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20 May 2025

Ref No: D05723029

Attention: Megan Fu

Subject: UNSW G25 Education Building

Thank you for the opportunity to comment on the State Significant Development Application for the UNSW G25 Education Building (SSD-74670005) – “Demolition of the existing at-grade carpark at location G25, site preparation works, and construction of a new teaching and learning building.”

The proposed development falls under Part E2 (Randwick Education and Health Specialised Centre) of the Randwick Development Control Plan 2023 (DCP). Council responses below have been guided by the provisions in the DCP.

Built form

1. The submitted shadow diagrams and analysis are inadequate. The visual diagrams should illustrate impacts to individual residential properties located south and south-east of the site.
2. Council notes that while the proposed building height meets the requirements within the DCP, the 51-metre-tall building will have significant overshadowing impacts to the residential properties to the south and south-east of the subject site. Council suggests the development allows for greater setback on the upper levels to mitigate these overshadowing impacts.
3. Council is supportive of the design of the proposed façade and its seamless integration with the existing landscape, enhancing the built environment. To better integrate with the surrounding built environment, Council recommends that the east facing façade is better articulated on the blank wall located between the two glass facades; this location could accommodate artwork such as engraving that honours biophilic forms in the proposal’s ‘Key Themes’ of the Design Report (Appendix E). This would provide greater visual interest for those entering from Gate 11 (Library Walk).
4. The proposed height may lend itself to a wind tunnel effect, particularly along the north and south ends of the building. The wind forces on a building can be affected by the size of the proposed building and its surrounding buildings, causing a ‘blockage effect.’ This may detract the public from using and engaging with the ground floor amenities including the café and landscaped seating areas, particularly during winter months. Wind tunnels can be mitigated through the design of a podium or through greater setbacks across the upper levels. The proposal’s wind assessment would benefit from a wind tunnel testing method which could include: high-frequency-balance method, high-frequency-pressure

integration method, and the aeroelastic model method. The proposal to plant trees around the perimeter for wind shielding may assist in mitigating wind effects and should include mature, wind-resistant native trees. Council recommends a fast-growing and wind-stable tree such as the coastal banksia (*Banksia integrifolia*) which should be included in the Landscape Report (Appendix F).

Landscaping and Public Domain

5. While the landscape design report (Appendix F) provides a detailed native planting palette, the vegetation proposed should be assessed for adequate solar and shade access as required and evident in the solar analysis. For example, the proposed native violet on the roof terrace would not be suited as the roof has intense sun with no/little shading options and native violet thrives in partial shade and damper environmental conditions, otherwise it will require high watering irrigation system.
6. The Randwick 2023 DCP Chapter – E2 - identifies the desired future character in section 4.2.2. Sense of place. Supporting these controls, Council recommends that the access/entry points along both Botany Street and High Street provide a strong frontage that defines the entry points, consistent with a possible future extension to the hospital complex as outlined in the DCP.

Transport

7. The current pathway along High Street (entry to Chancellery Walk) only serves as a footpath for pedestrians. The pathways along High Street and Botany Street serve as shared path for bicycles and pedestrians. Council recommends the integration of a shared path along High Street to connect the existing shared paths along Wansey Road and Botany Street. This connection ensures consistency in the Campus' network of pedestrian and cycle connections, whilst promoting active transport to counter the effects of reduced car parking in the proposed development. Given UNSW's high active transport usage among students and staff, this recommendation aligns with, and supports, the vision and guiding principles outlined in the Master Plan (Randwick 2023 DCP Section E2). This recommendation also accommodates for higher active transport that may come as a result of the proposed removal of 71 car spaces.

Traffic and Pedestrian Impacts

8. The submitted Transport Impact Assessment (Appendix N) indicates the loss of 50 public parking spaces, 14 service vehicle spaces and 10 motorcycle parking spaces. An additional 21 spaces within the Botany Street car park will also be removed to provide upgrade to the lift. While the proposed floor plans show 8 new proposed parking spots (B99) (including 3 service parking spots), the B99 spots do not indicate the type of vehicle parking to be provided.
9. The proposed design illustrates an integrated shared pedestrian and vehicle connection along Library Walk. However, Council recommends that pedestrian and vehicular conflict be mitigated by giving priority to pedestrian accessibility along the Library Walk.

