

Attachment E

**Inspection Report
25 Bligh Street, Sydney**



Figure 1: 25 Bligh Street Sydney, viewed from the east.

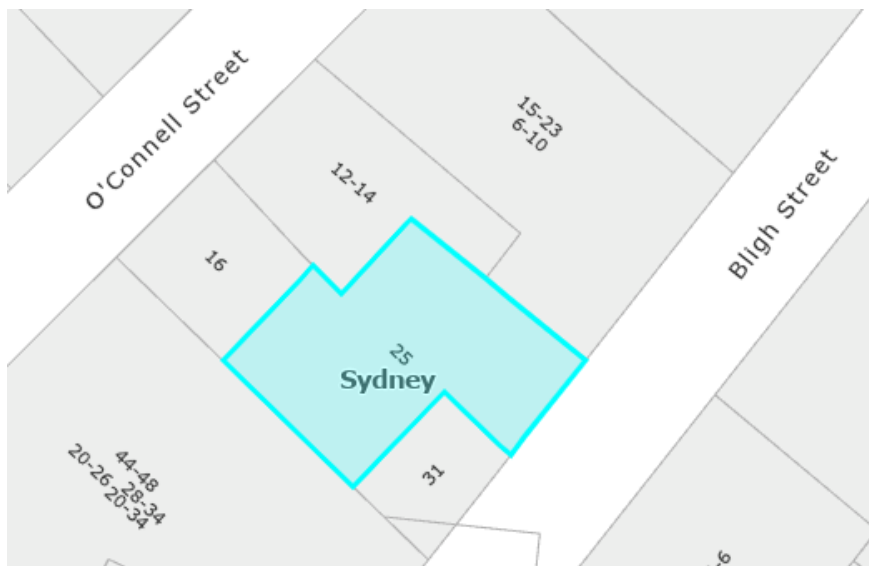


Figure 2: Location map of 25 Bligh Street Sydney

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: 26 February 2026

Premises: 25 Blight Street, Sydney

Executive Summary

1. The City received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises dated 9 February 2026 with respect to matters of fire safety.
2. The premises consists of a 31 storey building used for commercial purposes.
3. The City inspected the premises on 19 February 2026, accompanied by the building manager. This inspection identified deficiencies in fire safety. To address this, a Fire Safety Order (Order) has been issued under the Act.

Chronology

Date	Event
9 February 2026	FRNSW correspondence received.
19 February 2026	The City inspected the premises identifying deficiencies in fire safety. These included deficiencies that require maintenance and a more significant deficiency in relation to the existing hydrant system.
4 March 2026	The City issued a corrective action letter requiring identified deficiencies be rectified by 30 April 2026. This includes works to the sprinklers, emergency warning and intercommunication system, hose reels, works to improve egress, fire resistance and fire detection and alarm system maintenance.
5 March 2026	The City issued a Notice of Intention to give a Fire Safety Order (NOI) to address the defective hydrant system.

Date	Event
29 April 2026	The City reinspected the premises to confirm that the deficiencies identified in the corrective action letter dated 4 March 2026 had been rectified. The inspection found that all items had been completed except for the upgrade of the door hardware. The City has granted an extension until 30 June 2026 for the door hardware upgrades to be completed.
1 May 2026	With no representations received in response to the NOI, the City proceeded to issue a Fire Safety Order (Order) on 1 May 2026 to address the defective hydrant system.

Fire and Rescue NSW Report

4. Fire and Rescue NSW conducted inspections of the subject premises on 21 September 2023, 24 July 2024, 5 November 2025, 10 December 2025 and 27 January 2026.

