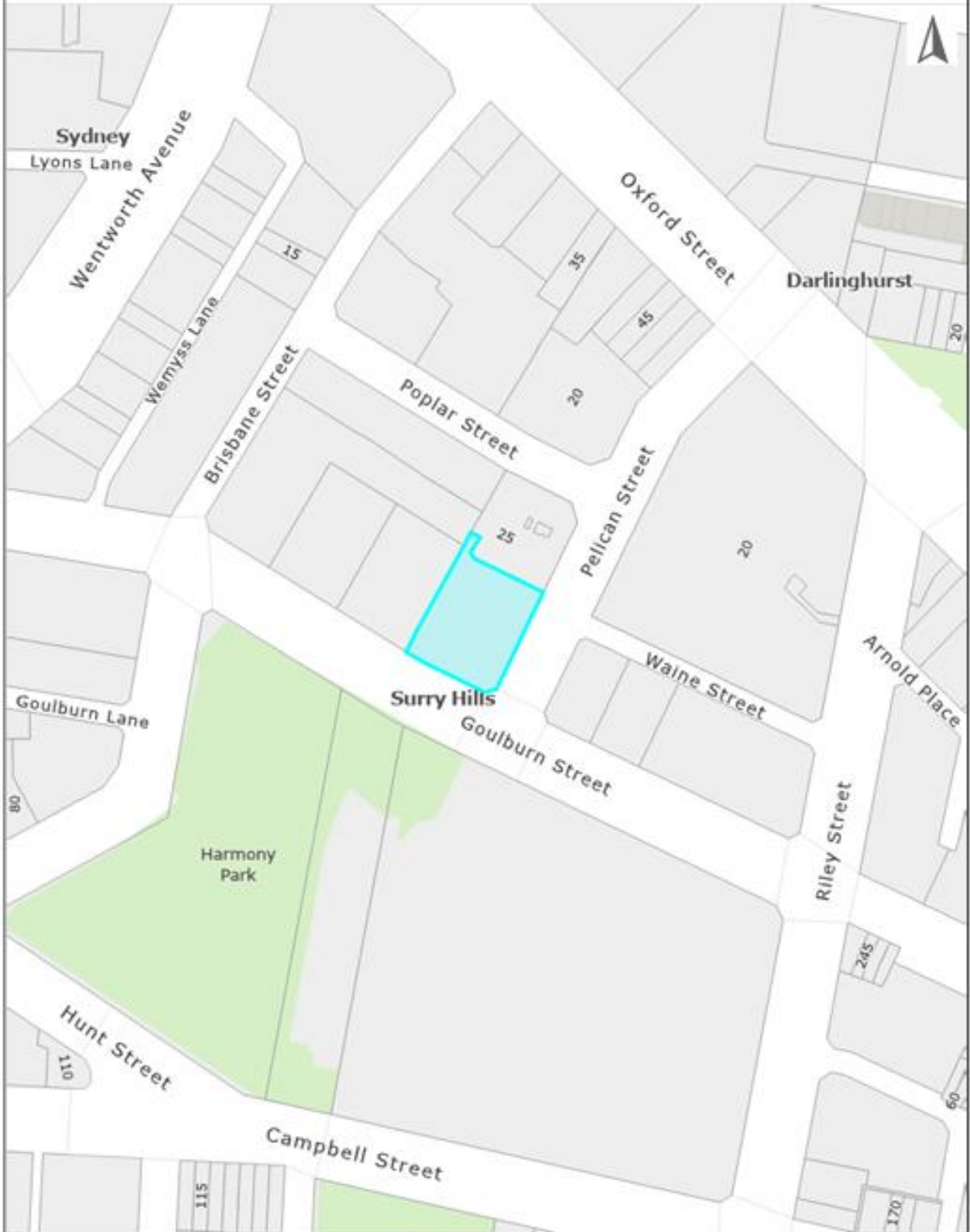


Attachment G

**Inspection Report
174-186 Goulburn Street, Surry Hills**



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Notes

20/4/2024

**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 3151191

Officer: G. Scotton

Date: 2 April 2024

Premises: 174-186 Goulburn Street, Surry Hills

Executive Summary:

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) on 1 March 2024 in relation to the premises with respect to matters of fire safety.

The premises contains a sixteen (16) storey building which includes basement parking, ground/mezzanine/1st floor mixed uses, and residential units above, bounded by Goulburn and Pelican Streets.

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 is prominently displayed within the building.

Observation of the external features of the building did not identify combustible cladding.

Chronology:

Date	Event
1/3/2024	FRNSW correspondence received concerning correspondence dated 20/11/2017 relating to fire safety at premises referred to as 174-182 Goulburn Street, Surry Hills
7/3/2024	A review of City records showed: -Premises in records shown as 174-186 Goulburn Street, Surry Hills -The fire safety schedule for the premises contains twenty-one fire safety measures, including: an automatic fire detection and alarm system, automatic fire suppression system, emergency warning and intercommunication system, a fire control centre, and pressurising systems -A current fire safety statement dated 28/04/2023 provided for the premises
7/3/2024	Issues raised with strata manager for owner, who subsequently responded to advise that the matters raised by FRNSW had been resolved
2/4/2024	Inspection of premises revealed fire safety measures contained in the fire safety schedule appeared generally adequately maintained.

FIRE AND RESCUE NSW REPORT:

References: [BFS17/2817; 2024/155083-06]

Fire and Rescue NSW conducted an inspection of the subject premises after receiving a concern in writing alleging no signage provided on site to indicate the location of the fire hydrant booster.

