



20th May 2020

The Planning Secretary
Department of Planning, Industry & Environment
320 Pitt Street
Sydney, NSW 2000

Attention: Megan Fu
Project: Nihon University Newcastle Campus - SSD 9787
Re: Conditions of Consent A10 and A13

Dear Megan,

Reference is made to SSD 9787 Conditions of Consent A10 and A13 in relation to the Staging requirements for the development and our correspondence dated 30th January 2020.

Revised Staged Construction Certification

The completion of the geotechnical investigations in consultation with Subsidence Advisory NSW determined that there was potential for mine workings associated with the Dudley Seam to exist under the development site. Subsidence Advisory NSW approval required detailed investigation drilling across the site and the grouting of mine workings where discovered. The time taken to carry out the drilling and grouting coupled with Subsidence Advisory NSW approval prior to Construction Certification for foundations has resulted in amendments to the planned construction staging of the project. In addition, the time taken for the mines work has enabled the finalisation of the public domain works with Newcastle City Council and the approval of the revised landscape plan for the streetscape treatment by the Heritage Council removing the need for a separate construction certificate to cover that work. The revised construction certificate staging program is as follows:

	<i>Construction certificate work areas to be addressed</i>	<i>Certificate application</i>	<i>Construction commencement</i>	<i>Projected completion</i>
	Early works including demolition of existing administration and supreme court buildings and the finalisation of the geotechnical, contamination and archaeological investigations.	January 2020	February 2020	April 2020
CC01	Shoring and stabilisation works to the south western corner of the site	April 2020	May 2020	May 2020
CC02	Substructure and foundation works to the education and residential building western and southern boundary retaining walls and site in-ground services. Residential and education buildings above the substructure including the structure, facades, external and internal finishes and all building services. Historic courthouse including the conservation, restoration, structural repairs, external and internal finishes and all building services. External works and landscaping to the development site including the public domain and the heritage streetscape landscaping works to Church Street.	May 2020	May 2020	June 2021
	Occupation certification and commencement of operations	July 2021		

Compliance Condition Matrix

i. CC01 Construction Certificate

The construction work to be addressed in construction certificate CC01 is limited to the shoring and stabilisation works to the south western corner of the site. The extent of works has been determined in consultation with Subsidence Advisory NSW to enable it to be carried out concurrently with the completion of the mines drilling and grouting works. All other construction works are excluded from construction certificate CC01. The compliance conditions matrix for CC01 is outlined below.

<i>Conditions of Consent</i>	<i>Compliance condition matrix</i>
Part A Administration Conditions	Compliance with all conditions
Part B Prior to the Issue of Construction Certificate	<p>Compliance with all conditions with the exception of condition A16 <i>Structural Adequacy</i></p> <p>Condition A16 requires all new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA and any additional requirements of the Subsidence Advisory NSW where the building or structure is located on land within a declared Mine Subsidence District.</p> <p>While structural engineering certification of new and existing structures have been provided to address the relevant BCA and Subsidence Advisory NSW requirements, the final certification of the mines drilling and grouting works is required to Subsidence Advisory NSW approval.</p> <p>Subsidence Advisory NSW has granted approval to carry out the works associated with Construction Certificate CC01.</p>
Part C Prior to the Commencement of Construction	Compliance with all conditions.

ii. CC02 Construction Certificate

The construction work to be addressed in construction certificate CC02 is for the development's substructure foundations and in-ground service areas to the residential and educational buildings and the western and southern perimeter retaining walls to the neighbouring James Fletcher Hospital site. The conservation of the historic courthouse and the construction of the education and residential buildings above the substructure as well as the construction of the public domain and heritage streetscape landscaping. The compliance conditions matrix for CC02 is outlined below.

<i>Conditions of Consent</i>	<i>Compliance condition matrix</i>
Part A Administration Conditions	Compliance with all conditions
Part B Prior to the Issue of Construction Certificate	Compliance with all conditions.
Part C Prior to the Commencement of Construction	Compliance with all conditions


Operation Compliance Matrix

The occupation and operation of the Nihon University Newcastle Campus is not planned to be staged. The occupation and operation of the development will commence upon the receipt of the Occupation Certificate following the completion of all the construction works covered by Construction Certificates CC01 and CC02. The compliance conditions matrix for Occupation Certification is outlined below.

<i>Conditions of Consent</i>	<i>Compliance condition matrix</i>
Part A Administration Conditions	Compliance with all conditions
Part B Prior to the Issue of Construction Certificate	Compliance with all conditions.
Part C Prior to the Commencement of Construction	Compliance with all conditions
Part D During Construction	Compliance with all conditions
Part E Prior to Issue of an Occupation Certificate or Commencement of Operation	Compliance with all conditions

Should you require further clarification on document please feel free to contact either Katherine Daunt or Edward Clode at dwp Australia Pty.

Yours sincerely,


 Edward Clode
 Design Director Registered Architect – NSW ARBN 4100
 Email: edward.c@dwp.com
 File: 17-0347_A-d01-20_let
 Encl.: nil