

Attachment F

Inspection Report 1 Martin Place, Sydney
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Figure 1: 1 Martin Place, Sydney, viewed from the east.

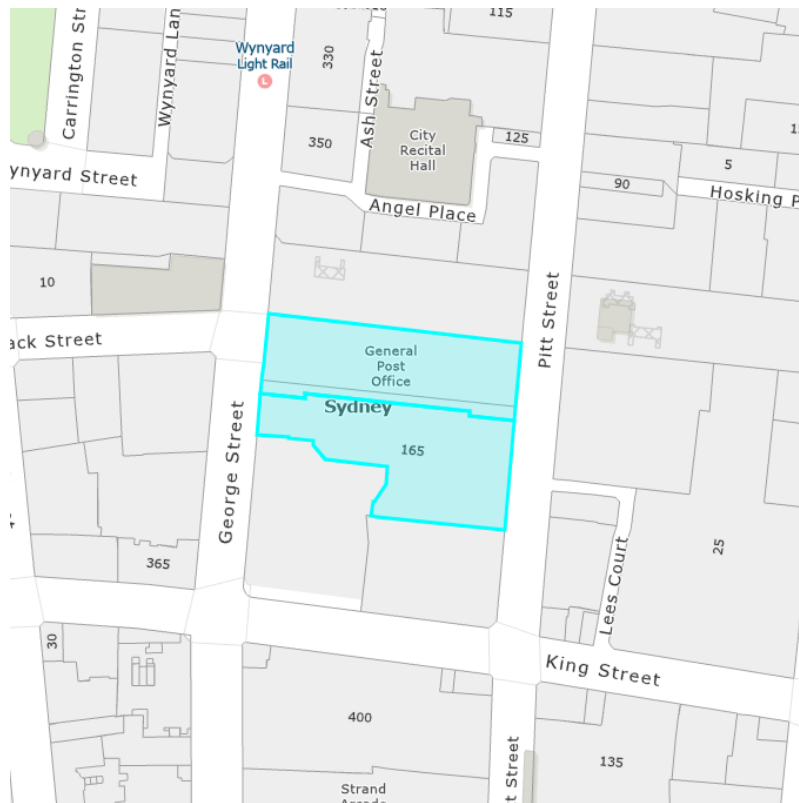


Figure 2: Location map of 1 Martin Place, Sydney

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 December 2025

Premises: 1 Martin Place, Sydney

Executive Summary

1. The City of Sydney received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 14 October 2025 with respect to matters of fire safety.
2. The premises consists of three buildings, a 24 storey office tower, a 34 storey hotel and a 4 storey heritage retail building.
3. The City inspected the premises on 14 November 2025, accompanied by the Facilities Manager. The inspection identified fire safety provisions requiring maintenance, which can be addressed under the City's instruction.

Chronology

Date	Event
14 October 2025	FRNSW correspondence received.
14 November 2025	The City inspected the premises identifying deficiencies in fire safety.
3 December 2025	The City issued a corrective action letter requiring identified deficiencies to be rectified by 27 February 2026.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted an inspection of the subject premises on 10 September 2025.

Issues

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

Ref.	Issue	City response
	Provisions for Fire Safety	
	Fire Hydrant System	
1	FRNSW recommend the fire hydrant system be upgraded, to operate without the need for a portable relay pump, to meet the requirements of the current AS2419.1 for an equivalent new building, as these older fire hydrant systems no longer meet the operational requirements of FRNSW.	The City is already investigating this matter as part of the City's investigation into buildings greater than 75m in height that rely on portable relay pumps. Should this investigation find the building's hydrant system relies on portable relay pumps, the City may require the hydrant system to be upgraded to avoid reliance on portable relay pumps.
2	The orientation of the feed fire hydrants may result in damage to firefighting hoses when charged with water due to impact on the booster inlet connections.	The building is part of the City's investigation of buildings greater than 75m in height that rely on portable relay pumps. Our investigation is not complete, and we may require the hydrant system to be upgraded to address this issue.
3	Pressure reduction valves (PRV) are required to be installed in parallel to act as a back-up should a valve require servicing. FRNSW were advised that at all PRV stations, one valve was maintained in the closed position. FRNSW are of the opinion that both valves should be capable of automatic operation without the need to turn the isolation valve to the 'open' position during a fire.	The building is part of the City's investigation of buildings greater than 75m in height that rely on portable relay pumps. Should this investigation find the building's hydrant system needs to operate automatically, the City may require the hydrant system to be upgraded to address this issue.
	Automatic Fire Sprinkler System	
4	Although, FRNSW were unable to locate an internal booster for the sprinkler system, the highest sprinkler head in the office tower is 129 m above the sprinkler booster. FRNSW may not be able to meet the system	The City's inspection on 14 November 2025 noted the existing sprinkler system may not achieve the required operational pressure. A corrective action letter was issued on 3 December 2025 to direct the owner to review the operational system pressures

