

Attachment C

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



Figure 1: 200-218 Goulburn Street, Surry Hills, viewed from the north-west

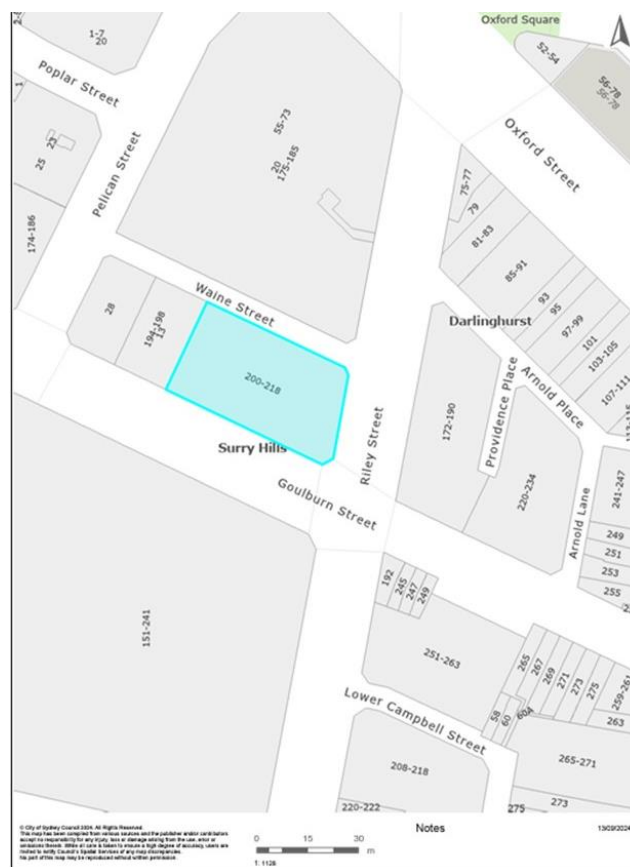


Figure 2: Location map of 200-218 Goulburn Street, Surry Hills

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: Arfan Chaudhary

Date: 19 April 2025

Premises: 200-218 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 March 2025 with respect to matters of fire safety.
2. The premises consists of a sixteen (16) storey building used for residential purposes.
3. The City inspected the premises on 15 April 2025, accompanied by the strata manager. This inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.
4. The inspection further noted that the building contains external wall cladding that is the subject of a Fire Safety Order issued by the City's dedicated Cladding Team. This order requires the removal and replacement of combustible cladding identified on the building façade.
5. The order was modified on 15 August 2024 to extend the compliance timeframes. Onsite works have since been completed, and only the final certification remains outstanding. This is currently being pursued by the Cladding Team.

Chronology

Date	Event
11 March 2025	FRNSW correspondence received regarding the premises at 200-218 Goulburn Street, Surry Hills.
15 April 2025	The City inspected the premises and found all fire safety issues raised by FRNSW had been addressed. Only a single fault was displayed on the Fire Indicator Panel due to repairs being undertaken at the time.
28 April 2025	The City received correspondence confirming the single fault had been repaired, addressing the issue.

Fire and Rescue NSW Report

6. FRNSW conducted an inspection of the subject premises on 10 September 2024 and again on 12 February 2025.

Issues

7. The report from FRNSW detailed issues as shown in the table below.

Ref.	Issue	City response
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	One (x1) 'Fault' identified as: EWIS Panel	The City's inspection on 15 April 2025 confirmed the previously identified fault was fixed after the FRNSW inspection, addressing this issue. A new fault was identified, due to repair works underway during the inspection, the strata manager advised certification will be submitted on completion of the repairs. Certification was received on 28 April 2025, addressing this issue.

Ref.	Issue	City response
B	The evacuation system control panel was displaying:	
i	'System Fault' and two (x2) Audio Line Faults (Car Park 2 and Car Park 3).	The City's inspection on 15 April 2025 observed the evacuation system control panel FIP was not displaying any fault, addressing this issue.
ii	The latest entry in maintenance logbook dated 11 February 2025, stated "EWIS Fault on Panel for Basement 1 and 2 - Fuses blown, re occurring issue – need to investigate & rectify".	The City's inspection on 15 April 2025 noted the maintenance logbooks for the EWIS Fault on Panel for Basement 1 and 2 - Fuses blown had updated entries confirming that previous defects noted were resolved, addressing this issue.

8. 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

9. As a result of site inspections undertaken by the Council investigation officer:
- (a) The above recommendations of FRNSW have been complied with.
 - (b) It is recommended Council not exercise its powers to give a fire safety order at this time.
 - (c) It is recommended that the Commissioner of FRNSW be informed of the City's decision.

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File Ref. No: FRN22/1311 - BFS22/1915 - 8000035226
TRIM Ref. No: D25/14832
Contact: Mark Knowles

11 March 2025

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, inspections of 'the premises' on 10 September 2024 and 12 February 2025 were 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 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

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Fire Safety Compliance Unit

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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.

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 on 12 February 2025:

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. One (x1) 'Fault' identified as:

- EWIS Panel

B. The evacuation system control panel was displaying:

i. 'System Fault' and two (x2) Audio Line Faults (Car Park 2 and Car Park 3).

ii. The latest entry in maintenance logbook dated 11 February 2025, stated "EWIS Fault on Panel for Basement 1 and 2 - Fuses blown, re occurring issue – need to investigate & rectify".

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Inspect and address item no. 1 of this report.

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.

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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

A handwritten signature in black ink, appearing to read 'M. Knowles', with a stylized flourish at the end.

Mark Knowles
Senior Building Surveyor
Fire Safety Compliance Unit