

12 June 2019

Nihon University Group
c/- dwp | design worldwide partnership
16 Telford Street
NEWCASTLE NSW 2300

Sent via Email

Attention: Katherine Daunt

NEWCASTLE COURTHOUSE | 9 CHURCH STREET, NEWCASTLE
RE: PROPOSED FIRE & LIFE SAFETY UPGRADE STRATEGY FOR SSD SUBMISSION

1. Introduction

Design Confidence has been engaged to act as the fire safety engineers for the subject development and this correspondence has been prepared to provide comment regarding the proposed fire safety strategy for the existing heritage listed component of the development being the Courthouse.

Nihon University Group is proposing the adaptive reuse of the State heritage-listed former Newcastle Courthouse as an educational establishment with associated student accommodation at No. 9 Church Street, Newcastle.

The correspondence contained herein relates solely to the existing building component which forms part of the larger redevelopment of the site and looks to provide advice around ensuring the heritage significance and character of the former courthouse building is maintained whilst also ensuring an acceptable level of fire safety is also achieved.

The purpose of this correspondence is to provide a proposed fire & life safety strategy to upgrade existing building elements of the building to a level pursuant to Clause 94 of the Environmental Planning and Assessment Regulation 2000, that is acceptable by the consent authority and provided for consideration when determining the validity of the proposed Development Application for the existing building.

This correspondence relates solely to the existing building, being the form Newcastle Courthouse and all new works will be subject to a separate fire engineering assessment.

2. Building Description

The subject site is located at the eastern reaches of the suburb of Newcastle, immediately adjacent to the Newcastle City Centre. Immediately adjoining development includes the Grand Hotel and residential apartments and townhouses to the north, the Newcastle Police Station to the east, and James Fletcher Hospital to the south and west.

The new 'Residential Building' would form part of the campus complex dedicated to student accommodation and support facilities, while the 'Education Building' would be dedicated to educational spaces. The former Courthouse building would house the campus' administration and management facilities as well as the conference room.

3. Proposed Scope of Works

In summary, the proposal involves the following key aspects:

- Demolition of the existing Administration Building and Supreme Court Building;

- Change of use of to the former Courthouse building from a 'public administration building' to an 'educational establishment' (proposed 'Public Building', to be utilised by both students, staff and the general public);
- Minor internal demolition works and alterations to the former *Courthouse* building to improve functionality and meet Building Code of Australia and accessibility requirements;
- Construction of two new part 3, part 4-storey buildings consisting of a 108 bed 'Residential Building' and an 'Education Building', both connected to the proposed 'Public Building' by atria;
- The 'Residential Building' is to contain an in-house 'food and drink premise' (cafeteria) at ground level;
- Service vehicle access from Church Street along the existing eastern boundary driveway;
- Ground Level car parking accommodating 20 spaces, 1 motorcycle space and 22 bicycle spaces;
- Public domain works, site landscaping and rooftop communal open space.



Figure 2 – Artist impression of proposed redevelopment / adaptive re-use

4. Proposed Upgrade Strategy

As highlighted above, the new building components parts will be subject to a separate assessment which will demonstrate compliance with the relevant requirements of the Building Code of Australia (BCA), however with respect to the existing component it is proposed to upgrade the existing building in accordance with provisions outlined within Clause 94 of the Environmental Planning and Assessment Regulation 2000, which states that the consent authority is to take into consideration whether it would be appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.

We believe that due to the significance of the existing building from a heritage perspective that it is not appropriate for the building to be brought into either total or partial conformity with the Building Code of Australia, for the following reasons –

1. The subject courthouse will be separated from the remainder of the development via the introduction of fire-rated walls and / or drencher protected glass which effectively isolates the courthouse into a standalone two storey building / compartment;
2. The existing fabric contained within the courthouse is acceptable from a fire-resistance level when considering the building to be a standalone two storey building / compartment;

3. It is proposed that the courthouse be provided a smoke detection and alarm system compliant with AS1670.1-2015, this provision of this detection system will enable early warning to occupants within both the existing and proposed building parts and assist with evacuation in the event of an emergency;
4. The proposed buildings are sprinkler protected and any existing opening within the old courthouse will be addressed via a separate fire engineering assessment, thereby assisting in the restriction of fire spread from the courthouse to the proposed buildings and vice versa

5. Conclusion / Recommendations

This Fire and Life Safety Upgrade Strategy highlights issues for consideration under Clause 94 of the EP&A Regulation 2000 for the consent authority to determine whether the measures contained in the building are reasonable, taking all circumstances into consideration to:

- i. Prevent fire, suppress fire or prevent the spread of fire or ensure or promote the safety in the event of fire; and
- ii. To restrict the spread of fire from the building to other buildings nearby.

The consent authority is requested to review and offer concurrence (or otherwise) within this fire and life safety upgrade strategy.

If you have any questions or require further information, please do not hesitate to contact us.

