

Attachment E

**Inspection Report
171 Gloucester Street, The Rocks**



Figure 1: 171 Gloucester Street, The Rocks, viewed from the east



Figure 2: 171 Gloucester Street, The Rocks

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: Chi Lam

Date: 1 July 2025

Premises: 171 Gloucester Street, THE ROCKS

Executive Summary

1. The City of Sydney (the City) received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises 10 June 2025 with respect to matters of fire safety.
2. The premises consists of a 30 storey building used for residential accommodation.
3. The City inspected the premises on 24 June 2025, accompanied by the Building Manager. The inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.

Chronology

Date	Event
10 June 2025	FRNSW correspondence received.
24 June 2025	The City carried out an inspection of the premises with the building manager and identified several deficiencies including non-compliant re-entry from fire stairs.
7 July 2025	The City issued a corrective action letter instructing building owners to rectify matters by 8 October 2025.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 13 March 2025.

Issues

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

Ref.	Issue	City response
1	Essential Fire Safety Measures	
1A	Combined Fire Hydrant and Sprinkler System:	
a	The booster assembly:	
i	A block plan of the fire hydrant system was not securely fixed within the booster enclosure. Whilst a block plan was provided, it was detached from its installed location and was covered in dust and grime and was not legible.	During the City's inspection on 24 June 2025, a block plan was observed installed in the correct location with contents legible, addressing this issue.
b	The pumproom:	
i	A block plan of the fire hydrant system had not been provided within the pumproom.	During the City's inspection on 24 June 2025, a block plan was observed installed in the correct location with contents legible, addressing this issue.
2	General	
2A	Access and Egress:	
A	Re-entry from fire-isolated exits – The doors to the fire-isolated stairways serving the residential levels, were all locked from the inside. Whilst it appears that the doors are fitted with a failsafe device that automatically unlocks the door upon activation of a fire alarm, the intercommunication system is not provided on each level and a sign is not fixed explaining its purpose and method of operation.	During the City's inspection on 24 June 2025, re-entry from the fire stairs does not comply. On 7 July 2025 the City issued a corrective action letter requiring re-entry to be rectified by 8 October 2025. A follow up inspection will be undertaken to ensure works are completed, 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 site inspections undertaken by the Council investigation officer a corrective action letter was issued on 7 July 2025 to the building owners to address the fire safety deficiencies identified by the City and FRNSW.
8. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

OFFICIAL



File Ref. No: FRN13/902 - BFS25/886 – 8000040756
TRIM Ref. No: D25/46703
Contact: Mark Knowles

10 June 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
'THE STAMFORD RESIDENCES'
171-193 GLOUCESTER STREET, THE ROCKS ("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 13 March 2025 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 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

Community Safety Directorate
Fire Safety Compliance Unit

1 Amarina Ave
Greenacre NSW 2190

T (02) 9742 7434
F (02) 9742 7483

www.fire.nsw.gov.au

Page 1 of 3

OFFICIAL

OFFICIAL

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 issues were observed at the time of the inspection:

1. Essential Fire Safety Measures

1A. Combined Fire Hydrant and Sprinkler System:

a. The booster assembly:

- i. A block plan of the fire hydrant system was not securely fixed within the booster enclosure, contrary to the requirements of Clause 7.11 of AS 2419.1-2005. Whilst a block plan was provided, it was detached from its installed location and was covered in dust and grime and was not legible.

b. The pumproom:

- i. A block plan of the fire hydrant system had not been provided within the pumproom, contrary to the requirements of Clause 7.11 of AS 2419.1-2005.

FRNSW is therefore of the opinion that the fire safety provisions prescribed for the purposes of 9.32(1)(b) of the EP&A Act, have not been complied with.

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

OFFICIAL

25m), were all locked from the inside. Whilst it appears that the doors are fitted with a failsafe device that automatically unlocks the door upon activation of a fire alarm, the intercommunication system is not provided on each level and a sign is not fixed explaining its purpose and method of operation, contrary to the requirements of Clause D3D27(2)(b) of the NCC.

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.

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 Mark Knowles of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference FRN13/902 - BFS25/886 – 8000040756 for any future correspondence in relation to this matter.

Yours faithfully



Mark Knowles
Senior Building Surveyor
Fire Safety Compliance Unit