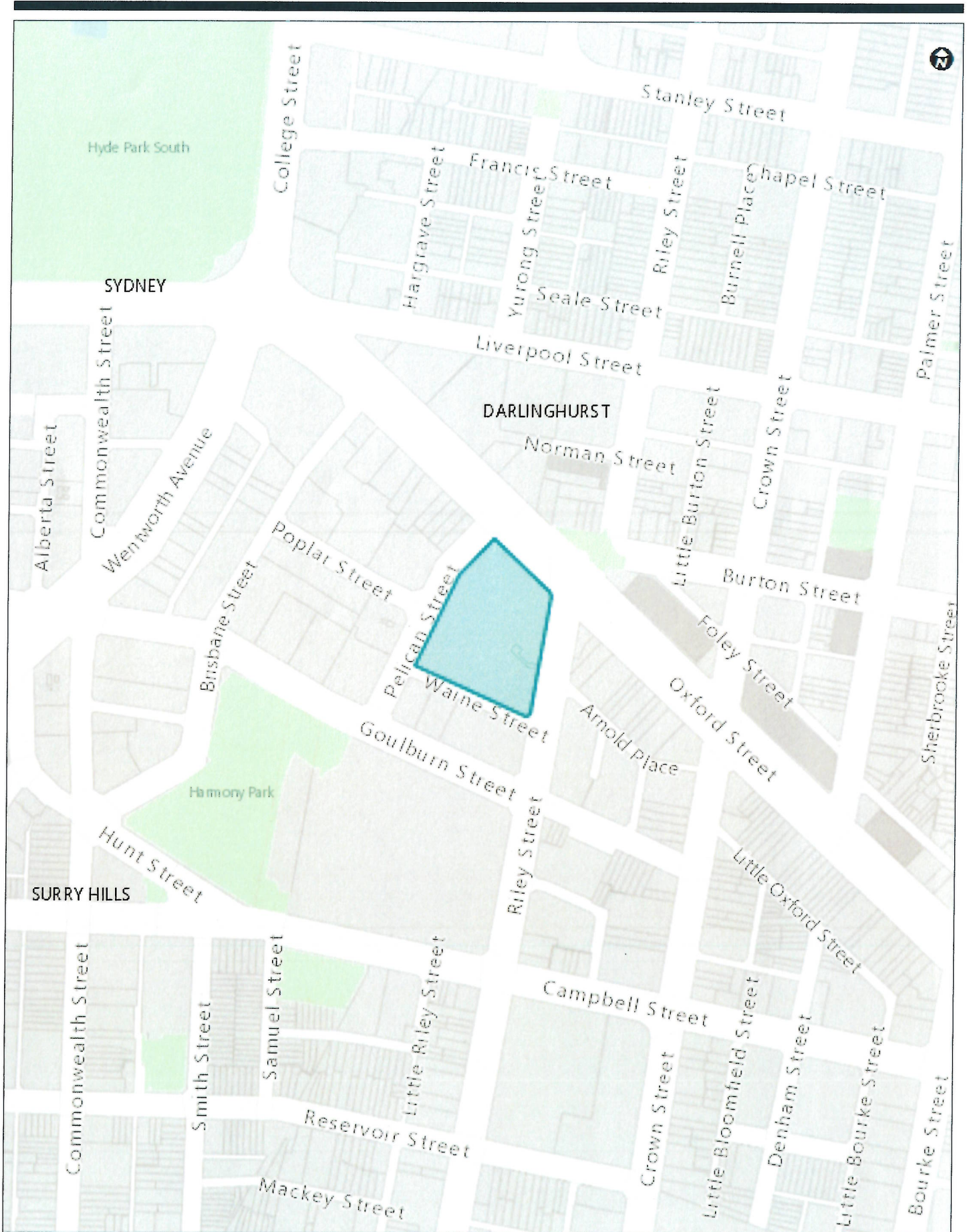


Attachment P

**Inspection Report –
20 Pelican Street, Surry Hills**



**Council investigation officer Inspection and Recommendation Report
Clause 17(2) of Schedule 5, of the Environmental Planning and Assessment Act
1979 (the Act)**

CSM: 2107610

Officer: Tereza Wickerson

Date: 25 July 2019

Premises: 20 Pelican Street, SURRY HILLS

Executive Summary:

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to premises referred to as 20 Pelican Street, Surry Hills (the premises) regarding matters of fire safety.

The four storey residential building with basement car parking; is located on the corner of Pelican Street and Waine Street in Surry Hills.

The building is a united building sharing multiple fire safety systems with the Oxford Village and hotel located at 55-73 Oxford Street and 175-185 Riley Street Surry Hills;

The premises was affected by a previous Council Fire Safety Order issued on 24th of September 2009, as modified on 10th of March 2010; the subject order requiring a fire safety audit for the united building(s) and was resolved by Council on 4th of May 2010.

An inspection of the building was recently undertaken by a Council investigation officer, comments made by FRNSW had been investigated. At the time of inspection no obstructions to fire exits by vehicles or other were identified. It was also noted no new (additional) significant fire safety issues were identified.

Council has written a letter to the owners of the building, requesting to monitor and provide additional line markings/signage to final exit door area(s).

It is considered that the items identified by FRNSW have been addressed by the issue of a compliance letter.

