



Katherine Daunt &lt;katherine.d@dwp.com&gt;

**RE: SSD 9787 - Nihon University -SSD Condition E2 & E3 - Further correspondence required from Surescope**

1 message

**Scott O'Donohue** <scott@scopecert.com.au>

25 August 2021

To: Olivia Ryan &lt;OliviaRyan@built.com.au&gt;

Cc: Benjamin Moss &lt;benmoss@built.com.au&gt;, Robert McLaughlin &lt;robertmclaughlin@built.com.au&gt;, Edward Clode &lt;edward.c@dwp.com&gt;, Katherine Daunt &lt;katherine.d@dwp.com&gt;, Surescope &lt;scott@scopecert.com.au&gt;, Vasanthakumar &lt;sita@built.com.au&gt;, Jack Garland &lt;JackGarland@built.com.au&gt;

Good Morning Olivia

I am satisfied based on my review of documentation provided as required by Consent Condition E2

**Scott O'Donohue****Managing Director****A1 Accredited Certifier****Address - Suite 4c, 250 Pacific Hwy Charlestown NSW 2290****PO Box 132 Charlestown NSW 2290**

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- CONSTRUCTION APPROVALS
- BUILDING CERTIFICATION
- BCACOMPLIANCE REPORTING
- FIRE SAFETY AUDITS

**\*IMPORTANT INFORMATION\*****ARE YOU REGISTERED FOR ONLINE SUBMISSIONS VIA NSW PLANNING PORTAL?**

All applications for a Complying Development Certificate (CDC), Construction Certificate (CC), Appointment of Principal Certifier (PCA), or Occupation Certificate (OC) **will be mandatory as of 1<sup>st</sup> July 2021**.

Your Patience during this adjustment is largely appreciated.

**How to apply online?**

- **Register** for an NSW Planning Portal account to start your application.
- **Log in** to complete the online application.

**Further assistance or information on the portal required?**

- Visit the **Applicant Resources** tab on the Planning Portal Website.

**From:** Olivia Ryan <OliviaRyan@built.com.au>  
**Sent:** Wednesday, 25 August 2021 8:18 AM

8/25/2021

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To: Scott O'Donohue <[scott@scopecert.com.au](mailto:scott@scopecert.com.au)>

Cc: Benjamin Moss <[benmoss@built.com.au](mailto:benmoss@built.com.au)>; Robert McLaughlin <[robertmclaughlin@built.com.au](mailto:robertmclaughlin@built.com.au)>; Edward Clode <[edward.c@dwp.com](mailto:edward.c@dwp.com)>; Katherine Daunt <[katherine.d@dwp.com](mailto:katherine.d@dwp.com)>

Vasanthakumar <[sita@built.com.au](mailto:sita@built.com.au)>; Jack Garland <[JackGarland@built.com.au](mailto:JackGarland@built.com.au)>

Subject: SSD 9787 - Nihon University -SSD Condition E2 & E3 - Further correspondence required from Surescope

Morning Scott,

We note that you approved *E3 I'm Satisfied provide evidence of submission to Secretary.*

However, can you please send further correspondence as a matter of urgency noting your satisfied with documentation provided for **SSD Condition E2 as your below correspondenc no reference to this particular condition.**

Dropbox link for documentation - E2 & E3\_External Walls & Cladding\_Planning Submission

<https://www.dropbox.com/sh/dagxfzbfmn5ab0g/AAATEBH3yBXFQxKiATXXK61Ca?dl=0>

Once we have this correspondence, dwp will submit all of the documentation in the above dropbox file to Planning Secretary in accordance with E3

Thanks in advance Scott.

Kind Regards

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From: Scott O'Donohue <[scott@scopecert.com.au](mailto:scott@scopecert.com.au)>

Sent: Tuesday, 24 August 2021 6:17 PM

To: Olivia Ryan <[OliviaRyan@built.com.au](mailto:OliviaRyan@built.com.au)>; Office <[office@scopecert.com.au](mailto:office@scopecert.com.au)>; Courtney Clarke <[courtney@scopecert.com.au](mailto:courtney@scopecert.com.au)>

Cc: Benjamin Moss <[benmoss@built.com.au](mailto:benmoss@built.com.au)>; Sita Vasanthakumar <[sita@built.com.au](mailto:sita@built.com.au)>; Robert McLaughlin <[robertmclaughlin@built.com.au](mailto:robertmclaughlin@built.com.au)>; Jack Garland <[JackGarland@built.com.au](mailto:JackGarland@built.com.au)>

Subject: RE: SSD 9787 - Nihon University - OC Application Documentation

[EXTERNAL EMAIL]

Hi All

Based on our review of received documents I provide the below feedback

#### Works to be completed

As per inspection reports submitted by this office

#### General BCA

1. Item 3 of our checklist – Outstanding
2. Item 5 – Outstanding, require report from NSWFB AND all items from their findings provided/ rectified TBA TBC
3. From Fire Safety Certificates (See below)

