Attachment B

Inspection Report
782 Bourke Street, Waterloo

Figure 1: 782 Bourke Street, Waterloo viewed from the west

Figure 2: Location map of 782 Bourke Street, Waterloo,

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: **Hieu Van Luu**

Date: **24 March 2026**

Premises: **782 Bourke Street Waterloo (AKA 1 Crystal Street, Waterloo)**

Executive Summary

1. The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 3 February 2026 with respect to matters of fire safety.

2. The premises consists of a 10-storey building used for residential apartments with shops and car parking at lower levels.

3. The City inspected the premises on 10 March 2026, accompanied by the building's leasing manager. This inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.

Chronology

Date	**Event**
3 February 2026	FRNSW correspondence received.
10 March 2026	The City inspected the premises identifying deficiencies in fire safety.
24 March 2026	The City issued a corrective action letter requiring identified deficiencies be rectified by 22 June 2026. This includes maintenance works to the hydrant and sprinkler booster system, smoke detection and alarm system, and fire safety schedule.

Fire and Rescue NSW Report

4. FRNSW conducted an inspection of the subject premises on 10 November 2025.

Issues

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

Ref.	Issue	City response
1	**Fire Hydrant System**	
a.	The fire brigade booster assembly cabinet doors are not fitted with a device capable of securing the door in an open position.	The City's inspection on 10 March 2026 confirmed fire brigade booster assembly cabinet doors are not fitted with a device capable of securing the door in an open position. In response, the City issued a corrective action letter on 24 March 2026 requiring cabinet doors to fitted with a device capable of securing the door in an open position by 22 June 2026. Follow up inspections will be undertaken after 22 June 2026 to ensure the works are completed in accordance with the City's instruction.
b.	A water-resistant and fade-resistant block plan has not been provided at the booster assembly.	The City's inspection on 10 March 2026 confirmed no water-resistant and fade-resistant block plan installed at the building. In response, the City issued a corrective action letter on 24 March 2026 requiring block plans signage be provided by 22 June 2026. Follow up inspections after 22 June 2026 will be undertaken to ensure the works are completed in City's instruction.
c.	Notice of Pressure signage was not provided at the booster assembly.	The City's inspection on 10 March 2026 confirmed pressure signage was missing. In response, the City issued a corrective action letter on 24 March 2026 requiring signage be installed by 22 June 2026.

Ref.	Issue	City response
		Follow up inspections after 22 June 2026 will be undertaken to ensure the works are completed in City's instruction.
d.	A single non-compliant outlet attack hydrant provided in lieu of a double outlet attack hydrant on the Level 5 podium area of Building 3.	The City's inspection on 10 March 2026 confirmed isolation valves did not have monitoring at roof level as required. In response, the City issued a corrective action letter on 24 March 2026 requiring owners to provide compliant outlet be provided by 22 June 2026. Follow up inspections after 22 June 2026 will be undertaken to ensure the works are completed in accordance with the City's instruction.
e.	FRNSW observed an above ground isolation valve on level 12 that was not secured in the open position and was not provided with a plate affixed to the valve body inscribed with the words 'FIRE MAIN VALVE – SECURE OPEN' in uppercase letters not less than 8mm high.	The City's inspection on10 March 2026 confirmed isolation valves were not secure. In response, the City issued a corrective action letter on 24 March 2026 requiring isolation valves to be secured by 22 June 2026. Follow up inspections after 22 June 2026 will be undertaken to ensure the works are completed in accordance with the City's instruction.
2	**Automatic Fire Suppression System**	
a.	A clear space of 500 mm was not maintained below the level of the sprinkler heads within Level 1 Carpark storage cages. Stored items within the cages are capable of being stored to the ceiling.	The City's inspection on 10 March 2026 confirmed a clear space below level 1 sprinkler heads was not being provided. In response, the City issued a corrective action letter on 24 March 2026 requiring a clear space to be maintained 22 June 2026.

Ref.	Issue	City response
		Follow up inspections after 22 June 2026 will be undertaken to ensure the works are completed.
3	**Automatic Smoke Detection and Alarm System**	
a	A Zone Block Plan of the installation was not provided adjacent to the Fire Indicator Panel (FIP)	The City's inspection on 10 March 2026 found no block plan was provided. In response, the City issued a corrective action letter on 24 March 2026 requiring the block plan to be provided by 22 June 2026. Follow up inspections after 22 June 2026 will be undertaken to ensure the works are completed.
b.	The Fire Brigade Panel identified 1 fault and 30 isolations.	The City's inspection on 10 March 2026 found faults at lobby level. In response, the City issued a corrective action letter on 24 March 2026 requiring faults to be cleared by 22 June 2026. Follow up inspections after 22 June 2026 will be undertaken to ensure the works are completed to the City's instruction.
c.	The Emergency Warning and Intercom System displayed and audio fault in Building 1, Level 17.	The City's inspection on 10 March 2026 found faults at the Emergency Warning and Intercom System. In response, the City issued a corrective action letter on 24 March 2026 requiring faults to be cleared by 22 June 2026. Follow up inspections after 22 June 2026 will be undertaken to ensure the works are completed to the City's instruction.