Issues

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

Ref.	Issue	City response
1	Services and Equipment	
1A	Automatic Fire Detection and Alarm System	
A	The Fire Brigade Panel (FBP) indicated a total of 42 faults and 111 disablements covering a significant part of the building, indicating that the system may not operate to provide automatic notification of a fire to the building's occupants.	FRNSW have confirmed in their correspondence that the issue has been rectified. On this basis, the City is not required to take any further action.
B	A zone block plan was not provided at the FBP.	FRNSW have confirmed in their correspondence that the issue has been rectified. On this basis, the City is not required to take any further action.
C	A block plan was not provided at the sprinkler control assemblies.	FRNSW have confirmed in their correspondence that the issue has been rectified. On this basis, the City is not required to take any further action.

Ref.	Issue	City response
1B	Automatic Fire Suppression System	
A	Signage indicating the location of the sprinkler stop valves within the fire control room was not present.	The City's inspection on 19 February 2026 confirmed signage was missing. To address this, the City issued a corrective action letter on 4 March 2026 requiring signage be provided by 30 April 2026. The City's reinspection on 29 April 2026 confirmed the required signage had been installed in accordance with the City's instruction, addressing this matter.
B	Sufficient numbers of spare sprinkler heads and a spanner were not provided on the premises.	The City's inspection on 19 February 2026 confirmed spare sprinkler heads and a spanner was not provided at the premises. To address this, the City issued a corrective action letter on 4 March 2026 requiring spare heads and a spanner be provided by 30 April 2026. The City's reinspection on 29 April 2026 confirmed the required spare parts and tools had been provided in accordance with the City's instruction, addressing this matter.
1C	Emergency Warning and Intercommunication System (EWIS)	
A	The Emergency Warning Control and Indicating Equipment indicated a total of 3 faults relating to the EWIS. The nature of these faults was not discernible due to a malfunctioning display.	The City's inspection on 19 February 2026 identified faults in the EWIS. To address this, the City issued a corrective action letter on 4 March 2026 requiring faults be cleared by 30 April 2026.

Ref.	Issue	City response
		The City's reinspection on 29 April 2026 confirmed faults had been cleared in accordance with the City's instruction, addressing this matter.
1D	Fire Hose Reel System	
A	The fire hose reel located near the fire control room was not capable of having the nozzle interlocked.	The City's inspection on 19 February 2026 confirmed a hose reel was missing hardware. To address this, the City issued a corrective action letter on 4 March 2026 requiring hose reel repairs be undertaken by 30 April 2026. The City's reinspection on 29 April 2026 confirmed the required repairs had been completed in accordance with the City's instruction, addressing this matter.
1E	Fire Hydrant System	
	The fire hydrant system appears to have been installed in accordance with Ordinance 70 and Ministerial Specification No.10. Notwithstanding this, the following deviations from Australian Standard, Fire hydrant installations, Part 1: System design, installation and commissioning - AS2419.1-2021, have been identified, which are of concern to FRNSW:	
A	A block plan is not provided at the fire hydrant booster.	The City's inspection on 19 February 2026 confirmed the hydrant block plan was missing. In response, the City issued an Order on 1 May 2026 which requires an audit of the existing hydrant system and a strategy to upgrade be provided in accordance with the FRNSW requirements, by 28 October 2026.
B	The door to the fire hydrant booster cabinet was not able to be held open.	The City's inspection on 19 February 2026 confirmed the hydrant booster cabinet was not able to be held open.

Ref.	Issue	City response
		In response, the City issued an Order on 1 May 2026 which requires an audit of the existing hydrant system and a strategy to upgrade be provided in accordance with the FRNSW requirements, by 28 October 2026.
C	The internal fire hydrant located in a cupboard on the ground floor behind the lift shafts was not provided with signage.	The City's inspection on 19 February 2026 identified missing hydrant signage. In response, the City issued an Order on 1 May 2026 which requires an audit of the existing hydrant system and a strategy to upgrade be provided in accordance with the FRNSW requirements, by 28 October 2026.
D	Internal attack fire hydrants were not provided with Storz couplings.	The City's inspection on 19 February 2026 confirmed internal attack hydrants did not have storz couplings as required. In response, the City issued an Order on 1 May 2026 which requires an audit of the existing hydrant system and a strategy to upgrade be provided in accordance with the FRNSW requirements, by 28 October 2026.
E	The internal attack hydrant located near the fire control room was less than 750 mm above the finished floor level.	The City's inspection on 19 February 2026 confirmed an internal attack hydrant less than 750mm above the floor. In response, the City issued an Order on 1 May 2026 which requires an audit of the existing hydrant system and a strategy to upgrade be provided in accordance with the FRNSW requirements, by 28 October 2026.

