

# Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Felicity Greenway  
**Team Leader**  
**Regional Assessments**

Sydney                      27 February      2026

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## SCHEDULE 1

|                             |                                                                                                                                                                          |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Development consent:</b> | <b>SSD-61618229</b> granted by the Director, Regional Assessments on 6 June 2025                                                                                         |
| <b>For the following:</b>   | Stage 1B of the University's City Campus, including a nine-storey building (known as Building B) for the purpose of campus student accommodation and ground floor retail |
| <b>Applicant:</b>           | University of Newcastle                                                                                                                                                  |
| <b>Consent Authority:</b>   | Minister for Planning and Public Spaces                                                                                                                                  |
| <b>The Land:</b>            | 20 Civic Lane, Newcastle<br>Lot 2 & 5 DP 1247375                                                                                                                         |
| <b>Modification:</b>        | Design refinements to the façade, roof and internal & external configurations.                                                                                           |

## SCHEDULE 2

The above approval is modified as follows:

- a) Schedule 2 – Part A, Administrative Conditions, condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck out~~ words / numbers as follows:

### TERMS OF CONSENT

A2. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary
- (c) in accordance with the EIS, the Applicant's Response to Submissions, and the Applicant's Response to Requests for Further Information, **as amended by the:**
  - (i) **section 4.55(1A) Modification Application Report for SSD-61618229-MOD-1 prepared by Colliers Urban Planning;** and
- (d) in accordance with the approved plans in the table below, as modified by the conditions of this consent:

| Architectural Drawings prepared by <i>architectus</i> |                                       |                                        |                                                   |
|-------------------------------------------------------|---------------------------------------|----------------------------------------|---------------------------------------------------|
| Drawing No.                                           | Rev                                   | Name of Plan                           | Date                                              |
| DA-0000                                               | A.02                                  | Cover Sheet with Drawing List          | 11/03/2025                                        |
| DA-0004                                               | A.02                                  | Site Plan                              | 11/03/2025                                        |
| DA-0006                                               | A.02                                  | Interim Site Plan                      | 11/03/2025                                        |
| DA-1000                                               | <del>A.02</del><br><b><u>A.04</u></b> | Floor Plan – Ground Level              | <del>11/03/2025</del><br><b><u>07/01/2026</u></b> |
| DA-1001                                               | <del>A.02</del><br><b><u>A.03</u></b> | Floor Plan – Level 1                   | <del>11/03/2025</del><br><b><u>30/09/2025</u></b> |
| DA-1002                                               | <del>A.02</del><br><b><u>A.03</u></b> | Floor Plan – Typical A (Level 2,4,6,8) | <del>11/03/2025</del><br><b><u>30/09/2025</u></b> |
| DA-1003                                               | <del>A.02</del><br><b><u>A.03</u></b> | Floor Plan – Typical B (Level 3,5,7)   | <del>11/03/2025</del><br><b><u>30/09/2025</u></b> |
| DA-1009                                               | <del>A.02</del><br><b><u>A.04</u></b> | Floor Plan – Plant Level               | <del>11/03/2025</del><br><b><u>07/01/2026</u></b> |
| DA-1010                                               | <del>A.02</del><br><b><u>A.04</u></b> | Roof Plan                              | <del>11/03/2025</del><br><b><u>07/01/2026</u></b> |
| DA-2000                                               | <del>A.02</del><br><b><u>A.04</u></b> | Elevation – North                      | <del>11/03/2025</del><br><b><u>07/01/2026</u></b> |
| DA-2001                                               | <del>A.02</del><br><b><u>A.04</u></b> | Elevation – East                       | <del>11/03/2025</del><br><b><u>07/01/2026</u></b> |

