BOWSERS®
FIRE PROTECTION EXPERTS
SINCE 1968

Company Profile



bowsers.com.au

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Why is Passive Fire Protection Important?

Passive fire protection measures help limit the spread of smoke and fire in buildings, potentially saving lives.

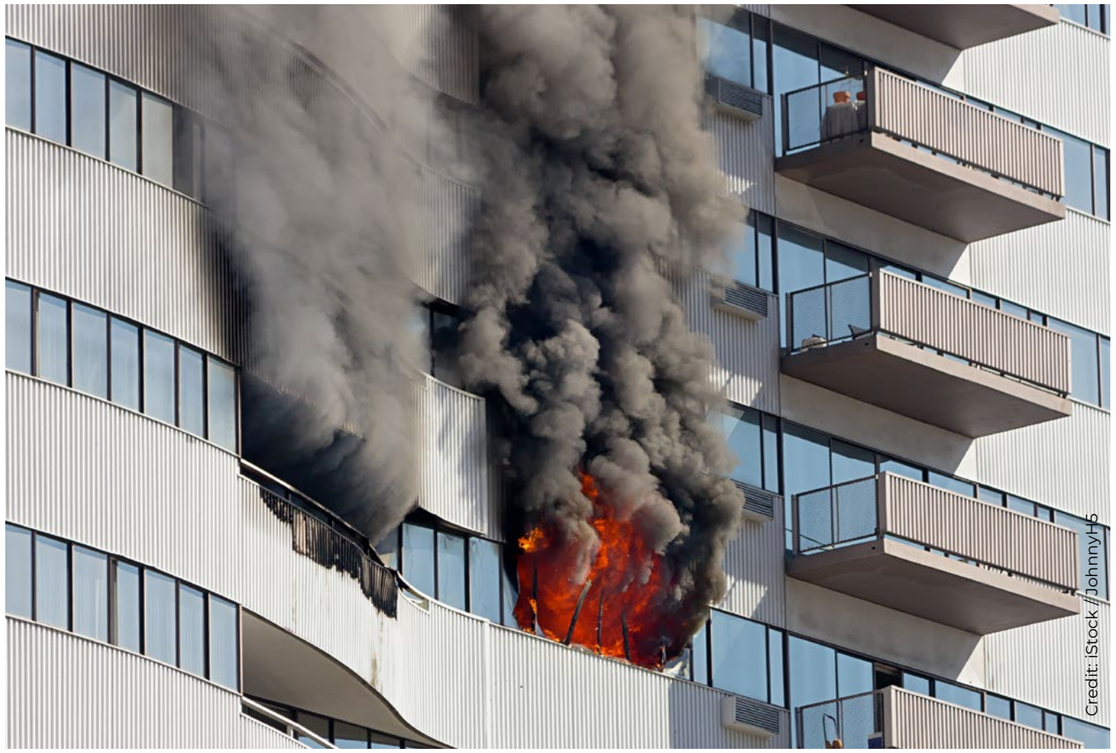
If a fire starts, passive fire protection measures will help contain the fire and smoke within the originating fire compartment of the building. Containing the fire at its point of origin will allow occupants to safely evacuate the area. Passive fire protection slows down the spread of fire giving occupants more time to evacuate and preserves a building's integrity, making fire-fighting easier and safer.

Structural fire protection and compartmentation are the cornerstones of passive fire protection. Incorporating passive fire containment measures into the fabric of the building will limit the spread and possible damaging effects from the fire.

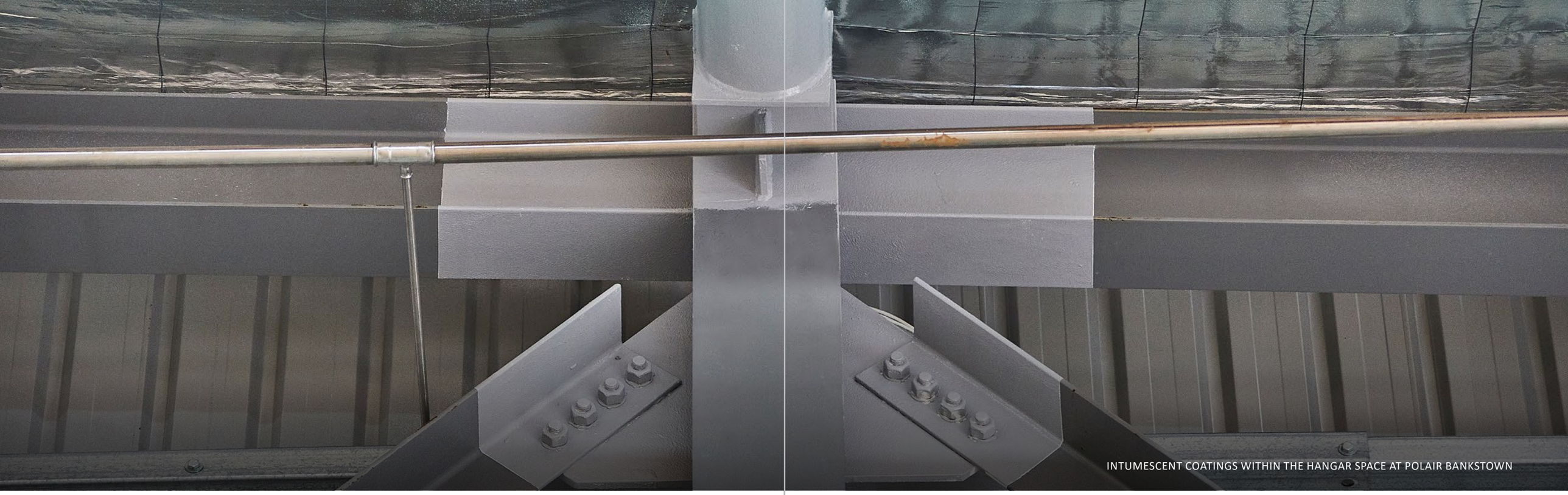
Periodic inspections and maintenance of your passive fire protection systems ensures proper performance when required. Maintenance procedures are outlined in the **Australian Standard, *AS 1851 – 2012 Routine service of fire protection systems and equipment.***