Ref.	Issue	City response
F	The valve opening of the internal attack hydrant located on level 22 was orientated greater than 35° below horizontal.	The City's inspection on 19 February 2026 confirmed the level 22 hydrant orientation was oriented greater than 35°. In response, the City issued an Order on 1 May 2026 which requires an audit of the existing hydrant system and a strategy to upgrade be provided in accordance with the FRNSW requirements, by 28 October 2026.
	In light of this, FRNSW brings to your attention a position statement published by FRNSW on 8 January 2019. The statement is shown below: <i>When the consent authority (e.g. Council) is assessing the adequacy of an existing fire hydrant system installed in accordance with the provisions of Ordinance 70 and Ministerial specification 10 (or earlier), FRNSW recommend that the system be upgraded to meet the requirements of the current Australian Standard AS 2419.1 to facilitate the operational needs of FRNSW.</i>	The City's inspection on 19 February 2026 confirmed the existing hydrant system has an internal booster connection and as such will not satisfy the operational requirements of FRNSW. In response, the City issued an Order on 1 May 2026 which requires an audit of the existing hydrant system and a strategy to upgrade be provided in accordance with the FRNSW requirements, by 28 October 2026.
2	Access and Egress	
2A	The exit doors were not provided with latches complying with the National Construction Code (NCC).	The City's inspection on 19 February 2026 identified non-compliant door latch hardware. To address this, the City issued a corrective action letter on 4 March 2026 requiring compliant latches be installed by 30 April 2026. The City's reinspection on 29 April 2026 found that the latches had not yet been replaced. An extension was granted until 30 June 2026 for the door hardware to be replaced.

Ref.	Issue	City response
		Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instruction.
2B	Re-entry from the fire-isolated stairs was not available.	The City's inspection on 19 February 2026 identified re-entry from fire stairs was not available. To address this, the City issued a corrective action letter on 4 March 2026 requiring re-entry be provided by 30 April 2026. The City's reinspection on 29 April 2026 confirmed re-entry was available, addressing this matter.
2C	A ladder was stored in the fire-isolated stair between levels 30 and 31, obstructing egress.	The City's inspection on 19 February 2026 identified obstruction in a fire stair. To address this, the City issued a corrective action letter on 4 March 2026 requiring stairs be free of all obstructions by 30 April 2026. The City's reinspection on 29 April 2026 confirmed the stairs were free of obstruction, addressing this matter.
3.	General	
3A	A current Annual Fire Safety Statement was not displayed in a prominent location within the building or provided to FRNSW.	The City's inspection on 19 February 2026 observed the AFSS was on display at the time of inspection, addressing this issue.

Ref.	Issue	City response
	Inspection undertaken 24 July 2024	
4	Services and Equipment	
4A	Automatic Fire Detection and Alarm System	
A	The Fire Brigade Panel (FBP) indicated a total of 5 faults and 5 disablements covering levels 5, 7, 12, 18 and 21 of the building, indicating that the system may not operate to provide automatic notification of a fire to the building's occupants.	FRNSW have confirmed in their correspondence that the issue has been rectified. On this basis, the City is not required to take any further action.
5.	General	
5A.	A current Annual Fire Safety Statement was not displayed in a prominent location within the building or provided to FRNSW.	The City's inspection on 19 February 2026 observed the AFSS was on display at the time of inspection, addressing this issue.
	Inspection undertaken 5 November 2025	
6	Fire Resistance and Compartmentation	
6A	A fire-rated door set was not provided to the lift motor room on level 17.	The City's inspection on 19 February 2026 could not confirm a fire-rated door was provided to the level 17 lift motor room. To address this, the City issued a corrective action letter on 4 March 2026 requiring more information about the fire rated door be provided by 30 April 2026. The City's reinspection on 29 April 2026 found the fire rated door had not yet been certified as fire rated. An extension was granted until 30 June 2026 for certification to be provided. Follow up inspections will be undertaken to ensure works are completed in accordance with the City's instruction.

