URBIS

UNSW BUILDING E25 BIOLINK

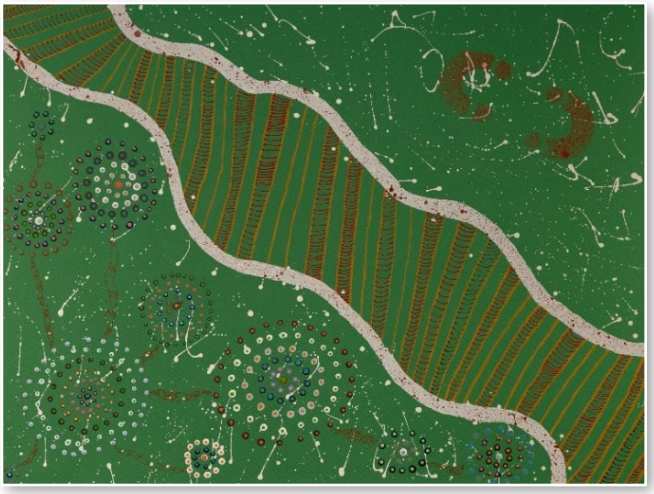
SSD-73456206
Response to Submissions

Prepared for
UNSW
29 July 2025

URBIS

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Peter Strudwick
Associate Director	Holly McNamara
Senior Consultant	Hannah Painter
Consultant	Rachael Helsham
Project Code	P0052063
Report Number	FINAL 1



Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

urbis.com.au

CONTENTS

TABLES

EXECUTIVE SUMMARY

This Submissions Report has been prepared on behalf of University of New South Wales (**UNSW**) to address the matters raised by government agencies, local Council and relevant stakeholders during public exhibition of the State Significant Development Application (**SSDA**) for Building E25 Biolink at 356 Anzac Parade, Kensington, NSW 2031 (**the site**)**.**

The SSDA was lodged with the Department of Planning, Housing and Industry (**DPHI**) in accordance with Part 15(3) of Schedule 1 in the *State Environmental Planning Policy (Planning Systems) 2021* (**Planning Systems SEPP**).

The SSDA was on public exhibition between 4 April 2015 to 1 May 2025. A total of nine (9) submissions were received from NSW government agencies and Randwick City Council. No submissions were received from individual groups or the general public.

DPHI issued a letter to the Applicant on 6 May 2025 requesting a response to the issues raised during the public exhibition of the application. The key issues raised in the submissions include:

- Built form, landscaping and urban design
- Ecological sustainability
- Cumulative traffic and parking impacts
- Environmental impacts such as noise, flooding and storage of Dangerous Goods (**DGs**)
- Clarification of applicable Section 7.12 Development Contributions

This Submissions Report outlines the proposed amendments and responds to all concerns raised within submissions. Since only a small number of submissions were received, this Submissions Report provides a response to each individual submission within **Section 4**.

Actions Taken Since Exhibition

Since the SSDA was publicly exhibited, the Applicant has undertaken further consultation with the State Design Review Panel (**SDRP**) and DPHI to discuss the issues raised within submissions. Additional assessments have also been prepared to respond to the issues raised within the submissions. These include:

- Updated Architectural Plans (**Appendix A**)
- Updated Architectural Design Report (**Appendix B**)
- Updated Noise and Vibration Impact Assessment (**Appendix C**)
- Updated Flood Risk Impact Assessment (**Appendix D**)
- Updated ESD Report (**Appendix E**)
- Aboriginal Cultural Heritage Assessment Report (**ACHAR**) Addendum (**Appendix F**)
- (**Appendix G**).

Response to Submissions

The Applicant has amended the proposed design of Building E25 in response to the submissions and stakeholder consultation. The key changes are summarised as follows:

- Changes to the southern entrance to create an expressed and recessive arrival space
- The proposed planter boxes have been amended to be removeable
- The proposed awning canopy has been removed given UNSW is looking to provide a campus Updated Landscape Plans wide awning strategy.

Updated Justification and Evaluation

The proposed development should be supported as it aligns with strategic planning objectives, particularly by fostering the growth of the Randwick Health and Innovation Precinct (**RHIP**). Located in the eastern portion of the UNSW campus and connected to the Biomedical Sciences precinct, the new teaching and research space will benefit students, staff, and the local community.

The development will enhance the University's science and research functions, offering employment opportunities within the RHIP. The site's connectivity with the biomedical sciences precinct makes it ideal for meeting the accommodation needs of UNSW's Faculty of Science. The proposal complies with local and state planning policies and positively responds to site conditions and the surrounding environment, enhancing the campus's appearance and performance.

The adaptive reuse of an underutilised university building for educational and research purposes within the RHIP is suitable for the site. The development is in the public interest, addressing skill gaps, increasing educational participation, generating jobs, supporting emerging industries, and fostering innovation.

The University will continue to play a pivotal role in the world-leading university, clinical health, and business innovation cluster. The development does not require significant changes to existing mitigation measures, which are detailed in **Appendix B**.

1. INTRODUCTION

This Submissions Report relates to the redevelopment of the E25 Biolink Building at the University of New South Wales (**UNSW**) campus (**the site**). On behalf of the UNSW (**the Applicant**), this Submissions Report has been prepared to address the matters raised by public agencies, local Council and other relevant stakeholders throughout the public exhibition period.

The State Significant Development Application (**SSDA**) was lodged with the Department of Planning, Housing and Industry (**DPHI**) in March 2025 (SSD-73456206). The SSDA was placed on public exhibition for 28 days between 4 April 2015 to 1 May 2025. The key issues raised in the submissions include:

- Built form, landscaping and urban design
- Ecological sustainability
- Cumulative traffic and parking impacts
- Environmental impacts such as noise, flooding and storage of DGs
- Clarification of applicable Section 7.12 Development Contributions.

This Submissions Report has been prepared in accordance with the DPIE *State Significant Development Guidelines – Preparing a Submissions Report (Appendix C) July 2021.*

1.1. EXHIBITED PROJECT

The SSDA seeks consent for:

- Site preparation works including the partial external and internal demolition of the existing building and demolition of building façades;
- Minor excavation to a depth of approximately RL 50.85;
- External alterations and additions to the existing building including extension of the building to the west to provide a total GFA of 7,620m^2 for University teaching and research use;
- Removal of Level 01 and 04 building links to the south, make good of Building F25 northern façade and construction of an external goods lift to the east;
- Extension of building slab to for new building link to Building E26 to the east;
- Internal alterations to the existing building and provision of rooftop plant; and
- Associated hard and soft landscaping.

1.2. SUPPORTING DOCUMENTATION

This Submissions Report is supported by the following technical reports and documentation.