Issues

The report from FRNSW detailed the following issues:

Issue	City response
1. Booster cabinet facing Pelican Street sign posted "HYDRANT BOOSTER" indicating the location of the booster	Advice noted. No action required on this advice
2. An 003 key could not open the fire hydrant booster cabinet	Owners' agent has provided a fire safety statement indicating that this fire safety measures meet the relevant standards of performance for this fire safety measure. Inspection revealed that access to the hydrant booster cabinet in Pelican Street, is by 003 key as required. No action required.
3. It was not known whether or not a fire hydrant block plan was displayed	Owners' agent has provided a fire safety statement indicating that this fire safety measures meet the relevant standards of performance for this fire safety measure. An inspection revealed that a fire hydrant block plan is installed. No action required.
4. It was not known whether fire safety measures were maintained by a fire safety practitioner	Owners' agent has provided a fire safety statement indicating that this fire safety measures meet the relevant standards of performance for this fire safety measure. The agent advises she emailed the fire safety statement to FRNSW on 28/4/23 and provided email evidence of same. An inspection revealed that the fire safety measures appeared generally adequately maintained. The fire safety statement was prominently displayed during the inspection, in the lobby. No action required.

FRNSW Recommendations

The officer of Fire & Rescue NSW has made no specific recommendations within his report other than for Council to ensure the owners maintain essential fire safety measures, that a fire safety practitioner has verified the performance of fire safety measures, and that a fire safety statement is current for the premises.

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)

It is recommended that Council not exercise its powers to give an Order at this time, and that the Commissioner of FRNSW be advised of Council's actions and determination.

Referenced/Attached Documents:

2024/155083-06	Fire & Rescue NSW letter dated 1/3/2024
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Trim reference no.: 2024/155083-05

CSM reference no.: 3151191

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File Ref. No: BFS17/2817 (SRID 8000002071)
TRIM Ref. No: D24/25116
Contact: Edren Ravino

1 March 2024

General Manager
City of Sydney
GPO Box 1591
SYDNEY NSW 2001

Email: council@cityofsydney.nsw.gov.au

Attention: Manager Compliance/Fire Safety

Dear General Manager

Re: SECTION 9.32(4) – INSPECTION REPORT

Pursuant to Section 9.32(4) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Fire and Rescue NSW (FRNSW) provides this report to the Council of the inspection conducted by Authorised Fire Officers under Section 9.32 of the EP&A Act.

The attached report relates to fire safety concern only. It may include, amongst other observations, a brief list of building non-conformities relating to the fire safety concern that the Council may need to determine are of a nature or scale regarded as a significant fire safety issue warranting further investigation as part of the Council's Development Control Enforcement Policy.

Please do not hesitate to contact Edren Ravino 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 refer to file reference BFS17/2817 (SRID 8000002071) concerning this correspondence.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Edren Ravino".

Edren Ravino
Senior Building Surveyor
Fire Safety Compliance Unit

Fire and Rescue NSW

ABN 12 593 473 110

www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Compliance Unit

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INSPECTION REPORT

Our Reference BFS17/2817 (SRID 8000002071)
Concern in Writing No Block plan at Booster
No signage indicating location of Booster
Date Received 20 November 2017
Premises Address 174-182 Goulburn Street Surry Hills (hereafter “the premises”)
Name of Premises The Marbury

1. Investigation Details

The following items are provided to the Council as part of the inspection on Friday, 16 February 2024, as it details how Authorised Fire Officers (AFO) may use the powers of an investigation officer and report the inspection:

- 1A. An AFO may determine whether a breach exists in any codes, policies, or legislation. If the powers of an investigation officer are used, an AFO may assess whether or not the Provisions for Fire Safety were present at the premises and whether or not Regulation 112 of the Environmental Planning and Assessment (Development Certification And Fire Safety) Regulation 2021 (EPAR2021) was compliant.
- 1B. Based on the written concern, entry to the premises is for:
 - A. The suppression of fire.
- 1C. The AFO may report on the observed areas in the building accessed at the time. Photos may be taken of the areas, including photos of the essential fire safety measures in the areas accessed. The AFO may also note discussions with relevant people.

2. Fire Safety Investigation

The following is provided as part of the inspection:

- 2A. Evidence to Conduct an Investigation
 - A. The booster cabinet enclosed within the façade of the building facing Pelican Street was sign-posted with the wording “Hydrant Booster”. As such, it did not provide reasonable grounds for further investigation, as the signage identified the location of the booster.
- 2B. Outcomes
 - A. A standard 003 key could not open the lock to the booster cabinet. Confirming whether the block plan is displayed may require the

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Council to ensure compliance with the development consent, and confirming that the essential fire safety systems are consistent with the development approval as part of the owners submitting an Annual Fire Safety Statement (AFSS) is at the Council's discretion.

- B. Given that the booster is sign-posted to identify its location, there is insufficient evidence that the 'essential fire safety measures' are not maintained. As such, it does not provide reasonable grounds for FRNSW to proceed further with an investigation.

3. Possible Non-Conformities

The following comments are provided to the Council:

- 3A. Ensure the owners maintain the essential fire safety systems and meet the local Council's obligations to regulate the development consent approval.
- 3B. Ensures that an accredited practitioner (fire safety) has assessed, inspected and verified the performance of each fire safety measure (including exits) that applies to the building. Furthermore, the owner submits an Annual Fire Safety Statement (AFSS) as part of their obligations under the EP&A Act.



Edren Ravino
Authorised Fire Officer