

Attachment G

**Inspection Report
6-18 Poplar Street, Surry Hills**



Figure 1: 6-18 Poplar Street, Surry Hills, viewed from the north

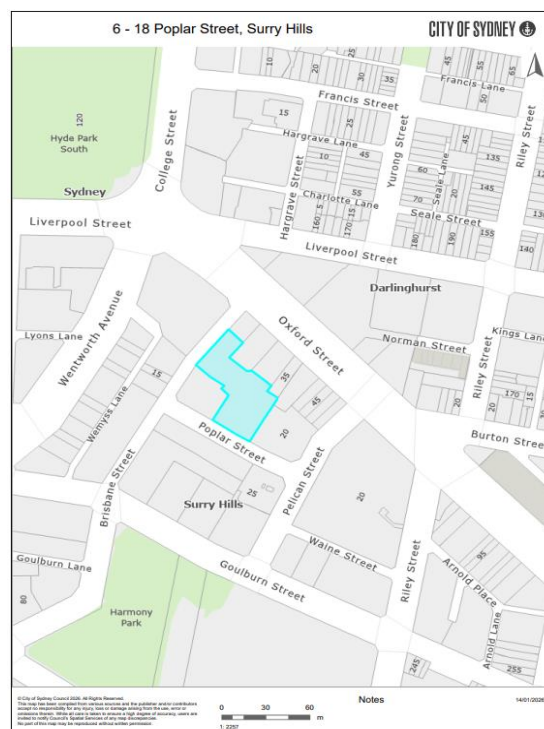


Figure 2: Location map of 6-18 Poplar Street, Surry Hills

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: 20 February 2026

Premises: 6-18 Poplar Street, Surry Hills

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 dated 28 November 2025 with respect to matters of fire safety.
2. The premises consists of a 12 storey residential building with commercial tenancies on the ground level.
3. The City inspected the premises on 19 December 2025, accompanied by the Building Manager. This inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.

Chronology

Date	Event
28 November 2025	FRNSW correspondence received.
19 December 2025	The City inspected the premises identifying deficiencies in fire safety.
22 December 2025	The City issued a corrective action letter requiring identified deficiencies to be rectified in 3 stages. Stage 1 requires faults on the fire indicator panel to be cleared by 25 December 2025. Stage 2 requires securing hydrant isolation valves, hydrant and sprinkler booster signage, service logbooks to be kept onsite and unrelated material to be removed from the fire control room. Stage 2 works are required to be completed by 20 February 2026. Stage 3 requires several fire-safety upgrades, including installing pressure gauges on hydrant valves, providing hydrant and sprinkler block plans, and installing an isolating valve for the hydrant boost inlet connection. It also requires signage identifying the locations of portable fire extinguishers, hydrant pump room

Date	Event
	signage, booster signage, an external level indicator on the basement tanks, fire door signage, and upgrading the door hardware in Apartment 1. All Stage 3 works must be completed by 22 March 2026.
14 January 2026	The City received confirmation from the building owners that the fire indicator panel is fully operational, satisfying Stage 1 of the City's corrective action letter.
19 February 2026	The City conducted a reinspection of the premises and confirmed that the stage 1 works have been completed, while the stage 2 works remain only partially finished. The outstanding stage 2 items comprise the installation of hydrant isolation valves and the provision of signage for the sprinkler booster assembly. These works are required to be completed by 27 February 2026.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 18 July 2025.

Issues

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

Ref.	Issue	City response
Egress		
1.	The doorway and metal gates, opening to Brisbane Street from the ground floor lobby, swing against the direction of egress and do not appear to be fitted with a device for holding it in the open position.	The City's inspection on 19 December 2025 found that the final exit door facing Brisbane Street lacked a single hand action latching device and opened against the direction of travel. Considering this door service as an exit for apartment 1 only, and they have an alternative door to exit the building, it is not deemed necessary to upgrade this exit door.
2.	Signage has not been provided to identify the latch operation device, adjoining the metal gates to Brisbane Street.	The City's inspection on 19 December 2025 identified the signage is not required as the door is fitted with a fail safety device that automatically unlocks the door on the activation of a sprinkler or

Ref.	Issue	City response
		smoke detector in the building, addressing this issue.
Fire Hydrant System		
3.	Multiple hydrant isolations valves in the fire stairs are not secured or locked in the open position.	The City's inspection on 19 December 2025 found that two hydrant isolations valves in the fire stairs were not secured in the open position. A corrective action letter was issued on 22 December 2025 requiring the owners to secure all isolation valves within the fire stairs by 20 February 2026. The City's reinspection on 19 February 2026 confirmed that the required isolation valves had not yet been installed. An extension of time was subsequently granted, with the works now required to be completed by 27 February 2026. Follow up inspections will be undertaken to confirm the work has been completed, addressing this issue.
4.	Storz couplings, compatible with FRNSW firefighting hose connections have not been provided to all fire hydrant valves throughout the premises.	The City's inspection on 19 December 2025 found all fire hydrant valves throughout the building had Storz couplings, addressing this issue.
5.	An external indicator has not been fitted to the basement tanks to show the water level.	The City's inspection on 19 December 2025 found that an external indicator has not been fitted to the basement tanks to show the water level. The external indicator is not required under AS 2419.1-1994 which is the applicable standard for the existing fire hydrant system.

