

Development Consent

Section 4.38 of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning and Public Spaces, under delegation dated 9 March 2020, I grant consent to the development application referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

- prevent, minimise, and/or offset environmental impacts including economic and social impacts
- set standards and performance measures for acceptable environmental performance
- require regular monitoring and reporting
- provide for the ongoing environmental management of the development.

Anthea Sargeant
Executive Director
Regions, Industry and Key Sites Assessments

Sydney

21/5/2020

File: EF18/5205

The Department has prepared a consolidated version of the consent which is intended to include all modifications to the original determination instrument.

The consolidated version of the consent has been prepared by the Department with all due care. This consolidated version is intended to aid the consent holder by combining all consents relating to the original determination instrument but it does not relieve a consent holder of its obligation to be aware of and fully comply with all consent obligations as they are set out in the legal instruments, including the original determination instrument and all subsequent modification instruments.

CONSOLIDATED CONSENT

SCHEDULE 1

Application No.:	SSD 9262
Applicant:	University of Newcastle
Consent Authority:	Minister for Planning and Public Spaces
Land:	16 Honeysuckle Drive, Newcastle Lots 1, 2 and 3 in DP 1163346 Lot 21 in DP 1165985 Part Lot 2 in DP 1226145 Lot 4 in DP 1111305
Development:	Concept Proposal for: <ul style="list-style-type: none">• seven building envelopes comprising:<ul style="list-style-type: none">○ maximum building heights up to RL 34.05 m○ maximum GFA of 65,615 m² for education, student accommodation and retail floorspace○ site-wide concept landscape plan including through site links○ design guidelines and design excellence strategy.

CONSOLIDATED CONSENT

SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-9262-MOD-1	20 May 2024	Team Leader	Correct Condition A12 Staging

FOR INFORMATION

CONSOLIDATED CONSENT

DEFINITIONS

Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	University of Newcastle, or any person carrying out any development to which this consent applies
Application	The development application and the accompanying drawings, plans and documentation described at Term of Approval A6
Concept Proposal	A staged development application in accordance with the EP&A Act
Construction	Any works, including earth and building works
Council	City of Newcastle
CRW	Civic Railway Workshops
Design Guidelines	Design Guidelines provided with the RFIR dated 30 April 2020 and titled 'University of Newcastle Honeysuckle City Campus Development Volume 2 Design Guidelines' prepared by Cox Architecture and dated April 2020
Department	NSW Department of Planning, Industry and Environment
DRP	Design Review Panel
EIS	Environmental Impact Statement and attachments, prepared by Ethos Urban and dated 6 June 2018
Environment	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
ESD	Ecologically Sustainable Design
FEAR	Future Environmental Assessment Requirement
Feasible	Means what is possible and practical in the circumstances
Future development application(s)	Subsequent development application(s) for detailed proposal(s) pursuant to this consent in accordance with the EP&A Act
GFA	Gross floor area
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Material harm	<ul style="list-style-type: none"> a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial; or b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)
Minister	NSW Minister for Planning and Public Spaces (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Planning Secretary	Planning Secretary under the EP&A Act, or nominee
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation, benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Response to submissions	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act.
RFIR	The Applicant's response to the Department's request for further information, including emails from Chris Forrester dated 27, 28 and 30 April 2020 and including amended Concept Proposal drawings
RtS	The Applicant's first Response to Submissions report and attachments, prepared by Ethos Urban and dated 19 July 2019
RtS2	The Applicant's second Response to Submissions report and attachments, prepared by Ethos Urban and dated 26 December 2019
Site	The site as described at Schedule 1
ToA	Term of Approval

CONSOLIDATED CONSENT

SCHEDULE 2

PART A - TERMS OF APPROVAL

Obligation to Minimise Harm to the Environment

- A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.

Determination of future development application(s)

- A2. Consent is granted to the Concept Proposal as described in Schedule 1 and the EIS (as amended by the RtS, RtS2 and RFIR) and does not authorise the carrying out of any physical works, including construction works, which must be the subject of future development application(s).
- A3. In accordance with section 4.22 of the EP&A Act, all development under the Concept Proposal must be subject of future development application(s).
- A4. In accordance with section 4.24 of the EP&A Act, the determination of future development application(s) shall not be inconsistent with the terms of this development consent (SSD 6292) as described in Schedule 1, and subject to the conditions in Schedule 2.
- A5. Pursuant to section 4.37 of the EP&A Act, any future development application for a proposal having a capital investment value less than \$10 million is to be determined by the relevant authority and that part of the development ceases to be State significant development.