Table 1 Supporting Documentation

Appendix	Report	Prepared By
Appendix A	Updated Architectural Plans	HDR Architects
Appendix B	Updated Architectural Design Report	HDR Architects
Appendix C	Updated Noise and Vibration Impact Assessment	WSP
Appendix D	Updated Flood Risk and Impact Assessment	Mott MacDonald
Appendix E	Updated ESD Report	WSP

Appendix	Report	Prepared By
Appendix F	ACHAR Addendum	Urbis Heritage
Appendix G	Updated Landscape Plans	Yerrabingin

2. ANALYSIS OF SUBMISSIONS

This section provides a summary of the submissions received including a breakdown of respondent type, nature/ position and number of submissions received.

2.1. BREAKDOWN OF SUBMISSIONS

The SSDA was publicly exhibited between 4 April 2025 and 1 May 2025. There were nine (9) submissions received from public agencies and the local Council. No public submissions were received for the project during the exhibition period.

All submissions were managed by DPHI, which included registering and uploading the submissions onto the 'Major Projects website' (SSD-73456206).

A breakdown of the submissions made by group and issues raised is provided in **Table 2**.

Table 2 Summary of submissions

Submitter	Position
Government Architect (**GANSW**)	Comments related to engagement with an Indigenous artist, connection improvements between buildings, further building articulation development and awning design clarifications.
DPHI	Comments related to amended plans to show extent of extension and acoustic barriers, a Green Star target, Level of Service (**LoS**) of intersections, inconsistencies within the Noise and Vibration Impact Assessment (**NVIA**) and various flooding clarifications.
Randwick Council	Comments related to inconsistencies between the proposal and the UNSW Kensington Campus Masterplan, design clarifications, confirmation of building height, DGs and fire safety clarifications, parking and Section 7.12 Development Contributions.
NSW SES	Comments related to flood risks to the lower ground floor, considering the impacts of climate change and updates to the Flood Impact and Risk Assessment (**FIRA**).
Department of Climate Change, Energy, the Environment and Water (**DCCEEW**) – Conservation Programs, Heritage and Regulation (**CPHR**) Group	**No objection** or further comments.
DCCEEW – Heritage NSW	Comments related to further analysis of the truncated natural soil contexts and clarification on management measures.
Fire + Rescue NSW (**FRNSW**)	**No objection** or further comments.
Sydney Water	**No objection** subject to conditions of consent requiring a Section 73 Compliance Certificate.
Transport for NSW (**TfNSW**)	**No objection** subject to a Road Occupancy License obtained from the Transport Management Centre for any works that may impact on traffic flows on nearby signalised intersection during construction activities.

Overall, no government agencies objected to the proposed development. A number of recommendations were provided by various agencies which are discussed in the report below.

3. ACTIONS TAKEN SINCE EXHIBITION

In response to the key issues raised within the submissions, minor design refinements and clarifications have been made to the proposed development since public exhibition.

This section summarises the changes that have been made to the project since its public exhibition. It also outlines the additional assessment undertaken to respond to the concerns raised with the public agency, organisation and public submissions outlined in **Section 2**.

- A second SDRP was held on 7 May 2025 for the project team to present to the SDRP following the feedback provided through SDRP #1. The panel reviewed the proposal, and the design team presented the project design information. Comments from this SDRP session have been considered and addressed further in **Section 4**.
- Following comments from the SDRP in relation to the proposed planter boxes, DPHI has since confirmed that a note on the architectural plans that the boxes are designed to be removable is acceptable.
- Following the issue of the RFI request, DPHI has provided confirmation that further traffic modelling is not required given the project will not increase traffic volumes on the surrounding road network. As such, DPHI RFI item 5 is not required to be responded to as part of this Response to Submissions.

3.1. REFINEMENTS TO THE PROJECT

The following points summarises the minor refinements and clarifications proposed since public exhibition and in response to submissions made, and as a result of further engagement with DPHI.

Importantly, these refinements are changes that fit within the limits set by the project description. These refinements do not change what the application is seeking consent for, and therefore an amendment to the proposal is not required. The design refinements include:

- Changes to the southern entrance to create an expressed and recessive arrival space
- The proposed planter boxes have been amended to be removeable
- The proposed awning canopy has been removed given UNSW is looking to provide a campus wide awning strategy.

Refer to the revised Architectural Plans (**Appendix A**) for further details on the design refinements made since public exhibition.

3.2. ADDITIONAL IMPACT ASSESSMENT

Additional assessments have been prepared to respond to the issues raised within the submissions. These include:

- Updated NVIA
- Updated Flood Impact and Risk Assessment
- Updated ESD Report
- Amended architectural drawings and updated Architectural Design Report
- Updated Landscape Plans
- ACHAR Addendum.

The findings and recommendation of the additional assessments are discussed in detail within **Section 4** of this report.

4. RESPONSES TO SUBMISSIONS

Since only a small number of submissions were received during the public exhibition process, a response to each individual submission is included in the table below. Submissions that did not provide any further comments or recommendations have not been included.

Table 3 Response to Submissions

Summary of Issue Raised	Response	Supporting Document
NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT		
Section 7.4 of the submitted Noise and Vibration Impact Assessment Report (**NVIA**) recommends the installation of acoustic barriers to the perimeter of the rooftop of the proposed development as a noise mitigation measure. The submitted architectural plans don't show these acoustic barriers. Confirmation that the acoustic barriers will be installed is required and the architectural plans revised accordingly.	The archictectural plans have been updated to include the recommended acoustic barriers.	Architectural plans
The existing and proposed sections of the 'general arrangement' floor plans are largely indiscernible from each other. The Department requires the introduction of colour coding or similar to the 'general arrangement' floor plans to rectify this issue	The floor plans and section H plan have been updated to introduce colour coding. The new extension is highlighted in green and existing footprint is in orange.	Architectural plans
The ESD Report does not set a Green Star target for the development and state whether formal certification will be sought. This is to be rectified.	An amended ESD report has been provided outlining a Green Star target for the development. The Green Star target outlined demonstrates the commitments of the project team in achieving the desired 5-star rating.	ESD report
The Department notes that a second State Design Review Panel (SDRP) meeting is scheduled for 7 May 2025. The Department requires that meaningful consideration be given to the design refinements recommended at the second SDRP meeting and the subsequent SDRP advice letter, with any design changes fully described in the Response to Submissions.	The Architectural Design Report has been updated to include meaningful considerations and inclusions of the recommendations from the second SDRP meeting. Design changes include: ▪ Removal planter boxes ▪ Removal of the ground floor awning to the eastern facade ▪ Revision of the secondary entrance to enhance its prominence. Additional matters outlined by the SDRP are discussed in more detail throughout this table.	Architectural Design Report
Section 5.1.2 of the submitted NVIA indicates that the Predicted Noise Levels received within receivers R4, R5 and R6 would	The NVIA has been updated to address the Department's comment regarding the comparison of external predicted noise levels at receivers	Updated NVIA