Sustainability

10. Council is supportive of high ESD targets for this proposed development, including any design that optimises passive heating and cooling, the installation of PV rooftop solar and the inclusion of high rating energy and water efficient fittings and fixtures that would result in a 5 Star Green Rating for the development.

11. The EIS acknowledges the removal of 57 trees to construct the building, including some of high retention value. This is compensated through the planting of 110 trees and ferns. The proposal should clarify if all 110 trees or ferns will be planted within the proposed development area or throughout the campus. This should be indicated on the landscape plans.
12. It is acknowledged that the project demonstrates a strong commitment to a broad range of sustainability outcomes, as detailed in this ESD Report, which currently benchmarks performance against the Green Star Buildings framework at a 5-Star level. The University of New South Wales (UNSW) should confirm whether formal registration and certification with the Green Building Council of Australia (GBCA) will be pursued.
13. While the purchase of renewable energy is an effective strategy for reducing the greenhouse gas emissions associated with electricity consumption, it does not directly minimise the use of fossil fuels at the point of use as required by the SEPP. To achieve a more direct reduction in fossil fuel use at the development site, the implementation of on-site renewable energy systems—such as rooftop solar photovoltaic (PV) panels—should be prioritised. These systems contribute to lowering direct (Scope 1) emissions by replacing fossil fuel-based energy with renewable alternatives.
14. Council therefore recommends that further investigation be undertaken to ensure the on-site renewable energy capacity be maximised. This may be achieved by increasing the scale of the proposed PV system, investigating the integration of solar panels into the building façade, and incorporating a battery storage system to enhance the utilisation of renewable energy generated on-site.

Development Contributions

15. The proposed development is not exempt from levies payable under Randwick Council's Section 7.12 Development Contributions Plan 2024. Additionally, Crown developments are not automatically exempt from payments under Council's Development Contribution Plan. The proposal represents a large-scale redevelopment of an educational building (G25) that is intended to support and expand new learning environments and a café. The proposal will result in a significant increase in floor area beyond the existing site area. Accordingly, there will be an increased intensity of use that in turn results in increased demand for services and facilities levied in the surrounding precinct.

Acoustic treatment

16. It is recommended that as the proposal progresses through the detailed design phase and into construction phase, that specific building services noise emission assessments are undertaken on the selected plant/equipment and that appropriate noise mitigation measures are incorporated so that the noise emission criteria will be complied with. It is noted that noise emissions from the UNSW G25 Education Building to the surrounding noise-sensitive receivers identified in Section 2.4 of the Operational Noise and Vibration Assessment (Appendix P) will be partially mitigated by distance and shielding from intervening structures, as follows:
 - The presence of acoustic/visual screening around all sides of the rooftop plant deck.
 - The moderate separation distance and shielding offered by the existing H25 Botany Street multi-storey carpark (5-storey), which is particularly notable between the G25 site and the off-campus receivers such as the Receiver R4/R5 residential dwellings and the R3 hospital complex. In the interim, it is recommended that the following allowances should be made for in the design:
 - Adopt use of concrete slabs, masonry walls, or high performing dry walls (fire-rated partitions) surrounding plant rooms.

- All penetrations to plant rooms should be dimensioned appropriately, packed, and sealed
 - Allowance for acoustic attenuation treatments, e.g., internal lining to air inlets and discharges to meet external noise emission criteria.
 - Speed controllers, if used, should be of good quality and compatible with the motor model. Poor quality controllers can result in a significant increase in motor noise with an offensive characteristic such as high frequency tone.
 - Selection of low noise equipment such as fans and chillers with manufacturer-provided acoustic treatment options, allowance for smooth airflow conditions in ductwork, use of attenuators and lined duct work while minimising regenerated noise at bends, take-offs, and transitions.
 - Allow for inlet/outlets, where feasible, to point away from noise sensitive areas.
 - Allow for variable speed drivers / control systems to reduce operating plant during night-time hours when the building occupancy will be significantly reduced. If warranted, additional feasible and reasonable noise mitigation measures can be explored, including (and not limited to): Mott MacDonald | UNSW G25 Education Building SSDA Operational Acoustic Report 703103481 | MM-ACO-REP-001 | 05 |
| 21 February 2025 Page 23 of 36 Mott MacDonald Restricted
 - Use of acoustic plenums/labyrinth to for inlet/discharge locations.
 - Addition of acoustic internal lining to plant room areas and/or plenums.
 - Selection of acoustic louvres over atypical weatherproof louvres.
 - Selection of enclosed generator with proprietary acoustic enclosure and muffler.
17. Music noise in the area should be assessed if music is desired from this area. Waste collection and loading noise is unlikely to generate excessive noise levels which exceed the NSW EPA's NPfl noise criteria. Activities are generally short-term, and most likely to have an impact to non-residential usage near the building (i.e. UNSW infrastructure). It is expected that noise emissions from the site are managed via operational controls rather than physical mitigation measures, which can be explored as design progresses and operational parameters are refined.