Through the correct installation of passive fire protection systems you:

- Increase the safety of the occupants
- Limit the spread of fire
- Protect building structure
- Protect assets
- Meet legal regulations



Credit: iStock / JohnnyH5



INTUMESCENT COATINGS WITHIN THE HANGAR SPACE AT POLAIR BANKSTOWN

About Bowsers

Working in the Passive Fire Protection industry since 1968, Bowsers is a leading passive fire rating contractor operating nationally in the building, industrial, infrastructure and bushfire protection sectors. Bowsers offers comprehensive services and delivery of Passive Fire Protection Services across various sectors.

INSTALLATION

- Fire and Smoke Dampers
- Intumescent Coatings
- Fire Seals
- Blast Walls
- Lightweight Construction
- Bushfire Protection

CONSULTING & SERVICES

- Audits
- Certification of Installed Systems
- Compliance Reports
- Fire Safety Statements
- Installation of New Passive Fire Protection Systems
- Rectification of Existing Passive Fire Protection Systems
- Technical Advice

BOWSERS ACCREDITATION & LICENCES

- FPAS – Fire Protection Association Accreditation Scheme
- QBCC – Queensland Building and Construction Commission
- Greencap CM3
- Range of Fire Rated Products used in the industry

Why use Bowsers?

- Bowsers is accredited with the Fire Protection Accreditation Scheme (FPAS) and the Queensland Building and Construction Commission (QBCC) and is an accredited installer of a range of approved products to the relevant Australian Standards
- Bowsers is independently risk accredited by Greencap Cm3
- Bowsers is an accredited applicator for a range of fire rated products used in the industry



55+
years in the Passive Fire Protection industry

25+
Employees with 10 years average service

90%
Repeat Clients

100%
of our work is certified to the relevant Building Codes and Standards

1500+
projects and audits successfully completed annually

Our Culture. Our DNA.

The common thread that links everything Bowsers do is ...

Bowsers are Passive Fire Protection Leaders and are committed to a higher standard of service.

Our People are highly qualified professionals with substantial industry experience.

We guarantee our work is certified to the relevant Building Codes and Standards....every time.

Set the standard high in terms of customer service, quality of products, systems we use and project outcomes.

Established and experienced, committed, honest and dependable is our team mantra.

Reassurance for our clients is knowing Bowsers' are experts at managing complex projects. Our experience, planning and preparation differentiates us from our competitors

Success comes from solving our clients' issues on time and within budget.



> *"Bowsers provides practical and fully compliant solutions to all fire rating issues. We pride ourselves on our technical knowledge and our capability to deliver over 1500 projects and audits annually to our wide and varied client base.*
>
> Dominic Neate, Managing Director



Our People

Dominic Neate, Managing Director

Bachelor of Engineering (Civil)

Dominic joined Bowsers in 2002 as Managing Director and has since broadened the company's passive fire protection services. Since his appointment, he has overseen Bowsers' growth from a purely contracting business to an integrated consulting and contracting business that has become the market leader in passive fire protection services throughout Australia.

Dominic oversees the management of all Bowsers offices and ensures that the consistency of a professional and high quality service is delivered.

Paul Roseworn, Director

Bachelor of Engineering (Mechanical), Graduate Diploma in Building Fire Safety and Risk Engineering, Master of Business Administration (Technology Management)

Paul joined Bowsers in 2002 and oversees the technical components of the business. He is renowned as an industry expert and is active in giving presentations to industry bodies such construction groups and building owners.

Paul ensures that all clients, both local and national, receive up to date, cost effective solutions to their fire rating issues. He is an Accredited Practitioner, Fire Safety under the Fire Protection Accreditation Scheme and specifically in Queensland with the Queensland Building and Construction Commission, and specialises in the interpretation and implementation of Fire Engineering Solutions to existing and new buildings.