exceed the criteria. It is noted that the NVIA has set internal noise criteria for these receivers, whilst presenting external Predicted Noise Levels. This inconsistency is to be rectified, or justification provided within the NVIA in this regard.	R4, R5, and R6 against internal noise criteria. The revised assessment table (now NVIA Table 5.2) clearly distinguishes between external and internal predicted levels, and notes the following: ▪ Internal noise criteria were used, consistent with the guidance for assessing noise ingress to building interiors where mechanical plant noise sources are located externally. ▪ External levels were predicted and then assessed for internal compliance using a standard assumed 16dB transmission loss through typical fixed glazing, as stated in the table footnote (3). ▪ Compliance has been predicted based on the existing or proposed construction, as noted in footnote (4). A transmission loss of 16dB has been applied, which is a typical value for 4mm fixed glazing. Additional attenuation is likely when accounting for room absorption and layout, meaning the predicted internal levels are conservatively estimated. Section 5.1.2 of the updated NVIA report includes further clarification.	
Sections 3.2 and 3.3 of the NVIA indicate that noise monitoring was undertaken on the rooftop and internal to the E25 building. The Department requires justification within the NVIA as to why monitoring was not undertaken externally on the ground floor level.	Unattended noise monitoring was conducted on the rooftop of the E25 Building, as this was the only location available at the time that was secure and had minimal risk of interference or tampering. During the data review, it was identified that mechanical plant noise may have influenced the rooftop results. In response, attended nighttime spot measurements were subsequently undertaken at representative ground level Noise Control Areas (**NCAs**) to verify background noise levels without rooftop mechanical influence. The attended measurements were carried out during the night-time period as defined by the NPfI and was undertaken in accordance with AS 1055:2018 – Acoustics – Description and measurement of environmental noise. This approach is consistent with standard practice where unattended monitoring is either impractical or potentially affected by localised noise sources. The minimum measured L90 levels from the attended survey were found to be 3dB higher than the calculated project	Updated NVIA

	amenity noise levels, confirming that the more stringent amenity criteria governed the project specific noise limits in accordance with the NPfI. While long-term unattended monitoring at receiver locations would have provided additional data, this was not practicable due to access limitations and security risks. However, the monitoring methodology adopted aligns with Australian Standards and the application of conservative criteria ensures a representative assessment outcome.	
The Department requires that you provide written advice from an appropriately qualified engineer on how the flood impacts identified in the Flood Impact and Risk Assessment have been considered in the building design, confirming that: regarding structural integrity, the building has been designed to ensure safe and secure shelter-in-place of vulnerable persons, both during the PMF flood event and after the PMF flood event until flood waters have receded and it's safe to leave the building. the building has been designed so that the part of any buildings that will be used for egress by those sheltering in place during a PMF event will be safe to be used for this purpose after the flood waters recede from the PMF event.	Written confirmation has been provided by Mott MacDonald within the updated FIRA. In summary, the revised FIRA confirms the following: ▪ The FIRA has been updated to specify that an appropriately qualified engineer has undertaken a review of the structural integrity of the building for PMF flood events. ▪ The PMF flood event results in a potential flood depth on the lower ground floor of approximately 0.05m. This is not expected to have an impact on the structural integrity of the building or affect evacuation procedures. Refer Sections 5.2.2 and 6.1 of the updated FIRA.	Updated Flood Impact and Risk Assessment
The Department notes that the Flood Impact and Risk Assessment addresses the 'Shelter-inPlace guideline for flash flooding' guideline. Notwithstanding, the Flood Impact and Risk Assessment does not directly address each of the 'shelter in place considerations' within the guideline. The Department requires that each of the considerations be addressed in table format within an amended Flood Impact and Risk Assessment.	The FIRA has been updated to include commentary agaisnt each of the 'shelter in place considerations' within DPHI's Shelter-in-place guideline (2025). Refer Section 6.3.2 of the updated FIRA	Updated Flood Impact and Risk Assessment
The Flood Impact and Risk Assessment does not include a comparison table of pre and post development hazard categories and risk for the 1% AEP. The Flood Impact and Risk Assessment is to be amended in this regard.	Comparison tables of pre and post-development hazard categories and risk for the 1% AEP and PMF events have been added to the FIRA. Pre-development flood conditions are summarised below:	Updated Flood Impact and Risk Assessment

	▪ The 1% AEP flood depth is generally contained within main walkways with minor ponding in small areas ▪ During a PMF event flood depths and extents increase significant, particulalry along Chanellery Walk and outh of the existing building. ▪ Post-development flood conditions are as follows: ▪ The 1% AEP flood depth is mainly contained within overland flow channels and a bioretention raingarden along Chancellery Walk ▪ Flood depths will be increased during the PMF event however this can be managed through the implementation of mitigation measures such as updated civil grading and connecting roof runoff directly to inground pipe network. This has been detailed on the engineering plans. Refer Section 5.1 of the updated FIRA	
The Flood Impact and Risk Assessment does not identify the potential impacts of climate change for the full range of events (i.e. up to and including the probable maximum flood (PMF) event). The Flood Impact and Risk Assessment is to be amended accordingly.	An assessment of the potential impacts of climate change has been included in the updated FIRA. In summary, the assessment found the following: ▪ Under climate change conditions, the 1% AEP flood depth increases to up to 0.4m in the bioretention raingarden ▪ PMF events result in inundation, with depths up to 1.3m along Chancellery Walk and 0.4m on the south side of the proposed building. ▪ Isolated zones of H6 categoraisation however, there are no buildings proposed for these areas and is limited to walkways. ▪ The general pattern of flooding remains similar to the post-development sceanrio ▪ Buildings within the development area are located in low hazard zones (H1), mitigating the need for special engineering designs. ▪ Critical flood events during the PMF coinditions are short-lived, lasting only 15 to 20 minutes before receding. Therefore, there is no material impact to flood risk when considering the climate change sceanrio.	Updated Flood Impact and Risk Assessment

