

Attachment F

**Inspection Report
200-218 Goulburn Street, Surry Hills**



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Notes

407/002

**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)**

File: CSM 2807491

Officer: G. Scotton

Date: 5 July 2022

Premises: 200-218 Goulburn Street, Surry Hills

Executive Summary:

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) on the 15 June 2022 in relation to the premises with respect to matters of fire safety.

FRNSW's inspection resulted from the 'Project Remediate' program being undertaken by the NSW Department of Customer Service, which is a three-year program to help remove combustible cladding on residential apartment buildings throughout NSW.

The premises consist of a sixteen storey building, used primarily for fourteen levels of residential apartments. The entrance level to Riley Street includes access to the foyers to the upper-level residential apartments, and to a café. The building also includes three levels of vehicle parking, one level of which is located at basement level, and offices.

An inspection of the premises undertaken by a Council investigation officer in the presence of the building manager, revealed there were no significant fire safety issues occurring within the building.

The premises are equipped with numerous fire safety systems, both active and passive, that would provide adequate provision for fire safety for occupants in the event of a fire. The annual fire safety certification is current, and the most recent fire safety statement is on display within the building.

Council investigations have revealed that whilst there remains several fire safety "maintenance and management" works to attend to, including maintenance of exit signage, the overall fire safety systems provided within the subject premises are considered adequate in the circumstances.

It is considered that the above fire safety works are of a degree which can be addressed by routine preventative and corrective maintenance actions undertaken by the owner's fire service contractor, through written instruction from Council.

The subject premises is fitted with external combustible cladding. The City's cladding compliance team have issued a fire safety notice requiring cladding removal and replacement on 10 July 2020. The Owners' Corporation have registered with the NSW Government's Project Remediate scheme and are currently progressing through the respective investigative, remediation design and acceptance stages of the said scheme prior to undertaking any remediation works. City officers are continuing with efforts to have the Owners' Corporation put into place proper site precautionary interim fire safety measures to assist in safeguarding occupants whilst cladding removal and replacement works are scheduled. The interim measures include raising site cladding risk awareness with all building occupants; the removal of potential fire hazards/processes from critical potential fire start areas; the introduction of site management procedure plans and or temporary rules to carefully manage hot/building maintenance works and the inclusion and implementation of any expert recommendations.

Chronology:

Date	Event
15/6/2022	FRNSW correspondence dated 14 June 2022 received regarding the premises known as <i>Alta</i> , in relation to a Project remediate cladding issues related FRNSW inspection on 6 June 2022

4/7/2022	A review of City records showed that the fire safety schedule for the premises contains twenty-nine fire safety measures, including an automatic fire detection system, automatic fire suppression (sprinkler) system, building occupant warning system, emergency warning and intercommunication system, fire engineering reports, and other fire safety measures typical for a high-rise building.
4/7/2022	Inspection of premises in company with the managing agent and fire safety practitioner, with the details summarised in the issues table below
5/7/2022	Corrective action and warning correspondence sent to owner requiring maintenance of all fire safety measures (2022/330617-04)

FIRE AND RESCUE NSW REPORT:

References: [BFS22/1915; 2022/330617]

Fire and Rescue NSW conducted an inspection of the subject premises after receiving an enquiry about a smoke alarm not functioning properly within a residential apartment.

Issues

The report from FRNSW detailed the following issues:

Issue	City response
1. Faults in the fire indicator panel / emergency warning system	-One fault noted in the fire indicator panel at basement level, resolved during the inspection -No faults showing in the emergency warning system panel -No action required
2. A smoke detector covered at a vehicle parking level	-No cover found during inspection -Item rectified, no action required
3. Querying whether fire exit stair re-entry is available as required	-The fire doors to the fire exit stairs are fitted with electronic strikes consistent with automatic re-entry on activation of the fire alarm, however additional signage incorrect -Addressed in the corrective action requirement requiring maintenance of exit re-entry to relevant standard
4. Some parking level exit signage obstructed or pointing in an incorrect direction	-Exit signs partly or wholly obstructed in some locations at parking levels, although the incorrect exit sign direction is resolved -Addressed in the corrective action requirement requiring maintenance of exit signage to relevant standard

FRNSW is therefore of the opinion that there are inadequate provisions for fire safety within the building.

FRNSW Recommendations

FRNSW have made recommendations within their report:

1. Inspect and address the identified maintenance of fire safety measure issues 1. & 2. above
2. To investigate and consider the most appropriate action on issues 3. and 4. above.

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 a site inspection undertaken by Council’s investigation officer, it was determined to issue the owners of the building a compliance instruction correspondence to rectify the identified fire safety deficiencies noted by Council and FRNSW.

The above correspondence has requested that building management carry out remedial works to existing fire systems to cause compliance with required standards of performance;

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

It is recommended that Council not exercise its powers to give an additional Fire Safety Order at this time.

