

15 January 2019

**Our Ref:** N-18047

**Adjoining Resident**

Dear Sir/Madam,

**RE: PRELIMINARY CONSULTATION  
9 CHURCH STREET NEWCASTLE  
NIHON UNIVERSITY - STATE SIGNIFICANT DEVELOPMENT (SSD 18-9787)**

City Plan Strategy & Development (CPSD) has been engaged by Design World Partnerships (DWP), on behalf of Nihon University Group (Nihon), to assist with the preparation and submission of a development application (DA) and Environment Impact Statement (EIS) to the NSW Department of Planning and Environment (DPE). The proposed development is State Significant Development (SSD) under the provisions of the *Environmental Planning & Assessment Act 1979 (NSW)*.

The proposal is seeking consent for the adaptive reuse of the state heritage-listed former Newcastle Court House as an education establishment with associated student accommodation at No. 9 Church Street, Newcastle (the 'subject site').

Nihon is a privately-operated tertiary institution within Japan, offering a multi-disciplinary array of educational courses and research projects. It has been actively developing dynamic collaborations with numerous overseas universities and promoting students to various international exchange programs. As a commemorative activity to celebrate Nihon's 130th Anniversary, and as part of the Japanese Government's New Growth Strategy: Internationalisation of Japanese Universities, Nihon has selected the former Newcastle Court House as the site on which to open its first international campus.

Nihon's vision for the new campus is to serve as a hub for international mutual exchange programs between Australian and Japanese students, promoting an understanding Japanese culture. The proposal will provide teaching spaces, dormitory-style student accommodation and associated facilities to accommodate a rotating cohort of Nihon students as part of an international cultural exchange and education program. The campus may also host mock-up trials with students of Newcastle University, public lectures and other cultural and academic events.

Key aspects of this proposal include:

- Demolition of the existing Administration Building (east wing) and Supreme Court Building (west wing);
- Change of use of the original Courthouse building from a 'public administration building' to an 'educational establishment' (proposed 'Public Building' to be utilised by both students and the general public for educational purposes);
- Minor internal demolition works and alterations to the original 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 100 bed 'Residential Building' (east wing) and an 'Education Building' (west wing), both connected to the proposed 'Public Building' by atria;
- The 'Residential Building' is to contain a 'food and drink premise' (cafeteria);
- 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;
- Site preparation works include removal of trees within the site and installation of ancillary services and infrastructure; and
- Public domain works, site landscaping and rooftop communal open space above the new buildings.

In the preparation of the DA and EIS, CPSD is consulting with affected stakeholders, including relevant government agencies, community groups, industry experts and adjoining owners, seeking their initial consideration of the proposal and details of matters that they would like specifically addressed in the EIS.

Information about the development and matters that will be examined in the EIS can be found on the DPE's website at:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=9787](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9787)

Once the DA and EIS have been completed and formally submitted to the DPE for assessment and determination, the application will be publicly exhibited to the broader community for comment in accordance with statutory requirements.

If you wish to make a submission on matters you believe should be addressed in the DA and EIS, please detail them in writing, addressed to the undersigned prior to 5:00pm on 2 February 2019.

Yours Faithfully,



**Murray Blackburn-Smith**  
Regional Director | Planning