

13 February 2024

Planning Secretary
Department of Planning and Environment
4 Parramatta Square
12 Darcy Street PARRAMATTA

Re: SSD-47749715 CONDITION A10 – CENTRAL COAST CAMPUS STAGING REPORT REVISION

This cover letter identifies the following Central Coast Campus Staging Report Revision 02, dated 12/02/2024, as a revision to the original report. This revision supersedes the Central Coast Campus Staging Report Revision 01, dated 12/09/2023 as approved by the Secretary's delegate on 29/9/2023.

The Central Coast Campus Staging Report Revision 02 is now submitted to the Planning Secretary for approval, in accordance with Condition A10 of SSD-47749715.

Yours sincerely,



Simone O'Connor
Project Director

Central Coast Campus

Staging Report



12 February 2024

Central Coast Campus
PRJ13728

The University of Newcastle



The APP Group

DISTRIBUTION & AUTHORISATION RECORD

Amendment Record

Revision	Description / Details	Date
Draft	Draft	31 August 2023
Draft	Final Draft	12 September 2023
01	Final for Issue	12 September 2023
02	Revision (4 Construction Certificates)	12 February 2024

Authorisation Record

**Review by
Assistant Project
Manager**

Bailey Trigg



12/02/2024

Name

Signature

Date

Approval by

Project Director

Simone O'Connor



12/02/2024

Name

Signature

Date

Only the APP **Project Director** is authorised to approve amendments to this plan. The APP **Project Manager** is responsible for control, maintenance and issue of this plan, for disposal of any superseded documentation, and for informing other project participants of changes to the project plan in accordance with the APP procedure for **Project Planning**.

Central Coast Campus – Staging Report

Contents

DISTRIBUTION & AUTHORISATION RECORD	2
1. Introduction	4
1.1. Site Plan	5
2. Staged Construction Certificates	5
2.1. Construction Certificate 1 – Demolition and Site Setup.....	6
2.2. Construction Certificate 2 – Earthworks, Piling and Services	7
2.3. Construction Certificate 3 – Structure.....	8
2.4. Construction Certificate 4 – Façade, Finishes and Other.....	9
.....	10
3. Operation	10
4. Construction Risk Management	11
5. Conclusion.....	11

1. Introduction

The University is proposing to establish a new health, innovation, and education campus in the heart of Gosford that will activate the Central Coast Education and Employment Precinct and catalyse ongoing revitalisation of the Gosford CBD.

By expanding its presence on the Central Coast, the University will play a pivotal role in transforming Gosford into a thriving university-city at the heart of the region. The University's presence will help close skills gaps, increase educational participation rates, generate new jobs, support emerging industries, develop the health services workforce, and foster innovation and entrepreneurship. The University's strong commitment to equity and Indigenous education will underpin success in Gosford.

The land for the proposed academic facility at 305 Mann Street Gosford (the former Mitre 10 site), is one of the key sites identified within recent NSW Government planning frameworks. The proposed mixed-use Campus on the site will set a high-quality benchmark for further revitalisation projects throughout the city and be required to

The University of Newcastle's organisational objectives will be realised through Hansen Yuncken's (Principal Contractor) considered and comprehensive methodology for delivering the new Central Coast Campus (UON CCC) project through design, construction, and completion/ handover. The project methodology has been broken into the following sub-sections:

- ▶ Design Management
- ▶ Construction Management
- ▶ Environmental Management
- ▶ Construction Pedestal and Traffic Management
- ▶ Communication and Consultation
- ▶ Program Management
- ▶ Risk Management

The Project's SSD Compliance path is to be via a staged Construction Certificate approach.

This Staging Report was compiled following the Approval of SSD-47749715 and approved prior to the commencement of any works on site. Revision 2 of the Staging Report aims to consolidate Construction Certificates 4 and 5 into a single Construction Certificate, known as Construction Certificate 4.

1.1. Site Plan

The below indicates the general Site arrangement, this outlines the vehicle access points, site facilities, crane and pumping pads and traffic control provisions.

