

Department of Planning, Housing and Infrastructure



Our ref: UNSW Barker Street Carpark Expansion (SSD-79257208)

Ms Karen Armstrong
Director
Colliers
Level 4, 180 George Street
Sydney NSW 2000

20 April 2026

Subject: Response to Submissions

Dear Ms Armstrong

The exhibition of the development application and environmental impact statement (EIS) for the UNSW Barker Street Carpark Expansion (SSD-79257208) ended on 16 April 2026.

We have placed all submissions on the NSW planning portal at:

<https://www.planningportal.nsw.gov.au/major-projects/projects/unsw-barker-street-carpark-expansion>.

The Department now requires a written response to issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021. The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines including Appendix C - Preparing a Submissions Report*.

We also require a response to the issues raised by agencies in their advice. This response should be incorporated into the submissions report. It is also advised that the Department is awaiting submissions from the Department of Climate Change, Energy, the Environment and Water (DCCEEW), Heritage NSW (ACH), Randwick City Council and Sydney Water and will forward it to you upon receipt.

In addition to the submissions received, the Department has reviewed the EIS and has prepared a list of additional matters to be addressed in the RtS report. Please refer to **Attachment 1**.

Please lodge your submissions report by **20 July 2026** via the NSW planning portal

<https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the 'assessment period' under section 94(1) of the Environmental Planning and Assessment Regulation 2021.

Department of Planning, Housing and Infrastructure



If you have any questions, please contact Thomas Dales, on (02) 9274 6235 or via email at thomas.dales@dphi.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink that reads "David Gibson".

David Gibson
Team Leader
Social Infrastructure

as delegate for the Planning Secretary

ATTACHMENT 1 – ADDITIONAL KEY ISSUES

EIS

1. Section 2.6 of the EIS provides an assessment of alternative options considered prior to the selection of the proposed development as the preferred option. However, this section does not include an alternative option that prioritises or promotes sustainable transport modes over private vehicle use. The Department requires this omission to be addressed.

Architectural Plans

2. The EIS proposes the removal of the existing pedestrian bridge and the construction of a new pedestrian stairway exit to Willis Street. This scope of works is not currently shown on the architectural plans. The Department requires that this inconsistency be resolved and that the works be clearly shown on the architectural drawings.
3. The architectural plan set does not include a maximum building height plane diagram illustrating the maximum permissible building height and any proposed intrusions into the maximum building height development standard. The Department requires the submission of a building height plane diagram.
4. The Department requires that the maximum building height be shown on the submitted section plans.

Traffic and Parking

5. Address concerns that existing on-campus parking fees are not affordable for most students, leading to parking in surrounding residential streets and increased competition for on-street parking, and provide mitigation measures aimed at reducing student parking on local streets.
6. The TIA does not include evidence of existing parking occupancy across the wider university campus and therefore does not adequately justify the need for additional parking provision. The Department requires a comprehensive parking occupancy survey of all existing campus parking facilities, covering representative weekday peak and off-peak periods, to substantiate the proposed increase in parking supply.
7. The “10 years post-development” scenario has not been included in Tables 5 and 6 of the TIA, which detail forecast intersection performance at the Barker Street/Gate 14 and Barker Street/Anzac Parade intersections. This information must be included in an amended or supplementary TIA.
8. The Department notes that a Construction Worker Transport Strategy (CWTS) was submitted for both the recently approved UNSW Building E25 Biolink (SSD-73456206) and UNSW G25 Education Building (SSD-74670005). The Department requires that a CWTS be submitted for

the proposed development outlining at a minimum: worker transport arrangements; public transport and car parking options; pedestrian access and movements; construction worker parking demand and allocation; potential restricted parking zones; and any additional mitigation measures.

9. The Department seeks clarification on whether access to existing parking spaces within the Barker Street Carpark will be restricted during construction. If so, the number of affected spaces and management measures is to be clearly identified.
10. The Green Travel Plan (GTP) is to include both the existing travel mode share and the targeted post-development mode share, supported by survey data.
11. Section 4.4 of the TIA states that the largest construction vehicle anticipated to access the site will be a Heavy Rigid Vehicle (HRV). However, swept path diagrams have only been provided for a Medium Rigid Vehicle (MRV), as shown on the Gate 14 Civil Design Plan (Appendix E1). Either compliant swept path diagrams for an HRV must be submitted, or it must be confirmed that construction access will be limited to MRVs only.
12. Confirmation is required as to whether an 8.8m MRV represents the largest service vehicle proposed to access the site during ongoing operations.
13. Figure 23 of the TIA indicates the removal of the existing zebra crossing along Barker Street. However, this change is not reflected in the submitted Gate 14 Civil Plans (Appendix E1). This inconsistency must be rectified across the documentation.

Clause 4.6 Variation Request

14. Diagrams should be included within the clause 4.6 variation request to support the argument that the proposal is generally consistent with existing and anticipated future building heights along Willis Street and Barker Street. This may include elevations and/or sections comparing the proposed development with surrounding built form, together with an indicative maximum height limit line.
15. The clause 4.6 variation request is to be updated to incorporate the maximum building height plane diagram requested under item 4 above.

Statutory Compliance

16. The submitted Statutory Compliance Table (Appendix R) has not addressed Part 1.2 'Aims of Plan' and Clause 5.22 'Special flood considerations' of the Randwick Local Environmental Plan 2012 (RLEP). The Department requires that the Statutory Compliance Table be amended to address Part 1.2 and Clause 5.22 of the RLEP.

Ecologically Sustainable Development

17. The submitted ESD Report (Appendix T) does not identify whether a Green Star rating system, or equivalent, is proposed to be applied to the proposed development. Please clarify.