

15 September 2009

REFERRAL RESPONSE – FIRE SAFETY

FILE NO: DA 441/2009/1
ADDRESS: 1 New Beach Road DARLING POINT 2027
PROPOSAL: Marina redevelopment
FROM: Richard Smith - Fire Safety Officer
TO: Mr P Kauter

Application documents

The following documentation provided by the applicant has been examined for this referral response:

- BCA report by Vic Lilli and partners dated 25 February 2009.
- Statement of Environmental Effects by urbis dated March 2009.

BCA Classification

Basement – Car park (7a)

Ground floor – Marina (10b), office (5), shops (6), workshop (8), car park (7a)

First floor – Office (5), school (9b)

Rise in storeys

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Recommendation

That the following conditions shall apply if the proposal is approved;

1.1 Building upgrade (Clause 94 of the Regulation)

Council considers pursuant to clause 94 of the *Regulation* that it is appropriate to require the existing building to be brought into total or partial conformity with the *BCA*.

The *Construction Certificate* plans and specification required to be submitted to the *Certifying Authority* pursuant to clause 139 of the *Regulation* must detail building upgrade works required by this condition.

The *Certifying Authority* must be satisfied that such work, to be implemented as part of the development, will upgrade the building to bring it into compliance

with the following provisions of the *BCA* as in force at the date of the *Construction Certificate* application:

1. that fire hose reels shall be provided as follows;
 - (a) No part of a berth should be beyond the reach of the nozzle end of a fully extended reel. Hose reels should be suitable for operation by one person.
 - (b) The length of hose on any reel should be 36 m.
 - (c) At least one reel should be located on the shoreline side of the first berth, and also at the seaward end of each walkway.
 - (d) The maximum distance between any two reels should be 30 m. Where more than two reels are required, they should be evenly spaced along walkways.
 - (e) At least two reels should be accessible from each berth.

The two most hydraulically disadvantaged reels (operated simultaneously) should each provide a minimum water flow rate of 0.63 L/s at a running pressure of not less than 275 kPa.

Where the required flow rate and running pressure cannot be achieved at all times from the normal water supply, a booster pump should be provided which should-

- (i) be self priming;
- (ii) have the capacity to supply water at a minimum rate of 1.26 L/s at the required running pressure; and
- (iii) operate automatically upon the flow of water through any hose reel.

Stand-alone mobile fire pumps should be considered, to augment the hose reels and other fire prevention devices.

2. That a fire hydrant shall be provided adjacent to the head of each gangway.
3. Portable fire extinguishers for fire hazards that cannot be extinguished with water shall be provided at the appropriate locations.
4. An audible fire alarm system shall be provided to the marina.
5. That the selection and location of equipment, training of staff and marina users and the development of an emergency response plan (where relevant complying with AS 3745-2002) shall be jointly developed by the marina operators, NSW Fire Brigades (both the marine section and the local fire brigade), the Sydney Ports Corporation, the RAN and Maritime NSW.
6. Double containment fuel lines shall be used for fuel delivery over water.

Note: The *Certifying Authority* issuing the *Construction Certificate* has no power to remove the requirement to upgrade the existing building as required by this condition. Where this condition specifies compliance with performance requirements of the *BCA* the *Certifying Authority*, subject to their level of accreditation, may be satisfied as to such matters. Where this condition specifies compliance with prescriptive (deemed to satisfied) provisions of the *BCA* these prescriptive requirements must be satisfied and cannot be varied unless this condition is reviewed under section 82A or amended under section 96 of the *Act*.

Note: This condition does not set aside the *Certifying Authorities* responsibility to ensure compliance with clause 143 of the *Regulation* in relation to Fire Protection and Structural Adequacy.

Note: AS 4655 *Guidelines for fire safety audits for buildings* (or any succeeding AS) should form the basis of any fire upgrade report.

Standard Condition: C10

1.2 Annual Fire Safety Statements (Class 1b to 9c buildings inclusive)

Each year, the owner of a building to which an *essential fire safety measure* is applicable must provide an *annual fire safety statement* to Council and the Commissioner of the NSW Fire Brigades. The *annual fire safety statement* must be prominently displayed in the building.

Note: *Essential fire safety measure* has the same meaning as in clause 165 of the *Regulation*.
Annual fire safety statement has the same meaning as in clause 175 of the *Regulation*.
Part 9 Division 5 of the *Regulation* applies in addition to this condition at the date of this consent. Visit Council's web site for additional information in relation to fire safety
www.woollahra.nsw.gov.au.
Standard Condition: I22


Richard Smith
Fire Safety Officer