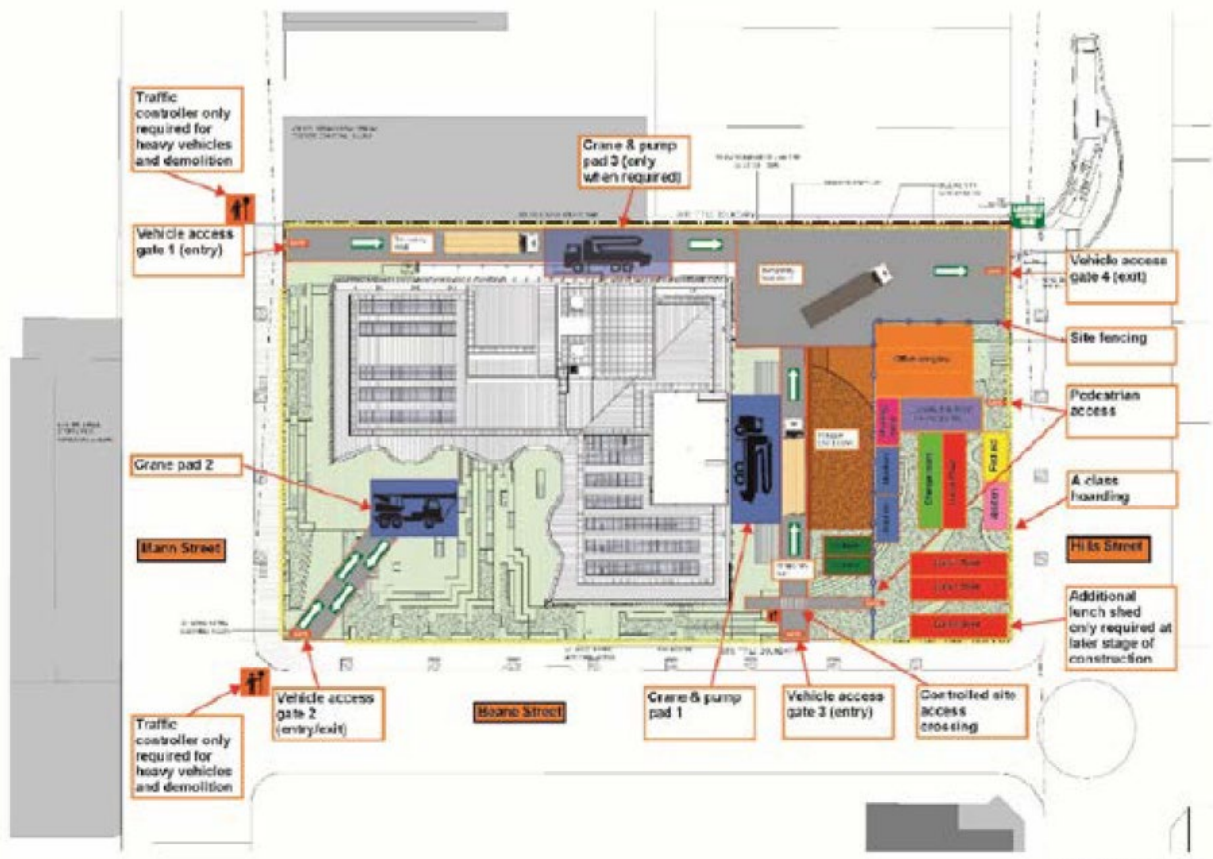
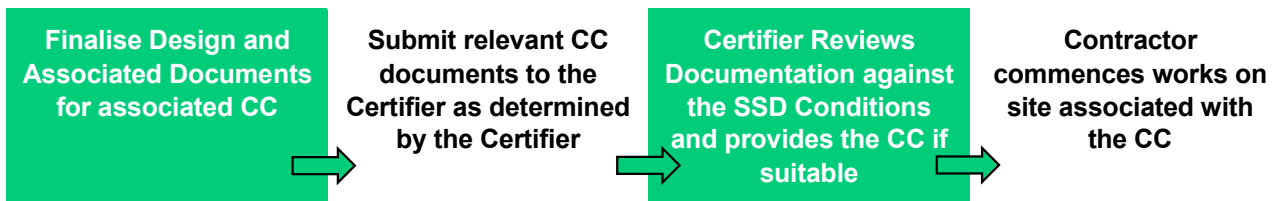


Figure 1: Site Establishment Overview

2. Staged Construction Certificates

The below Construction Certificate (CC) Staging methodology has been determined following review of the required design packages and the duration of the associated works packages. This aims to ensure appropriate design work and the required documentation is prepared in advance of submitting and commencing works under a particular CC. The process for each CC is as follows:



2.1. Construction Certificate 1 – Demolition and Site Setup

The specific scope of CC1 includes:

- ▶ Architectural Demolition
- ▶ Civil Demolition and Erosion control

The Documentation anticipated to be required for this package will be completed and submitted to the Certifier mid-October 2023. The required documentation will be produced by the Principal and it's consultant team, as well as inputs from the Contractor. Works under CC1 are anticipated to occur between late-November 2023 and late-December 2023 and are summarised as follows:

- ▶ Installation of site WHS and Environmental controls
- ▶ Sediment Management per design documents
- ▶ Demolition of existing buildings and hardstand;

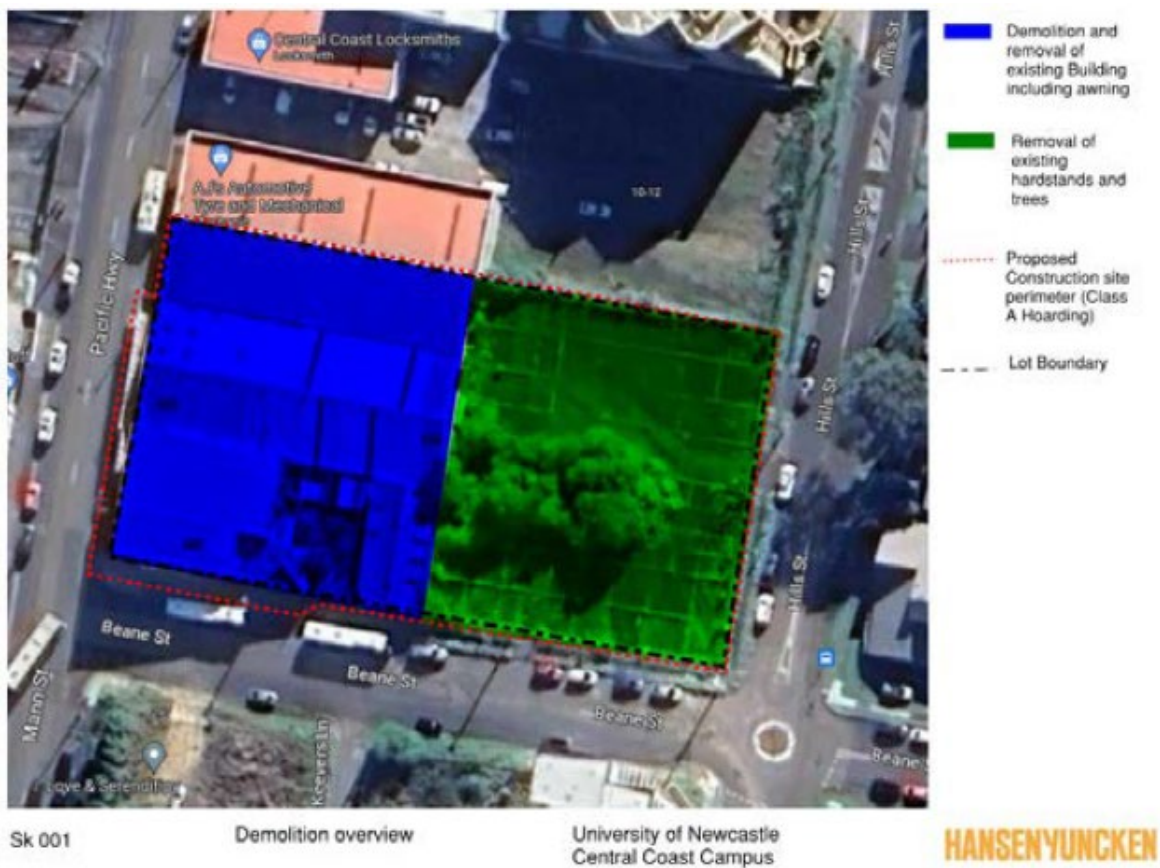


Figure 2: Construction Certificate 1 Overview

2.2. Construction Certificate 2 – Earthworks, Piling and Services

The Specific scope of CC2 includes:

- ▶ Bulk Earthworks
- ▶ Detailed Earthworks
- ▶ Groundwater and Archaeological Management
- ▶ Services Connections
- ▶ Piling Substructure only
- ▶ Sewer Diversion

The Documentation anticipated to be required for this package will be completed and submitted to the Certifier in December 2023. The required documentation will be produced by the Contractor and the novated design team. Works under CC2 are anticipated to occur between late December 2023 and late April 2024 and are summarised as follows:

- ▶ Earthworks to prepare site and basement;
- ▶ Temporary works;
- ▶ Excavation and foundation preparation;
- ▶ Piling;
- ▶ Sewer Diversion

Ground Works Overview

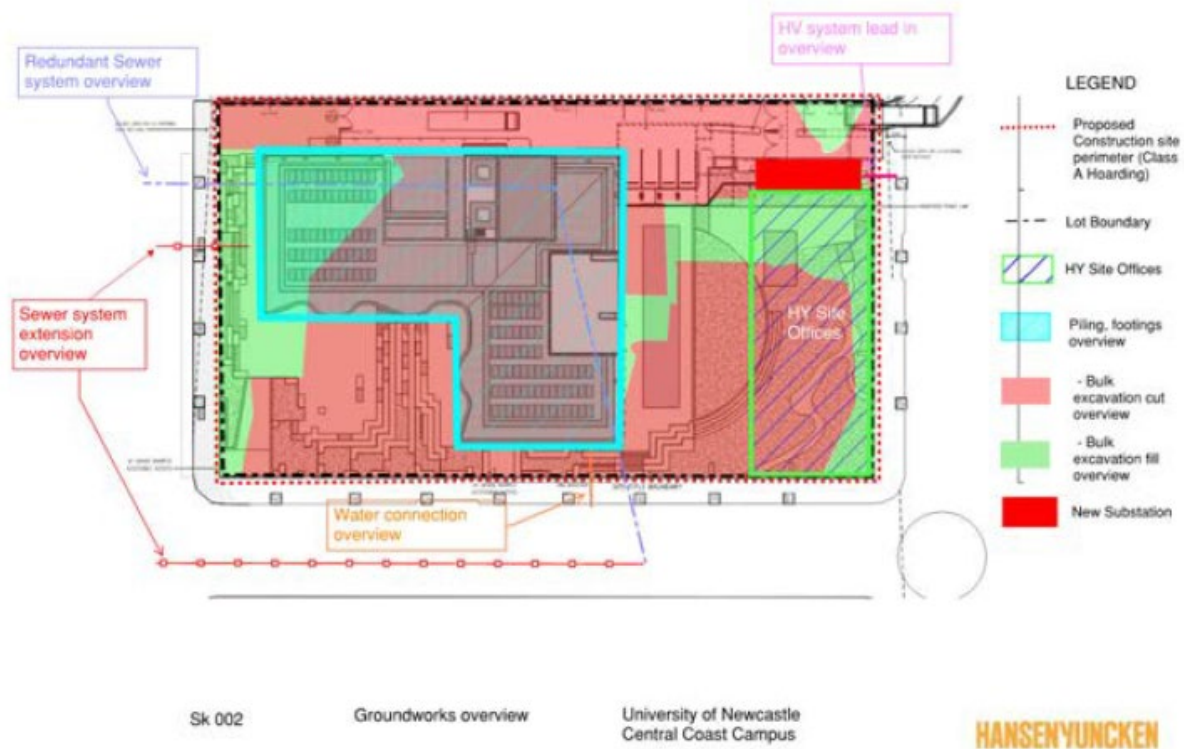


Figure 3: Construction Certificate 2 Overview

2.3. Construction Certificate 3 – Structure

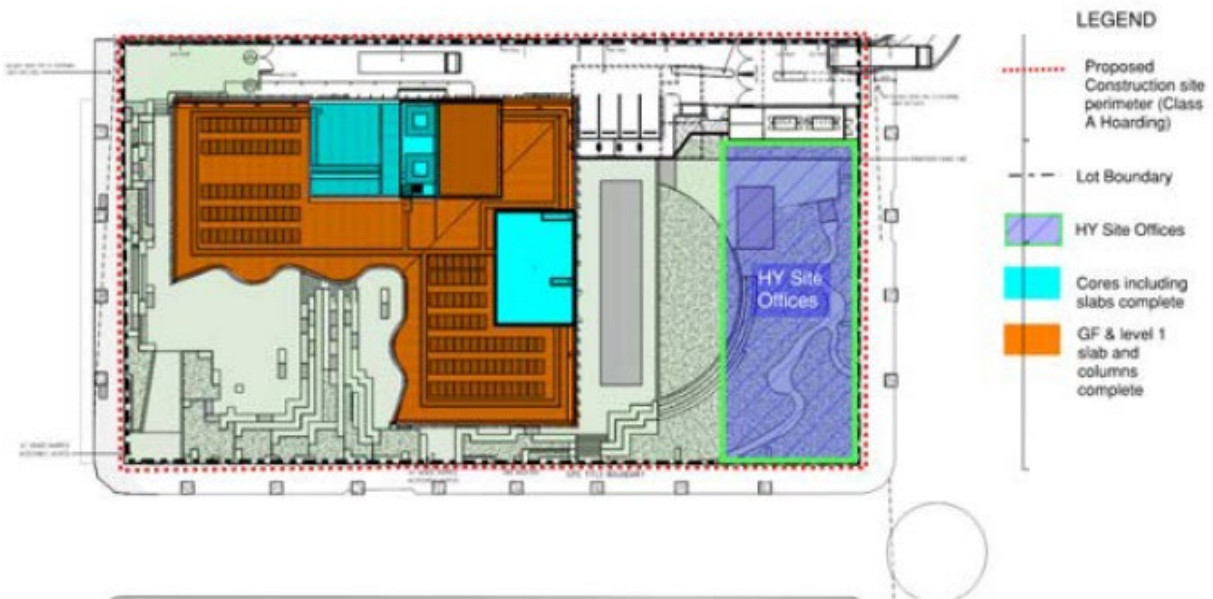
The specific scope of CC3 includes:

- ▶ Substructure including footings, basement etc.
- ▶ Superstructure including services.

CC3 entails the design finalisation of the civil, in-ground services for the building (NBN, University private communications and data, electrical, hydraulic connections, etc.), and structure packages (building core and mass timber).

The Documentation anticipated to be required for this package will be completed and submitted to the Certifier in February 2024. The required documentation will be produced by the Contractor and the novated design team. Works under CC3 are anticipated to occur between late April 2024 and late December 2024 and are summarised as follows:

- ▶ Inground services;
- ▶ Reinforced concrete foundations;
- ▶ Concrete core structure(s);
- ▶ Glulam and cross laminated timber (CLT) structure;



Sk 003

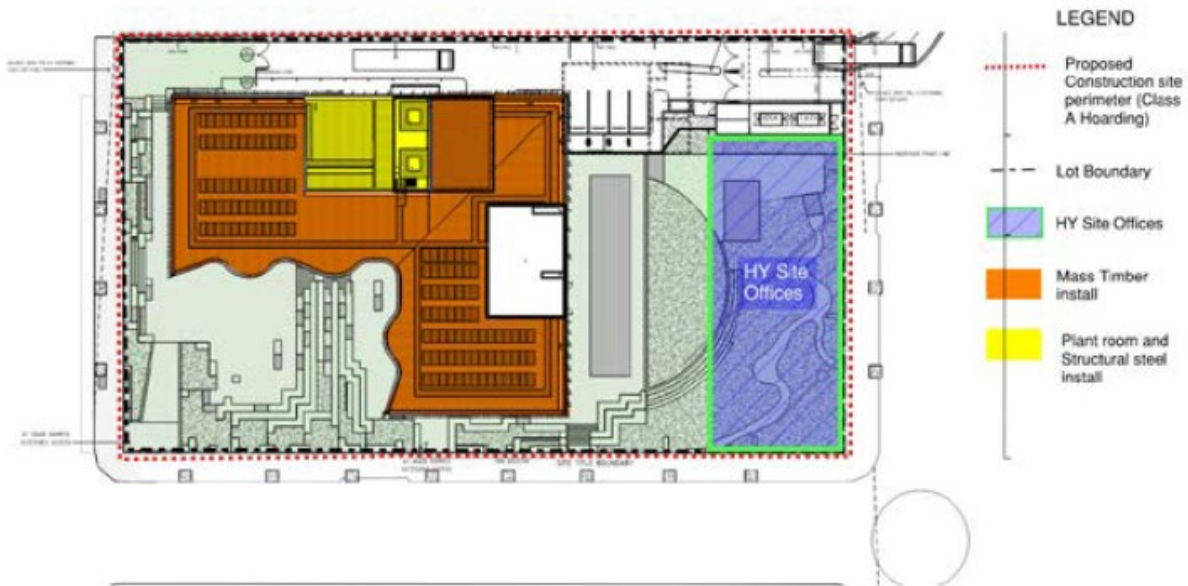
Concrete Structure overview

University of Newcastle
Central Coast Campus

HANSENYUNCKEN

Figure 4: Construction Certificate 3 Concrete Cores Overview

Mass Timber / Structural Steel / Plant Deck Overview



Sk 004

Mass Timber / Structural Steel
& Plant Deck Structure
overview

University of Newcastle
Central Coast Campus

HANSENYUNCKEN

Figure 5: Construction Certificate 3 Timber Overview

2.4. Construction Certificate 4 – Façade, Finishes and Other

The specific scope of CC4 includes:

- ▶ Façade
- ▶ Internal fit out
- ▶ Services fit off and commissioning
- ▶ Landscaping works
- ▶ Internal footpaths and verges
- ▶ Public domain works as required (subject to the receipt of additional Council approvals)

The Documentation anticipated to be required for this package will be completed and submitted to the Certifier in April 2024. The required documentation will be produced by the Contractor and the novated design team. Works under CC4 are anticipated to occur between late December 2024 and late June 2025 and are summarised as follows:

- ▶ Façade – including glazing and cladding;
- ▶ Fit-out – including public areas, teaching spaces, common spaces, workspaces and offices;
- ▶ Building services including mechanical, electrical, hydraulic and vertical transport;
- ▶ Security;
- ▶ Technology;
- ▶ FF&E.
- ▶ Landscaping designs
- ▶ Verge work design

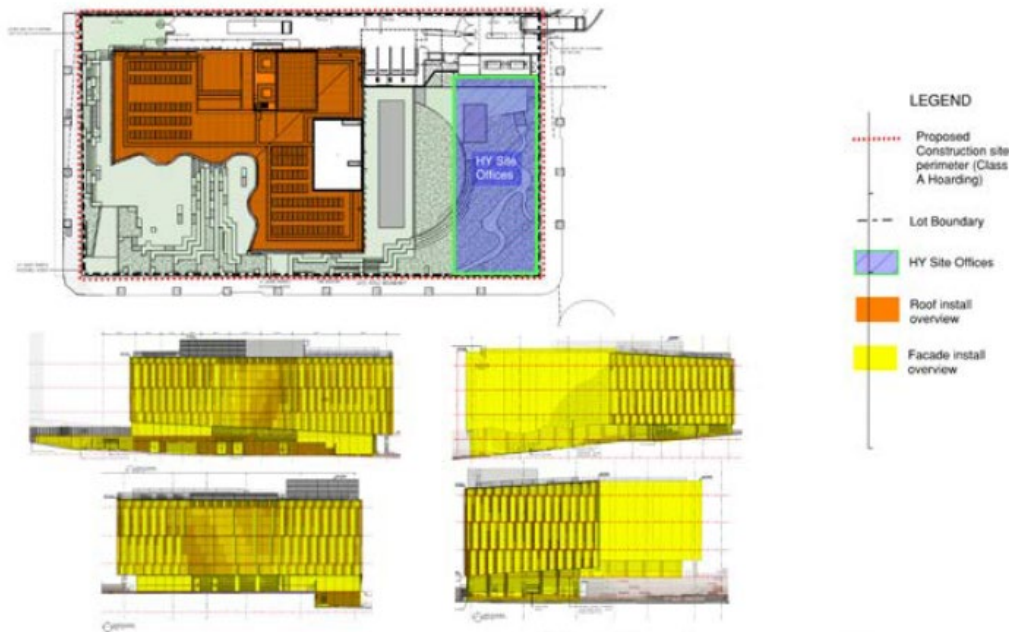


Figure 6: Construction Certificate 4 Building Works

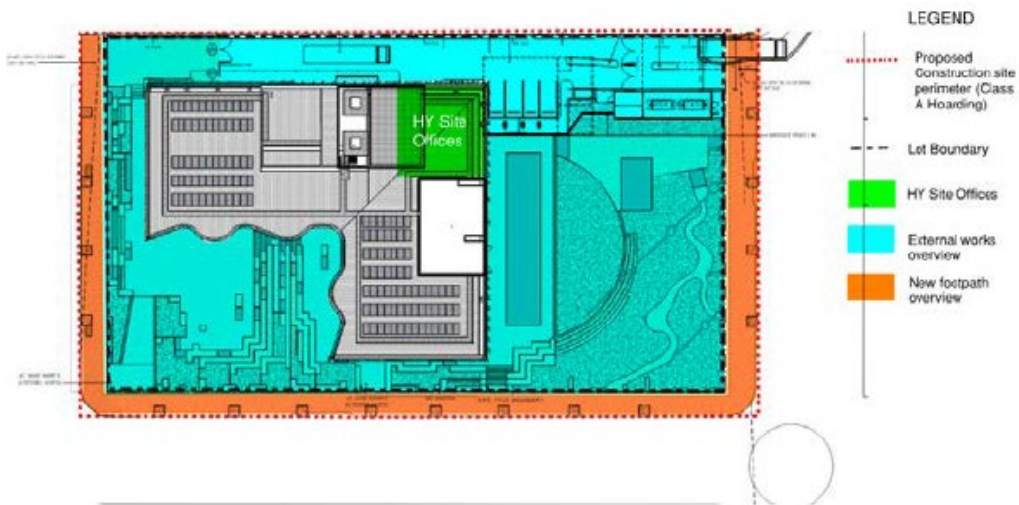


Figure 7: Construction Certificate 4 External Works Overview

3. Operation

The staged Construction Certificate approach does not consider operation by the principal during each CC stage of works. The University does not anticipate requiring access to the site until Post Construction. If there is need to have University staff or other contractors on the site prior to construction completion, they are to be inducted and under the management of the Head Contractor (Hansen Yuncken). A staged operation approach is not required.

4. Construction Risk Management

The Project proposes a staged Construction Certificate approach in order to de-risk and increase program efficiency. Common risks such as the design not being appropriately progressed, and authority approvals not being received in time for a single construction certificate are removed. The current approach allows flexibility, where an element of the work is not yet adequately designed or approved by an authority it can likely be shifted into a preceding Construction Certificate in order to maintain the program of works.

5. Conclusion

The Central Coast Campus Development will be constructed generally in-line with the abovementioned Construction Certificate staged approach. There will be no staged occupation approach considered as part of the Staging Plan. The proposed stages will allow the works to be delivered in the most timely and efficient manner and minimise its impact on the community and ensure ample time is provided for the finalisation of the design prior to commencing each relevant stage of construction.

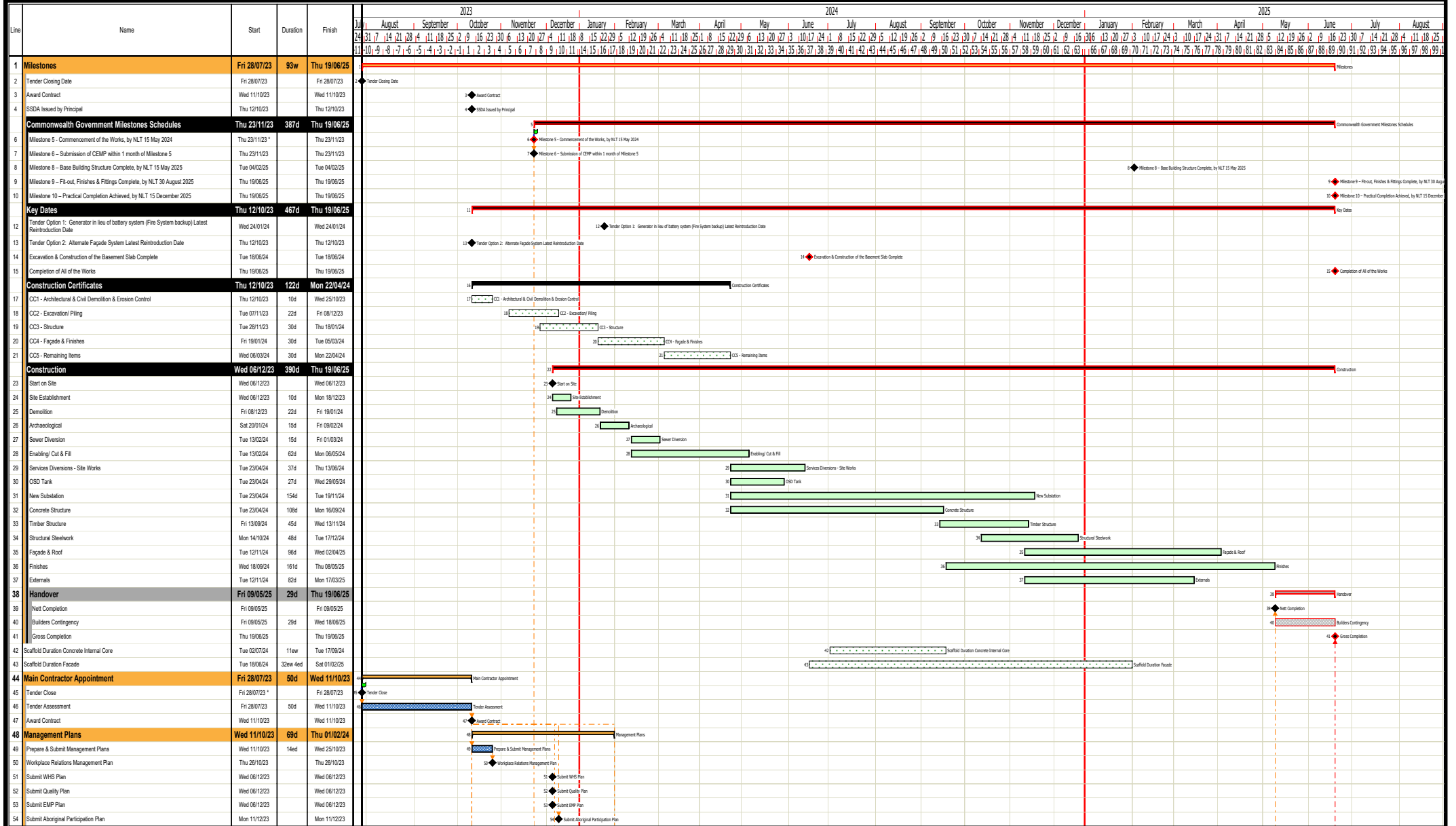
Appendix 1 – Contractor’s Design and Construct Program



