

Our ref: SSD-9787-PA-102

Chris Forrester
Director, Beam Planning

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25/06/2026

SSD-9787 Nihon University - Clarification of Student and Staff Capacity

Dear Mr Forrester

I refer to your submission dated 17 June 2026, requesting clarification on the student and staff number capacities under the development consent (SSD-9787). You have indicated that “*there is no express condition limiting the number of students or staff associated with the approved educational establishment use*”.

The Department has carefully reviewed the information and the requirements of the development consent SSD-9787. Schedule 1 of the consent includes a definition of the approved ‘Development’:

Development The development described in the EIS and Response to Submissions, including the works and activities comprising site preparation works, demolition, site remediation, construction and operation of the Nihon University Newcastle Campus, as modified by the conditions of this consent.

Sections 1.3 and 4.4.6 of the EIS refer to the development to include a ‘108 bed Residential Building’ and that the building will provide 100 individual rooms for students and 8 staff accommodation rooms. Section 4.4.10 of the EIS states that “[u]p to 100 Students Japanese exchange students from Nihon University (including junior high students from a related school) would stay at the new campus for one to two months to experience international living and practice English. The students would be housed in the Residential Building and would take English courses in the Education Building.”

The development operating student and staff numbers have been broken down in the [Department's Development Assessment Report](#): student capacity: maximum 100 students at any one time; accommodation: 100 rooms for students; 8 rooms for staff.

Therefore, subject to Condition A4 of the Consent, the abovementioned student capacity and accommodation is taken to be the capacity for the development.

Please note that if there are any inconsistencies between the above and the conditions of consent, the conditions of consent will prevail.

Should you wish to discuss this matter further, please contact Swati Sharma at swati.sharma@dphi.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Shiraz Ahmed', with a long horizontal flourish extending to the right. The signature is written over a light blue horizontal line.

Shiraz Ahmed
Team Leader - Social Infrastructure Projects Unit
Infrastructure Management

As nominee of the Planning Secretary