Observation of the external features of the building identified the existence of a metal composite cladding material.

It is to be noted that the building owners have registered details of the building's cladding through the NSW Government Planning Portal. Under the current City cladding compliance program City officers are conducting a review of the cladding material to determine whether any further enforcement action will be required.

Chronology

Date	Event
25/06/2019	FRNSW correspondence received regarding premises 20 Pelican Street, Surry Hills
26/06/2019	An initial desktop review revealed a historical Fire Safety Order issued on 24/09/2009 & as modified 10/03/2010 and; resolved as of 04/05/2010
03/07/2019	An inspection of the subject building was undertaken by a Council officer; the inspection revealed, no obstruction to fire exits located at premises by motorcycles or other
24/07/2019	Council issued a compliance letter instructing the owner to conduct certain works to mitigate the risk of obstruction to exits by vehicles or other. Council has scheduled progress inspections in relation to required works.

26/07/2019	Report prepared, to table FRNSW report to Council meeting scheduled on 09 September 2019
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FIRE AND RESCUE NSW REPORT:

References: [BFS18/2437, D19/43147]

Fire and Rescue NSW (FRNSW) conducted an inspection of the subject premises on 4th September 2018 in accordance with Section 119 T(1) of the Environmental Planning and Assessment Act 1979 (the Act).

Issues

The report from FRNSW detailed a comment, in particular noting;

- At time of inspection, a motorbike was observed parked between bollards located in open space leading to Pelican Street. It appears the bollards are in place in accordance with the requirements of Clause D1.10 of the NCC.

FRNSW Recommendations

FRNSW have recommended that Council inspect the subject premises and appropriately address noted (and other) deficiencies identified within their report.

FRNSW have also requested that as soon as practical after the above recommendations have been tabled and considered that notice of any determination in respect of the recommendations is forwarded to them in accordance with clause 17(4) of Schedule 5 of the Environmental Planning and Assessment Act 1979.

COUNCIL INVESTIGATION OFFICER RECOMMENDATIONS:

Issue Order (NOI)	Issue emergency Order	Issue a compliance letter of instruction	Cited Matters rectified	Continue to undertake compliance action in response to issued Council correspondence	Continue with compliance actions under the current Council Order	Other (to specify)

As a result of site inspections and conversations undertaken by Council investigation officers and site personnel it is recommended that the owners of the building address and comply with the issued compliance letter of instruction and rectify the identified fire safety deficiencies noted by Council.

The above correspondence has instructed the responsible site personnel to carry out corrective actions to promote compliance.

Follow-up compliance inspections are currently being undertaken, and will continue to be undertaken by a Council officer to ensure all identified fire safety matters are suitably addressed and that compliance with the terms of Councils correspondence occur.

It is recommended that Council not exercise its powers to give a fire safety order at this time.

That the Commissioner of FRNSW be advised of Council's actions and outcomes.

Referenced documents:

No#	Document type	Trim reference
A1	FRNSW Letter dated 25 June 2019	2019/372796 -01
A2	Locality Plan	2019/372796 -02
A3	Attached Cover Sheet	2019/372796 -03

Trim Reference: 2019/372796

CSM reference No#: 2107610



File Ref. No: BFS18/2437 (4610)
TRIM Ref. No: D19/43147
Contact: [REDACTED]

25 June 2019

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
20 PELICAN STREET, SURRY HILLS ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence on 26 August 2018, in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated, in part, that:

Fire exit on Pelican st from the commercial area of oxford sq repeatedly has motorbikes parked at the fire exit doors (every evening)

The fire exit is the one near Waine St (on Pelican st) - to the right of the commercial shop called 'hangover clinic'

- it means that in an emergency the fire exists would be blocked. This has been reported to Centre Management previously but nothing done about it.

Pursuant to the provisions of Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), an inspection of 'the premises' on 4 September 2018 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW).

The inspection was limited to the following:

- A visual inspection of the exit as identified in this report only.
- A conceptual overview, where an inspection had been conducted without copies of the development consent or copies of the approved plans.

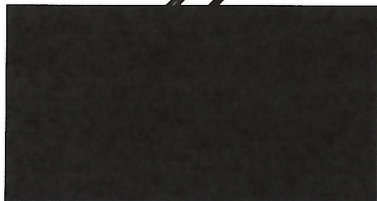
Please be advised that details of this inspection have been provided in accordance with Section 9.32(4) of the EP&A Act. Therefore, on behalf of the Commissioner of FRNSW, the following comments are provided for your information in accordance with Schedule 5, Part 8, Section 17(1)(a) of the EP&A Act.

COMMENTS

At the time of the inspection, a motorbike was observed parked between two (2) bollards located in the open space leading to Pelican Street. It appears that the bollards are in place in accordance with the requirements of Clause D1.10 of the NCC. Discussions with Centre Management at the time of the inspection revealed that motorbike and bicycle parking on their premises in Pelican Street was an ongoing issue. Centre Management advised that a suggestion to place hatched marking on the ground with 'no parking', would be raised at a management meeting as a further attempt to stop motorbike and bicycle parking within the area.

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact [REDACTED] of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS18/2437 (4610) for any future correspondence in relation to this matter.

Yours faithfully

A large black rectangular redaction box covering the signature of the Fire Safety Compliance Unit representative.

Fire Safety Compliance Unit