Ref.	Issue	City response
6.	Maintenance tags attached to a number of fire hydrant valves throughout the premises indicated that the valves have not been receiving appropriate servicing.	The City's inspection on 19 December 2025 identified that the required service tags were missing. Later that same day, following the inspection, the building manager confirmed that the service tags had been provided. The City will verify this during its follow-up inspections to ensure the issue has been resolved.
7.	A block plan of the fire hydrant system had not been provided within the pump room.	The City's inspection on 19 December 2025 found there was no fire hydrant block plan in the fire hydrant pump room. The inspection also revealed that the fire hydrant block plan was located on the front external wall beside the fire hydrant booster and within the fire control room. The owners were not requested to place a copy of the fire hydrant block plan in the fire hydrant pump room for the following reasons: 1.The fire hydrant block plan is not required to be installed in the fire hydrant pump room under AS 2419.1-1994 which is the applicable standard for the existing fire hydrant system. 2.In the event of a fire in the building, fire fighters are likely to check the fire control room and fire hydrant booster (which both have fire hydrant block plans) before checking the pump room.
8.	The access door to the hydrant pump room, along with the door in the path of travel to the pump room are not provided with adequate identification signage, so that it can be readily located by the attending fire brigade.	The City's inspection on 19 December 2025 found that the access door to the hydrant pump room, along with the door in the path of travel to the pump room were not provided with adequate identification signage.

Ref.	Issue	City response
		In response, a corrective action letter was issued on 22 December 2025 requiring the owners to address this issue by 22 March 2026. Follow up inspections will be undertaken to confirm the work has been completed, addressing this issue.
9.	Hydrant Booster Assembly	
i.	The head of water present at the booster inlets appears to be greater than 50 kPa however no isolating valve has been provided to isolate the boost inlet connection.	The City's inspection on 19 December 2025 confirmed no isolating valve was provided. In response, the City issued a corrective action letter on 22 December 2025 requiring an isolating valve be provided by 22 March 2026. Follow up inspections will be undertaken to ensure works are completed, addressing this issue.
ii.	The height of the feed hydrant outlets and the boost inlet connections are less than 750mm above the standing surface in front of the booster assembly.	The City's inspection on 19 December 2025 identified connections at levels less than 750mm. Given that the existing system still allows FRNSW to connect, and considering the disproportionate effort involved in rebuilding the entire booster cabinet, it is not considered reasonable to require an upgrade of the booster connection at this time.
iii.	The booster assembly enclosure is not of sufficient size to contain all the necessary equipment and to permit the ease of operation of the equipment.	The City's inspection on 19 December 2025 confirmed the booster assembly enclosure is smaller than an enclosure typical of new buildings. Given that the existing system still allows FRNSW operation, and considering the disproportionate effort involved in rebuilding the

Ref.	Issue	City response
		entire booster cabinet, it is not considered reasonable to require an upgrade of the booster connection at this time.
iv.	The electrical substation is less than 10 metres from the booster assembly.	The City's inspection on 19 December 2025 observed the substation is less than 10m from the booster assembly. Considering the existing hydrant system was designed and built to a standard that did not require they be located greater than 10m from substations and given the building existing level of fire safety is elevated by a sprinkler system, it is not considered reasonable to relocate the booster assembly.
v.	Appropriate signage has not been provided to distinguish the hydrant booster inlets from the sprinkler booster inlets.	The City's inspection on 19 December 2025 confirmed signage was not provided to distinguish between sprinkler and booster connections. In response, the City issued a corrective action letter on 22 December 2025 requiring signage be provided by 22 March 2026. Follow up inspections will be undertaken to ensure works are completed, addressing this issue.
Automatic Fire Suppression System		
10.	A plan of risk (block plan) was not provided adjacent to the sprinkler booster or in the pump room.	The City's inspection on 19 December 2025 found that a plan of risk (sprinkler block plan) was provided in the sprinkler control valve room as required, though was missing information and was required to be updated. In response, the City issued a corrective action letter on 22 December 2025 requiring signage be updated by 22 March 2026.