Referenced/Attached Documents:

2022/363719-01	Fire & Rescue NSW letter dated 14 June 2022
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Trim Reference: 2022/363719

CSM reference No: 2807491

Unclassified



File Ref. No: BFS22/1915 (20972)
TRIM Ref. No: D22/47914
Contact: [REDACTED]

14 June 2022

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
'ALTA'
200-218 GOULBURN STREET, SURRY HILLS ("the premises")**

In response to the Project Remediate programme being undertaken by the NSW Department of Customer Service, to remove high-risk combustible cladding on residential apartment buildings in NSW, an inspection of 'the premises' on 6 June 2022 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW), pursuant to the provisions of Section 9.32(1)(b) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

In this instance, the inspection revealed fire safety concerns that may require Council as the appropriate regulatory authority to use its discretion and address the concerns observed at the time of the inspection.

In this regard, the inspection was limited to the following:

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

On behalf of the Commissioner of FRNSW, the following comments are provided for your information in accordance with Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

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 2190	F (02) 9742 7483

www.fire.nsw.gov.au Page 1 of 4

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COMMENTS

Please be advised that this report is not an exhaustive list of non-compliances. The proceeding items outline concerns in general terms, deviations from the fire safety provisions prescribed in Section 9.32(1)(b) of the EP&A Act and Clause 112 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR 2021).

The following items were identified at the time of the inspection:

1. Essential Fire Safety Measures
 - 1A. Automatic Fire Detection and Alarm System and Sound System and Intercom System for Emergency Purposes:
 - A. Fire Indicator Panel (FIP): The Automatic Fire Detection and Alarm System and Sound System and Intercom System for Emergency Purposes did not appear to be capable of operating to the standard of performance from when it was first designed and installed in contravention with the requirements of Clause 81 of the EPAR 2021. The following issues were identified as concerns at the time of inspection.
 - i. The FIP was displaying five (5) 'faults'.
 - ii. The evacuation system control panel was displaying two (2) audio line faults.
 - iii. The smoke detector adjacent to the fire stair on basement level P1 was covered with a plastic glove.

Examination of the FIP at the time of the inspection revealed three (3) of the faults were associated with thermal detectors within sole occupancy units (SOU's), whilst one (1) fault related to the hydrant diesel pump and one (1) fault related to system faults associated with the evacuation system.

The Building Manager advised FRNSW at the time of the inspection that the hydrant pump fault was a programming issue and was non-critical, however all the faults would be investigated as a matter of urgency.

FRNSW received email correspondence from the Building Manager on 7 June 2022, confirming the fire services technician had attended the premises and resolved all but one fault, which was associated with a thermal detector within an SOU. FRNSW were further advised that access was not available to Unit 37 due to the occupant self-isolating with COVID, however as soon as access was available, the faulty detector would be repaired. A photograph of the FIP was provided with the email to demonstrate such, as was a photo of the

plastic glove being removed from the smoke detector on basement level P1.

Notwithstanding this, it would be at Council's discretion as the appropriate regulatory authority, to determine whether further investigation is required in this instance.

ADDITIONAL COMMENTS

In addition to the items identified above, relating to the Fire Safety Provisions prescribed by Clause 112 of the EPAR 2021, the following items were also identified as concerns at the time of the inspection and it would be at council's discretion as the appropriate regulatory authority to conduct its own investigation and consider the most appropriate action.

2. Generally:

2A. Access and Egress:

- A. Re-entry from fire-isolated exits – The doors to the fire-isolated stairways serving the residential levels (effective height greater than 25m), were locked from the inside. Whilst fail-safe devices appear to have been fitted to the doors along with an intercom system or audible alarm system, which is operated from within the fire stair, in accordance with the requirements of Clause D2.22(b) of the National Construction Code Volume One Building Code of Australia (NCC), the intercom or audible alarm system did not operate when tested.

2B. Exit signs and directional exit signs:

- A. It was evident that there were areas/parts within the carpark level, where the exits were not clearly visible or the direction to the required exits was not readily apparent, contrary to the requirements of Clause E4.5 and NSW E4.6 of the NCC. In some instances, exit signs and directional exit signs were obstructed by services, including but not limited to beams, PVC plumbing pipes, sprinkler pipes, electrical cable trays. In one instance, the directional exit sign on basement level 2 was pointing in the opposite direction to the exit.

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Inspect and address item no. 1 of this report.
- b. Give consideration to the other deficiencies identified on 'the premises' identified in item no. 2 of this report.

Unclassified

This matter is referred to Council as the appropriate regulatory authority. FRNSW therefore awaits Council's advice regarding its determination in accordance with Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

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) [REDACTED]. Please ensure that you refer to file reference BFS22/1915 (20972) for any future correspondence in relation to this matter.

Yours faithfully

[REDACTED]

[REDACTED]

Fire Safety Compliance Unit

Unclassified

