

**ANGEL PLACE
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16 July 2024

David Gibson
Department of Planning, Housing & Infrastructure
4 Parramatta Square
12 Darcy Street
Parramatta, NSW

Dear David,

REQUEST FOR INDUSTRY SPECIFIC SEARS – UNSW BUILDING E25

This letter has been prepared by Urbis Ltd (**Urbis**) on behalf of University of New South Wales (**UNSW**) regarding the proposed Upgrade and Extension of Building E25 Biolink at 356 Anzac Parade, Kensington, NSW 2052. It provides a detailed description of the site and proposed development, and requests Industry Specific Secretary's Environmental Assessment Requirements (**SEARs**) from the NSW Department of Planning, Housing and Infrastructure (**DPHI**).

The proposed upgrade and extension of building E25 will deliver new spaces for learning, research and innovation at the UNSW Campus. The proposed development will have an approximate Estimated Development Cost (**EDC**) of \$62,300,000. The final EDC will be calculated by a qualified Quantity Surveyor. In accordance with Section 15(3) in Schedule 1 of the *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)*, the proposal will be assessed by DPHI as State significant development (**SSD**).

The Environmental Impact Statement (**EIS**) to be lodged as part of the State significant development application (**SSDA**) for the proposed development will seek detailed design approval for the works that are outlined within **Table 3** of this letter.

The project qualifies for Industry Specific SEARs because it would not otherwise be classified as Designated Development, is not partly prohibited (or prohibited), and does not involve a Concept SSDA.

This 'Request for SEARs' letter is supported by:

- Concept Architectural Package prepared by HDR
- Estimated Development Cost Letter prepared by Rider Levett Bucknall
- Biodiversity Development Assessment Report Waiver prepared by WSP.

1. APPLICANT DETAILS

The applicant details for the proposed development are listed in the following table.

Table 1 Applicant Details

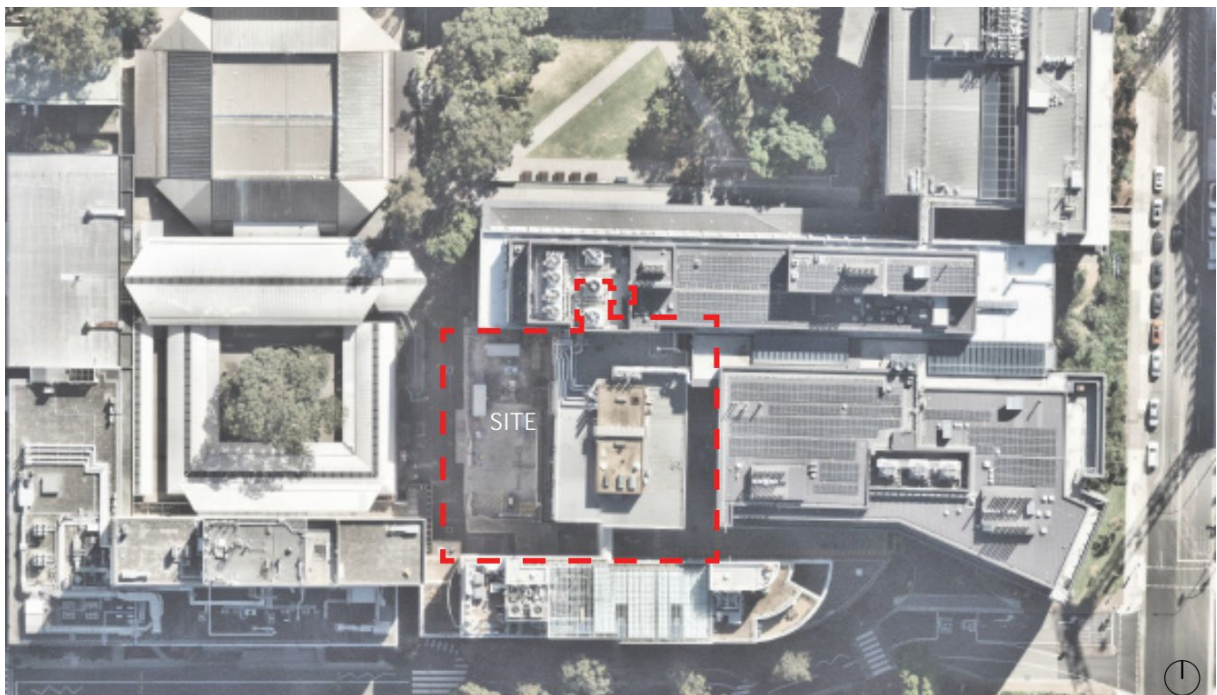
Descriptor	Proponent Details	
Full Name(s)	University of New South Wales	
Postal Address	356 Anzac Parade, UNSW, Kensington 2052	
ABN	57 195 873 179	
Nominated Contact	Hanna Knight (Development Manager)	
Contact Details	E: hanna.knight@unsw.edu.au	T: 0422 093 931