Development in accordance with plans and documents

- A6. The development may only be carried out:
- in compliance with the conditions of this consent
 - in accordance with all written directions of the Planning Secretary
 - generally in accordance with the EIS, RtS and RFIR
 - in accordance with the approved plans in the table below (as may be amended by the conditions in Schedule 2):

Concept Proposal Drawings by Cox Architecture			
Drawing No.	Revision	Title	Date
SK 01	A	Site Plan	28.04.2020
SK 02	A	Lot A1 – Plan and Sections	28.04.2020
SK 03	A	Lot A2 – Plan and Sections	28.04.2020
SK 04	A	Lot B – Plan and Sections	28.04.2020
SK 05	A	Lot C – Plan and Sections	28.04.2020
SK 06	A	Lot D – Plan and Sections	28.04.2020
SK 07	A	Lot E – Plan and Sections	28.04.2020
SK 08	A	Lot F – Plan and Sections	28.04.2020

Lapsing of approval

- A7. This consent will lapse five years from the date of consent unless works the subject of future development application(s) have physically commenced by the date.

Limits of approval

- A8. This consent does not approve the rooftop enclosure components of any of the building envelopes. In the event that rooftop enclosures are proposed as part of future development application(s) they shall be provided in accordance with the Design Guidelines, **Modification B2** and the requirements of Future Environmental Assessment Requirement (FEAR) **C5**.

Legal notices

- A9. Any advice or notice to the consent authority shall be served on the Planning Secretary.

CONSOLIDATED CONSENT

Inconsistency between documents

A10. In the event of any inconsistency between conditions of this approval and the drawings / documents referred in Term of Approval (ToA) A6, the conditions of this approval prevail.

Maximum building envelope gross floor area and height controls

A11. The gross floor area (GFA) and building envelope heights for the development shall not exceed the maximums within the following table

Building Envelope	Maximum GFA	Maximum Height
A1	4,000 m ²	RL 26.75 m
A2	10,770 m ²	RL 34.05 m
B	11,480 m ²	RL 33.85 m
C	11,595 m ²	RL 30.40 m
D	8,525 m ²	RL 30.40 m
E	8,210 m ²	RL 30.40 m
F	11,035 m ²	RL 30.40 m

Staging

A12. The development shall be carried out in accordance with the following stage sequence:

- Stage 1A – building envelope A1
- Stage 1B – building envelope A2 **B**
- Stage 2 – building envelope B **A2**
- Stage 3 – building envelope C
- Stage 4 – building envelopes D, E and F.

END OF PART A

PART B – MODIFICATIONS TO THE CONCEPT PROPOSAL

Amendments to the Design Excellence Strategy

- B1. Prior to the lodgement of any future development application(s), the Design Excellence Strategy prepared by Ethos Urban, dated 17 May 2018 shall be amended to address the following requirements to the satisfaction of the Planning Secretary:
- a) delete the requirement for future development applications for buildings to be reviewed by the University of Newcastle Design Review Panel and clarify future development applications shall be reviewed by the SDRP in accordance with Government Architect NSW State Design Review Panel (SDRP) procedure requirements
 - b) require the Applicant either engage a variety of architects/design teams, or demonstrate how the precinct would foster appropriate architectural diversity throughout the precinct

Amendments to the Design Guidelines

- B2. Prior to the lodgement of the first future development application, the Design Guidelines titled '*University of Newcastle Honeysuckle City Campus Development Volume 2 Design Guidelines*' prepared by Cox Architecture and dated April 2020, shall be revised, to the satisfaction of the Planning Secretary, as set out in **Attachment A**.

Amendments to the concept proposal drawings

- B3. Prior to the lodgement of any future development application(s), revised concept proposal drawings shall be prepared in consultation with the Government Architect NSW and Heritage NSW and submitted to, and approved by, the Planning Secretary that include the following amendments:
- a) Increased setbacks and design amendments to the northern and eastern elevations of Building Envelope F to:
 - (i) provide for an appropriate built form relationship to the Civic Railway Workshop West and Divisional Engineer's Office building
 - (ii) ensure the building is setback to maintain visibility from the Civic Station building to the eastern façade and south east corner of the 'Boiler House and Machine Workshop' building of the Civic Railway Workshop West
 - (iii) ensure an appropriate built form relationship with Museum Park and the former Civic Station.
 - b) design amendments to the northern elevation of Building Envelope E to provide an appropriate built form relationship to the Civic Railway Workshop West and Divisional Engineer's Office building.
- B4. Prior to the lodgement of any future development application(s), revised concept proposal drawings shall be prepared in consultation with the Government Architect and submitted to, and approved by, the Planning Secretary that include the following amendments:
- a) Setbacks and design amendments to building envelope E in order to achieve the solar access requirements to 474 Hunter Street (FEAR C11).
 - b) Setbacks and design amendments to building envelope D in order to achieve the solar access requirements to 502, 510 and 522-526 Hunter Street (FEAR C11).
 - c) Setbacks and design amendments to building envelope B in order to achieve the solar access requirements to 522-526 Hunter Street (FEAR C11).
 - d) Deletion of the rooftop enclosure components of all building envelopes.
 - e) Deletion of the 'Expansion Zone' annotation from drawings SK 02 and SK 04.

END OF PART B

CONSOLIDATED CONSENT

PART C – FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Conditions to be met in future development applications

Design excellence

- C1. Prior to the lodgement of each future development application the Applicant shall present the detailed future development application to the State Design Review Panel (SDRP) for its review. Future development applications shall demonstrate how the proposal responds to the advice and recommendations of the SDRP.