	Refer Section 5.2.2.1 of the updated FIRA
RANDWICK CITY COUNCIL	
It is important to acknowledge the proposed development has inconsistencies in a number of areas with the UNSW Kensington Campus Masterplan contained in the Randwick DCP. Council's submission highlights that a much needed update to the existing Masterplan is required to ensure development proposals on campus can be considered in a coordinated and strategic manner and to provide the long term framework for assessment	The project team notes these inconsistencies and can advise an updated master plan is currently undergoing internal UNSW approval. It should be highlighted that the master plan contained within the Randwick DCP is significantly out of date and does not reflect the how the University will now operate in a post-COVID environment. Notwithstanding, the development demonstrates due regard to the fundamental urban design principles established in this master plan and ensures a precinct wide approach.
Storage of dangerous goods associated with this development must comply with the Work Health and Safety Regulation 2017, AS 1940 – The Storage and Handling of Flammable and Combustible Liquids, and the Australian Dangerous Goods Code. Compliance must specifically address requirements for emergency planning, ventilation, spill containment (including bunding to the appropriate volume capacity), and the compatibility and segregation of dangerous goods and flammable materials;	The quantity of DGs to be stored on the site will be low and as such can be adequately stored in accordance with these requirements. It is anticipated this requirement will form part of a condition of development consent. Further justfication is provided below.
A fire safety study must be prepared for the proposed storage of dangerous goods, due to the site's urban context, educational setting and its proximity to residential colleges. The study should assess potential fire and explosion risks and outline appropriate mitigation measures;	A fire saftey study would normally be prepared for development that is of a much larger scale than the proposed development. This includes development such as large warehouses and similar industrial style development that stores large quantities of DGs. The amount of DGs to be stored within the proposed development includes much smaller amounts associated with labratories and does not warrant a fire safety study. The DGs are considered to be low risk and can be stored in accordance with the Work Health and Safety Regulation 2017, AS 1940 – The Storage and Handling of Flammable and Combustible Liquids, and the Australian Dangerous Goods Code.

To mitigate dangerous goods to the plant area that a solar back up power system be investigated as an alternative to the proposed diesel generator. This would have added ESD benefits and lower operational/maintenance costs, with the presence of an existing solar panel array included in the exiting proposal;	A solar back up power system is not suitable for this development given it will require 24 hour power supply due to the nature of the facility. A solar system cannot provide a 24 hour power supply.
If the diesel generator is to be installed, it should be installed implementing all noise measures identified in the Noise and Vibration Impact Assessment Report.	Noted – it is anticipated this requirement will be included as a condition of development consent.
Council notes that there is currently very high night demand for on-street parking in the vicinity of the health/education precinct. Concerns are raised in relation to cumulative parking and traffic impacts from successive proposals on the campus. The potential of the proposal to exacerbate this existing impact on the surrounding neighbourhood and street network. The UNSW Environmental Sustainability Plan 2019-21 (ESP) outlines a roadmap towards best practice in environmental sustainability in the higher education sector. The ESP makes a commitment to the following: 'Ensure our campuses are easily accessible by multiple transport modes and our community is supported to make active and sustainable transport choices'. It is recommended that a condition be included in any consent to require UNSW to collaborate with Health Infrastructure and Council to strengthen active transport targets and address cumulative off-site impacts.	The Building E25 project will not in itself create additional traffic and parking demands, instead the project eases the pressure on over-subscribed teaching and learning spaces across the campus – consequently relieving capacity from adjacent buildings. Therefore, Building E25 will accommodate existing UNSW students and staff, and, in this context, no additional car parking would be triggered by the project. UNSW continuously collaborate with precinct stakeholders such as Council and Health Infrastructure to review transport conditions in the area. This collaboration will continue in future as the E25 project progresses. A Green Travel Plan has been submitted for the proposed development as part of the Traffic Impact Assessment. This will ensure the initiatives outlined in the ESP are implemented effectively during operation.
There is potential for the proposed construction works to impact the surrounding transport networks including the operation of adjoining intersections due to the movement and frequency of heavy vehicles, the Construction Management Plan should be referred to Council for comment prior to the commencement of the works. Noting the concurrent SSD Application 'SSD-	The project team notes Council's concerns and agree that a Construction Management Plan (**CMP**) should be provided to ensure impacts are mitigated. It is expected that this be conditioned within the consent to ensure the CMP effectively addresses the potential cumulative impacts associated with nearby projects.

74670005' under assessment the staging of construction works for the two developments should be addressed in Construction Management Plan as well as any development consent conditions to ensure the cumulative impacts of two concurrent construction projects are considered and mitigation measures implemented where required.	
The proposed landscaping scheme whilst incorporating a good selection of natives, should be amended to provide an increase in the overall level of soft landscaping to improve biodiversity and greening on the campus.	A careful balance has been achieved between several key factors: soft landscaping, primary pedestrian pathways (sized appropiately for projected foot traffic volumes), building entrances, sightlines, building footprint and the defined scope of work. These considerations have determined the allocation of suitable spaces for soft landscaping within the project boundary. Works along Chancellery Walk are outside the current project scope.
It is noted that the proposed building has a strong interface with Chancellery Walk and therefore the design should protect and enhance vistas along Chancellery Walk as outlined in Part E2 of the Randwick DCP 2023. Similarly, legibility of the entire Chancellery Walk could be enhanced with significant planting that provide a strong landscaped edge.	This is already part of the proposed development, refer to submitted Landscape Report/Plans. The design ensures protection and enhancement of vistas along Chancellery Walk. Works along Chancellery Walk are outside the current project scope and current proposed landscape design does not propose any works within this zone.
It is also important that the proposed public domain upgrade concept designs for Chancellery Walk be prepared concurrently with this proposed development.	The University has adopted a broader strategic planning approach in relation to applicable public domain upgrades, which also ensures funding is allocated appropiately. Public domain upgrades will intregrate seamlessly with new development and will result in an improved urban design outcome.
Whilst the design of the façade lends itself to significant plantings, the proposed planting above ground level is relatively minor. Furthermore, there is little outdoor space incorporated into the development above ground level. Further consideration should be given to increasing outdoor space alongside plantings above ground level.	The existing site does not provide any planting or landscaped outdoor space. The proposed development proposes a significant increase to provide 10% landscaping across the site. Planting is proposed at ground, second floor and roof levels. The planting at ground level is incorporated into a range of outdoor spaces, providing amenity for future building occupants. Planting is provided