2. SITE DESCRIPTION

The site is located within the UNSW Sydney Campus at 356 Anzac Parade, Kensington, NSW 2052 within the Randwick Local Government Area (LGA). The site is contained on the land legally described as Lot 5 in Deposited Plan 1264171.

The wider campus has an approximate area of 35 hectares and accommodates a range of academic buildings and ancillary uses. Internal roads and pathways provide vehicle and pedestrian access to buildings throughout the UNSW Campus. The location of the specific project site is illustrated in **Figure 1**.

Figure 1 Project Site Location



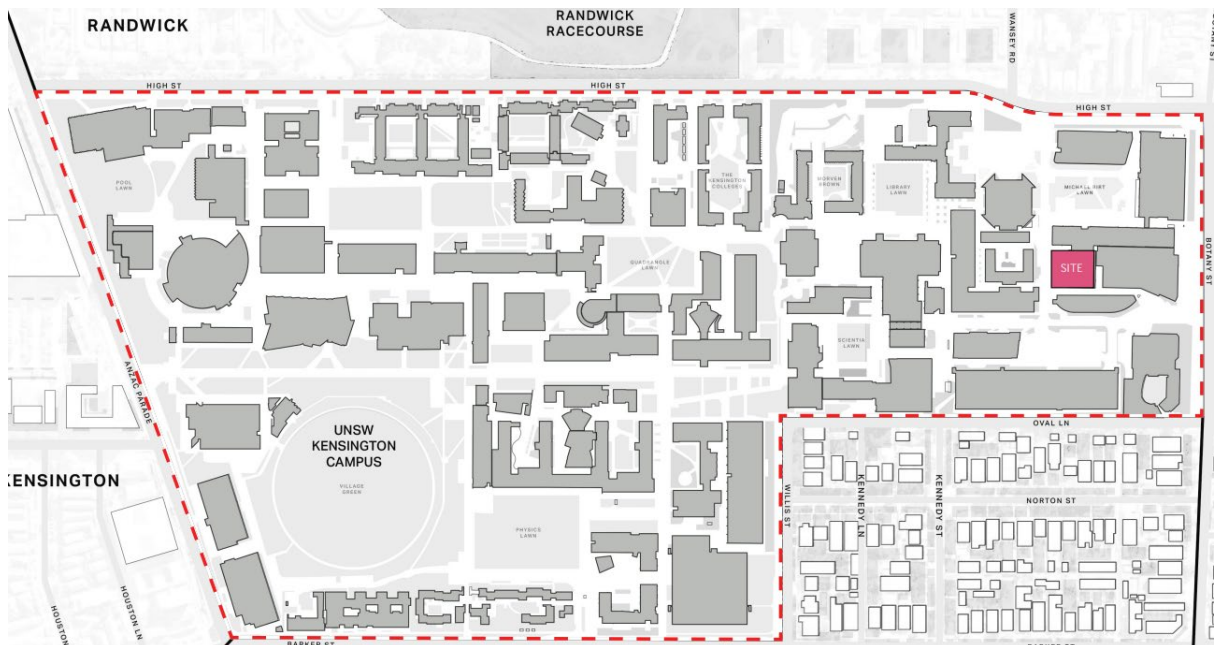
Source: HDR

Figure 2 Site Location Aerial



Source: Urbis

Figure 3 Building E25 Location within UNSW Campus



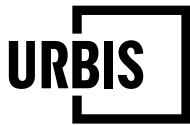
Source: HDR

2.1. BUILDING E25

This SEARs request relates specifically to one building within the Campus known as building E25. The project has a site area of approx. 2,295sqm and is hereafter referred to as ‘**the site**’. The key features of the site which have the potential to impact or be impacted by the proposed development are summarised in the table below. Photographs of the site and locality are provided as **Figure 3**.

Table 2 Key Features of Site and Locality

Descriptor	Site Details
Land Configuration	The lot as a whole is approx.10.1ha. The building subject to this proposal is building E25 which sits in the eastern portion of the lot and is approximately 2,295sqm
Land Ownership	The building and wider site is owned by UNSW.
Existing Development	Building E25 is a 6 storey building with roof top plant. It was built in the mid-1970s. It is currently underutilised University office space and storage with a number of spaces being vacant. The building is part of the Faculty of Science.
Local Context	<p>The surrounding locality is described below:</p> <p>North: Directly to the north of the site is Building D26 Biological Sciences (north). Further to the north of the site is High Street, residential land uses and Randwick Racecourse.</p> <p>East: Directly to the east of the site is Building E26 Biological Sciences (south). Further to the east is the Prince of Wales and Sydney Children’s Hospitals</p> <p>South: Directly south of the site Building F25 Samuels. Further to the south of the site is residential land uses comprising low and medium density housing.</p> <p>West: To the west of the site is Chancellery Walk, Building E24 Matthews Pavilion and the wider UNSW campus.</p>