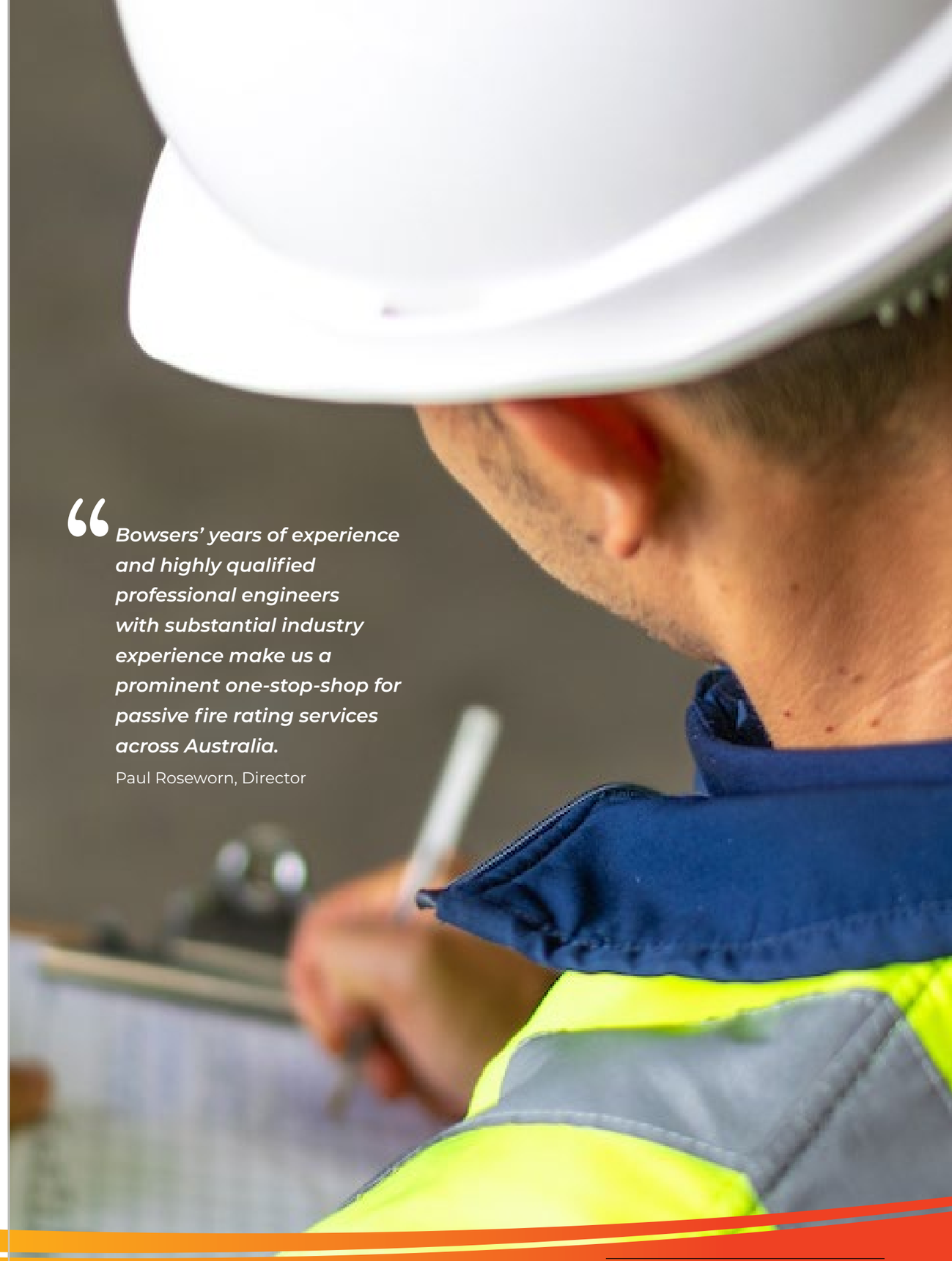
James Greig, Director

Bachelor of Engineering (Civil)

James joined Bowsers in 2005 and is responsible for managing people and processes required to successfully deliver Bowsers' service across all market sectors and through all phases of asset life throughout Australia.

James has strong technical and operational skills and is experienced in all parts of the business. He is an Accredited Practitioner (Fire Safety) possessing all the necessary knowledge for installation and certification of key passive fire protection systems.

Other key staff such as Project Managers, Auditors and Site Supervisors are also tertiary educated and fully accredited.



"Bowsers' years of experience and highly qualified professional engineers with substantial industry experience make us a prominent one-stop-shop for passive fire rating services across Australia.

Paul Roseworn, Director

Consulting

Technical Advice:

Bowsers can provide specialist advice in the early stages of design to clients. This includes technical advice, buildability, costing and programming advice to enable optimal compliant solutions to be developed for builders and building services work as well as building owners. We work closely with Building Certifiers and Fire Engineers in order to optimise strategies for all types of assets.

Fire Safety Statements and Certification:

Annual Fire Safety inspections are required for multi-unit residential developments, commercial or industrial buildings. These statements need to be submitted to Councils or relevant fire authorities. They ensure the fire safety systems are maintained correctly and will operate as intended. Bowsers is one of the few companies in Australia with a dedicated team of highly trained and experienced passive fire auditors.

Compliance Audits:

Bowsers specialises in the annual maintenance inspection and assessment of passive fire systems. Clients benefit from the development of passive fire maintenance registers that can be used for maintenance planning and asset management.

