

|         | Name                                      | Company | Email                    |
|---------|---|---------|--------------------------|
| To      | Jamel Sadiki                              | Built   | jamelsadiki@built.com.au |
| Date    | 28 February 2023                          | Job no  | SY210113                 |
|         |   | CA no   | 5.1                      |
| Project | Lands Building – 23 Bridge Street, Sydney |         |                          |

Dear Jamel

This note confirms discussions between Rohan Defries and Daire (Dara) Fleming, Manager of building at FRNSW. This discussion was relative feedback received during the Heritage NSW Technical Advisory Panel (TAP) meeting, specifically from FRNSW's Steve Netting. The TAP feedback was initially conveyed by Rohan Defries to Built via email dated 3 November 2022.

In this discussion Rohan relayed the TAP feedback in general terms - that TAP understood that the 50% FRL rationalisation policy could be further relaxed in a heritage environment if evacuation / tenability could be proved.

Supporting this approach was the TAP spokesperson, Steve Netting.

In Rohan's discussion with Daire, it was apparently clear that he had knowledge of the issue, the building and the discussion.

The question posed to Daire was - assuming that evacuation could be proved, would a 30 minute level of fire resistance be supported given that the preliminary results of testing indicated that for certain ceiling profiles and materiality, that is all that could be achieved?

Rather than suggest that support would not be granted or given, Daire confirmed that FRNSW do not believe that the design would comply with the performance requirements of the NCC.

The particular performance requirements for structure are CP1 and CP2 which amongst other aspects associated with fire, include *fire brigade intervention*.

This means that brigades believe that fire fighter intervention cannot be proven even if evacuation and/or tenability can be proven for occupants on the basis of a reduced FRL down to 30 minutes.

Notably this FRL is very low when you consider that retail uses would require an FRL of 180 minutes as the benchmark for compliance, while office and function uses would require an FRL of 120 minutes.

This then poses limited options for the building moving forward.

The testing has demonstrated that the heritage fabric – even when upgraded – will only achieve an FRL of between 30-60 minutes without brigade support.

The alternative is that the ceilings be replaced, the cornices and mouldings be replicated and the performance of the ceilings which form the fire compartment lines for the building can achieve the required FRL's based on a single sided tested system.

Please contact me on (02) 9211 4333 if you have any questions regarding this information.

Yours sincerely



Greg Leach  
NSW manager - fire safety engineering  
**Warringtonfire**