

# **Attachment D**

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

# 200-218 Goulburn Street Surry Hills



Oxford Square



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Notes

1309/0024

1: 1128

**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 3229840**

**Officer: G. Scotton**

**Date: 24 September 2024**

**Premises: 200-218 Goulburn Street, Surry Hills**

**Executive Summary:**

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) on 10 September 2024 in relation to the premises with respect to matters of fire safety.

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 accessed via Goulburn Street, and offices.

An inspection of the premises undertaken by a Council investigation officer in the presence of the strata 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 lobby.

The subject premises is fitted with external combustible cladding. The City's cladding compliance team have issued a Fire Safety Order requiring cladding removal and replacement. Appropriate precautionary interim fire safety measures are currently in place to assist in safeguarding occupants whilst cladding removal and replacement works are carried out by the NSW Government project remediate scheme, including:

1. Management procedure plans and/or temporary building rules to prevent/manage hot works in certain areas (on balconies/ground level/high risk areas) to mitigate risks during the cladding investigation and construction phase
2. Remove storage (waste/plant and equipment/combustible goods and the like) material from critical potential fire start areas
3. Ask residents to use extreme caution when using barbeques on balcony areas
4. Ensure all fire exits are kept clear and unobstructed at all times
5. Smoking materials are to be vigilantly extinguished and disposed of
6. Ensure any containment netting used in screening or scaffolding is industry compliant
7. Ensure emergency fire fighter site access is properly managed and is kept clear and accessible at all times.

Council investigations have revealed that the overall fire safety systems provided within the subject premises are considered adequate in the circumstances.

**Chronology:**

Date	Event
10/09/2024	FRNSW correspondence dated 10 September 2024 received regarding the premises known as <i>Alta</i> , in relation to Project Remediate cladding issues and a related FRNSW inspection
13/09/2024	A review of City records showed 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.
20/09/2024	Inspection of premises in company with the strata manager, with the details summarised in the issues table below

**FIRE AND RESCUE NSW REPORT:**

Fire and Rescue NSW conducted an inspection of the subject premises in relation to high-risk combustibile cladding on this residential apartment building under the Project Remediate Program.

**Issues**

The report from FRNSW detailed the following issues:

Issue	City response
1. Fire indicator pane faults/isolations	Inspection revealed fault/isolation restricted to a tenancy fit out only, as subsequently confirmed by the fire safety practitioner .
2. Emergency evacuation system faults	Fire contractor advised faults subsequently cleared, inspection revealed no system faults.
3. Hydrant pumphoom key not 003 key type compatible	Inspection revealed pumphoom key not 003 key type compatible, strata managing agent has confirmed work order approved to replace lock with 003 compatible key.  Strata manager provided evidence of an arrangement in place for FRNSW to access the building for fire-fighting purposes.

**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)

Inspections undertaken by a Council investigation officer in company with the manager of the premises revealed that the above recommendations of FRNSW have been adequately complied with.

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 determination.

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File Ref. No: FRN22/1311 - BFS22/1915 - 8000035226  
TRIM Ref. No: D24/105848  
Contact: Mark Knowles

10 September 2024

General Manager  
City of Sydney  
GPO Box 1591  
SYDNEY NSW 2001

Email: [council@cityofsydney.nsw.gov.au](mailto: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 combustable cladding on residential apartment buildings in NSW, an inspection of 'the premises' on 5 August 2024 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).

On behalf of the Commissioner of FRNSW, the comments in this report are provided under Section 9.32(4). The items listed in the comments of this report are based on the following limitations:

- A general overview of the building was obtained without using the development consent conditions or approved floor plans as reference.
- Details of the Provisions for Fire Safety and Fire Fighting Equipment are limited to a visual inspection of the parts in the building accessed and the fire safety measures observed at the time.

Fire and Rescue NSW

ABN 12 593 473 110

[www.fire.nsw.gov.au](http://www.fire.nsw.gov.au)

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Fire Safety Compliance Unit

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Page 1 of 3

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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 was observed at the time of the inspection:

1. Essential Fire Safety Measures
  - 1A. The Automatic Fire Detection and Alarm System and Sound System and Intercom System for Emergency Purposes:
    - A. The Fire Indicator Panel (FIP) was displaying:
      - i. Two (x2) 'Faults' identified as:
        - EWIS Panel
        - Hydrant Diesel Pump – Stop/Isolate
      - ii. Two (x2) 'Isolations' identified as:
        - Hyd Diesel Pump
        - Ground floor restaurant
      - iii. Two (x2) 'Active/Non Alarm' events identified as:
        - Hydrant Tank 1 – High Level
        - Hyd Pump Diesel Fault
      - iv. The latest entry in maintenance logbook dated 18 July 2024, stated "Hydrant Diesel Pump Isolated" and "Hydrant high indicator ON".
    - B. The evacuation system control panel was displaying:
      - i. 'System Fault' and one (x1) Audio Line Fault (Carpark 2).
      - ii. The latest entry in maintenance logbook dated 18 July 2024, stated "Carpark 2 and 3 have audio fault (Need investigation)".
  - 1B. The Fire Hydrant System:
    - A. Hydrant pumproom & pumpset/s:
      - i. The door leading to the roof level pumproom was not fitted with a lock compatible with FRNSW access key and access was not gained at the time of the inspection. Given the faults/isolations that were present of the FIP, the operational status of the hydrant diesel pump could not be verified.

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2. Inspection Outcome:

- 2A. The Building Manager was advised of issues identified in Items 1A and 1B above following the inspection.

FRNSW received correspondence from the Building Manager on 7 August 2024, which included comments from the Fire Services Contractor (DA Fire), advising:

*During our last site visit for repairs, the hydrant system was fully operational, with both diesel and electric pumps online and functional. Upon completing the pump and control panel replacements on July 15th, both the hydrant diesel and electric pumps were fault-free in the pump room.*

*However, we are uncertain about the fire indicator panel faults, as there were numerous faults each time we visited.*

*Our technician noted that during the electric control panel replacement, a panel technician had to rewire the pump faults and stop/start signals in the electric control panel because they were not initially done correctly. He suspects that any faults shown on the fire panel may be related to the diesel control panel wiring. This control panel was previously replaced by someone else, which may have resulted in improper wiring and the current faults.*

FRNSW received further correspondence from the Fire Services Contractor (EES Fire) on 30 August 2024, advising:

*Please see attached service reports and photos for Alta Apartments.*

*All faults had been rectified when our tech left site on 16/08/24.*

It is noted that the photograph provided indicated the "Hyd Diesel Pump – Stop/Isolate" remained in fault and isolated on the FIP.

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

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact Mark Knowles of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference FRN22/1311 - BFS22/1915 - 8000035226 for any future correspondence in relation to this matter.

Yours faithfully



Mark Knowles  
Senior Building Surveyor  
Fire Safety Compliance Unit