Current service agreements cover the following sectors:

- Building
- Industrial
- Infrastructure



APPLICATION OF VERMICULITE FIRE SPRAY



> ***The team at Bowsers have consistently shown a level of knowledge, experience, and client service that is just not seen within the industry. I have no reservations whatsoever in recommending them to anyone looking to partner with an expert in passive fire protection.***
>
> Nadeem Tayar, Managing Director
> Precise Air Group

Installation of Fire and Smoke Dampers

Whenever an air conditioning duct passes through a fire (or smoke) barrier, it must have a device installed at the point of penetration to prevent the passage of fire (or smoke) through the duct from one side to the other. These devices are called fire (or smoke) dampers. They are essentially “gates” within the ductwork that are left open during the normal operation of the air conditioning system.

However, upon activation, in the event of a fire, the damper closes to prevent the passage of fire and smoke between compartments. Like any fire protection measure, these devices should be installed and maintained by specialist passive fire protection contractors. Their initial installation must be certified to comply with the National Construction Code (formerly the Building Code of Australia) and various Australian Standards.

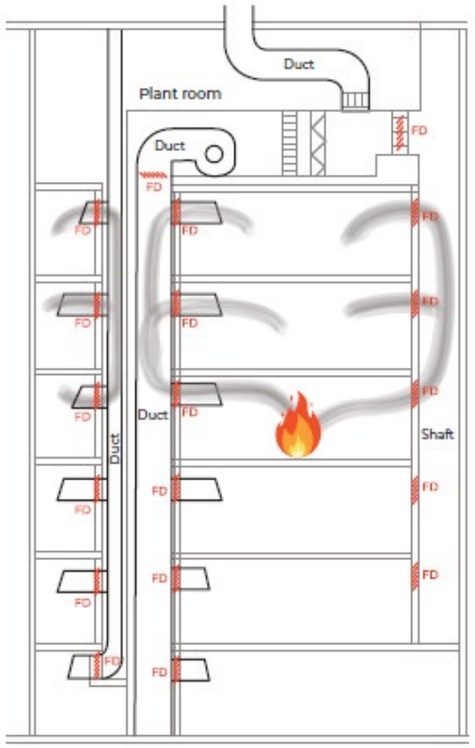
This certification is vital as it forms part of the documentation required to enable the building to be occupied. The installation of the fire / smoke dampers requires co-ordination between the contractors installing the ductwork and the ones building the barrier.

The penetration through which the ductwork passes, must be constructed in a very specific manner. The damper must be correctly affixed within that penetration. Then the ductwork must be correctly connected to the damper using a special “breakaway joint”. This joint is a special connection that permits the ductwork to collapse in the event of a fire, without pulling the fire damper out of the penetration.

Once the fire damper is correctly installed, access must be provided to enable it to be routinely inspected and serviced. Typically, an access panel is installed within the ductwork to enable this.

Fire and smoke dampers must be serviced to ensure their correct operation in the event of a fire.

In Australia, the current standard prescribing the maintenance procedure is AS 1851-2012.





Routine service of fire protection systems and equipment

The maintenance procedure assesses the installation of the fire damper, ensures there is suitable access to maintain it and confirms that it has not been damaged or deteriorated to a point where it cannot function.

As a minimum, 20% of a building's fire (and smoke) dampers must be inspected annually so that over the course of 5 years, they have all been assessed. It is vital this annual maintenance inspection be conducted by an experienced contractor able to interpret all the requirements of the National Construction Code, Australian Standards and product manufacturer’s guidelines.



Case Study: The Oasis Shopping Centre, Fire Dampers

SECTOR:
Building (Shopping Centre)

CLIENT:
Precise Air Group Pty Ltd

PROJECT COMPLETION:
Late 2024

ADDRESS:
75 Surfers Parade
Broadbeach QLD

PROJECT OVERVIEW:

Bowsers was commissioned to conduct a comprehensive fire damper audit to ensure the effective maintenance of its Passive Fire Protection Services. The inspection revealed minor corrosion in specific areas and identified instances where some fire dampers did not fully comply with regulatory standards.

SERVICES OFFERED:

This comprehensive task involved upgrading over 100 existing dampers with new mechanical and intumescent fire dampers, as well as addressing non-compliant penetrations, and decommissioning dampers connected to obsolete equipment.

Installation challenges arose from the difficult-to-reach fire dampers, requiring scaffolding and scissor lifts for access. The location and height of many dampers posed safety challenges, necessitated longer working hours, and increased both time and labour requirements. Moreover, some damper installations were in tenant-occupied spaces, demanding careful scheduling, regular communication and coordination to minimise disruptions.

To overcome these challenges, the Bowsers team carefully planned the sequencing of work, incorporated additional safety protocols and used more specialised equipment for easier access to these difficult-to-reach areas. Detailed pre-planning and continuous coordination was critical. Bowsers employed a strategic approach to scheduling, ensuring work in sensitive areas such as restaurants took place late in the evening (after hours), minimising disruption to daily operations.

The client, along with shopping centre management, expressed high satisfaction with Bowsers' expert guidance and tailored solutions. The project was completed on schedule and within budget, thanks to Bowsers' effective communication, meticulous attention to detail, and unwavering professionalism. Their extensive expertise in managing fire and smoke damper systems in complex, high-traffic environments was instrumental in ensuring the successful outcome of the project.