- All ARA Certificate to be no in DRAFT form, any change to date must be reflected on the Fire Safety Certificate
- Commissioning Statement (Flow Pressure etc) for both Hydrant and Sprinkler (in the form required by AS2419 and AS2118)
- Certificate from EFN for Lightweight Construction

4. Item 12 - WAE including Civil Engineer endorsement
5. Item 13 – Floor Sound Separation Certification (any additional requirements) other than 200mm Slab and carpet is present between Unit Dorms
6. Item 20 – Provide install certificates for all non slip nosing installations, referencing all locations and the product applied (so can be cross checked with product specification)

#### DA Conditions

**Note: The below only comments on received items, the remaining items that have not been forwarded to SureScope will be reviewed as they come in and endorsed as accepted from hereon as per below chart/ spreadsheet**

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1. E3 I'm Satisfied provide evidence of submission to Secretary
2. E4- Engineer that undertook inspection is to confirm that they are appropriately qualified to undertake such Post Dilapidation Inspections for Structural matters and that any crack identified in areas not looked at Pre Construction Stage will not reduce the structural adequacy of those buildings concerned. (E4 (b)(ii) and evidence this final report has been submitted to council
3. See email response by myself to Built requiring further submission
4. E7 - Certificate of Title required by this condition must be registered OR confirmation from Council that they have no objection to a Interim/ Part OC being issued without registration

Scott O'Donohue

Managing Director

A1 Accredited Certifier

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## \*IMPORTANT INFORMATION\*

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- Log in to complete the online application.

#### Further assistance or information on the portal required?

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From: Olivia Ryan <[OliviaRyan@built.com.au](mailto:OliviaRyan@built.com.au)>

Sent: Monday, 23 August 2021 3:00 PM

To: Office <[office@scopecert.com.au](mailto:office@scopecert.com.au)>; Scott O'Donohue <[scott@scopecert.com.au](mailto:scott@scopecert.com.au)>; Courtney Clarke <[courtney@scopecert.com.au](mailto:courtney@scopecert.com.au)>

Cc: Benjamin Moss <[benmoss@built.com.au](mailto:benmoss@built.com.au)>; Sita Vasanthakumar <[sita@built.com.au](mailto:sita@built.com.au)>; Robert McLaughlin <[robertmclaughlin@built.com.au](mailto:robertmclaughlin@built.com.au)>; Jack Garland <[JackGarland@built.com.au](mailto:JackGarland@built.com.au)>

Subject: SSD 9787 - Nihon University - OC Application Documentation

Good Afternoon Surescope Team

8/25/2021

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Please find below an updated list of documentation / installation certificates provided to date relating to the OC application for Nihon University – 9 Church Street, Newcastle (SD9787)

Can you please review and provide feedback if the documentation submitted to date is accepted.

**Drop box link for OC Application documentation**

<https://www.dropbox.com/sh/djqc4x0mp2sb2y0/AAAyqt-YH5-HzvwKx0j8RLSaa?dl=0>

Furthermore can you please review submissions for E2 as documentation needs to be submitted to Planning Secretary within 7 days of approval by Certifier

<https://www.dropbox.com/sh/dagxfzbfmn5ab0g/AAATEBH3yBXFQxKiATXXK61Ca?dl=0>

Thanks in advance for your assistance.









## DETAILED COMPLETION TRACKING SCHEDULE

### PD15-01A Tracking #: 24

**Item Description:** PCA OC Checklist Requirements  
(incl. SSD-9787 Part E Conditions)

**Project #**

201229

**Project :**

Nihon University

#	Detailed Completion Requirement	Status	Date Submitted	Certifier Status	Built Owner	Comments
1	Final inspection by PCA					
2	Complete OC Application Form submitted					
3	Survey by Registered Surveyor – RL's, height and setbacks. Works as Executed for the Building and associated retaining walls and the like					Due Monday 23.08.2021
4	Statement from Fire Engineer (Alternative Solution) that all requirements of their report have been inspected and completed in accordance with their requirements	Submitted for approval	23.08.2021			Submitted 23.08.2021
5	NSWFB Clause 152 Inspection Report (Alternative Solution) - To be organised once OC is applied for and received the Final Fire Safety Certificate.					Surescope booking
6	Fire Safety Certificate for new, modified/extended fire safety measures, including existing.	Submitted for approval	23.08.2021			Submitted 23.08.2021
7	Sub-Contractor's install/test Certificates for new, modified/extended fire safety measures listed in the Fire Safety Certificate or Fire Safety Schedule.  <i>Certificates will not be accepted unless they are signed, dated and relate to the BCA Clauses, Fire Engineering Report and Australian Standards nominated in the Fire Safety Certificate. For fire rated gyprock or the like, reference is to be made to the systems and that they are installed in accordance with manufacturers guidelines.</i>	Awaiting Approval	19.08.2021			Submitted the following 06.08.2021 Latches, Mailec, Murphy, Smoke C 10.08 Coles F&C JAC, Letter Graphics, ARA, Auto In Link Monitoring 13.0 19.08 ASE