	to the façade at second floor and roof levels, where safe maintenance access can be provided. The proposed façade planting has been maximised having regard to safe, long-term maintenance access. The building design considers its integration within the University's interconnected open spaces, contributing to a balanced mix of sheltered learning environments and outdoor areas for reflection.
The proposed development is not exempt from levies payable under Randwick Council's Section 7.12 Development Contributions Plan 2024. Additionally, Crown developments such as being proposed are not automatically exempt from payments under Council's Development Contribution Plan. The proposal represents a large-scale redevelopment of the existing E25 building that is intended to maximise student patronage. The proposal will result in significant increase in floor area beyond that existing on-site. Accordingly, there will be an increased intensity of use that in turn results in increase demand on services and facilities levied under the Randwick City Section 7.12 Development Contributions Plan 2024.	The Applicant acknowledges Council's position in relation to levies payable under the Section 7.12 Development Contributions Plan 2024. In recent SSDAs, DPHI has adopted a rational approach to contributions, focusing on reasonableness. Levies are applied only to the increase in demand or burden on public services and infrastructure. The University recognises the importance of working collaboratively with Randwick Council to achieve a balanced set of development conditions that fulfil the Council's planning responsibilities while also addressing the University's need to provide critical infrastructure. Therefore, the University believes a partial (50%) payment of the 1% Estimated Development Cost – being a contribution of $261,500 is appropriate, and that this money be directed to specific infrastructure works. We believe this is warranted for the following reasons: ▪ The development does not increase the demand for public facilities and services – The Traffic Impact Assessment submitted for this SSDA demonstrates that public transport and access arrangements are appropiate and do not require augumentation to accomodate the Building E25 proposal. It is also noted that no increase in parking on the campus is proposed as part of the project. This advice has been accepted by Council in their submission.

- The Campus accommodates a detention basin and aquifer recharge facility on-site, which substantially reduces stormwater discharge from the Campus to Council's stormwater system.
- The University provides significant areas of accessible open space and recreation, as well as a range of community facilities available to the general public, which reduces the demand on amenities outside the Campus. Therefore, it is unnecessary that the proposal is levied for community facilities, public domain and/or open space as UNSW already provides these facilities.
- The proposal does not result in an increase in staff or student numbers as occupants utilising the building will be redistributed from elsewhere on the site.

- The University provides significant public benefits, as a registered not-for-profit organisation, educational facility and nominated charity.
  - The University and its functions are inherently of a public nature, providing educational and employment opportunities to the Randwick community and to the public at large. The proposed development contributes to the University's core academic public functions, as opposed to a commercial development where a full levy may be considered reasonable.
  - The University is a not-for-profit public institution and registered charity which relies on government grants, donations and community funding to provide new facilities for both the University community, and the wider public at large. The levying of a development contribution would divert a portion of these public funds, which have been specifically provided for an educational purpose, to local

	services without any direct nexus to the impact on those services.	
HERITAGE NSW		
Please clarify why the the truncated natural soils identified by the geotechnical assessment in the vicinity of the proposed passenger lift shaft are not considre to gave any archaeological potential considering the archaeological senmsetivity of similar truncated soils in the local region. A more detailed analysis of the truncated natural soils contexts from which Aboriginal objects have been recovered in the local region (inclduing landofrm context, depth of recovery and soil characteristics) and a consideration of how these truncated natural soils compare/differ to thjiose identified withi the current sudy area may help to address this.	Potential remnant A-horizon soils were encountered in a single borehole (BH5) and consist of a 20 cm lens of grey aeolian sand at a depth of 60 cm below the existing ground surface. Although this lens may be remnant topsoil, it does not conform to the typical A-horizon soils of the Newport soil landscape (dark brown loamy sand and bleached loose sand) in which the subject area is located. Topsoils in the Newport soil landscape may mantle a variety of other soils, to which this lens of sand may belong. It is therefore possible that this sand is a subsoil rather than A-horizon. It is further noted that only four known Aboriginal sites in the 8km x 8km AHIMS search area used for the ACHA are located in the Newport soil landscape and each one is associated with rock outcrops. These consist of three rock art sites and one closed context shell site. There are no known open context sites with subsurface deposits in the Newport soil landscape in the local area. By contrast, such sites are prevalent in the adjacent Tuggerah soil landscape, where large volumes of aeolian sand rapidly accumulate to bury and preserve cultural material. For example, the two nearest registered sites to the subject area (AHIMS ID# 45-6-2495 and 45-6-3727) are both located in the Tuggerah soil landscape. Both sites are hearths and were found in the bleached white aeolian sands of the A2-horizon. The hearth recorded as AHIMS ID# 45-6-2495 dates to c. 8 ka and is the earliest known evidence of human occupation in the area. Yet despite this age, it was found at a depth of 30cm below the intact upper limit of the bleached white sand of the A2 horizon. Given that the A2 horizon of the Tuggerah soil landscape typically extends to depths of between 1 to 10 m,	ACHAR Addendum

	the depth at which this hearth was encountered was relatively shallow (at least the upper 30% of the A2 horizon). In view of the age of that find and its relatively position in the soil profile, it is unlikely that any cultural material would be encountered in the lower portions of the A2 horizon of either the Tuggerah or neighbouring Newport soil landscape. Noting the possibility that the remnant sand encountered in BH5 is not A-horizon soil, that there are no known open context subsurface Aboriginal sites in the Newport soil landscape in the local area and that the lens of sand encountered is evidently from the lower portion of the soil profile, it is considered unlikely that this soil would contain any cultural material.	
Please clarify whether the possible remnant A horizon mentioned in the ACHAR will be impacted by the proposal and if s, why no management measures are proposed considering the archaeological sensetivities of similar trncated soils in the local region.	The lens of sand identified in BH5 is evidently of limited extent and isolated as no natural sand was found in either BH2 (located 4 m west of BH5) or BH3 (located 12 m south of BH5). Borehole BH5 is in the proposed location of a maintenance access path (see landscape design available on Major Projects). Elevations indicate that ground disturbance in this area will be superficial. Noting the possibility that the remnant sand encountered in BH5 is not A-horizon soil, the limited extent of that sand and the superficial ground disturbance proposed for this area, it is considered unlikely that the proposed works will disturb any remnant A-horizon soils.	ACHAR Addendum
GOVERMENT ARCHITECTS NSW		
Formalise the intent to engage an Aboriginal artist for the entry artwork and clearly indicate designated zones for art in the documentation.	UNSW and the project team have identified opportunities for artwork and location. UNSW agree with the recommendation that a local indigenous artist be engaged as part of the detailed design stage.	
Integrate a potential future connection to the public domain along Chancellery Walk into the design of the ground-level façade. Consider incorporating one of the following elements: a. Allow for future removal of planter boxes to enable access points and improved porosity along the ground plane. b. Provide an operable façade to support the potential for mixed-	The design has been amended to allow for removable planter boxes.	Udpated Architectural plans Updated Landscape plans