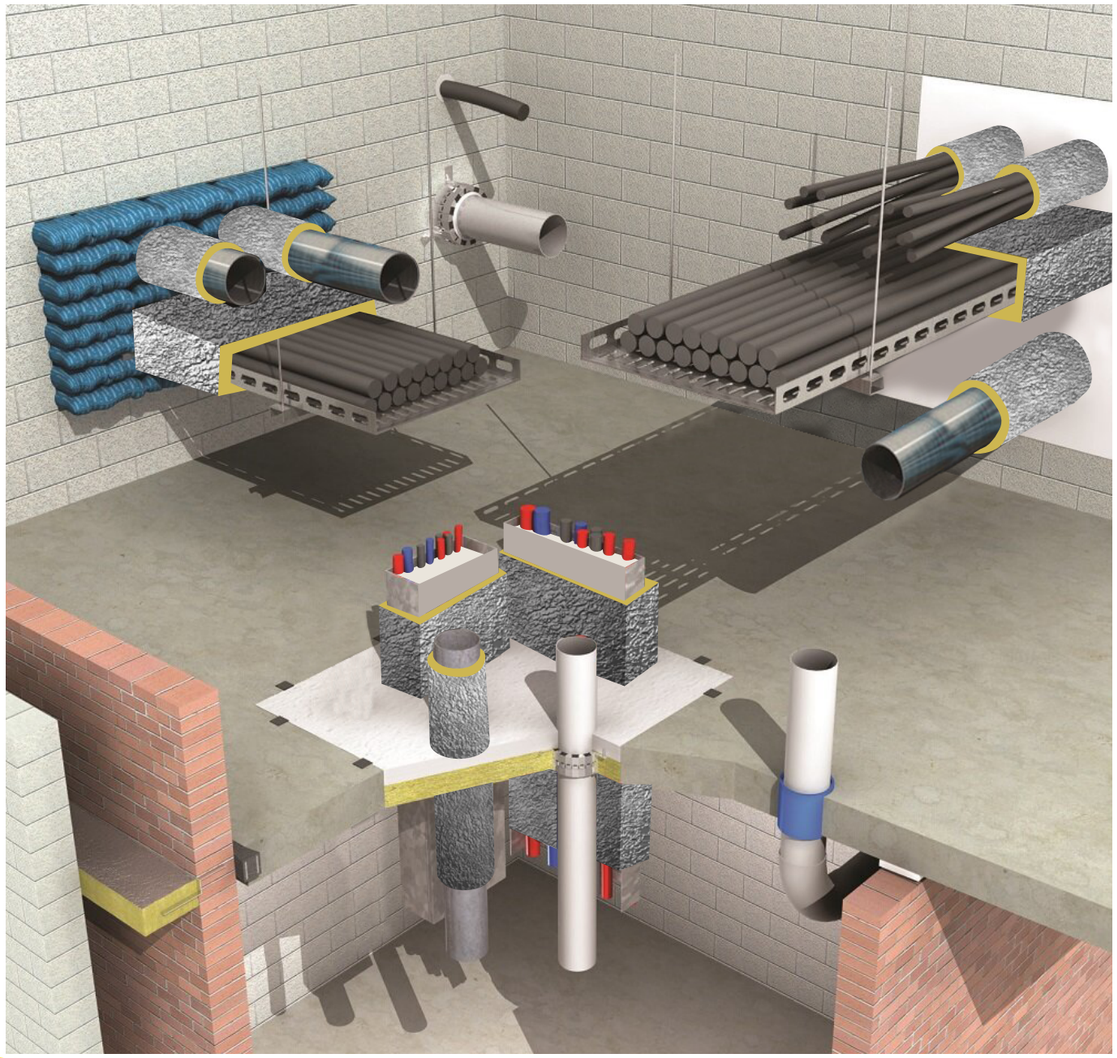
Fire Seals

Fire seals are used to protect openings in fire-resisting components of buildings and are extremely important in restricting the spread of fire throughout the property.

Fire seals are best defined as systems installed to openings that prevent fire, smoke and heat from passing through the building. Their main goal is to protect building occupants and can also be used to protect the structure of the property, preserve its infrastructure and safeguard adjacent properties.

Bowsers specialises in the fire sealing of services which penetrate fire rated elements. These include hydraulic and electrical services. Risk occurs when these services pass through the fire rated elements without adequate fire protection, potentially exposing the building to the spread of fire between fire compartments.

Building compliance and certification is only valid when the choice of passive fire sealing system matches the tested prototype.





CREDIT: iStock / AlexYouroukelis

Case Study: Crown Sydney Fire Seals

SECTOR:
Building (Casino)

CLIENT:
Star Electrical

PROJECT COMPLETION:
May 2021

VALUE:
$550,000

ADDRESS:
1 Barangaroo Avenue, Sydney

PROJECT OVERVIEW:

When Crown Sydney opened its doors in August 2022, they redefined luxury, entertainment and safety for their guests. Aiding in the safety, Bowsers was engaged by Star Electrical to fire rate over 1000 electrical penetrations in the Hotel, Apartments and Villas, ensuring compliance with all Australian Standards.

SERVICES OFFERED:

Bowsers provided fire seals where electrical cables penetrated compartment walls and ceilings, helping to prevent the spread of fire and smoke for a minimum of two hours. Bowsers was meticulous in providing installation certification and a photographic report applicable for every level where the fire rating work was conducted.

This project was of such magnitude and was being built at such a rapid rate, resulting in continuous and interim deadlines that had to be met.