Regional Context	The site is located within the UNSW Kensington Campus which is in the eastern suburbs of Sydney. The site is approximately 6km south east of Sydney Central Business District.
Infrastructure	The site is serviced by both light rail and bus routes.



Descriptor	Site Details
Site Access	The site can be accessed by both vehicles and pedestrians. Vehicle access is from a shared zone along Library Walk. There are also various pedestrian paths.
Easements and Covenants	The site is not burdened by any covenants or easements
Services	The site is fully serviced by water, electricity, sewer, telecommunication etc.
Acid Sulfate Soils	N/A – the site is not identified as potential acid sulfate soils.
Contamination	The Planning Certificate for the site issued by Randwick City Council on 6 February 2024 confirms that the site is not the subject of an approved voluntary management proposal or an ongoing maintenance order within the meaning of the <i>Contaminated Land Management Act 1997</i> .
Stormwater and Flooding	The site is not identified as flood prone land or within the flood planning area and Probable Maximum Flood.
Bushfire Prone Land	N/A – The site is not located in bushfire prone land.
Flora and Fauna	N/A – The subject site does not contain and vegetation.
Aboriginal Heritage	The site is heavily disturbed and is unlikely to contain any Aboriginal heritage.
European Heritage	The site is not identified as a heritage item, nor is the building within a heritage conservation area. The site is also not in the immediate vicinity of any other heritage items.

Figure 4 Site and Locality Photographs



Picture 1 View east towards the building

Picture 2 Western Elevation of the Building

Source: HDR

3. DEVELOPMENT DESCRIPTION

The key components of the proposed development are listed in the following table. A copy of the architectural concept drawings is submitted with the request for SEARs.