mode ventilation and integrate internal seating with the planter boxes.		
As previously advised, improve the connection between the proposed building and buildings D26 and E26 to fully realise the potential of a well- integrated biosciences hub and strengthen movement between buildings across the campus. a. Establish a clear visual connection from the pocket entry garden to building E26 on every level, for example by introducing a glazed slot, to support intuitive wayfinding and improve spatial orientation within the building cluster. b. Increase the spatial generosity at the node that connects the three buildings to facilitate stronger physical connections, streamline student movement and improve orientation. Consider how the programming responds to this connection, for example, by creating a gathering space or a more generous circulation area	Introducing glazing into the recessive western façade zone is unfeasible due to the location of existing pipes, flues, and structural elements. Please refer to the façade plan within the updated Architectural Plans for more information. This SSDA does not seek approval for any internal fitout works. However, UNSW and the design team acknowledge the panel's comments and will further explore the spatial generosity and program use of the connecting node during the fitout phase of the project. In addition to the above, the Design Report has been amended in response to the SDRP's comments from the first session in February 2025 to include the following: Primary indicative pedestrian flows have been shown on the plans including: ▪ Gate 9 - Main transport hub and central axis along Chancellery Walk ▪ Points of activity break out from central axis leading up to Building E25	Updated Architectural plans Updated Architectural Design Report
Further develop the articulation of the secondary building entry to the south to improve its visibility, accessibility and legibility as a point of arrival. Incorporate an awning over the entry.	The secondary entrance has been revised in response to the panel's comments. Its prominence has been enhanced by creating a distinct arrival space with both expressed and recessive elements. The southern arrival space now mirrors the design language of the primary entrance, though at a single height rather than double height. The recessive element not only provides a visual identity but also offers a sheltered, protected area for pause or transition, similar to an awning, before entering the building.	Udpated Architectural plans
Clarify how the proposed awning design aligns with the campus-wide wet-weather strategy. As previously advised, consider an integrated solution to the awning design, ensuring it provides continuous cover to the entry.	UNSW is looking to provide a campus wide awning strategy in lieu of Building E25 having a standalone awning provided at the building frontage. This will better address the awning design wholistically across the Campus in lieu of a piecemeal strategy across the individual building developments. As such, the proposed canpy to the building has been removed.	Updated Architectural Plans

Identify the proposed depth of the façade elements in the architectural drawings as part of the RTS documentation	The proposed depth of the facade elements have been identified on the architectural plans.	Updated Architectural Plans
Ensure cleaning and maintenance requirements are considered in the design and resolution of the geometry of the façade, particularly at the base of the scalloped fin	Cleaning and maintenance strategies have been discussed with a height safety suppiler to ensure that the facade can be serviced and maintained once constructed. The design has been updated to include openable screen systems, allowing for davit arms and anchors to be mounted on the roof. This ensures maintenance personnel can be safely anchord while rappelling down the facade.	Updated Architectural plans Updated Architectural Design Report
Indicate any acoustic barriers and treatment required at the rooftop level in plans and sections	General arrangement and section plans has been updated to include note for perimeter acoustic barrier to be installed to acoustic report requirements	Updated Architectural plans
NSW SES		
Recommend considering the flood risk and potential impacts on the lower ground level of the existing building as part of this review. We note that although the lower ground level is not considered to be in the scope of this SSD, it should not be excluded from the wider emergency strategy with regards to flood behaviour.	The lower ground level has been considered in the wider emergency strategy including shelter-in-place vertical evacuation path, flood risk management, planning and preparation before a flood. A Flood Emergency Response Plan (**FERP**) including the basement has been provided where there was none previously, flood conditions surrounding the basement have been improved and structural design will consider flood loadings at detailed design. Refer to the FERP at Section 6.4 of the FIRA.	Updated FIRA
Recommend considering the flood risk and potential impacts on and off site from the proposed retaining structure and ramp.	The retaining structure and ramp is located outside the 1% AEP flood extent and doesn't influence the flood protection of the structure.	
Recommend undertaking further analysis "to determine if flood proofing for the lower ground level is required", rather than deferring this to "the project detailed design stage." It is noted that the lower ground level of the existing building at 53.47RL is approximately 2.5m lower than the "1% AEP flood level […] determined to be 56.09m".	All reasasonable efforts to mitigate flooding has been included but residual flood hazard exsists for extreme events. The lower ground level is at a different enternal ground level than the ground floor, therefore a different FPL applies. The lower ground design level is above the 1% AEP flood level which is the level of the existing building. Report has been updated acknowledging that while the lower ground FFL is at approximately 1%	Updated FIRA

	AEP, providing freeboard retrospectively to a non-habitable basement is not reasonable in this case. PMF impacts are considered acceptable as there is awareness of the flood hazard and there is a current FERP in place. Refer to Section 6.1 of the FIRA for further details.	
Recommend considering the impacts of climate change. It is estimated that the actual probability of a 1 in 100 AEP for this catchment area is approximately a 1 in 39 AEP event for the current 2025 scenario. For the proposed development site, this could result in more frequent inundation and/or isolation than what is currently expected based on previous modelling.	As per the updated FIRA, there is no material change to flood risk when considering the climate change scenario. Refer to Section 5.2.2.1 of the FIRA for further details.	Updated FIRA
Recommend removing references to “any flood event larger than the 1% AEP” and other modelled storm events from the Flood Emergency Response Plan (FERP) and replaced with clear and actionable triggers which align with warnings issued by the Bureau of Meteorology and NSW SES, rather than AEP events. For this area, Severe Weather Warnings and Thunderstorm Warnings will be the most likely form of advice about the potential for flood producing storms and rainfall.	The FIRA has been updated to acknowledge more specific triggers to be developed in parallel with detailed design. A set of draft triggers are provided however the emergency response plan will likely require a whole of campus response which is not yet developed at this stage and beyond the scope of this project and SSDA. The current project cannot influence an emergency response plan until a campus wide approach is developed. Therefore a comprehensive site emergency management plan is to be completed at a later stage as triggers are subject to change based on the campus emergency response. Refer to Section 6.4 of the FIRA for further details.	Updated FIRA
Recommend considering relocating the proposed generator room to be above the PMF, to minimise disruption to essential services and consulting with Fire and Rescue NSW regarding the suggestion of “a standby diesel generator proposed to be housed within a dedicated generator room on the lower ground floor”, as diesel generators can pose additional safety risks.	The FIRA has been updated to specify the generator is to be elevated above PMF. The generator is proposed to be located on Level 6, consolidated with the building roof level plant. Refer to Section 6.4.2 of the FIRA for further details.	Updated FIRA
Recommend several updates to the Flood Impact and Risk Assessment (FIRA), as detailed in Attachment A.	The FIRA has been updated to contain the requested information as outlined below.	