Ref.	Issue	City response
6B	The construction between the lift motor room and suite 1701 did not appear to provide the required Fire-Resistance Level (FRL).	The City's reinspection on 29 April 2026 found construction between the lift motor room and suite 1701 had the required FRL, addressing this matter.
7	Services and Equipment	
7A	Automatic Fire Detection and Alarm System	
A	The Fire Brigade Panel (FBP) indicated a total of 7 faults and 3 disablements covering levels 5, 12, 13, 17, 18, 24 and 27 of the building, indicating that the system may not operate to provide automatic notification of a fire to the building's occupants.	FRNSW have confirmed in their correspondence that the issue has been rectified. On this basis, the City is not required to take any further action.
B	AS 3786 type smoke alarms were noted as being installed in the common area of level 17 in lieu of smoke detectors connected to the automatic fire detection and alarm system.	FRNSW have confirmed in their correspondence that the issue has been rectified. On this basis, the City is not required to take any further action.
C	Smoke detection was not provided to the lift motor room on level 17.	The City's inspection on 19 February 2026 could identify a smoke detector in the lift motor room on level 17. To address this, the City issued a corrective action letter on 4 March 2026 requiring more information on the smoke detector be provided by 30 April 2026. The City's reinspection on 29 April 2026 confirmed smoke detection had been provided to the lift motor room, addressing this matter.
D	Smoke detectors were located greater than 5 metres from internal walls in the common area on level 18.	The City's inspection on 19 February 2026 identified smoke detectors at intervals greater than 5 metres.

Ref.	Issue	City response
		To address this, the City issued a corrective action letter on 4 March 2026 requiring compliant spacing of smoke detectors by 30 April 2026. The City's reinspection on 29 April 2026 confirmed smoke detection had been provided with compliant spacing, addressing this matter.
8	General	
8A	A current Annual Fire Safety Statement was not displayed in a prominent location within the building or provided to FRNSW.	The City's inspection on 19 February 2026 observed the AFSS was on display at the time of inspection, addressing this issue.
9	Services and Equipment	
9A	Automatic Fire Detection and Alarm System	
A	The Fire Brigade Panel (FBP) indicated a total of 8 faults covering levels 5, 12, 24 and 27 of the building, indicating that the system may not operate to provide automatic notification of a fire to the building's occupants.	FRNSW have confirmed in their correspondence that the issue has been rectified. On this basis, the City is not required to take any further action.
10	General	
10A	A current Annual Fire Safety Statement was not displayed in a prominent location within the building or provided to FRNSW.	The City's inspection on 19 February 2026 observed the AFSS was on display at the time of inspection, 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 City investigation officer on 19 February 2026, a corrective action letter was issued on 4 March 2026 to the building owners to address the minor fire safety deficiencies identified by the City and FRNSW.

8. In response to the deficiencies identified in the existing hydrant system, the City issued an Order on 1 May 2026 for an audit of the building's hydrant system. The Order was issued to ensure that appropriate fire safety systems are in place throughout the building, providing improved and adequate fire safety provisions.
9. A review of the audit and upgrade strategy may result in the City exercising its powers to issue a further NOI the Act to address the fire safety deficiencies identified in the audit.
10. It is recommended that the Commissioner of FRNSW be informed of the City's decision.

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File Ref. No: FRN21/1221 - BFS23/5002 - 8000030586
TRIM Ref. No: D26/14762
Contact: Ryan Maestri

9 February 2026

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
KINGSMEDE
25 BLIGH STREET, SYDNEY ("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:

- *I attended this site after a worker had damaged a sprinkler system.*
- *The main wheel valve on number 2 installation jammed closed and would not open*
- *The stair pressurization fan would not reset and had to be turned off via the Main Switch*

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 21 September 2023, 24 July 2024, 5 November 2025, 10 December 2025 and 27 January 2026.

