

# Notice of decision

## Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

<b>Application type</b>	State significant development
<b>Application number and project name</b>	SSD-47749715 University of Newcastle, Gosford Campus
<b>Applicant</b>	The University of Newcastle
<b>Consent Authority</b>	Minister for Planning and Public Spaces

### Decision

The Director under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**), granted consent to the development application subject to conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning and Environment's assessment report is available [here](#).

### Date of decision

28 July 2023

### Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the department's assessment report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2021*;
- the objects of the Act;
- all information submitted to the department during the assessment of the development application;
- the findings and recommendations in the department's assessment report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the department's assessment report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including total capital investment of \$55.365 million, 95 construction jobs, and 48 operational (university staff) jobs;
- the project is permissible with development consent, and is consistent with NSW Government policies including the Central Coast Regional Plan 2041, the Gosford Urban Design Framework, and *State Environmental Planning Policy (Precincts – Regional) 2021*;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards. The proposal represents a significant part of establishing a health, education and innovation corridor with Gosford Hospital;
- the proposal delivers design excellence outcomes and will not adversely impact surrounding amenity, including in terms of solar access, view impacts and privacy impacts;
- the proposal allows for the interpretation of the heritage significance of the existing degraded item on the site into the new development;
- the proposal includes public domain improvements, including new footpath, street trees and seating, to Mann Street and Beane Street;
- the proposal contributes to the role of Gosford City Centre as the centre for activity, employment and services and integrates with the University of Newcastle in the wider region;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through compliance with planning policy and the intended vision for the site, including through the provision of public open space across the site. Engagement on the project is considered to be in line with *Undertaking Engagement Guidelines for State Significant Projects*, including the community participation objectives outlined in these guidelines; and
- weighing all relevant considerations, the project is in the public interest.

## Attachment 1 – Consideration of Community Views

The applicant engaged with the community during the preparation of the environmental impact statement (EIS) as a requirement of the Secretary's environmental assessment requirements. The EIS detailed the findings of the engagement and how it influenced the scope and design of the project.

Once the EIS was submitted to the department it was placed on exhibition from 1 March 2023 until 28 March 2023 (28 days). Two submissions were received, including two sets of comments. The submissions raised on key issue being traffic and parking. Other matters identified by the department relate to public open space, solar access and heritage and are addressed in detail in the department's assessment report.

<i>Issue</i>	<i>Consideration</i>
<p><i>Traffic and parking</i></p> <ul style="list-style-type: none"> <li>• Lack of car parking in the proposal</li> <li>• On street parking demand</li> </ul>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> <li>• Summarise the assessment</li> <li>• <i>The proposal seeks to</i> accommodate approximately 660 students and 48 staff. The proposal includes 24 car parking spaces for staff but no spaces for students or visitors. The proposal also includes 69 (staff and students) bike spaces.</li> <li>• The application included a Parking and Transport Assessment report and a Green Travel Plan. The Parking and Transport Assessment report described 33.6% of the students at the Newcastle CBD campus lived within walking or cycling distance of that campus, 22.4% students at the Callaghan campus lived within a 2km radius of that campus, and a total of 56% of University of Newcastle students live within a walking or cycling distance of their campus. The Green Travel Plan included Active Travel Plan Recommendations including orientation, information for railway and bicycle use, route information, riding buddy groups, easy to access bike storage, locker allocation, and hybrid working arrangements.</li> <li>• The site is well located with respect to public transport, the proposal includes bike parking, and there is opportunity to integrate the campus into the existing car parking &amp; shuttle service between the University of Newcastle – Ourimbah campus and Gosford Hospital. TfNSW did not object to the proposal.</li> <li>• The Department is satisfied that proposed parking is appropriate for the site and the development. No consent conditions are required to alter the proposed number of parking spaces.</li> </ul> <p><i>Conditions</i></p> <p>Conditions include requirement that the proposal maintain 24 car parking spaces and 69 bike spaces and implement the Green Travel Plan.</p>