Principle 1 Any proposed Emergency Management strategy should be compatible with any existing community Emergency Management strategy. Any proposed Emergency Management strategy for an area should be compatible with the strategies identified in the NSW State Flood Plan and the Randwick City Council Flood Emergency Sub Plan, where evacuation is the preferred emergency management strategy for people impacted by flooding. We also recommend the following changes to the Flood Impact and Risk Assessment (FIRA): • Recommend removing references to “Sydney Southern Region as this terminology is outdated. NSW SES now consists of seven zones, and this site is located within NSW SES Metro Zone. • Recommend removing the statements “for Kensington […] there are no specific Local Flood Plans (LFP)” and “No specific LFPs exist for the UNSW area or the wider locality as a whole” as the Randwick City Council Flood Emergency Sub Plan is relevant to this site and has been endorsed as of February 2023. • Recommend updating the content in Section 6.4.5.3 Flood Emergency Kit to reflect the section title, as the content is currently a repeat of the evacuation drills section. • Recommend ensuring that if the plan is to shelter in place during flash flood events, that this is reflected in the FERP, instead of the current FERP stating that evacuation drills are related to “the flood response actions”.	The FIRA has been updated as requested. Refer to Sections 2.4, 2.4.1 and 6.4.5.3 of the FIRA for further details.	Updated FIRA ▪
Principle 2 Decisions should be informed by understanding the full range of risks to the community. Risk assessment should consider the full range of flooding, including events up to the Probable Maximum Flood (PMF) and	The report has been updated to acknowledge the history of flood rescues along Avoca Street, Barker Street and Anzac Parade. The risk assessment has considered the full range of flooding, including events up to the PMF and not just the 1% AEP flood.	Updated FIRA

not focus only on the 1% AEP flood. Climate change should also be considered. It is noted that the site itself is prone to flooding in a 1% AEP event, with “flood depths of up to 1.0m in the bioretention raingarden and 0.5m across the span of the walkway.” It is worth also noting that the building next to this site appears to have a low trapped point with flood depths of greater than 2m in the PMF event. We would like to emphasise that the NSW SES has responded to multiple flood related requests in this area, including flood rescues along Avoca Street, Barker Street and Anzac Parade, and attending to flooded roads and underground carparks in the nearby area.	Additional clarifications in relation to this principle have been included as discussed above such as: ▪ Updates to include climate change assessment ▪ Trapped low point occurs at the interface of the stairway and building and is not representative of actual flood patterns ▪ There is a linearity of risk between all storm events including between the 1% AEP event and the PMF event. Refer to Section 2.3 of the FIRA for further details.	
Principle 3 Development of the floodplain does not impact on the ability of the existing community to safely and effectively respond to a flood. The ability of the existing community to effectively respond (including self-evacuating) within the available timeframe on available infrastructure is to be maintained. It is not to be impacted on by the cumulative impact of new development. The proposal would increase the size and spread of localised flooded areas, including some areas of afflux up to and greater than 100mm to the west of the site in a 1% AEP event, and significant increases in depth to the west of the site during a PMF. We therefore recommend updating the statement that “the proposed redevelopment of the E25 Biolink site has a limited impact on existing flooding conditions.”	The proposed development impact has been limited to discrete locations. The area south-west of the site depicted to have afflux >100mm is a trapped area of the model depicting a stair way. The extreme flooding depicted in that specific location is not representative of material change in flood risk. Refer to Section 5.4 of the FIRA.	Updated FIRA
Principle 4 Decisions on development within the floodplain does not increase risk to life from flooding.	It is acknowledged that evacuated individuals should "wait until floodwaters have receded and the emergency has passed" as no specific period of time can be provided. The FERP also acknowledges that flood events are flashy in nature and have a duration of less than 6 hours.	Updated FIRA

Managing risks associated with flooding requires careful consideration of development type, likely users, and their ability respond to minimise their risks. This includes consideration of: • Isolation – There is no known safe period of isolation in a flood, the longer the period of isolation the greater the risk to occupants who are isolated. • Secondary risks – This includes fire and medical emergencies that can impact on the safety of people isolated by floodwater. The potential risk to occupants needs to be considered and managed in decision-making. • Consideration of human behaviour – The behaviour of individuals such as choosing not to remain isolated from their family or social network in a building on a floor above the PMF for an extended flood duration or attempting to return to a building during a flood, needsto be considered.	As the pre and post development land use is the same there is no net increase in at risk population. This FERP has been developed where previously none existed thereby improving flood risk awareness for the site. A secondary internal evacuation route to the building connected to the north side of the development is discussed in the updated FIRA Section 6.4. The FERP acknowledges that leaving the building during a major flood event is unsafe and ill advised. There will be signage to indicate a safe response to a flood event and a direct route to achieve safety in the event of a flood.	
Current evidence suggests that flood events will become more frequent due to climate change. A Climate Change Calculator has been developed to address the updated ARR climate change guidelines, recommending the adjustment of the BoM 2016 IFDs to account for the warming that has occurred since the mid-point of the data used for their development (1961-1990). This results in a significant increase in existing conditions flood levels. The change in flood probabilities with climate change for this catchment area results in the new probability of the 1 in 100 AEP to be approximately 1 in 39 AEP event for the current 2025 scenario, becoming even more frequent in the future. For the proposed development site, this could result in more frequent inundation and/or isolation than what is currently expected based on previous modelling.	Refer to Section 5.2.2.1 which found that no material change to flood risk when considering climate change scenario.	Updated FIRA
Shelter in place' strategy is not an endorsed flood management strategy by the NSW SES for future development. Such an	The development is an existing site with no change in land use. FIRA assesses potential for evacuation away from the building and concluded	

approach is only considered suitable for existing dwellings where the risk of staying is lower than the risk of evacuating, without increasing the number of people subject to such risk/s.	due to high flood hazard in escape routes this was an unfeasible and ill-advisable solution. As the site is part of the UNSW university campus there will be wardens and mitigation measures in place for the university as a whole that extend to this development.	
However, it is understood that this site is a proposed research and education building on existing university grounds and is subject to flash flooding with little to no warning time. Therefore, for this site we suggest that sheltering in place may be the most appropriate strategy, however, it should be noted that sheltering in a building surrounded by floodwater is not risk-free, as secondary emergencies may occur even in relatively short flash flood events.	Noted. Section 6.4 of the FERP has been updated to acknowledge the risk of secondary emergencies.	Updated FIRA
In flash flood environments, which are environments subject to floods in 6 hours or less, provision of a safe refuge above the limit of flooding (PMF) for infill development may be an advantage if the duration of flooding will be very short and the flood depth or velocity is high on or adjacent to the site. The success of this strategy will depend on the likely behaviour of people. Building designs which put cars or other property under the refuge area may encourage people to take risks to save these items, and therefore is not preferred for future development that sees an increase in the number of people exposed to the risks.	Noted. The development does not change the intended use of lower ground level and the overall landuse of the development remains the same therefore we have not increased the number of people exposed to flood risk. Furthermore, the FERP does not support efforts to save items potentially exposed to flood and does not propose any action other than refuge.	
Principle 5 Risks faced by the itinerant population need to be managed. Any Emergency Management strategy needs to consider people visiting the area or using a development.	The FERP accounts for frequent and infrequent users.	
Principle 6 Recognise the need for effective flood warning and associated limitations.	The report has been updated to acknowledge the Australian Warning System (AWS) will be used to define flood response triggers. Specific triggers to be developed in parallel with detailed design.	Updated FIRA