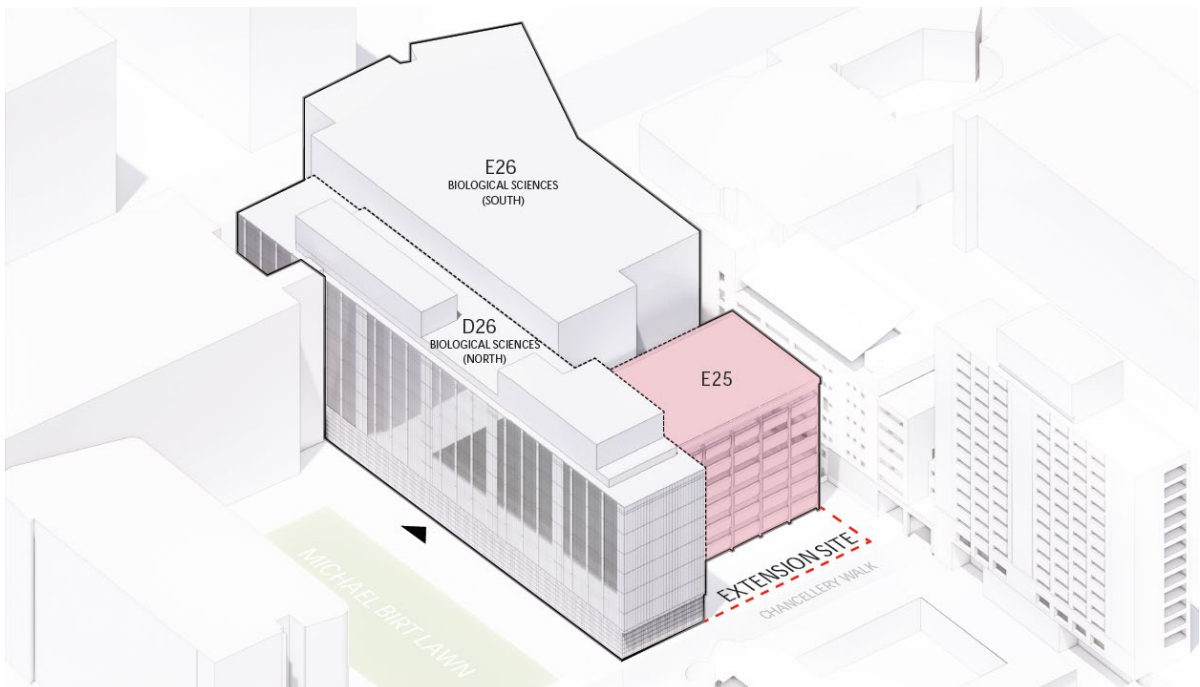
Table 3 Project Details

Descriptor	Project Details
Project Area	The site has a total area of approximately 2,295sqm.
Project Description	<p>The project comprises the partial demolition of the existing building, minor earthworks, extension of the existing building, internal upgrades and facade works including the following key components:</p> <ul style="list-style-type: none"> ▪ Maximum building height of approx. RL 86.33 metres (or 6 storeys plus roof plant). ▪ Total GFA of 4,115sqm, which will include the following: <ul style="list-style-type: none"> - Teaching Spaces - Informal Learning Spaces. ▪ Approximately 35sqm of external terrace space.
Use	The proposal is for use of the building as an educational establishment as part of the UNSW tertiary institution. The building is anticipated to be used for teaching, learning and research uses. There is the possibility

Descriptor	Project Details
	that some of the proposed spaces will be used for university labs. Therefore, certain chemicals and gases would be stored on the site and there may be animal holding facilities.
Estimated Development Cost Value	\$62,300,000 (excluding GST) - refer to EDC Letter submitted with the SEARs request
Staging/Phasing	The project is proposed to be completed in a single stage.

