

Planning and Regulatory. G.Mansfield  
PB2017/03348  
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20 April 2017

Ms Megan Fu  
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**Response by email:** [megan.fu@planning.nsw.gov.au](mailto:megan.fu@planning.nsw.gov.au)

Dear Ms Fu

## **NOTIFICATION OF MODIFICATION APPLICATION NEW SPACE PROJECT**

I refer to your email of 4 April 2017 advising Council that the University of Newcastle has submitted an application (SSD 6457 MOD 2 ) pursuant to section 96(1A) of the *Environmental Planning and Assessment Act 1979* to further modify the development consent of the above project and inviting Council to comment on the modified development.

It is understood the amended development involves the provision of an interim car parking strategy, for a period not exceeding 5 years, in lieu of the approved upgrade and expansion of the existing car park at 20 Laman Street, Cooks Hill. Also, changes to the design of the outdoor deck area fronting Christie Place are proposed.

Council officers have reviewed the documentation and the plan submitted in support of the application and the following comments are offered for your consideration:

### **1. Interim Parking Strategy**

According to the submitted documentation, as part of the interim car parking strategy a minimum of 20 car parking space will be provided in a secure commercial parking facility to accommodate the 20 displaced car parking spaces '*currently occupied by other users*'. Council's understanding, based on anecdotal information, is that the University of Newcastle has or is proposing to lease approximately 130 parking spaces in the above facility. Please seek clarification from the applicant as to what role these additional parking spaces will play in the proposed parking strategy for the University campus.

The above documentation also mentions that a '*boom gate access will secure the UON parking site*'. It is not clear if the gate is proposed to be installed on the Laman Street site or in the commercial facility. Details of the proposed gate and a layout/site plan drawn to scale are required. If proposed for the Laman Street site the gate

would have to be located so that vehicles utilising the site do not queue back onto Laman Street.

## **2. Christie Park Deck**

It is indicated that the proposed changes to the deck are minimal and will not result in any significant visual changes to the approved landscaping scheme. It is noted the approved modified landscape plan (MOD1) retains the four existing Palm trees in the vicinity of the substation.

The application was not supported by a modified landscape plan and therefore it not clear if the above trees are to be retained. The submitted layout and grading plan (LS-005 Version C) does not provide any details in this regard. Clarification should be sought from the applicant regarding this issue.

If you have any questions in relation to any of the above matters, please contact me by email at [gmansfield@ncc.nsw.gov.au](mailto:gmansfield@ncc.nsw.gov.au) or telephone on 02 4974 2767.

Yours faithfully



**Geof Mansfield**  
**PRINCIPAL PLANNER (DEVELOPMENT)**