8	Provide evidence that the premises has been licensed/registered with Council and or the Food Authority.	Awaiting Approval	13.08.2021			
9	Structural Certificate for inspection of all structural elements, slabs, columns, walls etc. including structural balustrade systems and balconies - BCA Part B.	Awaiting Approval	19.08.2021			Updated Cardno certificate
10	Glazing Certificate to AS 1288 and AS 2047 (from Window Supplier): - General glazing - Section J - Shower screens and the like - Balconies	Awaiting Approval	13.08.2021			Monarch, F&C Glass, HVJ, Magic C Pro Stainless, Smoke Control
11	Waterproofing Certificate to BCA F1.7 and AS 3740: - All Bathrooms & Sanitary Compartments - Planter Boxes - Balconies, if applicable. - Basement Walls, if applicable	Awaiting Approval	13.08.2021			Duraset, Newcastle Tiles, Prestige,
12	Stormwater/On-Site Detention Certificate and Works-as-Executed plans by registered surveyor.					Due 23.08.2021
13	Acoustic Certificate to separating walls and floors (Part F5), between the residential units and between the residential units and other parts of the building, the install certificate must be include reference to the system adopted and that the installation complies with manufacturers guidelines to achieve the required acoustic sound ratings	Awaiting Approval	13.08.2021			
14	Termite Protection Certificate to AS 3660, for any chemical or physical barriers provided to the existing building that relates to the structural elements.	Awaiting Approval	13.08.2021			
15	Licensed Plumber's Certificate to AS 3500, and confirming that stormwater drainage in accordance with engineers plans and BCA Part J7.	Awaiting Approval	06.08.2021			
16	Licensed Electrician's Certificate to AS 3000 and BCA Part J6.	Awaiting Approval	13.08.2021			06.08 - Mailec 13.08 Added Optimum Electrical
17	Mechanical Ventilation Certificate for general ventilation – BCA F4.5, F4.11, AS 1668.2 & Part J5 of the BCA/NCC	Awaiting Approval	13.08.2021			
18	Lift Certificate to AS 1735 and AS1428-2009	Awaiting Approval	13.08.2021			Kone, Lifts 4 Life
19	Carparking Certificate to AS 2890 and AS 1428 (this must be provided by the Architect as an asbuilt certification, this could also be signed off by Civil Engineer or Traffic Consultant	Submitted for Approval	23.08.2021			23.08.21 - Installation certificate fro Waiting on certificate from dwp
20	Provide a Statement/Certificate for product/finish to confirm slip-resistant levels to ramps, ramp landings, stair treads and stair landings in accordance with Table D2.14 (where applicable). As well as a Certificate of Installation stating that all non-slip products have been installed in accordance with the manufacturers guidelines. (Note: External stairs and ramps must have "Wet" rating)	Awaiting Approval	13.08.2021			Add Floor, Butlers, Classic Architec
21	Carpet/wall/floor finishes to masonry (excludes tile, gyprock and the like) BCA Clause C1.10 (Fire Test Certificates) to be provided with install cover letter stating the product installed and that is has been installed as per manufacturers specifications for each product.	Awaiting Approval	13.08.2021			Add Floor - Armstrongm Bolon, Go Interface
22	Provide an Installation Certificate which states that any installed external cladding is non-combustible as determined in accordance with AS1530 and has been installed in accordance with manufacturer guidelines. This must be provided from the licenced contractor.	Awaiting Approval	13.08.2021			Araodia, JAC, Lorn
23	Provide written certification that walls and ceilings comply with requirements of Section J (Energy Efficiency) and Section J Reports.	Awaiting Approval	13.08.2021			JAC
E1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing.	Awaiting Approval	03.08.2021			Submitted for Surescope to review 03.08.2021
E2 & E3	Provide documented evidence that the products and systems used in the construction of external walls including finishes and claddings	Awaiting Approval	13.08.2021			Submitted for Surescope to review 13.08.2021 -Condition E3 Waiting