Site Contamination

18. Based on the results of the detailed site investigation in the Contamination Investigation (Appendix W), it is considered that the site can be made suitable for the proposed development subject to the following:
- A remediation action plan (RAP) is prepared in accordance with NSW EPA (2020) to address: Delineation, assessment and / or remediation of fill impacted by ACM in the vicinity of BH7 and BH8. Further detailed asbestos investigation is recommended to better define the extent of asbestos impacts throughout the site; Protocols for the validation of site remediation; Protocols for waste classification of any materials requiring off-site disposal, and protocols for material import, including check-sampling, where appropriate; Unexpected Finds Protocol outlining the procedures that would be undertaken in the event unexpected contamination is encountered during excavation works.
 - Preparation of a DMP detailing dewatering requirements prior to discharge of water into sewers system; and
 - Possible remediation strategies include off-site disposal or on-site management. For remediation involving the management of contamination on-site, an environmental management plan (EMP) should be prepared and administered in a way consistent with NSW EPA requirements. All waste to be disposed off-site must be assessed, managed and disposed in accordance with the POEO Act and associated regulations.

I trust that Council's comments will be taken into consideration for this proposal.

If you would like to discuss any of these matters further, please contact David Ongkili, Coordinator Strategic Planning, on 9093 6793.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Stella Agagiotis', with a stylized, cursive script.

