

Planning and Regulatory. G.Mansfield
Reference: 5349145
Phone: 02 4974 2767

10 July 2015

Mr David Gibson
Team Leader
Social Infrastructure
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Email: megan.fu@planning.nsw.gov.au

Dear Mr Gibson

**NOTIFICATION OF MODIFICATION APPLICATION FOR NEW SPACE PROJECT -
UNIVERSITY OF NEWCASTLE (SSD 6457 MOD 1)**

I refer to your letter of 25 June, 2015 notifying Council that the above modification application has been received and inviting Council to comment on the amended development.

1. Submitted documentation and amended plans

I have reviewed the submitted application and supporting documentation and plans and the following anomalies are noted:

- There is no description in the JBA letter dated 11 June, 2015 to the modifications V9, V14, V20 and V32 indicated on the amended plans. Similarly, there is no explanation for the inclusion of modification 'clouds' around the building setbacks distances indicated on drawing DA-200.
- The notation '*Urban Room Balcony Over*' on the ground floor drawing is misleading and should be removed. The Urban Room on level 1 is an enclosed space which forms part of the gross floor space of the building.
- There is no noticeable difference between the reduced height of the '*extrusions*' of the three Urban Rooms (i.e.V19) indicated on the amended plans and the corresponding heights shown on the approved plans. Likewise, the proposed changes to the glazed façade at levels 5 & 6 '*extending to match the building corner alignment*' (i.e. V 15) are not readily noticeable.
- While it may be a case of differing perspectives, there appears to be noticeable changes to the building setbacks and the western elevation of the building as shown on the southern elevation (Christie Lane) indicated on drawing DA-252, compared with the detail shown on the corresponding approved drawing A-402. The submitted letter is silent on these changes.



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- It is noted that the 'green wall' to the Christie Place substation, proposed to be removed, is still included in the artist's impression on the 3D Visualisation & Materials Board drawing DA-000.

It is recommended the applicant be required to highlight the proposed modifications onto the relevant approved design plans or alternatively submit amended design plans so that the proposed changes to the design of the building are clearly distinguishable.

2. Replacement of green walls

It is requested the applicant give consideration to including climbing plants in the selection of plants species proposed to replace the 'green walls'.

If you have any questions in relation to the above comments, please contact me by gmansfield@ncc.nsw.gov.au or on 02 4974 2767.

Yours faithfully



Geof Mansfield
PRINCIPAL PLANNER (DEVELOPMENT)