

DATE OF DETERMINATION	20 April 2026
DATE OF PANEL DECISION	20 April 2026
DATE OF PANEL MEETING	14 April 2026
PANEL MEMBERS	Alison McCabe (Chair), Roberta Ryan, Natasha Harras, Elizabeth Adamczyk, Charlotte McCabe
APOLOGIES	None
DECLARATIONS OF INTEREST	Stephen Leathley – I am currently project managing on another job Chris Wark who is the bushfire consultant for this matter

Papers circulated electronically on 7 April 2026.

MATTER DETERMINED

PPSHCC-381 – Newcastle - DA2025-01137 - 130 University Drive, Callaghan-Educational Establishment -8-storey campus student accommodation building containing 450 beds including associated demolition and tree removal.

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel has had the benefit of a briefing from Council and the applicant.

The matter has been considered by the Urban Design Review Panel on four (4) occasions, and they were satisfied that the proposal was well considered.

The Panel is satisfied that the proposal is an appropriate response to the site's context and will provide much needed student accommodation.

The Panel amended Condition 5(a) to make it clear that the 3 EV charging points required were additional to those currently on site.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979* subject to an amendment to Condition 5(a) to read as follows:

"5. Car parking requirements

- (a) a minimum 48 car parking spaces at the western car parking area (Location 2) and provision of 3 additional EV charging bays within the Callaghan Campus. The modifications to the existing car parking area must be included in the detailed design."*

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the following reasons:

1. The proposed development is consistent with the site's context as a major regional university.
2. The impacts arising from the development have been minimised and appropriately managed.
3. The provision of dedicated student accommodation assists in placing less demand on housing supply.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report with the following amendment:

- Condition 5(a) was amended to include the word 'additional' before 'EV charging'.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered the written submission made during public exhibition. The Panel notes that issues of concern included:

- Extent of bushfire management works.

The Panel considers that the concern raised by the community have been adequately addressed in the Assessment Report.

PANEL MEMBERS	
 Alison McCabe	 Roberta Ryan
 Natasha Harras	 Elizabeth Adamczyk
 Charlotte McCabe	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSHCC-381 – Newcastle - DA2025-01137
2	PROPOSED DEVELOPMENT	Educational Establishment - 8-storey campus student accommodation building containing 450 beds including associated demolition and tree removal
3	STREET ADDRESS	Lot 3 in DDDP 216528 - 130 University Drive, Callaghan 2308
4	APPLICANT/OWNER	The University Of Newcastle The University Of Newcastle
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	4. Environmental planning instruments: ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Sustainable Buildings) 2022 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ Newcastle Local Environmental Plan 2012 5. Draft environmental planning instruments: Nil 6. Development control plans: ○ Newcastle Development Control Plan 2023 7. Planning agreements: Nil 8. Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> 9. Coastal zone management plan: Nil 10. The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality 11. The suitability of the site for the development 12. Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations 13. The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	• Council Assessment Report: 7 April 2026 • Written submissions during public exhibition: 1 • Total number of unique submissions received by way of objection: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	• Site inspection: ○ <u>Panel members</u>: ○ Alison McCabe (Chair): 20 January 2026 ○ Roberta Ryan: 14 April 2026 ○ Charlotte McCabe: 23 March 2026 ○ Elizabeth Adamczyk: 10 April 2026 • Final briefing to discuss council's recommendation: 24 March 2026 ○ <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Natasha Harras, Elizabeth Adamczyk, Charlotte McCabe ○ <u>Council assessment staff</u>: Damian Jaeger, Priscilla Emmett, Rajnesh Prakash, Tristan Parkes ○ <u>Applicant representatives</u>: David Quayle, Sarah Noone, Jennifer Falk, Julie Hanna, Steve Mettbach, Cathy Thomas ○ Department: Holly McCann
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report