



Mr Scot Brown
Associate
JBA Urban Planning Consultants Pty Ltd
Level 1, 35 -37 King Street,
NEWCASTLE, NSW 2300

Dear Mr Brown,

**RE: DESIGN COMPETITION WAIVER REQUEST
NeW SPACE, 409 Hunter St Newcastle**

I refer to your letter of 20 March 2014, seeking endorsement to waive the design excellence competition requirement for the proposed University of Newcastle city centre campus at 409 Hunter Street, Newcastle.

I have reviewed your request for exemption and in this instance consider it suitable to waive the design competition requirement, pursuant to Clause 7.5 of Newcastle Local Environmental Plan 2012. However, in granting this exemption I require that a design review panel be established to oversee the design development prior to lodging a development application, as previously discussed with Planning & Infrastructure in meetings with you and the University of Newcastle.

The design review panel will consist of three suitably qualified design experts to represent the proponent, City of Newcastle council and the NSW state government. This alternative process is consistent with the approach taken for other similar requests across NSW.

Should you have any further enquiries about this matter, I have arranged for Darlene van der Breggen to assist you. She can be contacted on (02) 9372 8447 or by email Darlene.vanderbreggen@finance.nsw.gov.au.

Yours sincerely,

Peter Poulet
NSW Government Architect

14th May, 2014

Minutes

MEETING SUBJECT: NeW Space Design Review Panel

LOCATION: University House Boardroom

DATE: 17 June 2014

TIME: 10.00 am - 12.00 pm

CHAIR N/A

MINUTES Scot Brown (JBA)

ATTENDEES:

Peter Poulet (NSW Government Architect)
Colin Brady (Colin Brady Architecture + Planning)
Mark Taylor (University of Newcastle)
Brian Jones (University of Newcastle)
Damian Burke (University of Newcastle)
Carey Lyon (Lyons)
James Wilson (Lyons)
Barney Collins (EJE Architecture)
Ethan Clark (APP)

Apologies

N/A

PROJECT NAME: NeW Space

PROJECT NO: 13473

ITEM	ISSUE	COMPLETION DATE	PERSON
1.0	Introductions	To Note	N/A
DESIGN CONSULTANT SELECTION AND EVALUATION PROCESS			
2.0	DB presented the background to the University's selection and evaluation process for the Principal Design Consultant (PDC), including an overview of the four (4) shortlisted design options and a presentation of the University's preferred design concept.	To Note	N/A
PREFERRED DESIGN OPTION			
3.0	CL presented details of the preferred design option, including the evolution of the schematic design process that has occurred subsequent to Lyons/EJE being appointed as the PDC.	To Note	N/A
KEY ISSUES RAISED BY DESIGN REVIEW PANEL			
4.1	Issue 1 – 5 Star Green Star Rating PP questioned why the project was only targeting a 5 star Green Star rating. What are the implications for the glazing	To Note	N/A

	<p>and AC systems? Is the area of the building that is accessed 24/7 being treated to those areas that are not (i.e. natural ventilation, etc)?</p> <p>Response</p> <p>Members of the PDC indicated that the brief from UoN only sought a 5 star rating but highlighted that the project will incorporate a number of strategies beyond 5 star, including:</p> <ul style="list-style-type: none"> ▪ Bicycle parking and end of trip facilities; ▪ Natural ventilation to majority of social spaces; and ▪ Outdoor relief areas associated with the "Urban Rooms". 		
4.2	<p>Issue 2 – Mine Rectification Works</p> <p>CB raised the issue of the mine rectification works/grouting that would be required for the project relative to the new Courthouse under construction.</p> <p>Response</p> <p>It was confirmed that approximately 1/3 of the grouting would be required for NeW Space, that approval has been granted for these works separate to the SSD DA process, and that works would commence soon.</p>	To Note	N/A
4.3	<p>Issue 3 – Security and Safety</p> <p>CB raised the question of security given that the facility will be open 24/7.</p> <p>Response</p> <p>Members of the PDC confirmed the following strategies had been developed to address security issues:</p> <ul style="list-style-type: none"> ▪ Open and transparent ground floor level with a high degree of visibility through the building; ▪ 24 hour security to be located on site and integration with CCTV system as part of the broader UoN security services; ▪ Swipe card access is included for after hours access to the building and the lower; ▪ The upper levels of the building will be secure from the lower levels after hours; ▪ UoN had undertaken consultation with NSW Police regarding the project; ▪ Crime Risk Assessment completed as part of the design development process and strategies incorporated into preferred design outcome; ▪ UoN will provide Ambassadors/Rovers on-site to guide people who visit the facility as part of its Service Delivery Model. 	To Note	N/A

4.4	<p>Issue 4 – Impacts on Disable Access due to Flooding Constraints</p> <p>PP raised the issue of disabled access to the ground floor given that the floor level must be lifted above the flood level nominated by Council.</p> <p>Response</p> <p>The PDC team identified how barrier free access would be available to all parts of the ground floor level and to levels within the building.</p>	To Note	N/A
4.5	<p>Issue 5 – Overshadowing</p> <p>PP requested details regarding how overshadowing to the public domain was to be addressed.</p> <p>Response</p> <p>It was confirmed that the Department of Planning had provided advice to UoN that the development should enable 50% of Christie Place to receive a minimum of three (3) hours of solar access between 9am and 3pm mid-Winter. Members of the PDC provided details regarding how the building responded to the building envelope provisions contained in the Newcastle Urban Renewal Strategy (NURS) and the draft DCP, which requires the location of the tower element in the north-south alignment of University House in order to restrict overshadowing onto Christie Place and that solar access to Christie Place will be achieved during the mid-winter period.</p>	To Note	N/A
4.6	<p>Issue 6 – Heavy Rail Truncation</p> <p>PP raised the issue of the heavy rail truncation proposed for Newcastle and whether this has any implications for access to NeW Space.</p> <p>Response</p> <p>The NeW Space Project Team provided some feedback to the city-wide strategies outlined in the NURS, the proposed light rail and the transport and parking strategy proposed for NeW Space.</p>	To Note	N/A
4.7	<p>Issue 7 – Escalators</p> <p>CB raised the issue of ensuring that the proposed escalators will be able to survive in the project given they are a significant cost item. He also asked about alternative access that is available to the upper levels of the building if the escalators break down.</p> <p>Response</p> <p>The PDC confirmed that the escalators are seen as a critical element of the proposal to ensure that the volumes of people expected to use the building will be better served by these facilities rather than being entirely dependent upon lifts. In addition, EC from APP confirmed that a decision has been made to novate the PDC to the project upon appointment of the preferred building contractor, which is intended to ensure that this component of the design is retained.</p> <p>The PDC also confirmed that the proposed building has a</p>	To Note	N/A

