

Modification of Development Consent

Section 96(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I modify the consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Karen Harragon
Director
Social and Other Infrastructure Assessments

Sydney

2 June

2017

SCHEDULE 1

- Development Consent:** **SSD 6457** granted by the delegate for the Minister for Planning on 5 February 2015
- For the following:** Construction of an educational establishment, known as the New Space Project, comprising:
- construction of a new ten storey educational building to provide lecture theatres, library, teaching and learning spaces, office spaces and ancillary retail space;
 - refurbishment works to University House;
 - construction of pedestrian links between the new education building and University House;
 - upgrade and expansion of the existing Laman Street Car Park; and
 - associated civil and landscaping works.
- Applicant:** The University of Newcastle
- Consent Authority:** Minister for Planning
- The Land:** 409 Hunter Street, Newcastle; 300 King Street, Newcastle; and 20 and 26 Laman Street, Cooks Hill
- Modification:** **SSD 6457 MOD 2:** the modification comprises an extension of the Christie Place deck and implementation of alternative car parking delivery arrangements.

SCHEDULE 2

The consent is modified as follows:

1. Schedule 2, Part A – Administrative Conditions, Condition A2 Development in Accordance with Plans and Documents is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

Development in Accordance with Plans and Documents

A2. The Applicant shall carry out the development generally in accordance with the:

- ~~a) Environmental Impact Statement titled *State Significant Crown Development, 409 Hunter Street, 300 King Street, Newcastle and 20 Laman Street, Cooks Hill, University of Newcastle NeW Space Campus*, prepared by JBA Urban Planning Consultants Pty Ltd, August 2014.~~
- ~~b) Response to Submissions report titled *State Significant Crown Development, 409 Hunter Street, 300 King Street, Newcastle and 20 Laman Street, Cooks Hill, University of Newcastle NeW Space Campus*, prepared by JBA Urban Planning Consultants Pty Ltd, December 2014.~~
- ~~c) section 96(1) modification application SSD 6457 MOD 1;~~
- a) EIS, as amended by the RTS, section 96(1A) modification application SSD 6457 MOD 1 and section 96(1A) modification application SSD 6457 MOD 2;**
- b) following drawings, except for:**
 - i) any modifications which are Exempt or Complying Development;
 - ii) as otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by Lyons and EJE Architects			
Drawing No.	Issue	Name of Plan	Date
A-100	T1	SITE PLAN – EXISTING	31.10.14
DA-101	2	SITE PLAN – PROPOSED	06.05.15
DA-200	6	FLOOR PLANS – GROUND, LEVEL 1, 2 & 3	17.08.15
DA-201	4	FLOOR PLANS – LEVEL 4, 5, 6 & 7	17.08.15
DA-202	5	PLANS – LEVEL 8, 9 & ROOF PLAN	17.08.15
DA-250	5	ELEVATIONS – NORTH & WEST	17.08.15
DA-251	5	ELEVATIONS – SOUTH & EAST	17.08.15
DA-252	5	ELEVATIONS – LANEWAY NORTH & SOUTH	17.08.15
DA-253	4	SECTIONS A & B	17.08.15
DA-254	4	SECTION C & HUNTER STREET ELEVATION	17.08.15
DA-000	3	3D VISUALISATION & MATERIALS BOARD	10.06.15
A-130	T1	UH – BASEMENT AND GROUND FLOOR PLAN	31.10.14
A-131	T1	UH – LEVEL 1 FLOOR PLAN	31.10.14
A-132	T1	UH – LEVEL 2 FLOOR PLAN	31.10.14
A-133	T1	UH – LEVEL 3 FLOOR PLAN	31.10.14
A-135	T1	UH – DEMOLITION PLANS – BASEMENT & GROUND FLOOR	31.10.14
A-136	T1	UH – DEMOLITION PLAN – LEVEL 1	31.10.14
A-137	T1	UH – DEMOLITION PLAN – LEVEL 2	31.10.14
A-138	T1	UH – DEMOLITION PLAN – LEVEL 3	31.10.14
A-170	T1	UH – ELEVATIONS – SHEET 1	31.10.14
A-171	T1	UH – ELEVATIONS – SHEET 2	31.10.14
A-175	T1	UH – SECTIONS A-A & B-B	31.10.14
A-176	T1	UH – SECTIONS C-C, D-D & E-E	31.10.14

DA-500	Rev 2	CONSERVATORIUM CAR PARK	23.06.14
New Space Project Landscape (or Design) Drawings prepared by McGregor Coxall			
Drawing No.	Issue	Name of Plan	Date
09	Rev A	SITE ANALYSIS	
04	Rev G	MASTER PLAN	
05	Rev G	LANDSCAPE PLAN <u>as modified by Drawing No. LS-005, Revision H, prepared by McGregor Coxall, dated 16/5/17</u>	
Conservatorium Car Park Landscape (or Design) Drawings prepared by Terras			
Drawing No.	Issue	Name of Plan	Date
L00	Rev A	SITE ANALYSIS	26.06.14
L01	Rev A	SOFT LANDSCAPING PLAN	26.06.14

c) the conditions of this consent.

2. Schedule 2, Part A – Administrative Conditions, Condition A5 Car Parking is amended by the insertion of the **bold and underlined** words/numbers and deletion of struck-out words/numbers as follows:

Car Parking

A5.

- a) The applicant shall provide a minimum of 306 car spaces at designated 'park and ride' facilities for students that attend courses, and staff that work, within the new building. The car spaces to be used for 'park and ride' facilities must be clearly sign posted and identified in any associated car parking management plan. The cost of parking at these facilities should not exceed the equivalent costs of parking within the Newcastle City Centre. A free shuttle bus service from the 'park and ride' facilities to the subject site must be provided frequently for users of the 'park and ride' facilities.
- b) **As an alternative to construction of the Laman Street car park, the Applicant may provide a minimum of 20 car spaces in a nearby commercial car parking facility as an interim arrangement to accommodate parking demand generated by this development. Evidence of the agreement to use these spaces must be submitted to the Certifying Authority and the Secretary prior to occupation or commencement of use of the New Space building. The car spaces to be used must be clearly sign posted and identifiable as University of Newcastle spaces. The cost of parking for users is not to exceed the equivalent costs of parking within the Newcastle City Centre.**

These spaces are to be used for a maximum period of five years from occupation or commencement of use of the New Space building. After which, the approved works to the Laman Street car park are to be completed or suitable alternate car parking arrangements are to be in place whereby a minimum 20 spaces are to be provided for the New Space Project on University owned land within the Newcastle City Centre (including the Honeysuckle precinct). Evidence of the alternate car parking arrangements must be submitted to and approved by the Secretary prior to the expiration of the agreement for the commercial car spaces.

If the agreement to use commercial car parking spaces is varied to reduce the number of spaces or is terminated before the end of the five year period, a new agreement must be made within 21 days or the approved Laman Street car park works are to be completed within three months of variation or termination of the agreement, or as otherwise agreed by the Secretary.