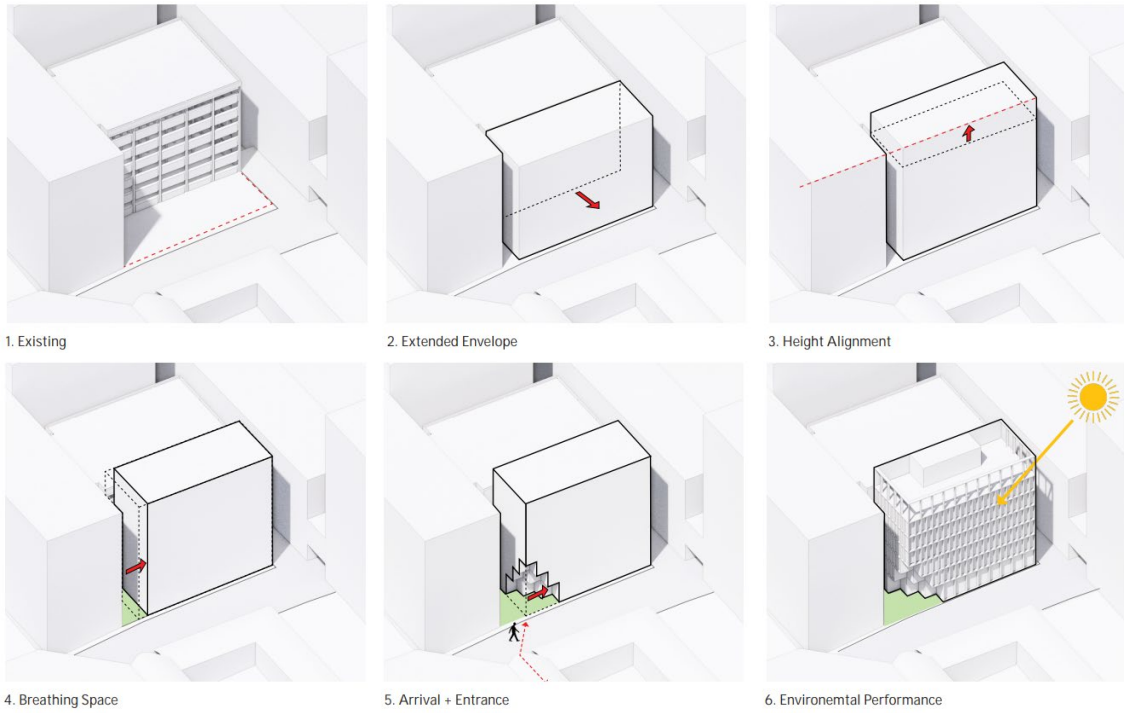
The proposal will provide community benefits through enhanced facilities and upgraded teaching facilities. The proposed design is also a better urban design outcome that will be cohesive with the surrounding buildings. The Figures below show the concept design of the proposed upgrades. The development is anticipated to generate 219 employment opportunities through the construction and operation phases.