It was critical to the project's success that Bowsers had a constant presence on site. This resulted in prompt prioritisation, and a works schedule that met the recurring deadlines. By staging regular client meetings, Bowsers was able to adapt quickly and ensure services were installed to correct Standards and in a timely manner. The highly experienced Bowsers team was methodical in providing all relevant certification documentation corresponding to the large volume of electrical penetrations.

As a result of the exceptional workmanship and service Bowsers demonstrated during this project, Star Electrical (Crown Casino's electrical maintenance provider) appointed Bowsers to provide ongoing Passive Fire Protection services to Crown Casino.

Vermiculite Fire Spray

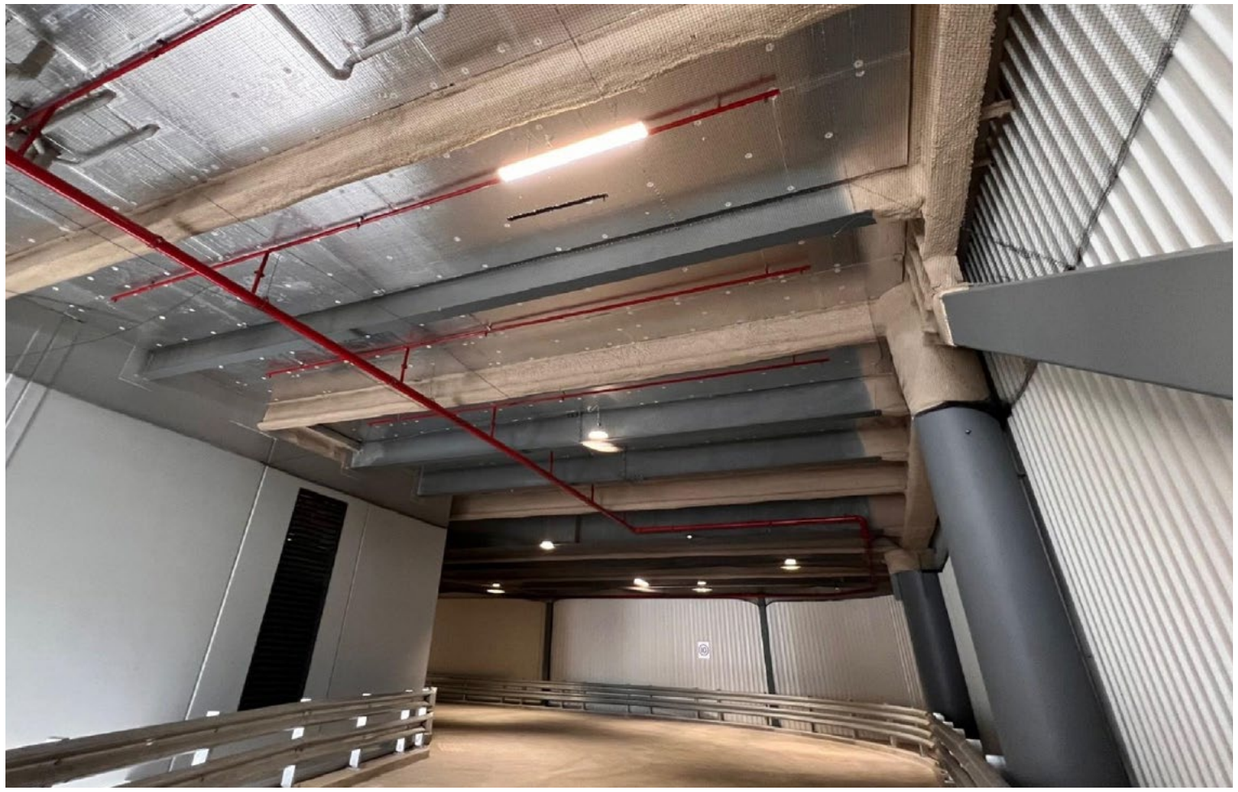
Bowsers specialises in the application of fire spray to structural steel and ductwork. Fire spray is a mineral based, industrial coating that is applied by specialist applicators and equipment. It is designed to insulate the steel or ductwork to prevent it from yielding (softening) under the extreme heat conditions of a fire. Vermiculite fire spray can also be used to create a physical barrier between fire compartments.

This is a highly specialised skill and Bowsers' fire spray managers and teams are extremely experienced in this process. We can offer the most appropriate solutions for all your needs in this area. All works are guaranteed and certified.









Case Study: Ascent on Bourke Warehouse Vermiculite Fire Spray

SECTOR:
Industrial

CLIENT:
FDC Construction

PROJECT COMPLETION:
December 2024

Value:
$2.35M

ADDRESS:
520 Gardeners Road
Alexandria, NSW

PROJECT OVERVIEW:

Located in Alexandria, Ascent on Bourke is Sydney's leading multi-storey advanced warehousing project and office facility. Spanning nearly 27,000 sqm across two levels, this state-of-the-art development required advanced passive fire protection solutions.

SERVICES OFFERED:

Bowsers were engaged by FDC Construction on behalf of Charter Hall to apply Vermiculite Fire Spray across structural elements, ensuring compliance with fire safety regulations. The scope of work included the application of fire spray across 7,420 lineal metres of structural steel, precast panel connections, and other passive fire protection solutions for construction joints.

