

Our ref: UNSW G25 Education Building (SSD-74670005)

Ms Siobhan Hargroves  
Development Manager  
University of New South Wales  
8 High Street  
Kensington NSW 2033

27 May 2025

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## Subject: UNSW G25 Education Building (SSD-74670005) - Response to Submissions

Dear Ms Hargroves

The exhibition of the State significant development application and environmental impact statement (EIS) for the UNSW G25 Education Building (SSD-74670005) ended on 20 May 2025.

We have placed all submissions on the NSW Planning Portal at [www.planningportal.nsw.gov.au/major-projects/projects](http://www.planningportal.nsw.gov.au/major-projects/projects).

We now require 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.

In addition to the submissions received, the Department has reviewed the EIS and requests that the additional matters identified in **Attachment A** also be addressed in the submissions report.

Please lodge your submissions report by **26 August 2025** 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 Megan Fu, on 9274 6531 or via email at [megan.fu@planning.nsw.gov.au](mailto:megan.fu@planning.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 A

### Overshadowing

- The overshadowing analysis provides a sun analysis that illustrates likely retained solar access in mid-winter. It is hard to quantitatively assess the impacts given the scale of the diagrams and illegibility of property boundaries and building structures. Conventional overshadowing diagrams must be provided at a reasonable scale and at hourly intervals (at a minimum) during mid-winter from 8am to 4pm to demonstrate the extent of the overshadowing impacts on the living areas and private open space of individual residential properties.
- Detail massing alternatives that were considered which minimise overshadowing impacts and identify a scale of building that would meet solar access requirements in the NSW Apartment Design Guide and Randwick Development Control Plan 2013.

### Building population

- The EIS describes that the new building “*will provide new teaching and learning spaces and relieve the pressure from other existing and oversubscribed buildings*”. The Department notes that the campus population has grown significantly in the last 15 years where there has been significant campus building and infrastructure improvements. While the university has grown from approximately 51,000 students and 5,100 (FTE) staff to 70,000 students and 6,900 (FTE) staff, there has been limited acknowledgement of any additional staff or students in any of the major project development applications dealt with by the Department. Details are therefore to be provided on the origin of students and staff that will be occupying the new G25 building, and any associated impacts associated with any population increase assessed in full.

### Removal of car parking

- The EIS identifies varying numbers for spaces to be removed in the existing multi-level carpark. Confirm car parking removal numbers and provide demolition plans for all levels where demolition works are proposed for the multi-level carpark.

### Sydney Airport Airspace

- Sydney Airport has advised that any proposed development taller than 75m AHD would be a controlled activity and be subject to the Federal Airports (Protection of Airspace) Regulations 1996. Provide controlled activity approval in the submissions report.

### Remediation

- The EIS does not identify remediation works as part of the development description. Management of the remediation works appears to form part of the mitigation measures. Clarify whether the development proposes remediation and update the development description where required. Otherwise, please clarify what planning pathway the remediation works would be undertaken under and how these works would be undertaken as separate development and timing relationship with the proposed development.

### Green Star certification

- The EIS identifies that the proposal would be benchmarked against Green Star Buildings at a 5-Star rating but provides ambiguity regarding whether formal registration and certification would be obtained, stating that project would instead formally track and report sustainability outcomes in alignment with the UNSW Environmental Sustainability Plan 2022–24. Clarify whether formal Green Star certification is to be progressed or whether an alternate **industry recognised** building sustainability and environmental performance standard would be sought.

### Flooding

- The Department notes that the Flood Impact and Risk Assessment submitted as part of the adjoining E25 Building State significant development application identifies that the access routes to the north of the site are impacted by overland flooding (up to H5 hazard levels during PMF) and this could potentially impact access to/from the proposed G25 Building. Provide written advice from an appropriately qualified engineer on how overland flooding impacts on access routes to the building can be managed.

### Visual amenity impacts

- The scale of the building would be significantly higher than the scale than the nearby residential area. Provide detail on the mitigation measures that will be provided to minimise privacy impacts on the adjacent residential properties and a more detailed assessment on any view and visual amenity impacts.

### Wind tunnel

- The proposed height of the building would potentially result in wind tunnel effects. Provide a wind tunnel assessment.

Landscaping

- Provide details of materials to be used for the informal connections between boardwalk and shared way and how that addresses State Design Review Panel comments. Provide updated landscape drawings to clearly identify material selection.

Architectural plans

- Provide a material and finishes schedule.