Figure 5 Location of proposed building extension



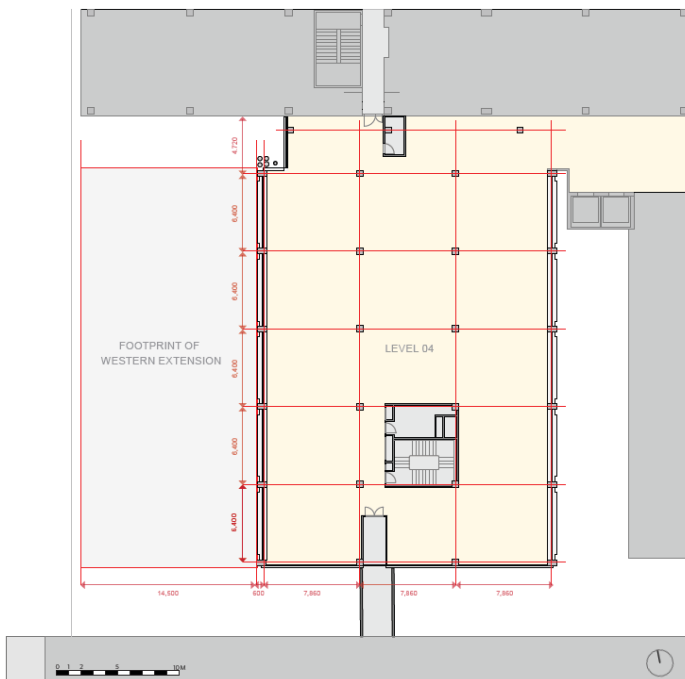
Source: HDR

Figure 6 Concept Design Process



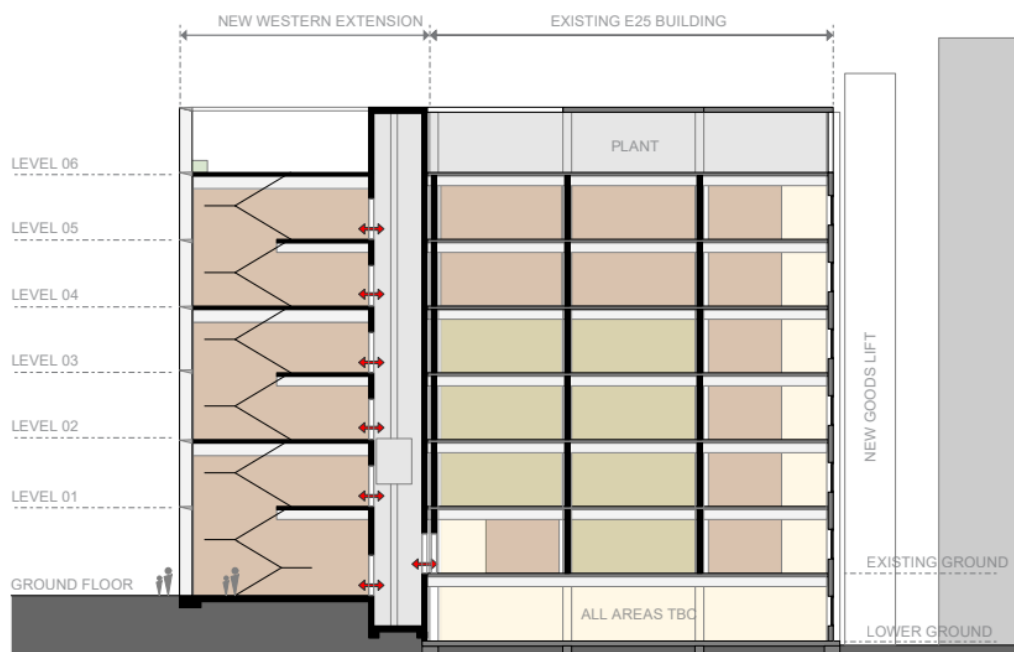
Source: HDR

Figure 7 Footprint of proposed building extension



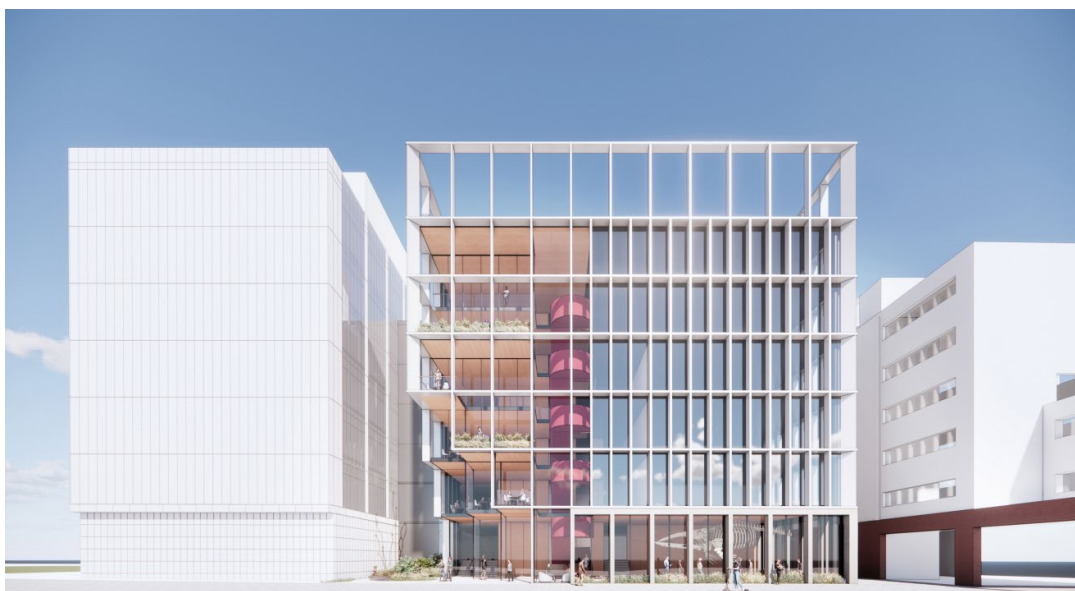
Source: HDR

Figure 8 Section showing building extension



Source: HDR

Figure 9 Photomontage of indicative façade design



Source: HDR

4. KEY PLANNING MATTERS

Key planning matters that are relevant to the proposed development are outlined in the table below.

Table 4 Key Planning Matters

Item	Overview
Biodiversity Assessment	<p>A Biodiversity Development Assessment Report (BDAR) waiver has been prepared and is submitted with this request for SEARs. The BDAR waiver has been prepared in accordance with the <i>Biodiversity Conservation Act 2016</i>, <i>Biodiversity Conservation Regulation 2017</i> and the DPIE guidelines <i>How to apply for a biodiversity development assessment report waiver for a Major Project Application</i>. The waiver undertakes an assessment of the existing biodiversity values of the site in accordance with the <i>Biodiversity Assessment Method 2020 (BAM)</i>. The BDAR waiver finds that there are no Plant Community Types present at the site, having been comprehensively modified from its original state, and there are no natural habitats present. The BDAR waiver also finds that no threatened ecological communities occur on site. A survey of the external and internal areas of the building for microbat roosting habitat was undertaken on 19 June 2024. No evidence of microbat roosting or signs of bats was observed. The BDAR waiver concludes that, after consideration of the potential impacts on biodiversity values, the project is considered unlikely to have a significant impact on threatened species or their habitats. As the BAM cannot be applied to the site due to the absence of native vegetation, the preparation a BDAR would not be appropriate.</p>
