

PROJECT:	Wearne Aged Care Redevelopment
LOCATION:	Cottesloe WA
SCOPE OF WORK:	Wet Fire Protection
COMPLETION DATE:	December 2021
CONTRACT VALUE:	\$1M

Wearne Aged Care facility located in Cottesloe boasts panoramic Indian Ocean Views and several heritage listed buildings on the property. The redevelopment phase incorporated the addition of 20 deluxe independent living units and 129 residential aged care rooms as well as associated amenities, café and allied health services.



The redevelopment has been completed in two stages, stage one includes the Marine Views residential facility that looks over the gardens and the ocean, with stage two developed at the Waterfront Cottesloe.



SCOPE DETAILS

Within our scope, we were tasked with the design and installation of:

- Fire Sprinkler system in accordance with AS2118.1 (2017)
- Fire Hydrant System in accordance with AS2419.1 (2005)
- Fire Hose Reels in accordance with AS2441 (2005)
- Fire Pumps in accordance with AS2941 (2013)
- Fire Extinguishers in accordance with AS2444 (2001)

Sprinkler Control Valve assemblies have been installed in the Fire Pump Room located on the Ground Floor of the Marine Views complex and also on Level 1-4, South Stair 2, Ground & Level 1 West Stairs 6 plus Levels 2-5 East Hydrant & Sprinkler Control Valve cupboard in the Waterfront East Cottesloe complex.

Fire Pumps consisting of 1 diesel duty booster pump and 1 diesel standby pump have been installed to supply the combined fire sprinkler, fire hydrant and hose reel system.



Hydrants have been installed in the Fire Stairs, Carpark and Hydrant Cupboards. There are also hydrants installed in the BOH areas of Marine Views. Feed hydrants have been installed in the Fire Services Booster Cabinet off the main entrance to Marine Views from Warton Street adjacent to the turning area.

The Fire Brigade booster connection is a storz connection service which provides the Brigade with a connection to draw water from the onsite water storage tanks in order to facilitate the boosting of the system should they require to do so.



CHALLENGES & SOLUTIONS

Throughout the project we were faced with various challenges:

- The site required some enabling works prior to the commencement of the project in order to ensure that the existing aged care facility remained operational. This required the installation of a temporary fire pump and tank for the sprinkler system and connection of the existing external fire hydrant ring main to the towns main connection for the duration of the construction. To facilitate this an understanding of the existing facility and some early commissioning and flow tests to ensure the prescribed design criteria could be achieved.
- Ongoing client upgrades to the Independent Living Units required for the design to be fluid and meant additional management to ensure that design changes were captured for compliance, installation and mitigation of abortive works.