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.

Fire and Rescue NSW

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Fire Safety Compliance Unit

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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

The following items were identified during the inspections:

Inspection undertaken 21 September 2023

1. Services and Equipment

1A. Automatic Fire Detection and Alarm System

- A. The Fire Brigade Panel (FBP) indicated a total of 42 faults and 111 disablements covering a significant part of the building, indicating that the system may not operate to provide automatic notification of a fire to the building's occupants.
- B. A zone block plan was not provided at the FBP contrary to the requirements of Clause 3.10 of AS 1670.1-2018.
- C. A block plan was not provided at the sprinkler control assemblies, contrary to the requirements of Clause 8.3 of AS 2118.1-2017.

1B. Automatic Fire Suppression System

- A. Signage indicating the location of the sprinkler stop valves within the fire control room was not present, contrary to the requirements of Clause 8.4 of AS 2118.1-2017.
- B. Sufficient numbers of spare sprinkler heads and a spanner were not provided on the premises, contrary to the requirements of Clause 6.7 of AS 2118.1-2017.

1C. Emergency Warning and Intercommunication System (EWIS)

- A. The Emergency Warning Control and Indicating Equipment indicated a total of 3 faults relating to the EWIS. The nature of these faults was not discernible due to a malfunctioning display.

1D. Fire Hose Reel System

- A. The fire hose reel located near the fire control room was not capable of having the nozzle interlocked, contrary to the requirements of Section 5 of AS 2441-2005.

1E. Fire Hydrant System

The fire hydrant system appears to have been installed in accordance with Ordinance 70 and Ministerial Specification No.10. Notwithstanding this, the following deviations from AS2419.1-2021 have been identified, which are of concern to FRNSW:

- A. A block plan is not provided at the fire hydrant booster, contrary to the requirements of Clause 11.5 of AS 2419.1-2021.
- B. The door to the fire hydrant booster cabinet was not able to be held open, contrary to the requirements of Clause 11.2.2 of AS 2419.1-2021.
- C. The internal fire hydrant located in a cupboard on the ground floor behind the lift shafts was not provided with signage, contrary to the requirements of Clause 11.3.2 of AS 2419.1-2021.
- D. Internal attack fire hydrants were not provided with Storz couplings, contrary to the requirements of Clause 9.3.1 of AS 2419.1-2021.
- E. The internal attack hydrant located near the fire control room was less than 750 mm above the finished floor level, contrary to the requirements of Clause 3.2.2.1 of AS 2419.1-2021.
- F. The valve opening of the internal attack hydrant located on level 22 was orientated greater than 35° below horizontal, contrary to the requirements of Clause 3.2.2.1 of AS 2419.1-2021.

In light of this, FRNSW brings to your attention a position statement published by FRNSW on 8 January 2019. The statement is shown below:

Fire hydrant system in existing premises

When the consent authority (e.g. Council) is assessing the adequacy of an existing fire hydrant system installed in accordance with the provisions of Ordinance 70 and Ministerial Specification 10 (or earlier), FRNSW recommend that the system be upgraded to meet the requirements of the current Australian Standard AS 2419.1 to facilitate the operational needs of FRNSW.

It may be appropriate for a partial upgrade of the existing fire hydrant system be undertaken. A partial upgrade may be proposed to address deficiencies in the design and/or performance of the existing fire hydrant system, when assessed against the requirements of Australian Standard AS 2419.1, so that the upgraded fire hydrant system will meet the operational needs of FRNSW.

Where a hybrid fire hydrant system is proposed, which incorporates the design and performance requirements from two different standards, the proponent should consult with FRNSW on the requirements for the fire hydrant system.

