

Attachment K

**Inspection report
251-263 Goulburn Street, Surry Hills**

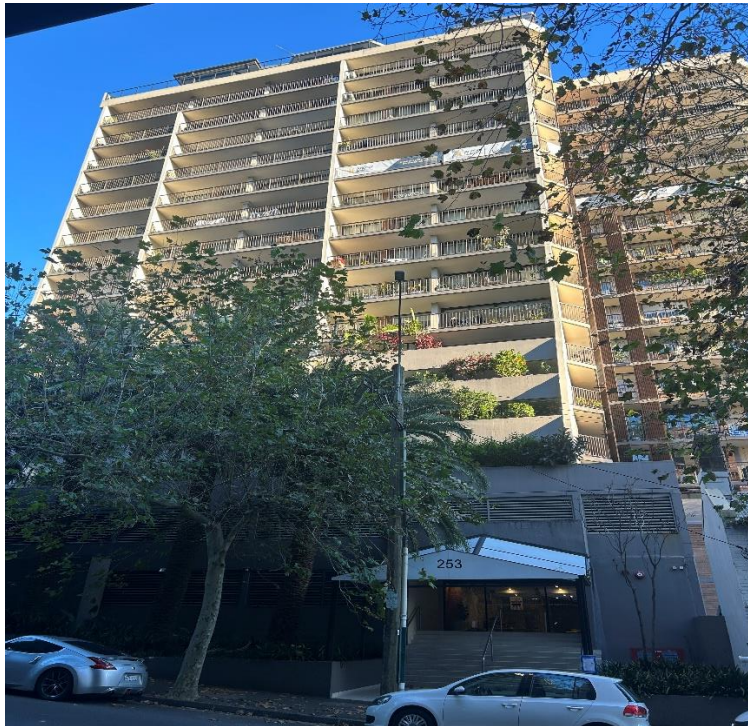


Figure 1: 251 - 263 Goulburn Street, Surry Hills, viewed from the north

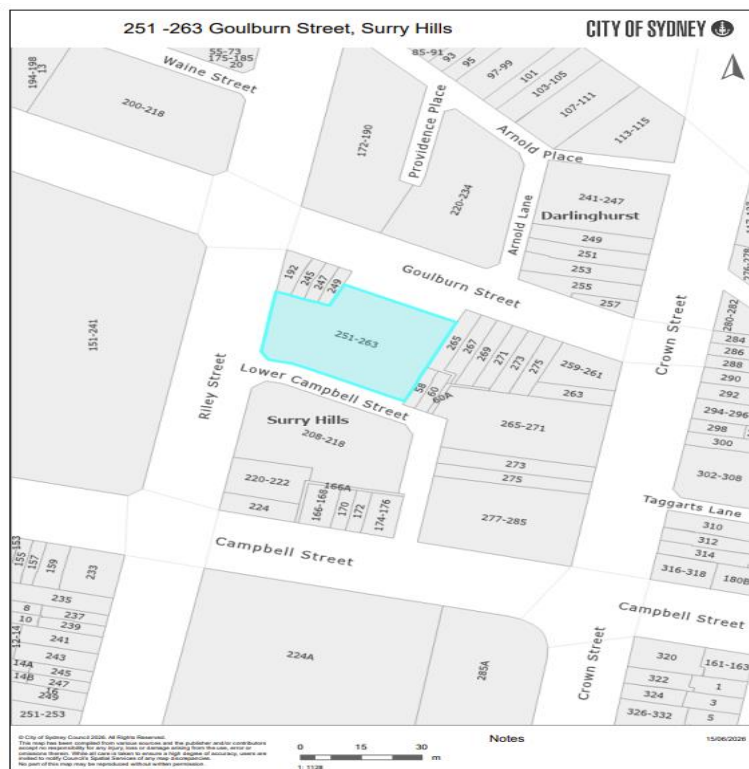


Figure 2: Location map of 251 - 263 Goulburn Street, Surry Hills

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)

Officer: Muhammad Hassan

Date: 16 June 2026

Premises: 251-263 Goulburn Street, Surry Hills

Executive summary

1. The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 11 May 2026 with respect to matters of fire safety.
2. The premises consists of a 19 storey residential apartment building.
3. The City inspected the premises on 29 May 2026, accompanied by the building manager. This inspection identified deficiencies in fire safety. To address this a Notice of Intention (NOI) to Give a Fire Safety Order (Order) under the Act was issued on 8 July 2026. No representations were received in response to the NOI. Accordingly, an Order was issued on 3 August 2026.

Chronology

Date	Event
11 May 2026	FRNSW correspondence received.
29 May 2026	The City inspected the premises identifying deficiencies in fire safety. These included egress issues as well as construction and fire safety deficiencies.
8 July 2026	The City issued a NOI.
3 August 2026	With no representations received in response to the NOI, the City proceeded to issue an Order on 3 August 2026 to address the identified fire-safety deficiencies.

Fire and Rescue NSW report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 26 March 2026.