|                                                                    |                                       |                                                                                                   |                                        |
|--------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------|
| DA-2002                                                            | <del>A.02</del><br><b><u>A.04</u></b> | Elevation - South                                                                                 | 11/03/2025<br><b><u>07/01/2026</u></b> |
| DA-2003                                                            | <del>A.02</del><br><b><u>A.03</u></b> | Elevation - West                                                                                  | 11/03/2025<br><b><u>30/09/2025</u></b> |
| DA-2501                                                            | <del>A.02</del><br><b><u>A.04</u></b> | Section A-A                                                                                       | 11/03/2025<br><b><u>07/01/2026</u></b> |
| DA-2502                                                            | <del>A.02</del><br><b><u>A.04</u></b> | Section B-B                                                                                       | 11/03/2025<br><b><u>07/01/2026</u></b> |
| DA-4000                                                            | <del>A.02</del><br><b><u>A.03</u></b> | Unit Types Plan – Room Types                                                                      | 11/03/2025<br><b><u>30/09/2025</u></b> |
| DA-4001                                                            | <del>A.02</del><br><b><u>A.04</u></b> | Area Plan – GBA / GFA Plans                                                                       | 11/03/2025<br><b><u>07/01/2026</u></b> |
| <b>Landscape Drawings prepared by Arcadia</b>                      |                                       |                                                                                                   |                                        |
| L-CCSA-FLR-20GR33                                                  | <del>T02</del><br><b><u>G</u></b>     | HARDWORKS - GROUND<br>FLOOR ZONE 1 Copy 1 Page 1                                                  | 11/11/2024<br><b><u>28/01/2026</u></b> |
| <del>L-CCSA-FLR-20GR33</del><br><b><u>L-CCSA-FLR-20133</u></b>     | <del>T02</del><br><b><u>G</u></b>     | <del>HARDWORKS - GROUND<br/>FLOOR ZONE 1 Copy 1 Page 1</del><br><b><u>HARDWORKS - LEVEL 1</u></b> | 11/11/2024<br><b><u>28/01/2026</u></b> |
| 000                                                                | <b><u>G</u></b>                       | Cover Sheet                                                                                       | <b><u>28/01/2026</u></b>               |
| 400                                                                | <del>E</del><br><b><u>G</u></b>       | <del>Planting Schedule</del><br><b><u>Softworks Schedules</u></b>                                 | 12/07/2024<br><b><u>28/01/2026</u></b> |
| 401                                                                | <del>E</del><br><b><u>G</u></b>       | Softworks Plan Ground Floor                                                                       | 12/07/2024<br><b><u>28/01/2026</u></b> |
| 402                                                                | <del>E</del><br><b><u>G</u></b>       | Softworks Plan Level 01                                                                           | 12/07/2024<br><b><u>28/01/2026</u></b> |
| 601                                                                | <del>E</del><br><b><u>G</u></b>       | <del>Landscape Details</del><br><b><u>Details Planting</u></b>                                    | 12/07/2024<br><b><u>28/01/2026</u></b> |
| 650                                                                | <del>E</del><br><b><u>G</u></b>       | Landscape Specification                                                                           | 12/07/2024<br><b><u>28/01/2026</u></b> |
| <b>Civil Engineering Plans prepared by <del>TTW</del> Northrop</b> |                                       |                                                                                                   |                                        |
| <b><u>DA-C01.01</u></b>                                            | <b><u>A</u></b>                       | <b><u>Cover Sheet, Drawing List and Locality Plan</u></b>                                         | <b><u>10/10/2025</u></b>               |

|                                                              |                                   |                                                                                             |                                                   |
|--------------------------------------------------------------|-----------------------------------|---------------------------------------------------------------------------------------------|---------------------------------------------------|
| <del>C – CCSA – DRW – 00011</del><br><b><u>DA-C04.01</u></b> | <del>T04</del><br><b><u>A</u></b> | <del>General Arrangement Plan</del><br><b><u>Civil Works Plan</u></b>                       | <del>12/03/2025</del><br><b><u>10/10/2025</u></b> |
| <del>C – CCSA – DRW – 03011</del>                            | <del>T04</del>                    | <del>Pavement Plan</del>                                                                    | <del>12/03/2025</del>                             |
| <del>C – CCSA – DRW – 04011</del><br><b><u>DA-C06.01</u></b> | <del>T03</del><br><b><u>A</u></b> | <del>Stormwater and Subsoil Drainage Plan</del><br><b><u>Stormwater Management Plan</u></b> | <del>12/03/2025</del><br><b><u>10/10/2025</u></b> |
| <b><u>DA-C09.01</u></b>                                      | <b><u>A</u></b>                   | <b><u>Civil Details</u></b>                                                                 | <b><u>10/10/2025</u></b>                          |
| <b>Public Domain Works Plan by Northrop</b>                  |                                   |                                                                                             |                                                   |
| CC2-C04.01                                                   | 3                                 | Civic Lane Shared Path Civil Sketch                                                         | 14.03.25                                          |

- b) Schedule 2 – Part A, Administrative Conditions, condition A24 is added by the insertion of the **bold and underlined** words / numbers as follows:

#### **INDEPENDENT AUDITS**

**A24. Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements in force at the time the audit commences, as approved by the Secretary and published on the Department's website.**

- c) Schedule 2 – Part B, Prior to commencement of works, condition B1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:

#### **AMENDMENTS**

B1. Prior to commencement of the Civic Lane works under this consent, the Applicant must submit for approval by the Planning Secretary:

- (a) an amended Public Domain Works Plan as referenced in condition **A2** to reflect the Public Domain Works Plan – CN Mark-Up prepared by Council dated 15/04/2025;
- (b) ~~revised plans demonstrating that the doors of the Main Comms Room and Main Switchroom have been redesigned so as to not open outwards across the proposed shared path.~~

- d) Schedule 2 – Part B, Prior to commencement of works, condition B18 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:

#### **MAXIMUM HEIGHT**

B18 The maximum height of the approved building must not exceed ~~RL 37.53m~~ **RL 38.05m** AHD, including plant and lift overruns, communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like, **but not including lightning rods**. Details confirming compliance must be submitted to the Certifier prior to the commencement of above ground works.

- e) Schedule 2 – Part B, Prior to commencement of works, condition B31 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:

B31. The Applicant shall ensure that the provision of sanitary facilities for disabled persons complies with ~~Section F2.4 of the NCC.~~

- f) Schedule 2 – Part D, Prior to occupation or commencement of use, condition D2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:

#### **HEIGHT CERTIFICATION**

- D2. A Registered Surveyor is to certify that the height of the building does not exceed ~~RL 37.53m AHD~~ **the height described in Condition B18**. Details shall be provided to the Certifier demonstrating compliance with this condition prior to occupation or commencement of use.

**End of modification  
(SSD-61618229 MOD 1**