Building Design

- C2. All future development applications for new built form must include:
- a) detailed plans, elevations and sections
 - b) artist's perspectives and photomontages
 - c) a design statement demonstrating the design quality of the proposed development and having regard to the character of surrounding development
 - d) consideration of the Design Guidelines (**Attachment A**).
- C3. The proposed new built form must be contained within the approved building envelopes illustrated in the approved plans referenced at **ToA A6** as amended by **Modifications B3** and **B4**.
- C4. Future development application(s) shall demonstrate consistency with the:
- a) Design Excellence Strategy prepared by Ethos Urban, dated 17 May 2018, as amended by **Modification B1**
 - b) Design Guidelines, as endorsed by the Secretary (**Modification B2**)
 - c) the height and GFA controls in **ToA A11**.
- C5. Future development application(s) shall show the location, height and design of any proposed rooftop enclosure(s). A rooftop enclosure may exceed the height of the approved building envelope(s) where it can be demonstrated that the enclosure is discrete and/or integrated into the design of the building and would not have an adverse visual impact on the design and appearance of the building, the streetscene, public domain or an adverse amenity impact.
- C6. Future development application(s) shall include a Reflectivity Analysis demonstrating that the external treatments, materials and finishes of the development do not cause adverse or excessive glare.
- C7. Future development application(s) shall include an Access Report demonstrating that the development achieves an appropriate degree of accessibility.

Open space and public domain

- C8. Future development application(s) shall include an Open Space, Public Domain and Landscape Report (Landscape Plan) including the design and treatment of all areas of open space, public domain and landscaping and the relationship of these spaces with existing and proposed buildings, spaces, structures and connections.
- C9. The Landscape Plan must:
- a) be generally in accordance with the Public Domain Plan Report Revision C prepared by Oculus, dated November 2019 submitted with the RtS2
 - b) include relevant details of the species to be planted (preferably species indigenous to the area) and the landscape treatments, including any pavement and seating areas
 - c) consider, and incorporate where necessary, the recommendations of the heritage interpretation plan (**FEAR C15**)
 - d) confirm method(s) / arrangement(s) to ensure the on-site open space, through site links and Wright Lane are publicly accessible 24 hours-a-day 7 days-a-week
 - e) include a Mosquito Management Plan (MMP), which addresses the spread and breeding of exotic mosquitos that may have arrived from the operational port. The MMP shall be prepared in consultation with Hunter New England Local Health District.

CONSOLIDATED CONSENT

Crime prevention through environmental design

- C10. Future development application(s) shall include a Crime Prevention Through Environmental Design Report (CPTED) including method(s) / treatment(s) to ensure that all buildings, spaces and places within and around the development are safe and secure and the opportunity for crime has been minimised in accordance with CPTED principles.

Amenity

- C11. Future development application(s) shall include an Overshadowing Impact Assessment (OIP), including shadow studies and diagrams showing the likely overshadowing impact of the development on surrounding spaces and properties. Buildings shall:
- a) maintain at least 2 hours of direct sunlight to at least 70% of all north facing apartments within 522-526 Hunter Street between 9am and 3pm on 21 June (mid-winter)
 - b) maintain a reasonable level of direct sunlight to the north facing windows and balconies of the top floors of 474, 502 and 510 Hunter Street.
 - c) minimise overshadowing to proposed open spaces and public domain within the site.
- C12. All future development applications for new built form must include an assessment of amenity impacts including visual privacy, view loss and light spill.

Student Accommodation

- C13. Future development application(s) relating to the student accommodation shall:
- d) consider student amenity including any relevant requirements of State Environmental Planning Policy (Affordable Rental Housing) 2009
 - e) include an Operational Management Plan, which considers operational impacts including (but not limited to) noise, hours of operation, student behaviour, security, complaint management, induction, moving in/out days and code of conduct

Heritage

- C14. Future development application(s) shall include a detailed Heritage Impact Assessment (HIA), which considers the heritage impact of the development, including any visual and view impacts on the:
- a) State heritage listed CRW and particularly the part of the CRW located north of the site
 - b) Newcastle Local Environmental Plan 2012 locally listed former Civic Station, including Museum Park.
- C15. Future Development Application(s) shall include Heritage Interpretation Strategy informed by the findings / results of the HIA (**FEAR C14**) and archaeological fieldwork/investigations (**FEAR C16**)

Aboriginal archaeology

- C16. Future development application(s) shall include an Aboriginal Cultural Heritage Assessment Report (ACHAR) to assess the impacts of the development on the Aboriginal archaeological and cultural heritage values of the site. The ACHAR shall be prepared in consultation with the Biodiversity and Conservation Division of the Department of Premier and Cabinet and the local Aboriginal community.