Issues

5. The report from Fire and Rescue NSW detailed issues as shown in the table below.

Ref.	Issue	City response
	Provision for Fire Safety	
	Egress	
1.	The fire stairs do not have a slip resistant surface.	The City's inspection on 29 May 2026 confirmed that the fire stairs do not have a slip resistant surface. In response, the City issued a NOI on 8 July 2026. No representations were received in response to the NOI. Accordingly, an Order was issued on 3 August 2026, requiring a comprehensive assessment of the entire building, including the slip resistance of all stairways to be provided by 1 December 2026. The Order also required the submission of a fire safety report that identifies the upgrades necessary to bring the building into compliance with the applicable requirements of the National Construction Code (NCC) be submitted. Based upon this report, further enforcement action may be undertaken to ensure fire safety is provided, addressing this issue.
	Fire Hydrant System	
2.	The fire hydrant system for the premises appears to be installed in accordance with Ordinance 70 and Ministerial Specification No.10. Notwithstanding this, the following deviations from Australian Standard 2419.1-2021 have been identified, which are of concern to FRNSW:	The City's inspection on 29 May 2026 confirmed the hydrant system was missing boost pressure signage, access to boost inlets was obstructed, a block plan was not provided, hydrants were located outside stairs, ring mains and feed hydrants were not installed.

Ref.	Issue	City response
	a. Boost pressure and test pressure signage was not provided at the booster assembly. b. Access to the boost inlets were obstructed by vegetation. c. A block plan was not provided at the hydrant booster. d. The internal hydrants throughout the premises are located outside the fire isolated exits. e. Ring mains do not appear to be installed to supply the internal fire hydrants. f. Feed hydrants have not been provided for the hydrant booster.	In response, the City issued a NOI on 8 July 2026. No representations were received in response to the NOI. Accordingly, an Order was issued on 3 August 2026, requiring a comprehensive assessment of the entire building, including the above. The Order also required the submission of a fire safety report that identifies the upgrades necessary to bring the building into compliance with the applicable requirements of the NCC. Based upon this report, further enforcement action may be need to be undertaken to ensure fire safety is provided, addressing this issue.
	Automatic Fire Suppression System	
3.	FRNSW considers that the building has an effective height of more than 25m. The residential portion of the building was not sprinkler protected.	The City's inspection on 29 May 2026 confirmed the building does have an effective height of more than 25m and that the residential portion of the building was not sprinkler protected. In response, the City issued a NOI on 8 July 2026. No representations were received in response to the NOI. Accordingly, an Order was issued on 3 August 2026, requiring a comprehensive assessment of the entire building, including the requirement for sprinkler protection. The Order also required the submission of a fire safety report that identifies the upgrades necessary to bring the building into compliance with the applicable requirements of the NCC. Based upon this report, further enforcement action may need to be undertaken to ensure fire safety is provided, addressing this issue.

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

Council investigation officer recommendations

7. As a result of the site inspection undertaken by the Council investigation officer on 29 May 2026, Council issued a Notice of Intention to give an Order under the Act on 8 July 2026. There were no representations received to the NOI so on 3 August 2026 an Order was issued. The Order requires the owners to undertake a comprehensive review of the entire building and submit a report identifying the upgrades necessary to address the identified fire safety deficiencies. The outcomes of this assessment may result in further works being required to ensure the building provides an adequate level of fire safety.
8. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

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File Ref. No: FRN14/103 - BFS26/1593 – 7000000549
TRIM Ref. No: D2026/070576
Contact: Senior Firefighter Scott Zucchetto

11 May 2026

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: **INSPECTION REPORT
RESIDENTIAL APARTMENTS
251 -263 GOULBURN STREET SURRY HILLS (hereafter "the premises")**

Fire and Rescue NSW (FRNSW) received correspondence concerning the adequacy of the provision for fire safety in or 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 26 March 2026.

On behalf of the Commissioner of FRNSW, the comments in this report are provided under Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

COMMENTS

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

Provisions for Fire Safety

Egress

1. The fire stairs do not have a slip resistant surface, contrary to the requirements of Clause D3D14 of National Construction Code 2022, Volume 1 Building Code of Australia (NCC).

Fire and Rescue NSW

ABN 12 593 473 110

www.fire.nsw.gov.au

Community Safety Directorate
Fire Safety Compliance Unit

1 Amarina Ave
Greenacre NSW 2190

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Page 1 of 3

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Fire Hydrant System

2. The fire hydrant system for the premises appears to be installed in accordance with Ordinance 70 and Ministerial Specification No.10. Notwithstanding this, the following deviations from Australian Standard 2419.1-2021 have been identified, which are of concern to FRNSW:
 - a. Boost pressure and test pressure signage was not provided at the booster assembly, contrary to the requirements of Clause 11.3.4.2.
 - b. Access to the boost inlets were obstructed by vegetation, contrary to the requirements of Clause 7.3.3.
 - c. A block plan was not provided at the hydrant booster contrary to the requirements of Clause 11.5.
 - d. The internal hydrants throughout the premises are located outside the fire isolated exits, contrary to the requirements of Clause 3.6.2.
 - e. Ring mains do not appear to be installed to supply the internal fire hydrants contrary to the requirements of Clause 8.6.1.
 - f. Feed hydrants have not been provided for the hydrant booster, contrary to the requirements of Clause 4.2.1.

Automatic Fire Suppression System

3. FRNSW considers that the building has an effective height of more than 25m. The residential portion of the building was not sprinkler protected, contrary to the requirements of Clause E1D5 and Specification 17 of the NCC.

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

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review item no. 1 through to item no. 3 of this report and conduct an inspection.
- b. [Ensure that a sprinkler system complying with the requirements of Clause E1D5 and Specification 17 of the NCC is installed throughout the building.](#)
- c. [Ensure that a hydrant system complying with the requirements of Australian Standard 2419.1 is installed throughout the building.](#)
- d. 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

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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.
- SOU's could not be inspected.

Please do not hesitate to contact Senior Firefighter Scott Zucchetto 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 FRN14/103 - BFS26/1593 – 7000000549 for any future correspondence concerning this matter.

Yours faithfully



Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit