

20 January 2020

218153

Mr Jim Betts
Secretary
NSW Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

Attn: Matthew Rosel, Key Sites Assessments

Dear Matthew

RE: RESUBMISSION OF RESPONSE TO SUBMISSIONS 2 - UNIVERSITY OF NEWCASTLE HONEYSUCKLE CITY CAMPUS DEVELOPMENT (SSD 9262)

Ethos Urban has prepared this correspondence on behalf of the University of Newcastle in response to your letter dated 20 December 2019, requesting additional information prior to acceptance of the RFI response for SSD 9262. The following outlines how each of the matters raised has been addressed.

1.0 Response to November Correspondence

The Department has requested a response to the three key issues raised in the Department's letter dated 28 November 2019. It is noted that this correspondence was not originally received by the applicant but has now been addressed as set out below.

1.1 Concept Plan

An Amended Concept Plan has been provided at **Attachment F** of the RFI. This clarifies that a 5m setback above the podium is proposed to Civic Lane which will be 7m wide once undertaken (equating to a total 12m separation distance between buildings on either side of the lane). Further information on this is provided at Section 2.1 of the RFI.

1.2 Overshadowing Analysis

Overshadowing is addressed at Section 1.2.2 of the RTS. In addition to this, the following information has been provided to quantify how many dwellings along Civic Lane will retain 2 hours of solar access to living areas and open space.

A diagram showing the possible impact of the proposal on existing residential properties to the south of Civic Lane is shown at **Figure 1** and **Table 1** describes each of the residential buildings potentially affected by the proposal. This includes four shop top housing developments along Civic Lane that were converted from commercial buildings in the 1990s and early 2000's.

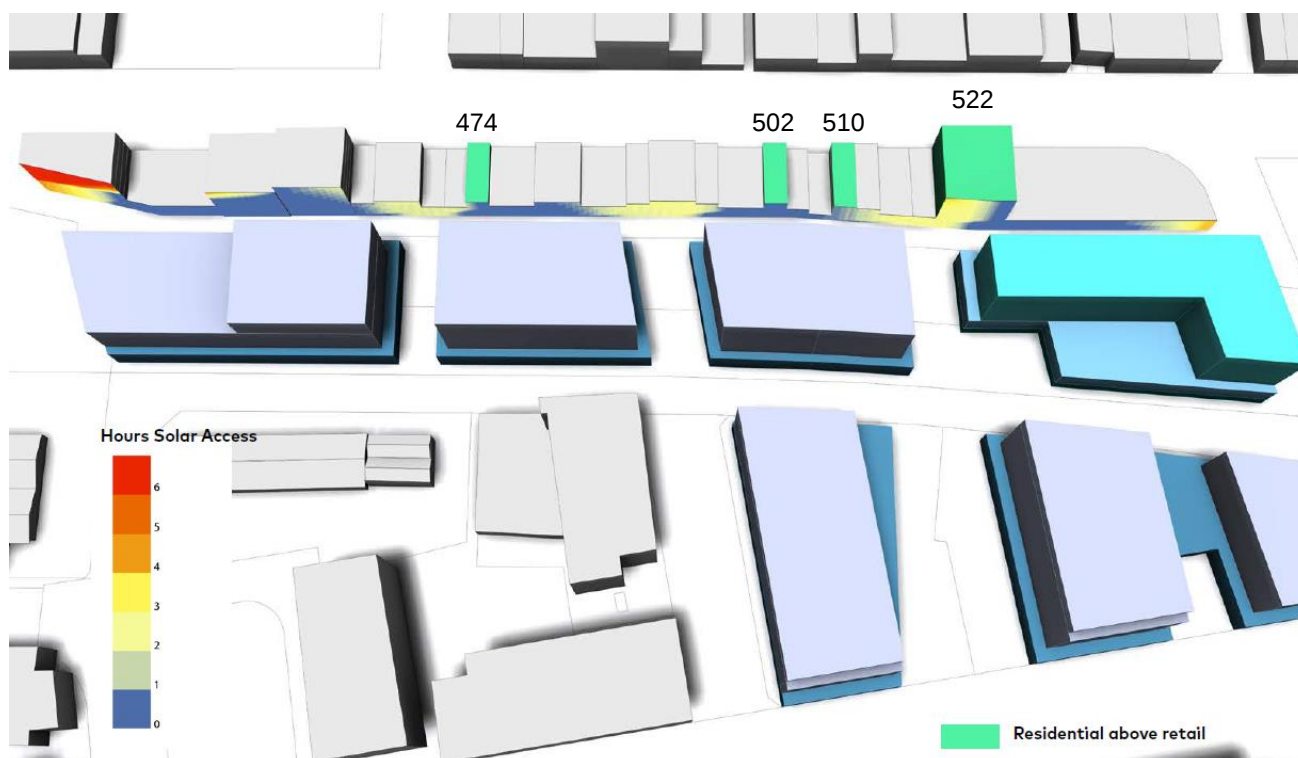


Figure 1 Civic Lane overshadowing

Table 1 Summary of residential uses along Civic Lane

Property	Application No.	Application Description	Solar Access with Proposed Development
522-526 Hunter Street	BA1996/0200	Conversion of existing commercial building to 26 x residential apartments incorporating Ground Floor commercial retail space.	12 dwellings fronting Civic Lane as shown at Figures 2 and 3. Full solar access will be retained to the living areas and balconies of 6 of the 12 dwellings fronting Civic Lane. 11 of the 12 dwellings will receive solar access to the north facing bedroom and partial solar access to the balconies.
510 Hunter Street	DA2000/1603	Conversion of existing commercial premises to dwelling (1st & 2nd floor) & commercial use on ground floor.	The dwelling includes private open space fronting Civic Lane which will be partially overshadowed due to the building's low-rise form. Notwithstanding, this is based on worst-case building envelopes and it is likely that solar access will be improved to this area with the detailed design. Furthermore, this analysis is based on mid-winter and solar access to the dwelling will quickly improve throughout the year.

Property	Application No.	Application Description	Solar Access with Proposed Development
502 Hunter Street	DA2002/1116	Alterations to existing 3-storey commercial building to provide a 3-bedroom 'shop top' dwelling as well as a vehicle loading bay.	The dwelling includes private open space fronting Civic Lane which will be overshadowed due to the building's low-rise form.
474 Hunter Street	DA2001/2614	Conversion of 1st floor office into shop top housing.	It is estimated that this building contains up to 2 dwellings facing Civic Lane. The dwellings include private open space fronting Civic Lane which will be partially overshadowed due to the building's low-rise form. Notwithstanding, this is based on worst-case building envelopes and it is likely that solar access will be improved to this area with the detailed design. Furthermore, this analysis is based on mid-winter and solar access to the dwelling will quickly improve throughout the year.



Figure 2 522 Hunter St - typical floor plate of northern elevation

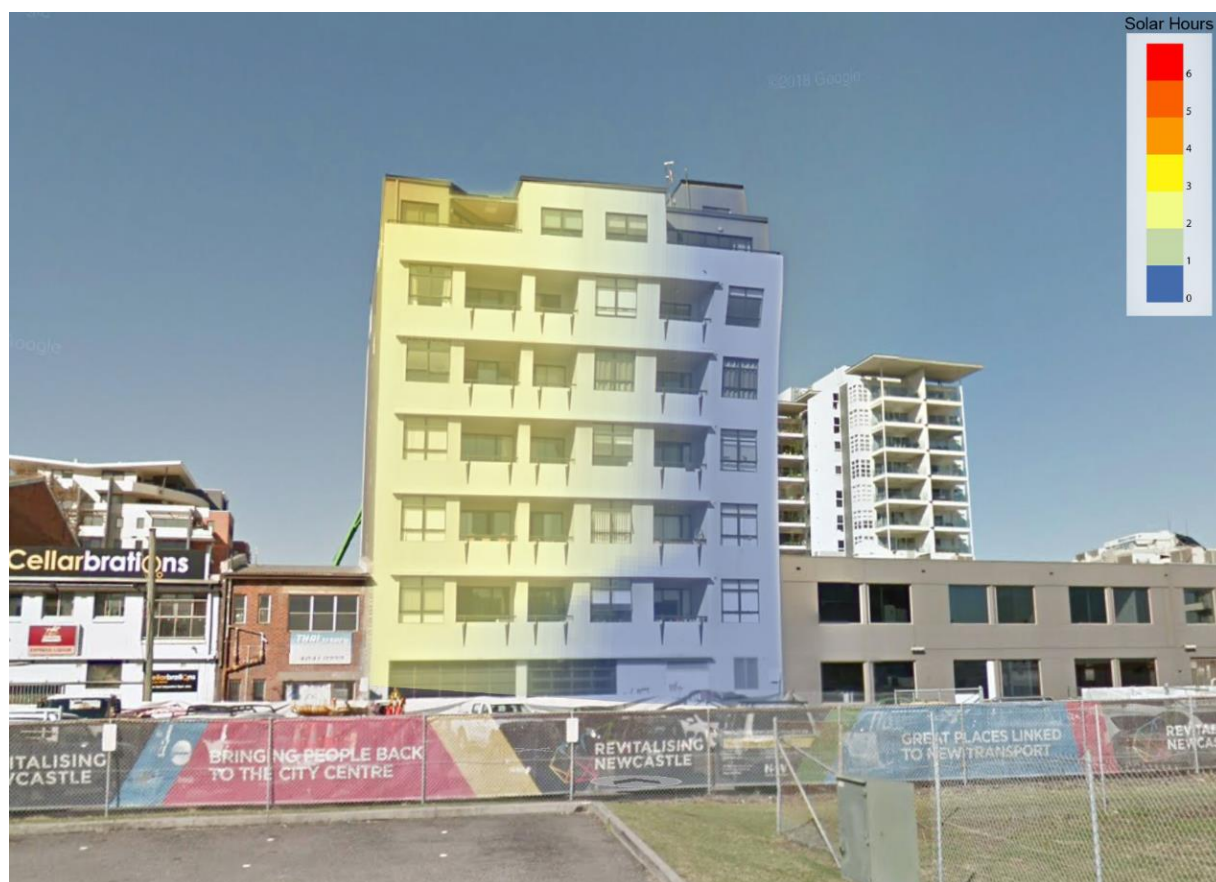


Figure 3 Solar access of 522 Hunter St with proposed scheme

1.3 Building Efficiency

The Amended Concept Plan confirms that the building efficiency targets of the campus are 85% for education buildings and 80% for student housing buildings.

Modelling the overall Gross Building Envelope (GBE) illustrates the maximum envelope available. Key setbacks around Wright Lane, the Honeysuckle Green and Turntable Plaza are excluded from the GBE footprint. This results in a potential maximum GBE of 131,704sqm. Based on the maximum GFA proposed, the ratio of GFA to GBE is approximately 50%.

As shown at **Figure 4** below, the proposed design envelope already represents a refinement of the GBE as the following elements have been factored in:

- Setbacks at key frontages;
- Definition of podium areas;
- Includes external walls;
- Includes voids; and
- Excludes rooftop areas.

Accordingly, the efficiency assumptions of the Concept Plan (85% for education and 80% for student housing) are already based on a refined GBE and therefore provide sufficient flexibility for the future detailed design.

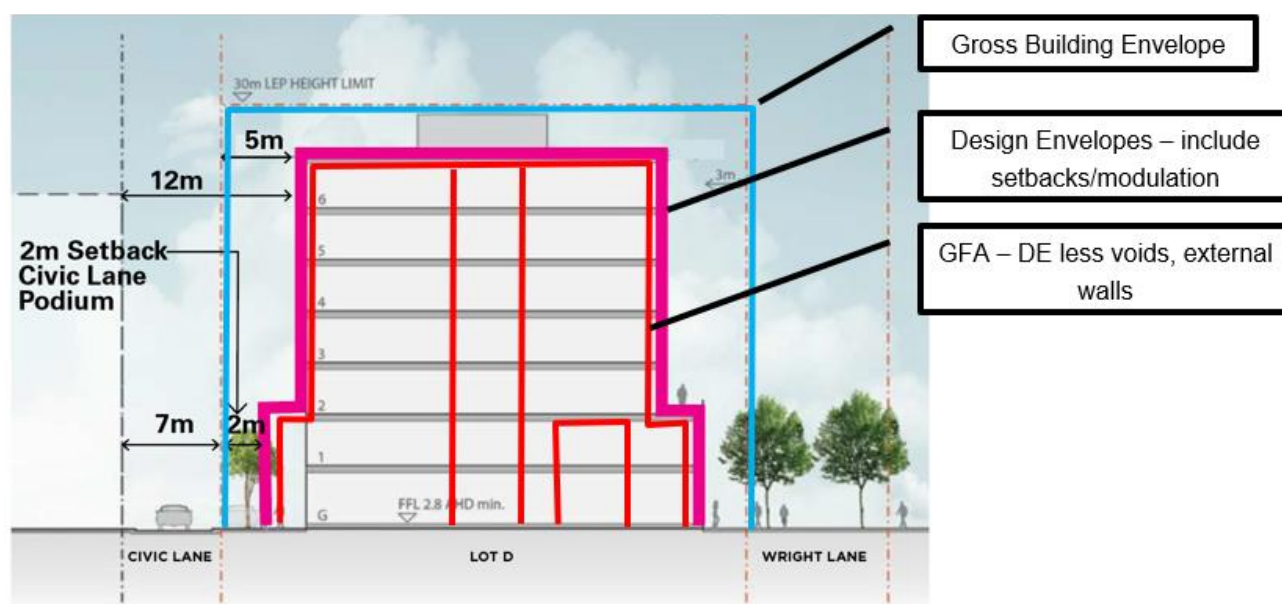


Figure 4 Building efficiency calculations

2.0 Response to December Correspondence

2.1 Amendments to Proposal

Since submission of the original Concept Plan, the following changes have been made in response to issues identified throughout the assessment period to date:

- Incorporation of Wright Lane within the development site;
- The introduction of a 3m podium setbacks along Honeysuckle Drive to lots A2 and C;
- The introduction of above podium setbacks along each side of Wright Lane;
- The introduction of a two storey podium setback 2m from the widened Civic Lane (which is 7m) on Lots B, D, E and F. The built form above the podium along Civic Lane will be setback 5m from the new Civic Lane boundary which maintains at least 12m separation to sites on the south of Civic Lane;
- The introduction of a new 3m setback above the two storey podium on buildings along Civic Lane (Lots B, D, E and F);
- Increased openings between buildings to a minimum of 15m;
- Minor redistribution of GFA around the site resulting in a reduced building envelope at Lot A1 and a revised part 5 storey, part 7 storey building envelope for Lot F;
- Revised envelope efficiency targets of 85% for education buildings and 80% for student housing buildings;
- The incorporation of an activation strategy; and
- The inclusion of additional information within the Concept Plan, including additional section plans.

The revised SSD application therefore seeks Concept Plan approval for:

- Establishment of building envelopes for seven (7) new buildings across the site, to be used for academic and ancillary uses, and student accommodation;

- Potential maximum Gross Floor Area (GFA) of 65,615m²;
- Maximum building heights ranging between approximately 27m and 34m (between 7-9 storeys);
- Design Excellence Strategy outlining the process through which design excellence will be achieved; and
- Design Guidelines to inform the future design of the built form, including:
 - pedestrian and vehicle access arrangements;
 - parking and loading;
 - preliminary landscape design; and
 - proposed staging of the delivery of the campus.

2.2 Staging Plan

A revised Public Domain Staging Plan is provided (at **Attachment B** of the RTS) which aligns the public domain staging boundaries with the identified building lots of the Concept Plan.

Should you have any further queries about this matter, please do not hesitate to contact me on 9409 4953 or cforrester@ethosurban.com.

Yours sincerely,



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