A key challenge was the application of fire spray to the structural steel supporting the vehicle access ramps. This required strategic use of access equipment and careful scheduling to minimise disruption to site operations. Additionally, with structural columns reaching heights of up to 8 metres, specialised height-access solutions were essential to ensure precise and effective application.

Bowsers' team of experienced applicators, highly proficient in operating Elevated Work Platforms (EWPs), effectively navigated the project's challenges with precision and efficiency. Through meticulous planning and coordination, the team seamlessly integrated their workflow with the client's schedule, ensuring the timely and uninterrupted delivery of services. By employing advanced application techniques, Bowsers successfully applied the Vermiculite Fire Spray, achieving full compliance with fire safety requirements while delivering a high-quality, durable finish.

Initially, there were concerns about the aesthetic impact of exposed fire spray as a finished surface within the facility. However, these concerns were alleviated upon seeing the high-quality finish achieved by Bowsers' skilled applicators. The combination of expert execution and planning resulted in a seamless process and an exceptional outcome.

Intumescent Coatings

Bowsers is a specialist applicator of Intumescent Coatings. Intumescent Coatings are commonly applied to the steel elements of a building, such as beams and columns to preserve the structure's stability and prevent its collapse in the event of a fire. This coating can provide protection up to 120 minutes, providing time for the safe evacuation of the building's occupants and for fire fighters to save the building. This product is a good solution to achieve an attractive surface finish and is typically used to easily cover complex shapes, giving a finish that can be integrated into the architectural fabric of a building.

Intumescent Coatings for structural steel are a superior, long lasting and environmentally friendly method of providing fire rating. They are cost effective and can be rapidly applied in situ onsite whilst other trades are completing their work. The application of Intumescent Coatings can be seamlessly incorporated into a construction program leading to efficient integration of activities on site.

Bowsers provides certification for the application of intumescent coating products with fire ratings from 30 to 120 mins.



INTUMESCENT COATINGS APPLIED TO STRUCTURAL STEEL WITHIN THE ADVANCED MANUFACTURING READINESS FACILITY



Case Study: Advanced Manufacturing Readiness Facility, Intumescent Coatings

SECTOR:
Building (Commercial)

CLIENT:
Taylor Construction

PROJECT COMPLETION:
August 2024

VALUE:
$406,000

ADDRESS:
Bringelly, NSW

PROJECT OVERVIEW:
The future of manufacturing in Western Sydney has reached an exciting milestone with the completion of Bradfield City Centre's First Building. This world-class building will house Stage 1 of the Advanced Manufacturing Readiness Facility (AMRF), offering support to help businesses grow faster, reduce risks, and compete globally, while strengthening the NSW economy.

SERVICES OFFERED:
Following the success of an earlier Intumescent Coatings project, Bowsers were engaged by Taylor Construction for the application of Intumescent Coatings on 1000sqm of structural steel, enhancing the fire safety of Western Sydney's newest manufacturing hub. This groundbreaking facility features advanced research equipment, a visitor centre and shared-use offices.

As a new construction project, it operated under a tight schedule, necessitating efficient work from Bowsers to keep the program on track. Notably, the Bowsers' team set a company record for the volume of intumescent paint sprayed in a single shift. Additionally, they faced challenges from inclement weather. This project required external application before the glass installation, and the decorative timber façade added complexity to the process.

Bowsers addressed these challenges through meticulous planning and site preparation, utilising specialised application equipment. This approach ensured compliance with Australian Standards and resulted in a flawless finish that integrated seamlessly into the client's construction timeline.

This project is a testament to Bowsers' professionalism and project management excellence, building on their successful collaboration with the client in previous projects. With a proven track record of over a hundred Intumescent Coatings projects, Bowsers' commitment to quality and attention to detail solidifies its position as a leading applicator of Intumescent Coatings.

Lightweight Construction

Lightweight construction is used to describe the application of intumescent coatings, fire spray or the construction of fire rated bulkheads and enclosures. It can also be used to describe fire rated walls and ceilings constructed from plasterboard or similar materials.

Bowsers uses fire rated boards specially designed for use in lightweight construction applications.

Typically, we construct fire rated enclosures around services. There are many products suitable for this use and Bowsers' expert knowledge ensures a fully compliant and certified system is installed.





CREDIT: iStock Images

Case Study: Gosford Hospital Lightweight Construction

SECTOR:
Building (Health)

CLIENT:
Lendlease

PROJECT COMPLETION:
November 2017

VALUE:
120,000+

ADDRESS:
Holden Street, Gosford, NSW

PROJECT OVERVIEW:

In 2016, Lendlease commenced significant upgrade works to Gosford Hospital and commissioned Bowsers to complete much of the passive fire rating on site; including many latent defects found in the existing building.

SERVICES OFFERED:

Fire rating works were conducted on the construction site and included; Fireseals protecting openings in fire resisting components of the building; Lightweight construction (fire spray to ductwork and structural steel); Fire damper installation and repairs.

With the construction site 100km from Bowsers' head office and warehouse, additional logistics for scheduling staff on site and planning for materials handling was required. Additionally, Bowsers had to meet the demands and project timelines that come with a Tier 1 builder.