Ref.	Issue	City response
4	**Fire Safety Statements**	
a	An Annual Fire Safety Statement was not displayed at the premises.	The City’s inspection on 10 March 2026 found Annual Fire Safey Statement was not displayed at the premises. In response, the City issued a corrective action letter on 24 March 2026 requiring fire safety statement to be displayed by 22 June 2026. Follow up inspections after 22 June 2026 will be undertaken to ensure the works are completed in accordance with the City’s instruction.

6. FRNSW have made no direct recommendation within their report other than legislative notification and advised that it is at the City’s discretion to inspect and address any other deficiencies identified on the premises.

Council Investigation Officer Recommendations

7. As a result of site inspections undertaken by the Council investigation officer on 10 March 2026 a corrective action letter was issued on 24 March 2026 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.

File Ref. No: FRN25/3374 - BFS25/7833 - 8000046302
TRIM Ref. No: D26/18092
Contact: Inspector Alex Cross

3 February 2026

General Manager
Council of the 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
1 CRYSTAL STREET WATERLOO ("the premises")

Fire and Rescue NSW (FRNSW) received correspondence concerning the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

> *During my visit to Kristal Nails & Beauty (Waterloo) on 29 October 2025, I noticed several potential fire safety issues. The back area near the exit appeared partially blocked by chairs and stored items, which could restrict egress during an emergency.*
>
> *I did not notice any visible illuminated exit signs or emergency lighting within the customer area. There were also multiple tangled extension cords and power boards behind the workstations, which might be overloaded.*
>
> *I could not see any fire extinguisher or smoke detector visible from the customer area. These conditions made me concerned about overall fire safety and emergency preparedness for both customers and staff.*

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 10 November 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.

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 a 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.

COMMENTS

FRNSW inspected Kristal Nails & Beauty and did not observe any of the concerns raised in the fire safety complaint.

The following items were identified during the inspection:

Provisions for Fire Safety

Fire Hydrant System

1. The fire brigade booster assembly cabinet doors are not fitted with a device capable of securing the door in an open position not less than 90° contrary to Clause 5.3.6 Australian Standard (AS) 2419.1-1994.
2. A water-resistant and fade-resistant block plan has not been provided at the booster assembly contrary to the requirements of Clause 2.3 and 5.3.7 (d) of AS 2419.1-1994.
3. Notice of Pressure signage was not provided at the booster assembly, contrary to the requirements of Clause 5.6.7 of AS 2419.1-1994.
4. FRNSW observed a single outlet attack hydrant in lieu of a double outlet attack hydrant on the Level 5 podium area of Building 3, contrary to the requirements of Clause 4.3.1.2 of AS 2419.1-1994.
5. FRNSW observed an above ground isolation valve on level 12 that was not secured in the open position and was not provided with a plate affixed to the valve body inscribed with the words 'FIRE MAIN VALVE – SECURE OPEN' in uppercase letters not less than 8mm high, contrary to the requirements of Clause 6.5.2 of AS 2419.1-1994.

Automatic Fire Suppression System

6. A clear space of 500 mm was not maintained below the level of the sprinkler heads within Level 1 Carpark storage cages contrary to the requirements of Clause 5.4.8 of AS 2118.1-1995. Stored items within the cages are capable of being stored to the ceiling.

Automatic Smoke Detection and Alarm System

7. A Zone Block Plan of the installation was not provided adjacent to the Fire Indicator Panel (FIP), contrary to the requirements of Clause 3.10 of Australian Standard (AS) 1670.1–2004.
8. The Fire Detection and Control Indicating Equipment displayed the following,

A. 1 fault and 30 isolations were displayed on the fire firefighter facility of the FIP

B. The Emergency Warning and Intercom System displayed and audio fault in Building 1, Level 17.

FRNSW spoke with the facilities manager at the time of inspection who could account for all Faults and Isolations on the FIP and EWIS due to building and upgrade works.

Regulatory Requirements

Fire Safety Statements

9. An Annual Fire Safety Statement was not displayed at the premises in accordance with Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

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

RECOMMENDATIONS

FRNSW recommends that Council:

a. Review items 1 to 9 of this report and conduct an inspection.

b. 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. This matter is referred to Council as the appropriate regulatory authority. FRNSW awaits the Council’s advice regarding its determination under Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

Please do not hesitate to contact Inspector Alex Cross 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 FRN25/3374 - BFS25/7833 - 8000046302 regarding any correspondence concerning this matter.

Yours faithfully

Paul Scott
Team Leader
Fire Safety Compliance Unit