Environmental performance

- C17. Future development applications for new built form must demonstrate how the principles of Ecologically Sustainable Development have been incorporated into the design, construction and on-going operation of the new buildings consistent with the Concept Plan Development Application – Sustainability Statement prepared by AECOM and dated 6 June 2018, and demonstrate compliance with the following minimum environmental standards:
- a) Minimum 5-star with an aspirational 6-star Green Design and As Built rating for building envelopes A2, B, C, D E and F
 - b) 5 Star Green Design and As Built rating for building envelope A1.
- C18. All future development applications for new built form must consider opportunities for the incorporation of green roofs.

CONSOLIDATED CONSENT

Traffic and transport

- C19. Future development application(s) shall be accompanied by a Traffic Impact Assessment (TIA) that assesses the traffic, transport and pedestrian impacts on the road and footpath networks and nearby intersection capacity. The TIA shall also address:
- a) mode-share, sustainable transport management / mitigation and the recommendations of the Transport Access Strategy prepared by SECA Solutions and dated June 2018 (as amended by letters dated 4 July 2019 and 8 November 2019)
 - b) any amendments to the design, capacity and operation / safety of Wright Lane, Settlement Lane. Any proposed amendments shall be prepared in consultation with Council
 - c) vehicle and pedestrian safety within the site
 - d) loading / unloading, servicing, taxi and coach, pick-up/drop-off arrangements
 - e) on-site car parking location, access and operation
 - f) pedestrian and bicycle infrastructure and improvements
 - g) the expansion of the shuttle bus service including the operation of the service and the design and operation of the shuttle bus stop.
- C20. Future development application(s) for the initial stages of the development (i.e up to Stage 3, **ToA A12**) shall retain 172 on-site surface car parking spaces for use by students, staff and the general public.
- C21. The Applicant shall monitor the travel mode share split for each stage of the development following commencement of the use of each stage/building. Future development application(s) shall include a traffic and transport study and surveys (including the results of the mode share monitoring), which assesses the travel mode share split achieved for previous stages of the development and compares this with the mode share targets within the Transport Access Strategy prepared by SECA Solutions and dated June 2018 (as amended by letters dated 4 July 2019 and 8 November 2019).
- C22. Future development application(s) for the final stage of the development (i.e stage 4, **ToA A12**) shall include an appropriate amount of on-site car parking in the event that the travel the mode share monitoring and assessment (**FEAR C21**) demonstrates the travel mode share shift (contained the Transport Access Strategy prepared by SECA Solutions and dated June 2018 (as amended by letters dated 4 July 2019 and 8 November 2019)) is not achieved, or on track to be achieved, at the time of the lodgement of the future development application for the final stage.
- C23. Future development application(s) shall include green travel plans, identifying opportunities to maximise the use of sustainable transport choices, such as incentives and provision of cycle parking and end of trip facilities in the detailed design.

Bicycle parking and facilities

- C24. Future development application(s) shall include bicycle parking for students / employees / visitors and end of trip facilities (toilets, change/locker rooms and showers) in accordance with the Newcastle Development Control Plan 2012. Future development application(s) shall also explore opportunities to provide bicycle parking in excess of the Newcastle Development Control Plan 2012, where this would facilitate the proposed site-wide travel mode share.

Wind assessment

- C25. Future development application(s) shall include a Wind Impact Assessment, including wind tunnel testing, which assesses the existing and proposed wind environment, demonstrates spaces within and around the site are suitable for their intended purpose and includes mitigation measures to address adverse wind conditions, where necessary. In the event that the Wind Impact Assessment recommends landscaping / planting mitigation measures, these shall be shown on the Landscape Plan (**FEAR C8**).

Waste

- C26. Future development applications shall include a Waste Management Plan to address storage, collection, and management of waste and recycling within the development.

Utilities

- C27. Future development application(s) shall include a Utility Services Infrastructure Assessment (USIA) which addresses the existing capacity and any augmentation requirements of the development for the provision of utilities, including staging of infrastructure. The USIA shall be prepared in consultation with relevant agencies and service providers.

CONSOLIDATED CONSENT

Operational noise and vibration

- C28. Future development application(s) shall be accompanied by a Noise and Vibration Impact Assessment (NVIA) that identifies and provides a quantitative assessment of the main noise generating sources and activities during operation. The NVIA shall include details of any mitigations measures to ensure the amenity of sensitive land uses are protected during the operation of the development.

Hydrology

- C29. Future development application(s) shall consider potential flooding, stormwater, climate change/sea level rise and water quality impacts. Buildings shall be designed to appropriately respond to any constraints and address water sensitive urban design principles and the Newcastle Development Control Plan 2012 flooding/stormwater requirements.

Contamination and mine subsidence

- C30. Future development application(s) shall include a Site Contamination Assessment and, as necessary, a Remedial Action Plan reviewed and approved by a site auditor accredited under the *Contamination Land Management Act 1997*.
- C31. Future development application(s) shall include a Mine Subsidence Assessment which shall be prepared in consultation with Subsidence Advisory NSW (SA NSW) and shall consider any relevant approvals of the SA NSW relating to the site.

Construction

- C32. All future development application(s) must provide an analysis and assessment of the impacts of construction and include:
- a) Construction Pedestrian and Traffic Management Plan (CPTMP), prepared in consultation with TfNSW. The CPTMP must detail vehicles routes, numbers of trucks, hours of operation, access arrangements and traffic control measures and cumulative construction impacts (i.e. arising from concurrent construction activity)
 - b) Construction Noise and Vibration Impact Assessments that identifies and provides a quantitative assessment of the main noise generating sources and activities during construction. Details are to be provided outlining any mitigation measures to ensure the amenity of adjoining sensitive land uses is protected throughout the construction period(s)
 - c) Community Consultation and Engagement Plans
 - d) Construction Waste Management Plan
 - e) Air Quality Management Plan
 - f) Water Quality Impact Assessments and an Erosion and Sediment Control Plan (including water discharge and dewatering considerations)
 - g) Geotechnical and Structural Investigation Report
 - h) Acid Sulphate Soil Assessment and Management Plan
 - i) Sediment and Erosion Management Plan.

END OF PART C

ADVISORY NOTES

Appeals

AN1. The Applicant has the right to appeal to the Land and Environment Court in the manner set out in the Environmental Planning and Assessment Act, 1979 and the Environmental Planning and Assessment Regulation, 2000 (as amended).

Other Approvals and Permits

AN2. The Applicant shall apply to the Council for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the Local Government Act, 1993 or Section 138 of the Roads Act, 1993.

Responsibility for Other Consents / Agreements

AN3. The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Prescribed Conditions

AN4. The Applicant shall comply with all relevant prescribed conditions of the development consent under Part 6, Division 8A of the Regulation.

Disability Discrimination Act

AN5. This application has been assessed in accordance with the EP&A Act. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The Applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the BCA which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 and 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.

Commonwealth Environment Protection and Biodiversity Conservation Act 1999

AN6.

- a) The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.
- b) This application has been assessed in accordance with the New South Wales Environmental Planning & Assessment Act, 1979. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the Applicant's responsibility to consult the Department of the Environment and Energy to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.

ATTACHMENT A – AMENDMENTS TO DESIGN GUIDELINES (CONDITION B1)

The Design Guidelines titled 'University of Newcastle Honeysuckle City Campus Development Volume 2 Design Guidelines' prepared by Cox Architecture and dated April 2020, shall be revised including:

- the following amendments shown by the insertion of the following **bold and underlined** words/numbers and deletion of ~~**bold and struck out**~~ words/numbers
- updated imagery/diagrams (as appropriate) to reflect the following changes

Section 3. Site Wide Guidelines

a) 3.3 Development Parcels

Floor space will be distributed across the precinct **in accordance with the Concept Approval** to ensure the best functional and urban design outcome.

The table below outlines the **maximum** GFA for each lot proposed in Concept Plan:

Lot	GFA	Site	Stage	Use
Lot A1	4,000m ²	Site 1	1a	Academic <u>+ retail</u>
Lot A2	10,770m ²	Site 1	<u>2</u>	Academic <u>+ retail</u>
Lot B	11,480m ² 386 beds	Site 1	1b	Student Accommodation <u>+ retail</u>
Lot C	11,595m ²	Site 2	<u>3</u>	Academic <u>+ retail</u>
Lot D	8,525m ²	Site 2	<u>4</u>	Academic <u>+ retail</u>
Lot E	8,210m ²	Site 3	<u>4</u>	Academic <u>+ retail</u>
Lot F	11,035m ²	Site 3	<u>4</u>	Academic <u>+ retail</u>

Gross floor area (GFA) refers to the Council definition of floor space which counts all internal floor space above ground excluding voids and plant areas.

Scaling factors have been applied to the gross building envelope (GBA) to calculate GFA. This allows for loose fit envelopes and reflects the different floor type requirements:

Academic buildings - 85% GBA to GFA

Student Accommodation - 80% GBA to GFA

b) 3.4 Height

The revised LEP height controls apply over the precinct. The majority of the site has a 30m height limit. A small area adjacent to **Civic Link Museum Park** at Civic Lane has a 24m height limit.

Key assumptions underpinning the height response are:

- ~~**A maximum height of 8 storeys for academic buildings**~~ **Maximum building heights shall be in accordance with the Concept Approval**
- Academic buildings should provide a** floor to floor height min. 3.65m
- Student accommodation building should provide for floor to floor height min. 3.1m**
- ~~**A maximum height of 9 storeys for accommodation (floor to floor height min. 3.1m)**~~
- Floor to floor height at ground level should be greater than of the storeys above

- **Rooftop plant/enclosures shall integrate with the parent building, be unobtrusive and not have an overbearing visual impact on the building, neighbouring buildings or the streetscene and public domain**
- There may be minor intrusions of rooftop plant areas above ~~the height limit~~ **the maximum building envelope height, subject to approval**

~~Building heights for the development may be flexible, however the~~ **The** following principles should be used to determine building heights:

- Buildings should be appropriately scaled and positioned to allow for good solar access to the Campus Heart and Turntable Plaza during winter as well as summer.
- ~~Taller buildings should be located along Civic Lane, transitioning down in height at Civic Link~~ **Building heights should transition down to the Civic Railway Workshops, Museum Park and the former Civic Station.**
- **Building height/scale adjacent to Civic Lane should consider amenity impacts on adjoining residential properties, in accordance with the Concept Approval.**
- Buildings along Honeysuckle Drive should take advantage of views to the north over the Hunter River
- Podiums are used throughout to create human scaled spaces.

c) **3.5 Setbacks**

The Concept Plan proposes a variety of setbacks to create suitably scaled public domain for the pedestrian environment of a university campus within a CBD.

Frontage	Setback
Honeysuckle Drive	0m Setback above 2 storey podium and 6/7 storeys
Worth Place	0-3m
Wright Lane	3m Setback above 2 storey podium
Civic Lane	2m Setback above 2 storey podium
Settlement Lane	3m to enable underground services corridor within setback
Mid Block Pedestrian Links	Setback above 2 storey podium
Civic Link	3-15m landscape setback to transition to open space

The above setbacks apply, unless they have been amended by Modifications contained within the Concept Approval. The Concept Approval setbacks take precedence over the above setbacks.

d) **3.6 Identity & Address**

The design resolution of the buildings should respond to the importance of the Campus and where most students and visitors will access the site. Honeysuckle Drive on the northern edge of the site will be the formal address of the Campus.

Elements that will contribute to the identity and address of the Campus include:

- Formal address on Honeysuckle Drive
- Building form sculpted to create views into the Campus Heart from Worth Place and refurbished rail corridor
- Creation of active public spaces at ground level that engage with the city
- Opportunities to showcase UON's activity through building facades
- **Activation of ground floors elevations**

- Feeling of porosity through the site, enabling new north-south and east-west pedestrian links
- Positioning of service access points along the secondary facades including Civic Lane and Settlement Lane. Service access should not be provided from Honeysuckle Drive and Worth Place, and any service access from Wright Lane limited. **The exact location of servicing access points will be determined at future DA stage for each building.**

e) **3.7 Site Infrastructure**

The enabling works investigations indicate that adequate infrastructure to service the site appears to be available.

The Concept Plan has been designed to respond to some key infrastructure requirements including:

- Provision for two new chamber substations on the Campus. One will be developed in each stage and will replace the existing substation located on Civic Lane in the south-west corner of the site
- Allowance for overland flow along Wright Lane.
- Setback along Settlement Lane to allow for underground services infrastructure due to the existence of a subterranean car park under Settlement Lane.

The following flood planning levels guide the design of structures on the site (from ADW Johnson):

Area	Level
Minimum Property and On-ground Garaging	2.28m AHD
Minimum Habitable Floor Level	2.58m AHD
Minimum Upper Floor Level Stairway Exit	3.38m AHD
Basement Parking Entry/Exit Crest/ Flood Barrier	3.38m AHD

The Flood Information Certificate from Newcastle City Council for Lot1 DP1163346 (western part of Site 1), indicates a minimum floor level for occupiable rooms of 2.51m AHD.

Buildings shall be sensitively designed in response to flooding and ensure that mitigation measures:

- **do not result in inactive facades fronting the public domain**
- **do not result in extended sections of walls, ramps or barriers that unreasonably separate the ground floors of buildings from the public domain**
- **allow for a seamless connection between buildings and the public domain**
- **where located within the public domain, are integrated into the hard and soft landscaping of the precinct.**

Section 4. Public Domain Strategies

f) **Section C**

Civic Link Museum Park

Lot F addresses the ~~planned Civic Link Museum Park~~ open space. **Lot F shall provide for an appropriate built form transition down to the Museum Park open space.** The building height transitions down at ~~Civic Link Museum Park~~ to respond to the low scale of surrounding buildings including ~~the Newcastle Museum located within~~ State heritage listed former railway workshops.

Through-Site Pedestrian Links

Built form has been positioned to enable clear through-site links between Wright Lane and Civic Lane, with potential connections continuing through to Hunter Street. Links through to

Hunter Street are not included within the scope of this project however the project enables links to be created by UON or by others in the future.

The through-site link between Lots E and F should have a minimum width of 10m.

The through-site links between Lots B and D, and D and E should have a minimum width of 15m

Section 6. Built Form Elements

g) 6.4 Building Signage

The adoption of signage controls is aimed at creating a cohesive, attractive and informative signage package that allows identification of buildings but does not impact the character and quality of the new campus:

- **Building signage shall be in accordance with the Concept Approval Signage Strategy**
- Building identification signage must relate only to UON.
- ~~Building identification signage is to be a maximum size of 25m². The appropriate size of building identification signage shall be determined following consideration of location, visual impact and integration with the parent building.~~
- Signage lighting is to be arranged and maintained so that the light source is not directly visible from a public right-of-way or adjacent property.
- As part of the detailed proposal submission, a ~~plan is to be submitted for approval by UON showing shall show~~ the location of the proposed signage and detailing dimensions, proposed colour, material, copy, and method of illumination.
- Building Approval must be obtained prior to erecting, altering, displaying or relocating a temporary or permanent signage.
- Buildings must have street numbers prominently displayed on the main street elevation. Numbers must be 500 millimetres in height, non- illuminated and mounted 3 metres above the ground floor level.

The University has adopted a unified signage strategy across both the Callaghan and Ourimbah campuses. The strategy aims to present a cohesive and defined presence both on campus and in the local community as a university of distinction, with outstanding teaching and research and to be a responsive, dynamic and strong organisation.

All signage at Honeysuckle should be consistent with this strategy **and the Concept Approval Signage Strategy.**

h) 6.5 Sustainability

The University of Newcastle is committed to incorporating sustainability into its actions and practices as part of its responsibility to the community and the environment, as well as promoting a healthy workplace and campus for staff and students. This means promoting connections to the global community and environment through knowledge gained from research, utilising creative approaches to learning and teaching and modelling sustainability in its campus operations.

New development within the Honeysuckle Campus precinct is required to:

- **Be designed in accordance with Ecological Sustainable Development principles**
- maintain, respect and restore biodiversity
- create quality, comfortable, healthy and safe environments
- ensure responsible resource use (especially non-renewable resources)
- explore energy collection, energy conservation and waste re-use
- consider adaptation, recycling, and deconstruction of buildings and materials
- minimise pollution and environmental impacts

- balance capital, efficiency and building lifecycle costs.
- development on the site shall be capable of achieving the following targets:
 - Buildings should achieve a minimum 5-star Green Star rating with an aspirational 6-star Green Star rating (**excluding building envelope A1, which should achieve a minimum 5-star Green Star rating**).
 - Buildings should achieve a minimum 5-star NABHERS rating.

Section 7. Lot Guidelines

i) 7.2 Lot A1

Site	1
GFA	4,000m ²
Indicative Max. Height	<u>Up to</u> 6 storeys + rooftop plant / lift motor rooms

Setbacks

Honeysuckle Drive	0m 3m above podium
Worth Place	0-3m
Wright Lane	3m 5m above podium

Guidelines

The primary address for Building A1 is on Worth Place. This prominent corner site will also be viewed along Worth Place from Hunter Street.

The ground level should have a more generous floor to floor height than storeys above.

Servicing of the building will be **subject to future assessment. Any servicing** from Wright Lane, however should not compromise the amenity of this highly visible building frontage.

Building A1 should plan for a physical connection to Building A2 at ground and first floor.

The Flood Information Certificate for this site indicates that the minimum floor level for occupiable rooms on the site is 2.51m AHD. The lowest basement level is -3.38m AHD.

j) 7.2 Lot A2

Site	1
GFA	10,540 10,770 m ²
Indicative Max. Height	<u>Up to</u> 8 storeys rooftop plant / lift motor rooms

Setbacks

Honeysuckle Drive	0m 3m above podium 6m above 7 storeys
Wright Lane	3m 5m above podium
Campus Heart	3m above podium

Guidelines

The primary address for Building A2 is on Honeysuckle Drive. Additional access points should be provided from the Campus Heart.

The ground level should have a more generous floor to floor height than the storeys above.

Servicing of the building will be ~~through Building A1.~~ **subject to future assessment. Servicing should be provided for on-site, in appropriate location(s), well designed and not have an adverse impact on residential amenity.** Servicing may be provided from Wright Lane if pedestrian priority and amenity can be demonstrated.

Building A2 should have a 2 storey podium connection to Building A1 with the podium providing street wall definition to Honeysuckle Drive.

In the event that the Stage 1B building results in the removal of the bicycle / waste storage of Stage 1A, the Stage 1A bicycle / waste storage shall be incorporated into the Stage 1B development.

k) 7.3 Lot B

Site	2
GFA	11,480m ²
Indicative Max. Height	<u>Up to 9 storeys + rooftop plant / lift motor rooms</u>
Setbacks	
Worth Place	3m
Wright Lane	3m 5m above podium
Civic Lane	2m 5m above podium

Guidelines

The primary address is on Worth Place with additional frontage to Wright Lane. This is a prominent site with a high level of visibility from Hunter Street along Worth Place, as well as from Honeysuckle Drive.

Servicing of the building will be ~~from Civic Lane / subject to future assessment.~~ **Servicing should be provided for on-site, in appropriate location(s), well designed and not have an adverse impact on residential amenity.**

Adequate setbacks should be provided around the heritage turntable. While indicative setbacks have been shown, these should be agreed with the heritage architect for the project.

~~The building on Lot B may be expanded towards the east, however~~ pedestrian permeability should be retained between Lots B and D with a minimum building separation of 15m.

The eastern setback of Lot B (above podium level) shall be revised in accordance with the requirements of the Concept Approval.

Buildings shall maximise solar access to the north facing windows and balconies of residential properties at 502, 510 and 522-526 Hunter Street, including achieving a reasonable level of direct sunlight to the top floors of 502 and 510 Hunter Street and 2 hours of direct sunlight to 70% of north facing units within 522-526 Hunter Street in accordance with the Concept Approval.