Bowsers is highly experienced in hospital environments and was able to complete a thorough audit of passive fire rating works in the existing building within a timely manner. Bowsers provided project continuity by overseeing repairs by other trades and completing repairs themselves on the existing site and new construction.

Ensuring adequate planning and careful coordination meant the job was well resourced and met the client's needs. The project was successfully completed on time and Lendlease were extremely impressed by the attention to detail, professionalism and constant client communication during the project.

Bushfire Protection

Bowsers provides bushfire protection systems for homes and other structures located in bushfire zones classified as “Flame Zone” areas.

Following the devastating Victorian Black Saturday bushfire fires in 2009 and the subsequent Victorian Royal Commission, the new Australian Standard AS3959-2009 was created to effect changes to planning regimes for greater bushfire protection.

Bowsers, being the exclusive distributer of Promat’s Bushfire Roof and Wall Systems in NSW, has successfully worked with home owners, roofing contractors, and builders over the past 10 years to provide BAL-FZ (flame zone) compliant solutions. These solutions are tested to AS1530.8.2 (2007) and meet the requirements of the Rural Fire Service to protect property against the direct impact of a bushfire.





Case Study: Westleigh Residence

SECTOR:
Bushfire Protection (Residential)

CLIENT:
Montgomery Homes

PROJECT COMPLETION:
September 2026

ADDRESS:
Westleigh, NSW

PROJECT OVERVIEW:

When it comes to protecting homes from bushfire, preparation matters. Bowsers was engaged on behalf of Montgomery Homes to deliver a comprehensive bushfire protection upgrade at a residential property on Sessions Road, Westleigh, NSW. The project required a solution capable of achieving the highest Bushfire Attack Level, Flame Zone (BAL-FZ).

SERVICES OFFERED:

Across the nearly 700m² property, including a 422m² roof area, Bowsers installed the Siniat Weather Defence 2 (WD2) bushfire protection system to key areas of the dwelling, including the roof structure, eaves and fascia

The property’s close proximity to neighbouring homes presented additional challenges, requiring careful planning and consideration throughout the project. Works needed to be coordinated to ensure the installation was completed safely and efficiently while minimising disruption to surrounding properties.

Bowsers carefully planned and staged the works to facilitate an efficient installation process. Our experienced team took a considered approach to all site activities, maintaining a strong focus on safety, access and minimising disruption to neighbouring properties throughout the project.

The completed upgrade has enhanced the dwelling’s resilience to bushfire exposure, delivering a compliant BAL-FZ protection solution designed to meet the project’s stringent requirements. The result provides increased protection for the property and greater peace of mind for the homeowner.

Blast Walls

Bowsers is a recognised approved installer of DURASTEEL® systems in Australia. DURASTEEL® offers blast protection of up to 200 kPa and Fire Resistance Levels (FRLs) of up to 4 hours. It is suitable for use in hydrocarbon fire applications as well as typical cellulosic (building) fire applications; combining, strength, impact resistance and durability with exceptional fire resistance. Installed as mechanical ventilation ductwork, walls, or ceilings, DURASTEEL® systems have been successfully used on rail and metro projects.

Other uses include military facilities, commercial buildings, substations, pharmaceutical and petrochemical plants.









Case Study: Oil Fuel Terminal Blast Wall

SECTOR:
Industrial (Petroleum Refinery)

PROJECT COMPLETION:
March 2023

VALUE:
$74,800

ADDRESS:
Banksmeadow, Sydney

PROJECT OVERVIEW:

As a leading blast wall solutions provider, Bowsers was engaged to engineer, and install a temporary blast wall to protect an existing Electrical transformer during the construction of a neighbouring Substation. Electrical transformers are susceptible to overheating resulting in transformer failure and a temporary blast wall protection solution meeting a Blast Rating of 0.5 Bar was critical.

SERVICES OFFERED:

Bowsers created a blast wall spanning 10.2metres long x 2.7metres high and incorporating 11 insulated Durasteel® partitions adhered to a steel frame. Durasteel® is noncombustible and extremely effective against blasts and explosions due to its energy absorption, impact and heat resistant qualities.

The Bowsers team worked within a very tight timeframe which included a 5-person team to install the blast wall in just one week. Strict procedures and rules to prevent dangerous discharge of static electricity had to be adhered too. All hot works including wielding were performed offsite.

The level of pre-planning and extensive communication and coordination was critical to overall project success. Bowsers worked closely with a local steel fabricator to prefabricate nine partitions of framing. This enabled finished frames to be safely positioned in place with a 6-tonne crane. This prefabricated construction approach significantly reduced the onsite installation.

In business, they say referrals are the highest form of professional compliment, with the new client being referred to Bowsers by the Durasteel® manufacturers. Bowsers have over 12 years' experience, engineering, and installing blast walls. The new client was incredibly impressed by the quality of finish of the blast wall and the professionalism shown by the entire Bowsers team.



BOWSERS®
FIRE PROTECTION EXPERTS
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FPA AUSTRALIA GOLD MEMBER Fire Protection Association Australia
FIRE INDUSTRY ALLIANCE
qbcc queensland building and construction commission
cm3 GREENCAP ONLINE RISK SOLUTIONS
Master Builders Association MEMBER
MASTER BUILDERS QUEENSLAND Proud Member
FPAS Fire Protection Accreditation Scheme Recognised Business