	requirements of 388 L/min under boost conditions.	and booster signage and address FRNSW's comments by 27 February 2026. Based on this review, the City may direct building owners to undertake upgrade works in order to address this issue.
5	The sprinkler high-rise boost pressure signage states, "working system pressure 1800 kPa high rise". FRNSW are unable to boost to this pressure without a relay pumpset.	The City's inspection on 14 November 2025 noted the existing sprinkler system may not achieve the required operational pressure. A corrective action letter was issued on 3 December 2025 to direct the owner to review the operational system pressures and booster signage and address FRNSW's comments by 27 February 2026.. Based on this review, the City may direct building owners to undertake upgrade works in order to address this issue.
6	Confirmation should be sought regarding boost pressures and whether an internal boost connection is installed or otherwise.	The City's inspection on 14 November 2025 noted the existing sprinkler system may not achieve the required operational pressure. A corrective action letter was issued on 3 December 2025 to direct the owner to review the operational system pressures and booster signage and address FRNSW's comments by 27 February 2026.. Based on this review, the City may direct building owners to undertake upgrade works in order to address this issue.
	Height of Building	
7	The fire hydrant block plan indicates that the highest hydrant within the system is 90 m whilst the sprinkler system is detailed as 129 m. The block plans should be modified to indicate correct heights.	The City's inspection on 14 November 2025 identified the hydrant block plan need to be updated. A Corrective Action Letter was issued to direct the owner to review and update signage where necessary by 27 February 2026. Follow up inspections will be undertaken to ensure the work is completed, addressing this issue.

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 a corrective action letter was issued on 3 December 2025 to the building owners to address the fire safety deficiencies identified by the City and FRNSW.
8. The deficiencies identified by FRNSW in relation to the existing hydrants are being assessed as part of the Hydrant program and further action may be required.
9. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

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File Ref. No: FRN13/7516 - BFS25/6118 - 8000044901
TRIM Ref. No: D2025/122760
Contact: Inspector Paul Scott

14 October 2025

General Manager
City of Sydney
GPO Box 1591
SYDNEY NSW 2001

Email: council@cityofsydney.nsw.gov.au

Attention: Andrew Venios

Dear Sir / Madam

**Re: INSPECTION REPORT
1 MARTIN PLACE SYDNEY ("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 10 September 2025. Andrew Venios from the City of Sydney Council were also present during the inspection.

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:

- This report relates to the fire hydrant and automatic fire sprinkler system.

COMMENTS

The following items were identified during the inspection:

Provisions for Fire Safety

Fire Hydrant Installation

1. The fire hydrant block plan states the fire hydrant system meets the requirements of Australian Standard (AS) 2419.1-1994.

AS 2419.1-1994 permitted the use of an *internal booster connection for portable relay pumps* to be installed in buildings above 75 metres or as required by the regulatory authority, to provide a pressurised water source for firefighting operations on the upper levels of the building.

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 2

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FRNSW recommend the fire hydrant system be upgraded, to operate without the need for a portable relay pump, to meet the requirements of the current AS2419.1 for an equivalent new building, as these older fire hydrant systems no longer meet the operational requirements of FRNSW.

2. The orientation of the feed fire hydrants may result in damage to layflat firefighting hose when charged with water due to impact on the boost inlet connections.
3. Pressure reduction valves (PRV) are required to be installed in parallel to act as a back-up should a valve require servicing. FRNSW were advised that at all PRV stations, one valve was maintained in the closed position.

FRNSW are of the opinion that both valves should be capable of automatic operation without the need to turn the isolation valve to the '*open*' position during a fire.

Automatic Fire Sprinkler System

4. Although, FRNSW were unable to locate an internal booster for the sprinkler system, the highest sprinkler head in the office tower is 129 m above the sprinkler booster. FRNSW may not be able to meet the system requirements of 388 L/min under boost conditions.
5. The sprinkler high-rise boost pressure signage states, "*working system pressure 1800 kPa high rise*". FRNSW are unable to boost to this pressure without a relay pumpset.
6. Confirmation should be sought regarding boost pressures and whether an internal boost connection is installed or otherwise.

Height of Building.

7. The fire hydrant block plan indicates that the highest hydrant within the system is 90 m whilst the sprinkler system is detailed as 129 m. The block plans should be modified to indicate correct heights.

Please do not hesitate to contact Inspector Paul Scott 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 FRN13/7516 - BFS25/6118 - 8000044901 regarding any correspondence concerning this matter.

Yours faithfully



Paul Scott
Team Leader
Fire Safety Compliance Unit