	number of alternatives for access to all levels of the building including stairs and elevators.		
4.8	<p>Issue 8 – Depth of Floor Plate</p> <p>PP questioned the depth of the floor plate from glazing to the core on level 3.</p> <p>Response</p> <p>The PDC advised that the general office depth will be 11 metres, with one deeper floorplate on level 4 of 16.8 metres.</p>	To Note	N/A
4.9	<p>Issue 9 – Ground Floor of University House</p> <p>PP asked about the intentions for the ground floor of University House after the relocation of the Student Hub to the ground floor of NeW Space.</p> <p>Response</p> <p>The PDC advised that this project did not involve the complete refurbishment of University House. Some elements of the refurb, such as the façade restoration proposed for University House, was being considered as a separate project to NeW Space. The use of the balance of the floor space not affected by the current proposal was still under investigation and potential uses that are being considered include the relocation of a smaller school from the Callaghan Campus or a new exhibition space to replace the Watt Space gallery.</p>	To Note	N/A
4.10	<p>Issue 10 – Christie Lane</p> <p>PP raised some concerns with the quality of Christie Lane between NeW Space and University House, particularly in regard to solar access and activation of the lane.</p> <p>Response</p> <p>The PDC advised that Christie Lane would always be shaded on the basis that it was located to the south of the NeW Space building and the Department of Planning had identified that the key consideration for solar access should be Christie Place (see comments above).</p> <p>In terms of activation, the PDC advised that there will be significant activity in this part of the site due to the physical connection between University House and NeW Space, the location of the bike hub and end of trip facilities in the ground floor level of University House, and the location of retail spaces at the eastern and western end of the lane. The lane will also continue to provide a through site link for people wishing to move through the site to City Hall and/or Auckland Street.</p>	To Note	N/A
4.11	<p>Issue 11 – Student Housing Strategy</p> <p>PP asked whether UoN had a Student Housing Strategy to address and potential increases on demand for student accommodation as a result of the NeW Space project. If so, was this likely to be accelerated to coincide with the completion of NeW Space?</p> <p>Response</p> <p>BJ advised that UoN was in the process of constructing</p>	To Note	N/A

	<p>approx. 778 student accommodation rooms at Callaghan Campus which are will become available before the completion of NeW Space. In addition, the University anticipates NeW Space will be a catalyst for future investment in suitable accommodation and already there are numerous student housing projects on the drawing board from private operators/developers.</p> <p>The SSD DA will also identify and address any potential impacts from NeW Space on rental accommodation in Newcastle in the Social and Economic Impact Assessment that is currently being prepared.</p>		
4.12	<p>Issue 12 – Future Stages</p> <p>CB requested details of any potential future stages of the NeW Space project that should be considered at this point in time.</p> <p>Response</p> <p>It was confirmed that the SSD DA being prepared will not incorporate any future stages at this point due to lack of funding and because the role of the University in the broader Newcastle CBD is still being investigated by UoN. Should the University consider future stages of the project, these will be completed under a separate approval process.</p>	To Note	
4.13	<p>Relationship between Christie Place and NeW Space Courtyard</p> <p>PP was interested in the ongoing relationship between Christie Place and NeW Space Courtyard adjacent to the western boundary of the Civic Theatre. Key issues include the activation of each space and ongoing maintenance.</p> <p>Response</p> <p>The PDC confirmed that Christie Place will be activated by the new retail/café space at the ground level of University House whilst the NeW Space will be activated by its direct relationship with the ground floor uses of NeW Space, in addition to an elevated screen adjacent to the western wall of the Civic Theatre that can be used for University activities and other public viewing events.</p> <p>The maintenance of Christie Place will be retained by Newcastle City Council whilst UoN will be responsible for the NeW Space Courtyard.</p>	To Note	
CONCLUDING COMMENTS			
5.0	<p>PP indicated that the NeW Space project was interesting and appropriate in terms of it heralding the arrival of the University into the Newcastle CBD. He cautioned against too much haste in the planning, design and construction of the proposed development and stressed the importance of maintaining the quality of the development, particularly during the transition from approval to construction.</p> <p>PP was generally supportive of the proposed development and acknowledged that the proposal would differentiate itself from the built form of other universities around NSW, which</p>	To Note	N/A

	was considered importance given the regional context of Newcastle. He acknowledged that some of the issues raised in the DRP meeting were beyond design (such as the design construct approach), but considered these to be important to ensure design excellence can be achieved and maintained through to project delivery. PP questioned why this delivery model was being proposed and how we would ensure that the final built outcome would achieve design excellence. He was comfortable that UoN had planned to mandatory novate the PDC to the successful building contractor.		
SITE INSPECTION			
6.0	At the conclusion of the meeting, the participants took part in a brief site visit.	To Note	N/A