	such as synthetic or aluminium composite panels comply with the requirements of the BCA. Also that they have been installed in accordance with manufacturers guidelines. Provide evidence this has also been provided to the Planning Secretary					Surescope approval as need to be submitted by dwp to Planning within days of approval from certifier
E4	Provide a copy of a Post Construction Dilapidation report by a Structural Engineer and evidence of (a), (b), and (c) of this condition being addressed	Awaiting Approval	13.08.2021			Submitted for Surescope to review 13.08.2021
E5	Provide Public Domain and Footpath works Signoff from Council	Awaiting Approval	13.08.2021			Submitted for Surescope to review 13.08.2021
E7	Provide a copy of the registered stormwater easement as required by this condition					In Land Council - waiting on certificate
E8	Provide a copy of Section 50 Certificate from Hunter Water					
E9	Provide a copy of Works as Executed plan by Registered Surveyor and Endorsed by Civil Engineer as consistent with Stormwater plans and other approved finished ground levels					
E10	Provide evidence that the Planning Secretary has endorsed the Green Travel Plan	Awaiting Approval	13.08.2021			Submitted for Surescope to review 13.08.2021
E11	Provide evidence that the Heritage Interpretation Plan has been submitted to the planning secretary. Provide evidence (Letter) from Heritage consultant that they have met the requirements of (a) to (d) as required by this condition.	Awaiting Approval	3/08/2021			Submitted for Surescope to review 03.08.2021
E12 & E13	Provide a copy of the 'Operational Management Plan' and a covering letter confirming that the plan meets (a) to (e) of this condition and will be in place for the life of the approved development	Awaiting Approval	19/08/2021			Submitted for approval 19.08.2021
E14	Provide OTAMP and evidence that it has been submitted to the Planning Secretary, further provide evidence that the Plan was made in consultation with council	Awaiting Approval	3/08/2021			Submitted for Surescope to review 03.08.2021
E15	Provide evidence to the Certifier that the installation and performance of the mechanical ventilation system complies with AS 1668.2:2012 and any dispensation granted by Fire and Rescue NSW.	Awaiting Approval	19/08/2021			Submitted for approval 19.08.2021
E16	Provide an installation certificate confirming that all requirements of the Noise and Vibration Assessment report by EMM have been installed in the building	Submitted for Approval	23.08.2021			
E18	Obtain a Fire Safety Certificate for all Essential Fire or Other Safety Measures and provide a copy to the relevant authority and Council (the FSC must be prominently displayed in the building).					
E19	Provide a copy of Structural Engineers inspection report during construction, the inspection report should confirm that the structural elements in the building were inspected during construction and were found to be satisfactory. Provide evidence that this report and plans have been sent to council	Awaiting Approval	19.08.2021			Updated certificates
E20	Provide a Completion Certificate from a suitably qualified tradesperson that the fitout of the food premises meets the requirements of the Food Premises Code AS4674	Awaiting Approval	06.08.2021			Submitted 06.08.2021 - Awaiting approval from Surescope
E21	Provide a copy of the OMP and evidence that the OMP meets the requirements of (a) to (d) of this condition					
E22	Provide a copy of 'Rainwater Harvesting' works as executed plan, the plan should be endorsed by the civil engineer and evidence must also be provided it has been sent to the planning Secretary					Submit to Planning
E23	Warm Water Systems and Cooling Systems - Provide suitable evidence that this condition is either not applicable or has been duly satisfied	Awaiting Approval	3/08/2021			Submitted for Surescope to review 03.08.2021
E24	Provide evidence from a suitable qualified practitioner that the outdoor lighting requirements of this condition have been met	Awaiting Approval	06.08.2021			Submitted for Surescope to review 06.08.2021
E25	Provide evidence that the requirements for Archaeological Salvage and this condition have been duly met (See condition C17) to be read in conjunction	Awaiting Approval	3/08/2021			Submitted for Surescope to review 03.08.2021 - Submitted to Council for Heritage

E26, 27, 28	Provide evidence that the below works are complete, inspection at Final will also be required. Prior to issue of an Occupation Certificate, way-finding signage and signage identifying the location of staff car parking must be installed. Prior to issue of an Occupation Certificate, bicycle way- finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas. Prior to issue of an Occupation Certificate, 'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site.					
E29	Provide a copy of the Operational Waste Management Plan with a cover page that identifies and confirms items (a) to (e) of this condition are addressed and satisfied	Submitted for approval	19/08/2021			Submitted for approval 19.08.2021
E30	Provide a copy of the Validation report for contamination					Submit to Planning
E31	Provide a copy of Site Audit Statement to fully meet the requirements of this condition					Submit to Planning
E32	Provide a copy of the LTEMP where required by the RAP, evidence is also to be provided that it has been sent to the planning secretary by way of confirmation letter to the PCA					Submit to Planning
E33	Provide evidence that any such LTEMP has been sent to council					Submit to Council
E34	Where LTEMP is required provide a letter from the Applicant for the OC that the site will be managed in accordance with the LTEMP					
E35	Provide a copy of an Operational Landscape Management Plan (to be prepared by Landscape architect or appropriately TAFE Qualified Landscaper)					

Olivia Ryan

Contract Administrator



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5 attachments



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