Central Coast Campus Gosford

The University of Newcastle

Contract Programme

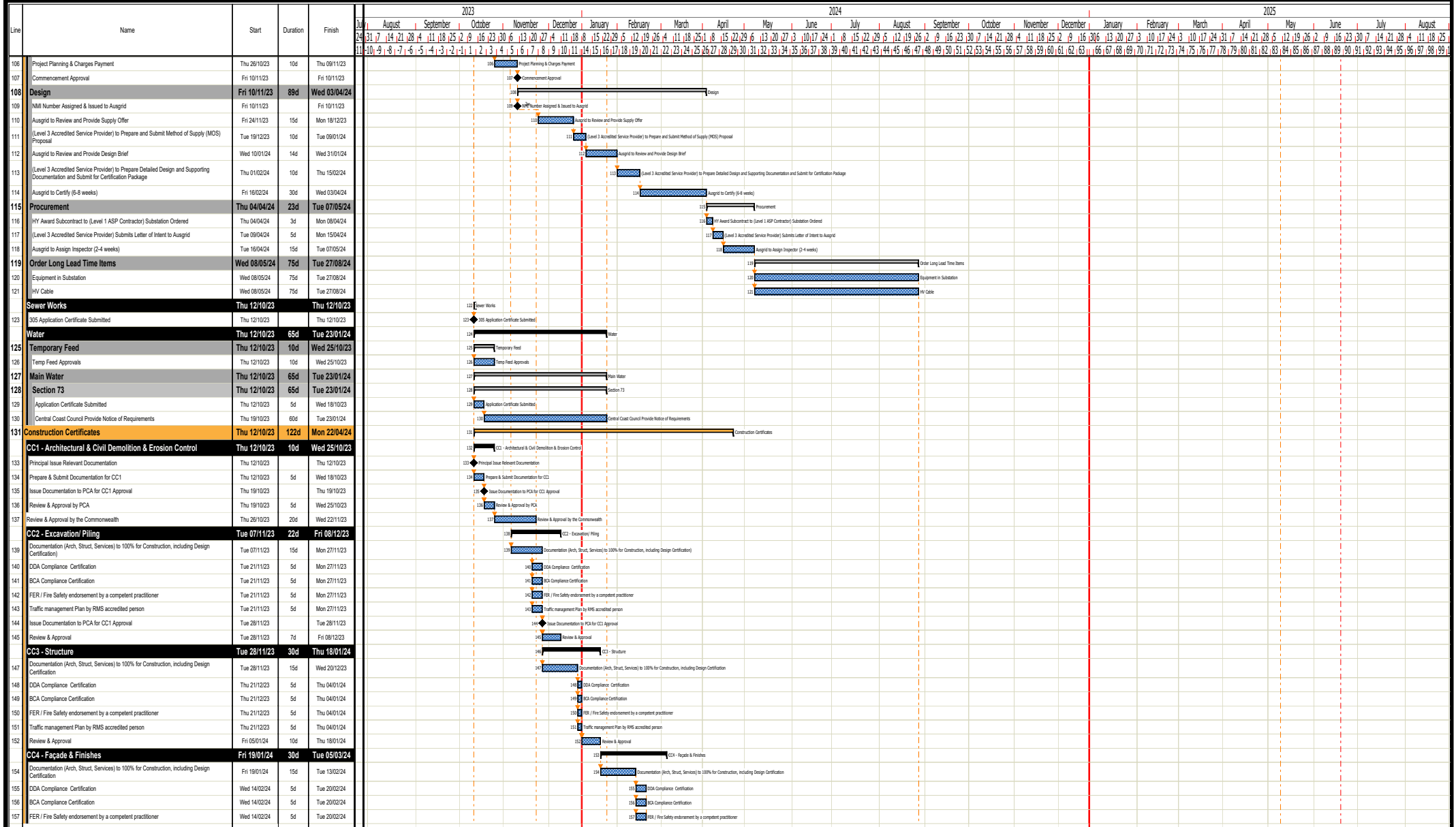


Hansen Yuncken
 Sydney Corporate Park
 Building 1, Level 3
 75-85 O'Riordan Street
 Alexandria NSW 2015

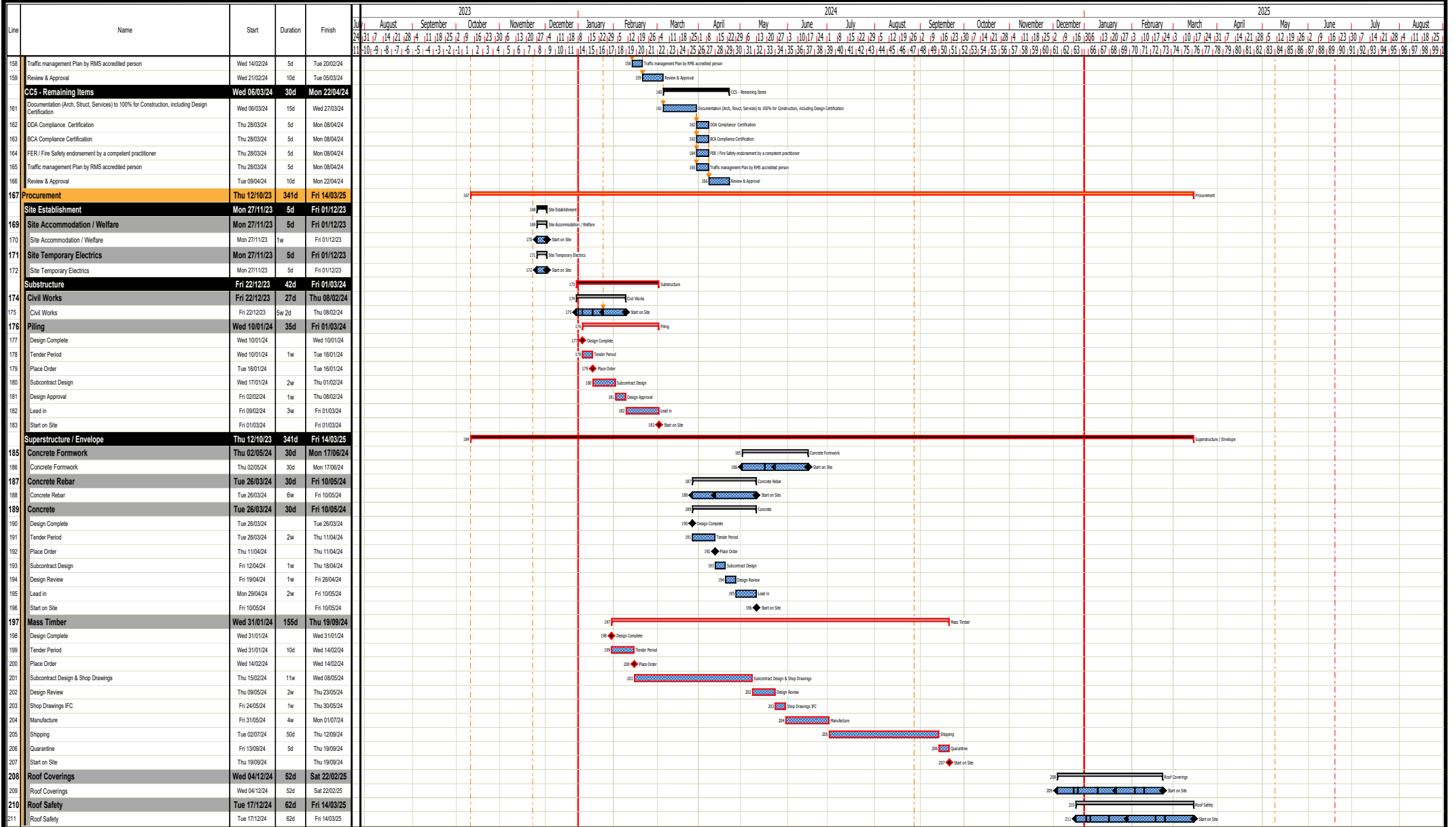
Programme Status:
 Details of Revision
 Issued as Contract Programme Rev 3

