment Act, 1979 (EP&A Act).

When Council receives an inspection report from FRNSW, the report and recommendations must be tabled at a meeting of the Council to determine whether it will exercise its powers to give a Fire Safety Order pursuant to cl 17(2) of Schedule 5 of the EP&A Act as indicated in the following extract for the Act:

17 Inspection reports by fire brigades (cf previous s 121ZD)

- (1) If the Commissioner of Fire and Rescue NSW carries out an inspection of a building under section 9.32 (Fire brigades inspection powers), the Commissioner must furnish to the council of the area in which the building is located—
 - (a) a report of the inspection, and*
 - (b) if of the opinion that adequate provision for fire safety has not been made concerning the building, such recommendations as to the carrying out of work or the provision of fire safety and fire-fighting equipment as the Commissioner considers appropriate.**
- (2) A council must—
 - (a) table any report and recommendations it receives under this clause at the next meeting of the council, and*
 - (b) at any meeting of the council held within 28 days after receiving the report and recommendations or at the next meeting of the council held after the tabling of the report and recommendations, whichever is the later, determine whether it will exercise its powers to give a fire safety order.**
- (3) A reference in subclause (2) to a meeting of a council does not include a reference to a special meeting of the council unless the special meeting is called for the purpose of tabling any report and recommendations or making any determination referred to in that subclause.*
- (4) A council must give notice of a determination under this clause to the Commissioner of Fire and Rescue NSW.*

Following the meeting, Council must give a notice of determination to the Commissioner of FRNSW pursuant to cl 17(4) of Schedule 5 of the EP&A Act.

Report

Council has received an inspection report (Attachment 1 to this report) from Fire and Rescue NSW dated 29 January 2026, following an inspection of the building by Authorised Fire Officers on 2 December 2025. The inspection report identified:

1. Fire door was not self-closing and latching shut when tested.

2. Fire Doors to the fire isolated stairs within building B contain round tulip handles.
3. Electrical switchboards located in the public corridors are not enclosed construction.
4. Artificial lighting is not provided within the pumproom.
5. The non-return valve located adjacent to the pump room bypass valve is installed upside down.
6. The fire indicator panel was displaying 10 faults.
7. Portable fire extinguishers were installed in cabinets in the basement carpark.
8. The AFSS in the premises is dated June 2020 and no longer current.

Investigation

Council staff conducted an inspection of the building and determined the items identified in the FRNSW inspection report are considered routine and minor for a building of this size and nature. The majority of the matters identified by the Brigade have already been addressed by the building's owners and rectified since the Brigade's inspection in early December 2025. Council staff are currently liaising with the building owners to facilitate the rectification of the remaining fire safety matters raised, without the need to issue another Fire Safety Order.

Conclusion

This is an ongoing operational matter, and Council staff are actively liaising with the building owners to rectify and resolve the fire safety matters. Circumstances do not currently warrant the issuance of Fire Safety Order. In the event circumstances change, a Fire Safety Order may be issued under delegation, the Commissioner of Fire and Rescue will be notified in accordance with clause 10 of Schedule 5 of the EP&A Act.

Consultation requirements

Community engagement is not required.

Financial/Resource Implications

There are no direct financial implications with this recommendation.

Legislation

Council is required to table a FRNSW inspection report at a Council meeting to determine whether it will exercise its power to give a Fire Safety Order and give notice of determination to the Commissioner of Fire and Rescue NSW in accordance with clause 17 of Schedule 5 of the EP&A Act.

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File Ref. No: FRN24/1884 – BFS24/3681 - 800003681
 TRIM Ref. No: D26/009793
 Contact: Matthew Warbrick

29 January 2026

General Manager
 North Sydney Council
 PO Box 12
 NORTH SYDNEY NSW 2059

Email: council@northsydney.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear Sir / Madam

**Re: INSPECTION REPORT
 MAISON VUE
 3 – 15 CHRISTIE STREET WOLLSTONECRAFT (“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 2 December 2025.

COMMENTS

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

Fire Resistance

1. Fire door leading to the fire-isolated passageway adjacent to car space 45 was not self-closing and latching shut when tested, contrary to the requirements of Clause C4D9 of the NCC.

Egress

2. Fire doors to the fire isolated stairs within Building B contain round tulip handles not capable of operating by a single hand pulling or pushing action to operate the latching device, contrary to the requirements of Clause D3D26 of the NCC.

Fire and Rescue NSW

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3. Electrical switchboards located in the public corridors within Building B are not enclosed in non-combustible construction and not adequately sealed against the passage of smoke, contrary to the requirements of Clause D3D8 of the NCC.

Fire Services and Equipment

Fire Hydrant System

4. Artificial lighting is not provided within the pumphouse, contrary to the requirements of Clause 11.4 of AS 2941 - 2013
5. The non-return valve located adjacent to the pump by pass isolation valve is installed upside down and is therefore unable to close by gravity under no flow conditions, contrary to the requirements of Clause 3.3.6 of AS 4794 – 2001.

Fire Detection and Alarm System (FDAS)

6. The Fire Indicator Panel (FIP) was displaying 10 faults and 1 disablement.

In this regard, Authorised Officers of FRNSW contacted the Strata Manager for the premises to advised of concerns with the FIP. The fire service contractor was engaged to address the faults and disablement to FDAS.

FRNSW received ongoing correspondence from the fire service contractor and on 22 December 2025 confirmation of the status of the FIP, demonstrating:

- No isolations
- One (1) remaining fault – identified as low battery fault - Unit 31 – smoke detector is still in operation. The fire service contractor will follow up with the owner of unit 31 to replace battery.

Notwithstanding the forementioned, it would be at Councils discretion to determine whether further investigation of the matter is required.

Portable Fire Extinguishers (PFE's)

7. Several PFE's in cabinets installed throughout the basement carpark are not provided with access to the cabinet latching device or a key to unlock the door, contrary to the requirements of Clause 3.6 of AS 2444-2001.

Regulatory RequirementsFire Safety Statements

8. The Annual Fire Safety Statement displayed at the premises is dated June 2020 and no longer current, contrary to the requirements of Section 89 of the EPAR21.

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

OFFICIAL**RECOMMENDATIONS**

FRNSW recommends that Council:

- a. Review items 1 to 8 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.

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 FRN24/1884 – BFS24/3681 - 800003681 for any future correspondence concerning this matter.

Yours faithfully



Matthew Warbrick
Acting Senior Building Surveyor
Fire Safety Compliance Unit