Ref.	Issue	City response
		Follow up inspections will be undertaken to ensure works are completed, addressing this issue.
11.	A sign marked with the maximum allowable inlet pressure at the connection was not provided at the booster assembly.	The City's inspection on 19 December 2025 found that a sign marked with the maximum allowable inlet pressure at the connection was not provided at the booster assembly. In response, the City issued a corrective action letter on 22 December 2025 requiring signage be provided by 20 February 2026. The City's reinspection on 19 February 2026 confirmed that the required signage had not yet been installed. An extension of time was subsequently granted, with the works now required to be completed by 27 February 2026. Follow up inspections will be undertaken to ensure works are completed, addressing this issue.
12.	A location plate on an external wall of the premises, indicating the location of the main stop valve, could not be found.	The City's inspection on 19 December 2025 found that a location plate is not required as the main stop valve is located in the sprinkler control valve room which is located in the basement car park. The room does not have an external wall.
Fire Control Room		
13.	The fire control room was being utilised for general storage with items such as household appliances, cleaning and I.T. equipment evident.	The City's inspection on 19 December 2025 found that the fire control room was being utilised for general storage with items such as household appliances, cleaning and I.T. equipment evident. In response, the City issued a corrective action letter on 22 December 2025 requiring all items

Ref.	Issue	City response
		not related to the operation of fire services in the building be removed by 20 February 2026. The City's reinspection on 19 February 2026 confirmed works had been completed, addressing this issue.
Portable Fire Extinguishers		
14.	Signage identifying the location of the PFEs were not installed on the enclosure doors on each floor of the building.	The City's inspection on 19 December 2025 observed doors to cupboards housing portable fire extinguishers were not provided with identification signage. In response, the City issued a corrective action letter on 22 December 2025 requiring signage be provided by 22 March 2026. Follow up inspections will be undertaken to ensure works are completed, addressing this issue.
Regulatory Requirements		
15.	Maintenance	
i.	The Fire Detection Control and Indicating Equipment (FDCIE) indicated two faults and one isolation to the smoke detection and alarm system	The City's inspection on 19 December 2025 observed several faults on the fire indicator panel. A corrective action letter was issued on 22 December 2025 directing building owners to rectify faults by 25 December 2025. On 14 January 2026 the City received evidence that all faults had been cleared, this was confirmed in the City's reinspection on 19 February 2026, addressing this issue.
ii.	One audio fault to the Emergency Warning and Intercommunication System.	The City's inspection on 19 December 2025 observed several faults on the fire indicator panel.

Ref.	Issue	City response
		A corrective action letter was issued on 22 December 2025 directing building owners to rectify faults by 25 December 2025. On 14 January 2026 the City received evidence that all faults had been cleared, this was confirmed in the City's reinspection on 19 February 2026, addressing this issue.
iii.	A communication fault was indicated on the diesel pump controller panel in the pump room.	The City's inspection on 19 December 2025 observed several faults on the fire indicator panel. A corrective action letter was issued on 22 December 2025 directing building owners to rectify faults by 25 December 2025. On 14 January 2026 the City received evidence that all faults had been cleared, this was confirmed in the City's reinspection on 19 February 2026, addressing this issue.
iv.	At the time of the inspection, copies of latest services records for the smoke detection and alarm system were unavailable. On 31 October 2025 an email, including photographic evidence, was received from the building manager of the premises confirming that the faults and isolation had been removed from the systems.	The City's inspection on 19 December 2025 confirmed service logbooks were not available in the building. The City's reinspection on 19 February 2026 confirmed works had been 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 22 December 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: FRN25/2852 - BFS25/6645 - 8000045329
TRIM Ref. No: D2025/141058
Contact: Conor Hackett

28 November 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
OASIS APARTMENTS
2-8 BRISBANE ST/6 POPLAR ST SURRY HILLS ("the premises")**

Fire and Rescue NSW (FRNSW) received correspondence on 22 September 2025 concerning the adequacy of the provision for fire safety 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 18 July 2025. 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 doorway and metal gates, opening to Brisbane Street from the ground floor lobby, swing against the direction of egress and do not appear to be fitted with a device for holding it in the open position, contrary to the

Fire and Rescue NSW	ABN 12 593 473 110	www.fire.nsw.gov.au
Community Safety Directorate	1 Amarina Ave	T (02) 9742 7434
Fire Safety Compliance Unit	Greenacre NSW 2190	F (02) 9742 7483
www.fire.nsw.gov.au		Page 1 of 4

OFFICIAL

OFFICIAL

requirements of Clause D3D25 of the National Construction Code Volume 1 2022 (NCC).