Report By

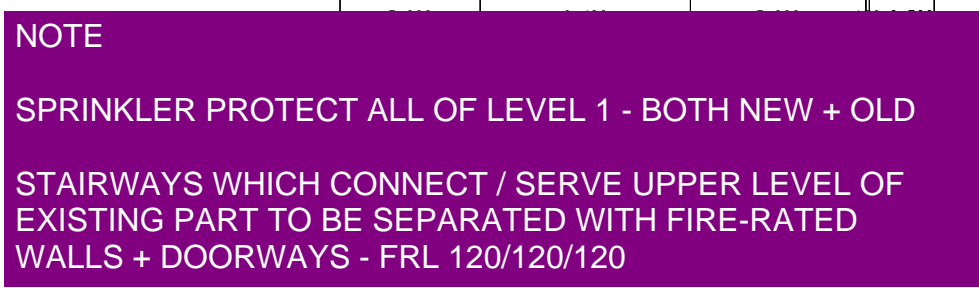


Luke Sheehy

Principal | Accredited Fire Safety Engineer
For Design Confidence (Sydney) Pty Ltd

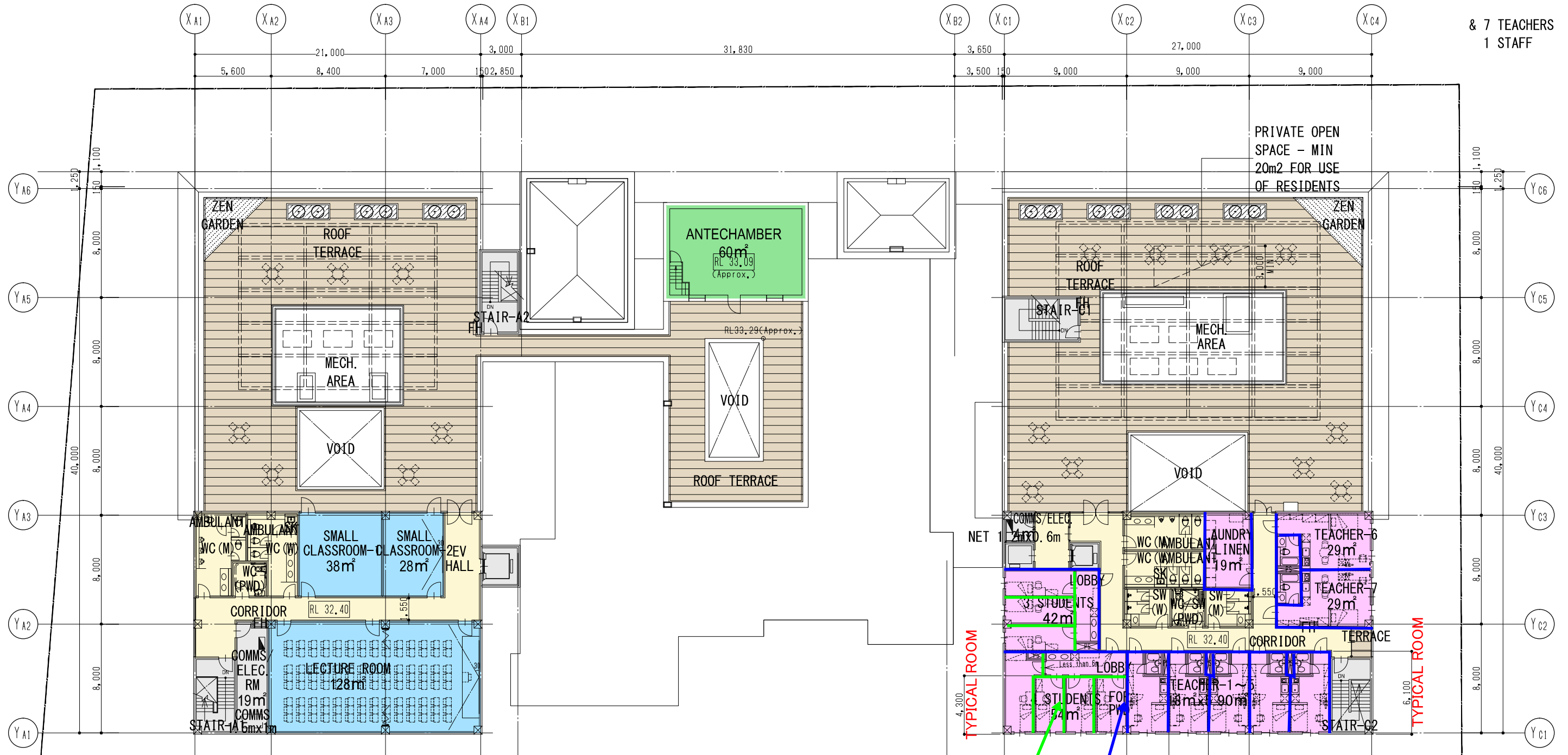
APPENDIX 1

Fire Safety Strategy



1F	6 STUDENTS
2F	43 STUDENTS
3F	44 STUDENTS
4F	7 STUDENTS
TOTAL 100 STUDENTS	

& 7 TEACHERS
1 STAFF



NOTE

SPRINKLER PROTECT LEVEL 4

SMOKE WALLS + SOLID
CORE DOORS NOT LESS
THAN 35MM THICK

FIRE-RATED WALL +
DOORWAYS - FRL
60/60/60

EDUCATION BUILDING

PUBLIC BUILDING

RESIDENTIAL BUILDING

7 STUDENTS
(Including 1 PWD)

7 TEACHERS