Programme No: CON001
View: Bar Chart View
Filter: None

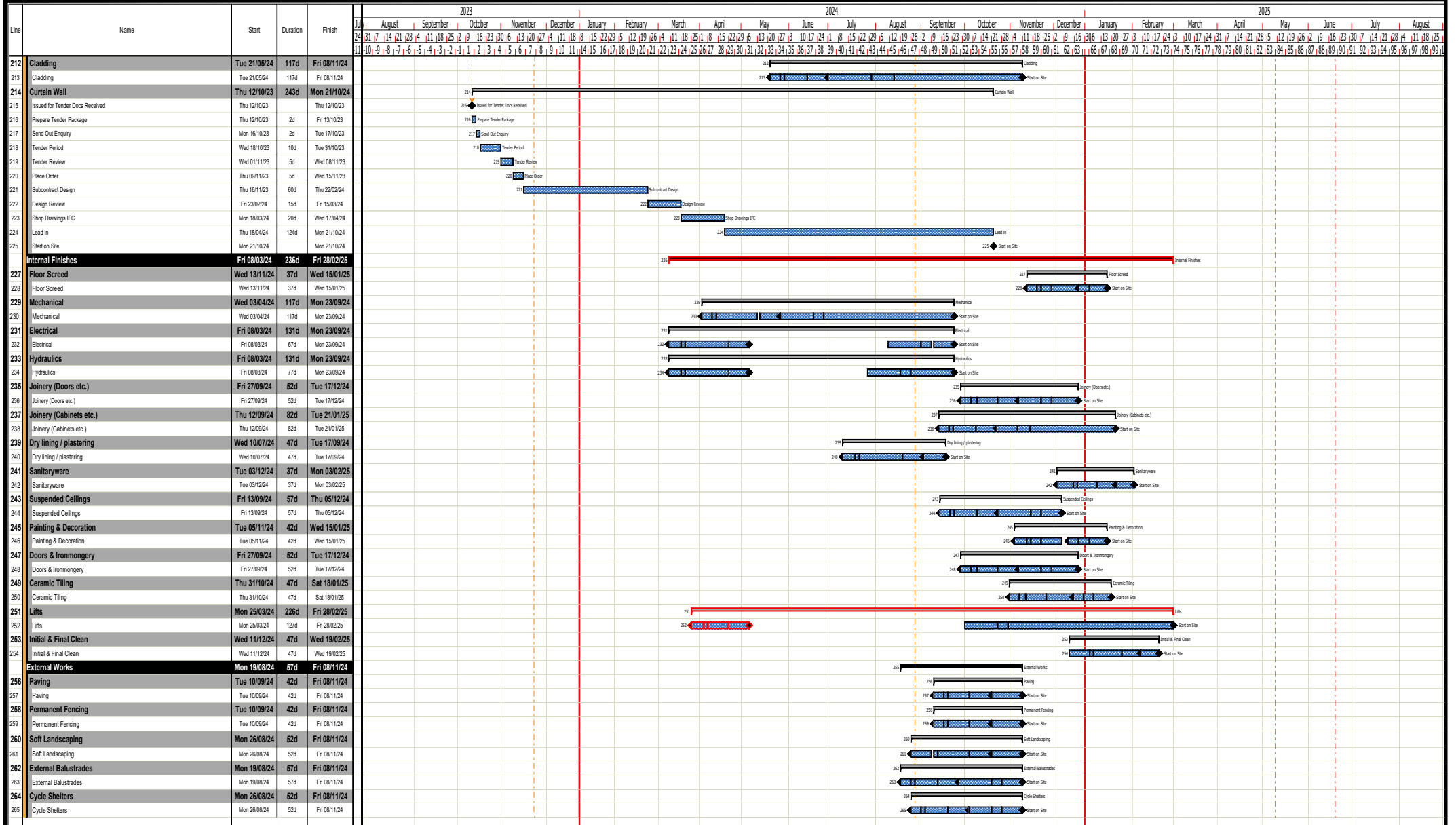
Issue Date: 26/10/2023
Revision: 03
Author: Robert Schmitzer
Rev Date: 9/01/2024
Pages: 1 of 15



Hansen Yuncken Sydney Corporate Park Building 1, Level 3 75-85 O'Riordan Street Alexandria NSW 2015	Programme Status: Details of Revision Issued as Contract Programme Rev 3	Programme No: CON001	Issue Date: 26/10/2023
		View: Bar Chart View	Revision: 03
		Filter: None	Author: Robert Schmitzer
			Rev Date: 9/01/2024
			Pages: 3 of 15



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			Rev Date: 9/01/2024 Pages: 4 of 15



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