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2. Access and Egress

- 2A. The exit doors were not provided with latches complying with Clause D3D26 of the National Construction Code (NCC).
- 2B. Re-entry from the fire-isolated stairs was not available, contrary to the requirements of Clause D3D27 of the NCC.
- 2C. A ladder was stored in the fire-isolated stair between levels 30 and 31, obstructing egress, contrary to the requirements of Section 109 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

3. General

- 3A. A current Annual Fire Safety Statement was not displayed in a prominent location within the building or provided to FRNSW contrary to the requirements of Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

Inspection undertaken 24 July 2024

4. Services and Equipment

- 4A. Automatic Fire Detection and Alarm System
 - A. The Fire Brigade Panel (FBP) indicated a total of 5 faults and 5 disablements covering levels 5, 7, 12, 18 and 21 of the building, indicating that the system may not operate to provide automatic notification of a fire to the building's occupants.

5. General

- 5A. A current Annual Fire Safety Statement was not displayed in a prominent location within the building or provided to FRNSW contrary to the requirements of Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

Inspection undertaken 5 November 2025

6. Fire Resistance and Compartmentation

- 6A. A fire-rated doorset was not provided to the lift motor room on level 17, contrary to the requirements of Clause C3D13 of the NCC.
- 6B. The construction between the lift motor room and suite 1701 did not appear to provide the required Fire-Resistance Level (FRL), contrary to the requirements of Clause C3D13 of the NCC.

7. Services and Equipment

7A. Automatic Fire Detection and Alarm System

- A. The Fire Brigade Panel (FBP) indicated a total of 7 faults and 3 disablements covering levels 5, 12, 13, 17, 18, 24 and 27 of the building, indicating that the system may not operate to provide automatic notification of a fire to the building's occupants.
- B. AS 3786 type smoke alarms were noted as being installed in the common area of level 17 in lieu of smoke detectors connected to the automatic fire detection and alarm system, contrary to the requirements of Clause S20C2 of Specification 20 of the NCC.
- C. Smoke detection was not provided to the lift motor room on level 17, contrary to the requirements of AS 1670.1-2018.
- D. Smoke detectors were located greater than 5 metres from internal walls in the common area on level 18, contrary to the requirements of Clause 5.1.4 of AS 1670.1-2018.

8. General

- 8A. A current Annual Fire Safety Statement was not displayed in a prominent location within the building or provided to FRNSW contrary to the requirements of Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

Inspection undertaken 10 December 2025

9. Services and Equipment

9A. Automatic Fire Detection and Alarm System

- A. The Fire Brigade Panel (FBP) indicated a total of 8 faults covering levels 5, 12, 24 and 27 of the building, indicating that the system may not operate to provide automatic notification of a fire to the building's occupants.

10. General

- 10A. A current Annual Fire Safety Statement was not displayed in a prominent location within the building or provided to FRNSW contrary to the requirements of Section 89 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

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FIRE SAFETY ORDER NO. 1

Authorised Fire Officers' of FRNSW issued an Order No. 1, dated 22 December 2025, under the provisions of Section 9.34 of the EP&A Act. As a result, issues outlined in items 1A, 4A, 7A A, 7A B and 9A were rectified. In this regard, Council is not presently required to act on these items.

Under Schedule 5, Part 6, Section 12 of the EP&A Act, a copy of the Order has previously been sent to Council on the 22 December 2025 for your information.

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

RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review items 1 to 10 of this report and conduct an inspection.
- b. Ensure that the existing fire hydrant system is upgraded to meet the requirements of AS 2419.1-2021 for an equivalent new building or a hybrid system that suits the operational requirements of FRNSW.
- c. Ensure the fire safety measures serving the premises are being regularly maintained and that an Annual Fire Safety Statement is being provided to both the Council and FRNSW.
- d. 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 Ryan Maestri 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 FRN21/1221 - BFS23/5002 - 8000030586 regarding any correspondence concerning this matter.

Yours faithfully



Ryan Maestri
Senior Building Surveyor
Fire Safety Compliance Unit