

Project: 88 Walker St North Sydney	Reference: 29239/3.3
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From: Greg Napper			Date: 12-02-09 & 17-02-09		Total Pages: 4

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Subject: Minutes of NSWFB discussions regarding fire hydrants and sprinklers. Commencement 1.30pm at Greenacre

1	Introduction- Greg Napper
2	Project Overview Stefano Cottini
3	What Is Beau Monde A brief overview to NSWFB was presented by Stefano Cottini

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New Beau Monde Brigade Sprinkler and Hydrant Booster Locations in Little Spring Street Connell Wagner tabled two proposal options for consideration

Proposal No 1

6m zone between two existing fire exists at the higher end of Little Spring Street

Proposal No 2

Within the existing stone landscape hob, to the North of 77 Berry Streets most North/Westerly structural column, external to café,

NSWFB have agreed in principal with both locations, (they have a preference for proposal no 2) Both solutions have limitations,

Proposal No 1- Will require a alternative solution and a section 188, as it will only work with the sprinkler and hydrant brigade boosters mounted on top of each other. (See Sketch)

Proposal No 2- Will also need a alternative solution, as the location of this booster arrangement is within 10m of a fire source. (being the ground floor coffee shop) . Another reason is that is more inline with direct site of the main building entry. Options to treat this shop front are

1. Drenching of the internal glass
2. Glass bricks,
3. Insertion of fire rated glass to coffee shop tenancy

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New Beau Monde Sprinkler Pump Set and Sprinkler Valve Set position on basement 2

Connell Wagner table drawing showing location of preferred location of new sprinkler valves, new diesel and fire pumps, directly off fire stair no 5 within Beau Monde (77 Berry St). This location also requires the relocation of the pedestrian entry door from the office level carpark to stair no 5,

NSWFB agreed in principal, subject to a formal Performance Based Solution.

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New Commercial Tower

Overview of new proposals explained by Stefano Cottini

6

New Hotel Tower

Overview of new proposals explained by Stefano Cottini

7

Where does NSWFB consider the front of the office complex?

I must admit, they are as clear about this as we are. However, the Southern end, with a slant towards the east (towards Little Spring Street) with respect to brigade booster and fire control room.

8

NSWFB attitude to Relay Pump Stations in Office and Hotel Towers?

Mandatory

Space Planning offered so far must incorporate mid rise brigade booster relay pump rooms in both towers

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We must accommodate relay pump rooms directly off fire stairs, mid rise in each hotel and office tower.

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Discussions on Fire Tender Vehicle having 24/7 100% circulation access to all street frontages (the are where Oculus Landscape and Architect wish to enhance the outside dining experience)
The fire tender vehicle must maintain access (within 8 metres) to any adjoining brigade booster assembly and any fire control room or for any dedicated access to the adjoining/ opposite street properties along Denison Street.

Survey required of adjoining booster valves and Fire Control Rooms of adjoining properties.

10

Can the development achieve compliance with only one booster assembly?

No. Both Office and Hotel must maintain its own brigade booster and each must have a fire control room

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Singular Supplies for Dual Towers. NSWFB thoughts

No and in no way supported.

NSWFB stated if two individual titles, occupy separate land title, then any form of share shared service for tanks, pumps, and water mains connections are strictly prohibited

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Explanation of Combined Hydrant and Sprinkler systems, with share services,

Refer to above, Even with Easements

The brigade for operational purposes must have two independent systems, including separate fire control rooms, brigade boosters, tanks and pumps.

Greg Napper asked if we could have a combined water supply for two towers.? No was the answer, NSWFB stated if the overhead and below ground tunnels must somehow be fire isolated via fire doors/shutters.

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Discussions on EWIS

The Brigade queried the need for the Emergency Warning Systems to cascade from one building into the other. Norm informed that buildings linked would normally require the EWIS to cascade into the other building. Requirement will be referred to the BCA consultant for direction.

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Discussions on Fire Control Rooms to Commercial Office and Hotel Towers

Both Hotel and Offices are required to have compliant Fire Control Rooms,

Hotel FCR to be near to Hotel lobby off Little Spring Street

Office FCR to be near to / opposite the Hotel lobby also in Little Spring Street

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Other Business

The consent authority should determine if Beau Monde Fire Systems need to be upgraded and amplified with regard new code implemented in 2005?

What is the impact on the installed hydrant system?

What is the impact on the sprinkler system?

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What is the impact on the fire smoke, thermal, and EWIS Systems?

Meeting closed 3pm at Greenacre

Minutes of Teleconference 17 February 2009 with

- Stephen Parkins
- Tony Martin
- Mark Porter
- Richard Spiteri
- Norman Theodorlis, Peter Blundell, Charbel Aoun and Greg Napper from Connell Wagner

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Separate Systems

Connell Wagner overview the proposal to move forward with a combined hydrant sprinkler system for each building, with separate pumps, tanks and brigade booster valves for each hotel and office . Agreed by NSWFB

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As a Alternative Solution, Connell Wagner proposed to NSWFB to implement a (1) hour fire storage for each building, in lieu of the nominated (4) hour stated in AS 2419.1-2005 Clause 4.2 (albeit, that AS 2118.6, doesn't nominate a duration of water flows) (by way of information, Norm quoted "NFPA which states 1hr supply)

Plus

A secondary source of water supply is offered via an independent water supply connection to the street main.

NSWFB agreed, but wanted redundancy to the supply lines fill the basement tanks.

Solution, Connell Wagner to provide a second infill point from a separate water main (ie, 2 services fill the basement storage tanks from independent towns main) Geometry of infill connections to be presented to NSWFB

Alternative Solution via a 144 application, to be prepared by Fire and Life Safety engineer (could be Connell Wagner with client approval) and lodged by Phillip Chun and Associates

Agreed by NSWFB.

(for the record, roof mounted tanks have been discredited by the architects due to height limitations)

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Ground Tank Capacities Agreed

Commercial OH 3 max classification

30l/sec for Hydrants

27l/sec for Sprinklers

57l/sec

3600sec/hour

205,200 litre Commercial Tank

Hotel

OH 1 max hazard classification

20l/sec for hydrants

15l/sec for sprinklers

35l/sec

3600sec/hour

126,000litre Hotel Tank

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Relay Pumps

AS 2419.1-2005 clause 7.7 nominate brigade relay pumps every 50m or part thereof

In order to reduce the quantity of relay pump rooms taking valuable building space Connell Wagner sought a concession from NSWFB , to have only one relay pump set in each of the hotel and commercial space. The relay pump would be located at mid level (transfer level between low and mid rise in office) within the buildings and pump to the top most pressure zone. The relayed water supply will feed the top pressure zone and cascade down the building via duplicated pressure reducing valve sets and feed the lower three pressure zones. The lowest zone will also be provided with a low zone booster valve being able to be fed directly from the fire brigade booster truck.

The NSWFB were generally in agreement with the proposal but requested redundancy via duplicate relay pumps sets, ie duty and standby.

The brigade advise that their fire tender pumpers can pump to 1200 -1300kPa, but the weakness the canvas fire hose themselves. (they are often rate above 1300kpa, but from a operation sense, they don't wish to work a pressure much higher than 1200kpa

21 Schematic drawing of each system to be submitted for comment

End minutes