Buildings shall address opportunities for view sharing with the adjoining residential properties at 502, 510 and 522-526 Hunter Street.

l) 7.4 Lot C

Site	1
GFA	11,595m ²
Indicative Max. Height	<u>Up to 7 storeys + rooftop plant / lift motor rooms</u>
Setbacks	
Honeysuckle Drive	0m 3m above podium Minimum 6m setback above 6 storeys
Wright Lane	3m 5m above podium
Settlement Lane	3m

Guidelines

The primary address is on Honeysuckle Drive with additional frontage to the Campus Heart. This site has a high level of visibility from Honeysuckle Drive.

Servicing of the building will be from Settlement Lane.

A setback must be provided to Settlement Lane to enable new underground services due to the subterranean carpark under Settlement Lane.

The building on Lot C should ~~not overshadow~~ optimise solar access to the Campus Heart.
~~Lot C may have elevated pedestrian links to Lot D across Wright Lane if required and permitted.~~

m) 7.5 Lot D

Site	2
GFA	8,525m ²
Indicative Max. Height	<u>Up to 7 storeys + rooftop plant / lift motor rooms</u>
Setbacks	
Wright Lane	3m 5m above podium
Civic Lane	2m 5m above podium
Pedestrian Links	3m above podium

Guidelines

The primary address is on Wright Lane.

Servicing of the building will be ~~from Civic Lane /~~ subject to future assessment. Servicing should be provided for on-site, in appropriate location(s), well designed and not have an adverse impact on residential amenity.

A through-site visual and pedestrian connection should be maintained to the east of the building from Civic Lane along Settlement Lane to the waterfront.

Pedestrian permeability should be retained between Lots B and D, and D and E, with minimum building separation of 15m.

The western setbacks (above podium level) of Lot D shall be revised in accordance with the requirements of the Concept Approval

Buildings shall maximise solar access to the north facing windows and balconies of residential properties at 502, 510 and 522-526 Hunter Street, including achieving a reasonable level of direct sunlight to the top floors of 502 and 510 Hunter Street and 2 hours of direct sunlight to 70% of north facing units within 522-526 Hunter Street in accordance with the Concept Approval.

Buildings shall address opportunities for view sharing with the adjoining residential properties at 502, 510 and 522-526 Hunter Street.

n) 7.6 Lot E

Site	3
GFA	8,210m ²
Indicative Max. Height	<u>Up to 7 storeys + rooftop plant / lift motor rooms</u>
Setbacks	
Wright Lane	3m 5m above podium
Civic Lane	2m 5m above podium
Pedestrian Link	3m above podium

Guidelines

The primary address is on Wright Lane.

Servicing of the building will be ~~from Civic Lane /~~ subject to future assessment. Servicing should be provided for on-site, in appropriate location(s), well designed and not have an adverse impact on residential amenity.

The building should enable a future pedestrian link through 468 Hunter Street and between Civic Lane and Wright Lane.

A through-site visual and pedestrian connection should also be maintained to the west of the building from Civic Lane along Settlement Lane to the waterfront.

Pedestrian permeability should be retained between:

- **Lots D and E, with minimum building separation of 15m**
- **Lots E and F with minimum building separation of 10m**

The building on Lot E shall provide for an appropriate built form relationship to the adjacent heritage items in accordance with the requirements of the Concept Approval.

Buildings shall maximise solar access to the north facing windows and balconies of the residential property at 474 Hunter Street, including achieving a reasonable level of direct sunlight to the top floor of 474 Hunter Street in accordance with the Concept Approval.

Buildings shall address opportunities for view sharing with the adjoining residential property at 474 Hunter Street.

o) **Lot 7.7 Lot F**

Site	3
GFA	11,035m ²
Indicative Max. Height	<u>5-7 Up to 7 storeys + rooftop plant / lift motor rooms</u>

Setbacks

<u>Wright Lane</u>	<u>3m</u> <u>5m above podium</u>
<u>Civic Lane</u>	<u>2m</u> <u>5m above podium</u>
<u>Pedestrian Link</u>	<u>3m above podium</u>

Guidelines

The primary address is on Wright Lane.

Servicing of the building will be from Civic Lane / subject to future assessment. Servicing should be provided for on-site, in appropriate location(s), well designed and not have an adverse impact on residential amenity.

The building should enable a future pedestrian link through 468 Hunter Street and between Civic Lane and Wright Lane.

The building's height should be lower than Building E to transition down in scale towards **Civic Link Museum Park**. The building should be set back to **Civic Link Museum Park** to enable ground level outdoor activation and include a landscaped setback.

The building on Lot F shall provide for an appropriate built form relationship to the adjacent heritage items, maintain appropriate views and provide an appropriate relationship with Museum Park in accordance with the requirements of the Concept Approval.

Pedestrian permeability should be retained between Lot E and F with minimum building separation of 10m