2. Signage complying with S15C3 and S15C6 of the NCC has not been provided to identify the latch operation device, adjoining the metal gates to Brisbane Street, contrary to the requirements of Clause D3D26(2) of the NCC.

Fire Hydrant System

3. Multiple hydrant isolations valves in the fire stairs are not secured or locked in the open position, contrary to the requirements of Clause 8.5.8 of AS 2419.1-2005.
4. Storz couplings, compatible with FRNSW firefighting hose connections have not been provided to all fire hydrant valves throughout the premises, in accordance with the requirements of Clause 7.1 and 8.5.11.1 of AS 2419.1-2005 and '*FRNSW Fire safety guideline, Technical information – FRNSW Compatible Storz hose connections –Version 10 – Issued 23 Dec 2024*'.
5. An external indicator has not been fitted to the basement tanks to show the water level, contrary to the requirements of Clause 5.4.4 of AS 2419.1-2005.
6. Maintenance tags attached to a number of fire hydrant valves throughout the premises indicated that the valves have not been receiving appropriate servicing, contrary to the requirements of Clause 4.2 of AS 1851-2012 which requires routine servicing every six months.
7. A block plan of the fire hydrant system had not been provided within the pump room contrary to the requirements of Clause 7.11 of AS 2419.1-2005.
8. The access door to the hydrant pump room, along with the door in the path of travel to the pump room are not provided with adequate identification signage, so that it can be readily located by the attending fire brigade, contrary to the requirements of Clause 6.4.1 of AS2419.1-2005.
9. Hydrant Booster Assembly:
 - i. The head of water present at the booster inlets appears to be greater than 50 kPa however no isolating valve has been provided to isolate the boost inlet connection, contrary to the requirements of Clause 7.4 of AS2419.1-2005.
 - ii. The height of the feed hydrant outlets and the boost inlet connections are less than 750mm above the standing surface in front of the booster assembly, contrary to the requirements of Clause 7.4 of AS2419.1-2005.
 - iii. The booster assembly enclosure is not of sufficient size to contain all the necessary equipment and to permit the ease of operation of the equipment, contrary to the requirements of Clause 7.8 of AS2419.1-2005.

OFFICIAL

- iv. The electrical substation is less than 10 metres from the booster assembly, contrary to the requirements of Clause 7.3 of AS2419.1-2005.
- v. Appropriate signage has not been provided to distinguish the hydrant booster inlets from the sprinkler booster inlets.

Automatic Fire Suppression System

- 10. A plan of risk (block plan) was not provided adjacent to the sprinkler booster or in the pump room, contrary to the requirements of Clause 8.3 of AS 2118.1-1999.
- 11. A sign marked with the maximum allowable inlet pressure at the connection was not provided at the booster assembly, contrary to the requirements of Clause 4.4.3 of AS 2118.1-1999.
- 12. A location plate on an external wall of the premises, indicating the location of the main stop valve, could not be found, contrary to the requirements of Clause 8.4 of AS 2118.1-1999.

Fire Control Room

- 13. The fire control room was being utilised for general storage with items such as household appliances, cleaning and I.T. equipment evident, contrary to the requirements of S19C3(c) of the NCC.

Portable Fire Extinguishers (PFE's)

- 14. Signage identifying the location of the PFEs were not installed on the enclosure doors on each floor of the building, contrary to the requirements of Clause 3.6 of AS 2444-2001.

Regulatory Requirements

Maintenance

- 15. Maintenance – Clause 81 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (the DCFS Regulation) requires that an Essential Fire Safety Measure must be maintained to a standard no less than when it was first installed. At the time of the inspection the following was noted:
 - i. The Fire Detection Control and Indicating Equipment (FDCIE) indicated two faults and one isolation to the smoke detection and alarm system.
 - ii. One audio fault to the Emergency Warning and Intercommunication System.

OFFICIAL

- iii. A communication fault was indicated on the diesel pump controller panel in the pump room.
- iv. Clause 1.16.2 of AS1851 requires service logbooks to be left on site. At the time of the inspection, copies of latest services records for the smoke detection and alarm system were unavailable.

On 31 October 2025 an email, including photographic evidence, was received from the building manager of the premises confirming that the faults and isolation had been removed from the systems.

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

RECOMMENDATIONS

FRNSW recommends that Council review items 1 to 15 of this report, conduct an inspection and 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 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.
- Sole Occupancy Units and commercial tenancies were not accessible.

Please do not hesitate to contact Conor Hackett of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call (02) 9742 7434 if there are any questions or concerns about the above matters. Please refer to file reference FRN25/2852 - BFS25/6645 - 8000045329 regarding any correspondence concerning this matter.

Yours faithfully



Conor Hackett
Senior Building Surveyor
Fire Safety Compliance Unit