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— Exclusive

Mirvac takes initiative over cladding fix at Pymont building

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Mirvac has lodged plans to remove cladding from its A-grade office building at 1 Darling Island Road in Sydney's Pymont, home to *The Australian Financial Review*, as the diversified group takes charge of its own cladding remediation in the absence of government funding assistance.

Mirvac is in discussions with the City of Sydney over the replacement of around 140sq m of cladding on the ground floor of the 22,197sq m building which also houses other Nine publications and Google. The cost of the remediation is just over \$350,000.



Mirvac is in discussions with the City of Sydney over the replacement of around 140sq m of cladding on the ground floor of the 22,197sq m building at 1 Darling Island Road. **Peter Braig**

Mirvac said an independent expert fire engineer deemed the cladding on the building built in 2006 as "low risk" and said where there was similar cladding at buildings it either owned or developed, it was "actively working with owners and relevant authorities to understand the most appropriate steps to address any risks".

A council spokesman said Mirvac was looking to replace the cladding to "provide improved fire safety measures for tenants". The two parties were looking over the details of the request and work had not started.

"Given recent incidents and resulting changes to the standards for cladding, Mirvac undertook a thorough review and has been working for the past two years with expert fire engineers to assess the risk of buildings owned and managed by Mirvac, or developed by Mirvac over the past 25 years," a Mirvac spokeswoman said. "Mirvac's designs and high-quality building standards have never relied on extensive use of composite cladding and as a result, other than in a few circumstances, the assets in Mirvac's portfolio have been deemed low risk by our independent expert fire engineer."

Earlier this year Dexus chief executive [Darren Steinberg](#) said a [lack of uniform rules made it difficult](#) for owners of national office building portfolios to rectify their assets.

Mirvac said through 47 years of construction, all its buildings had been compliant with fire safety standards and the Building Code of Australia.

Cladding, particularly fire-resistant versions, is not illegal. However, the use of a cladding polyethylene (PE) core that is highly flammable is [now banned from use at buildings in NSW](#).

The use of cladding was popular in many towers in Australia but since London's [Grenfell Tower](#) and Melbourne's [Lacrosse](#) building fires, NSW has implemented a ban on the material, now forcing many building owners to consider costly remediation.

[Victoria is the only state to agree so far to fund the rectification of privately owned buildings with combustibile cladding.](#)

Mirvac says it is taking the initiative to fix cladding and it is understood a formalised program for more work is weeks away. It is also in discussions with the owners of another building it constructed before 2004, [the Ikon tower in Potts Point](#), over similar rectification work.

"Mirvac continually assesses the risks confronting our business in light of internal and external events and responds accordingly," Mirvac's spokeswoman said.



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