Stella Agagiotis

Manager Strategic Planning

<p>English</p> <p>If you need help to understand this letter, please come to Council's Customer Service Centre and ask for assistance in your language or you can contact the Telephone Interpreter Service (TIS) on 131 450 and ask them to contact Council on 1300 722 542.</p>	<p>Greek</p> <p>Αν χρειάζεστε βοήθεια για να καταλάβετε αυτή την επιστολή, παρακαλείστε να έρθετε στο Κέντρο Εξυπηρέτησης Πελατών της Δημαρχίας (Council Customer Service Centre) και να ζητήσετε βοήθεια στη γλώσσα σας ή τηλεφωνήστε στην Τηλεφωνική Υπηρεσία Λεημηνέων (Telephone Interpreter Service — TIS) τηλ. 131 450 και να ζητήσετε να επικοινωνήσουν με τη Δημαρχία τηλ. 1300 722 542.</p>	<p>Italian</p> <p>Se avete bisogno di aiuto per capire il contenuto di questa lettera, recatevi presso il Customer Service Centre del Municipio dove potrete chiedere di essere assistiti nella vostra lingua; oppure mettetevi in contatto con il Servizio Telefonico Interpreti (TIS) al 131 450 e chiedete loro di mettersi in contatto col Municipio al 1300 722 542.</p>
<p>Croatian</p> <p>Ako vam je potrebna pomoć da biste razumjeli ovo pismo, molimo dođite u Općinski služni centar za klijente (Council's Customer Service Centre) i zatražite pomoć na svom jeziku, ili možete nazvati Telefonsku službu tumača (TIS) na 131 450 i zamoliti njih da nazovu Općinu na 1300 722 542.</p>	<p>Spanish</p> <p>A la persona que necesite ayuda para entender esta carta se le ruega venir al Centro de Servicios para Clientes [Customer Service Centre] de la Municipalidad y pedir asistencia en su propio idioma, o bien ponerse en contacto con el Servicio Telefónico de Intérpretes ["TIS"], número 131 450, para pedir que le comuniquen con la Municipalidad, cuyo teléfono es 1300 722 542.</p>	<p>Vietnamese</p> <p>Nếu quý vị không hiểu lá thư này và cần sự giúp đỡ, mời quý vị đến Trung Tâm Dịch Vụ Hướng Dẫn Khách Hàng của Hội Đồng Thành Phố (Council's Customer Service Centre) để có người nói ngôn ngữ của quý vị giúp hay quý vị có thể liên lạc Dịch Vụ Thông Dịch qua Điện Thoại (TIS) ở số 131 450 và yêu cầu họ liên lạc với Hội Đồng Thành Phố (Council) ở số 1300 722 542.</p>
<p>Polish</p> <p>Jeśli potrzebujesz pomocy w zrozumieniu treści tego pisma, przyjdź do punktu obsługi klientów (Customer Service Centre) przy Radzie Miejskiej i poproś o pomoc w języku polskim, albo zadzwoń do Telefonicznego Biura Tłumaczy (Telephone Interpreter Service — TIS) pod numer 131 450 i poproś o skontaktowanie się z Radą Miejską (Council) pod numerem 1300 722 542.</p>	<p>Indonesian</p> <p>Jika Anda memerlukan bantuan untuk memahami surat ini, silakan datang ke Pusat Pelayanan Pelanggan (Customer Service Centre) Pemerintah Kotamadya (Council) dan mintalah untuk bantuan dalam bahasa Anda, atau Anda dapat menghubungi Jasa Juru Bahasa Telepon (Telephone Interpreter Service - TIS) pada nomor 131 450 dan meminta supaya mereka menghubungi Pemerintah Kotamadya pada nomor 1300 722 542.</p>	<p>Turkish</p> <p>Bu mektubu anlamak için yardima ihtiyaciniz varsa, lütfen Belediye'nin Müşteri Hizmetleri Merkezi'ne gelip kendi dilinizde yardım isteyiniz veya 131 450'den Telefonla Tercüme Servisi'ni (TIS) arayarak onlardan 1300 722 542 numaradan Belediye ile ilişkiye geçmelerini isteyiniz.</p>
<p>Hungarian</p> <p>Amennyiben a levél tartalmát nem érti és segítségre van szüksége, kérjük látogassa meg a Tanácsház Ügyfél Szolgálatát (Customer Service Centre), ahol magyar nyelven kaphat felvilágosítást, vagy hívja a Telefon Tolmács Szolgálatot (TIS) a 131 450 telefonszámon és kérje, hogy kapcsolják a Tanácsházat a 1300 722 542 telefonszámon.</p>	<p>Czech</p> <p>Jestliže potřebujete pomoc při porozumění tohoto dopisu, navštivte prosím naše Středisko služeb pro veřejnost (Council's Customer Service Centre) a požádejte o poskytnutí pomoci ve vaší řeči anebo zavolejte Telefonní tlumočnickou službu (TIS) na tel. čísle 131 450 a požádejte je, aby oni zavolali Městský úřad Randwick na tel. čísle 1300 722 542.</p>	<p>Arabic</p> <p>إذا أردت مُساعدة لفهم هذه الرسالة، نرجوك الحضور إلى مركز خدمة عملاء المجلس وأطلب المساعدة في لغتك، أو يُمكنك الاتصال بخدمة الترجمة الهاتفية (TIS) على هاتف رقم 131 450 وأطلب منهم الاتصال بالمجلس على رقم 1300 722 542.</p>
<p>Chinese</p> <p>如果你需要人幫助你了解這封信的內容，請來市政會顧客服務中心要求翻譯服務，或者與電話傳譯服務（TIS）聯係，號碼是131 450。請他們幫助你打電話給市政會，號碼是1300 722 542。</p>	<p>Russian</p> <p>Если Вам требуется помощь, чтобы разобраться в этом письме, то, пожалуйста, обратитесь в Муниципальный Центр Обслуживания Клиентов и попросите оказать Вам помощь на Вашем языке или же Вы можете позвонить в Телефонную Службу Переводчиков (TIS) по номеру 131 450 и попросить их связаться с Муниципалитетом по номеру 1300 722 542.</p>	<p>Serbian</p> <p>Ako vam treba pomoć da razumete ovo pismo, molimo vas da dođete do Centra za usluge mušterijama pri Opštini (Customer Service Centre) i zamolite ih da vam pomognu na vašem jeziku, ili možete nazvati Telefonsku prevodilačku službu (TIS) na 131 450 i zamolite ih da vas povežu sa Opštinom na 1300 722 542.</p>