An effective flood warning strategy with clear and concise messaging understood by the community is key to providing the community an opportunity to respond to a flood threat in an appropriate and timely manner. We recommend references to “any flood event larger than the 1%AEP” and other modelled storm events are removed from the Flood Emergency Response Plan (FERP) and replaced with clear and actionable triggers which align with warnings issued by the Bureau of Meteorology and NSW SES, rather than AEP events. Warnings will not list the expected AEP extent as this is not known until after the peak of the flood event. Further, as the site is affected by flash flooding it is not subject to flood warnings. As such, Severe Weather Warnings and Thunderstorm Warnings will be the most likely form of advice about the potential for flood producing storms and rainfall. NSW SES utilises the Australian Warning System which is a nationally consistent, three-tiered approach to issue clear warnings and lead people to take action ahead of severe weather events. The three warning tiers consist of Advice, Watch and Act and Emergency Warning. These warnings can be viewed on the SES website and the HazardWatch website and app.	A set of draft triggers are provided however the emergency response plan will likely require a whole of campus response which is not yet developed at this stage and beyond the scope of this project and SSDA. The current project cannot influence an emergency response plan until a campus wide approach is developed. Therefore a comprehensive site emergency management plan is to be completed at a later stage as triggers are subject to change based on the campus emergency response. Refer to Section 6.4 of the FIRA for further details.
Principle 7 Ongoing community awareness of flooding is critical to assist effective emergency response. Development in a floodplain will increase the need for NSW SES to undertake continuous community awareness, preparedness, and response requirements. The flood risk at the site and actions taken to reduce risk to life should be communicated to all site users (includes increasing risk awareness, community connections, preparedness actions, appropriate signage and emergency drills) during and after the construction phase. However, it is important	The scope of this project concerns an existing development subject to flood hazard. While a UNSW wide flood plan would be beneficial to facilitate a more integrated flood plan one does not currently exist to our knowledge. It has also been established that evacuation from the site is not a viable option, therefore a private evacuation plan has been proposed accompanied by advice on ensuring community awareness, preparedness, and response requirements.

to note that the NSW SES is opposed to the imposition of development consent conditions requiring private flood evacuation plans rather than the application of sound land use planning and flood risk management.		
SYDNEY WATER		
Detailed servicing requirements (including any potential extensions or amplifications) will be provided once the development is referred to Sydney Water for a Section 73 Compliance Certificate under the *Sydney Water Act 1994.*	Noted – no immediate action required.	N/A
AUSGRID		
No objection to the proposal. The Applicant is encouraged to continue to discuss their requirements directly with Ausgrid, and that a connection application is made to as soon as practical.	Noted – no immediate action required.	N/A
FIRE AND RESCUE NSW		
Fire and Rescue did no raise and issues with the proposed development	Noted – no action required.	N/A
CIVIL AVIATION SAFETY AUTHORITY (CASA)		
CASA did no raise and issues with the proposed development	Noted – no action required.	N/A
TRANSPORT FOR NSW (TFNSW)		
TfNSW did not raise any issues with the proposed development and did not provide any additional comments or recommendatrions	Noted – no action required.	N/A

5. UPDATED PROJECT JUSTIFICATION

This section provides an updated justification and evaluation of the project as a whole. The proposed development has been assessed with regard to the matters for consideration under section 4.15 of the EP&A Act and the SEARS issued by DPHI. We conclude that the proposed development can be supported for the following reasons:

- **The proposal is consistent with strategic planning objectives**. Specifically, through enabling the ongoing growth of the RHIP. The site's location in the eastern portion of the UNSW campus, connected with the Biomedical Sciences project, will enable the new teaching and research space to contribute to the teaching, research and innovation activities as part of the RHIP, of benefit for students, staff and the local community. The proposed development will facilitate the ongoing growth of the University's science and research functions, providing a range of employment opportunities as part of the broader RHIP. The site's connectivity with the biomedical sciences precinct makes it highly suitable for the proposed development, meeting the teaching and research accommodation requirements of UNSW's Faculty of Science.
- **The proposal satisfies the appliable local and state planning policies**. The proposed development is compliant with the relevant provisions within the applicable planning controls.
- **The design responds positively to the site conditions and the surrounding environment**. The proposal will significantly enhance the appearance and performance of the building, as well as this part of the campus. The proposed building extension has been designed of a scale and detail that is compatible with this part of the campus, with negligible visibly from the public domain.
- **The proposal is suitable for the site**. The proposal seeks to adaptively reuse an existing underutilised university building for the purposes of educational and research on a site that has already been established for these uses. The site is located within the Randwick Health and Education Precinct and will link directly to the existing D25 building to the north originally built under the Biosciences Project.
- **The proposal is in the public interest**. The new revitalised university building will help close skill gaps, increase educational participation rates, generate new jobs, support emerging industries, develop the health services workforce, and foster innovation and entrepreneurship. By expanding its presence on the within the RHIP, the University will continue to play a pivotal role in the world-leading university, clinical health and business innovation cluster.

As demonstrated in throughout this report, the development does not require significant changes that warrant amendments to the existing mitigation measures. Based on this Response to Submissions, the mitigate measures as submitted with the SSDA remain the same.

Having considered all relevant matters, there will be no additional environmental impacts as a result of the proposed refinements and clarifications. The refinements include additional measures to ensure any previously known and assessed impacts will be appropriately managed and mitigated where relevant. On this basis, the proposed development is appropriate for the site and approval is recommended, subject to appropriate conditions of consent.

6. DISCLAIMER

This report is dated 29 July 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd **(Urbis)** opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of UNSW **(Instructing Party)** for the purpose of RTS **(Purpose)** and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A UPDATED ARCHITECTURAL PLANS

APPENDIX B UPDATED ARCHITECTURAL DESIGN REPORT

APPENDIX C UPDATED NOISE AND VIBRATION ASSESSMENT

APPENDIX D UPDATED FLOOD RISK AND IMPACT ASSESSMENT

APPENDIX E UPDATED ESD REPORT

APPENDIX F ACHAR ADDENDUM

APPENDIX G UPDATED LANDSCAPE PLANS

URBIS