Visual Impact	<p>A Visual Impact Assessment (VIA) will be submitted with the EIS. The VIA will consider the scale, magnitude and sensitivity of visual change that will result from the proposed development. The bulk and scale of the proposed development will generally be similar to the existing building with the extension to the west being the main part of the proposal which will impact views.</p> <p>The proposal will have a maximum height of RL 86.33.</p>
Acoustic Amenity	<p>The proposed development will be supported by a Noise and Vibration Impact Assessment (NVIA). This document will address the acoustic context for the area of works with respect to the applicable Australian Standards and noise criteria.</p>

Item	Overview
	<p>Careful consideration will be given to the residential land uses to the south of the campus. In addition, the area of works is sited within an established university campus that will continue to operate throughout the duration of works. Appropriate measures to minimise the potential for noise and vibration to cause operational disruption will be implemented as required. The NVIA will address this matter.</p>
Traffic & Parking	<p>The proposed building extension is not anticipated to have a material traffic impact on the local road network. Staff car parking is available in close proximity to the site at the UNSW campus Botany Street car park to the south of the site which does not currently operate at capacity. Service vehicle access is provided via campus Gate 11 and the existing service road to the east of the building.</p>
Construction Management	<p>A draft Construction Pedestrian and Traffic Management Plan (CTMP) will be prepared as part of the EIS. The site is accessible via Botany Street and campus Gate 11 to the east of the site. The CTMP will include measures to ensure pedestrian safety along the Chancellery Walk pedestrian route adjacent to the west of the site.</p>
Development Contributions	<p>The <i>S7.12 Randwick City Development Contributions Plan 2015</i> is applicable to the site. The EIS will include a submission as to the appropriateness of the contribution, seeking a reduction in accordance with previous UNSW consents. It is noted that the development will not increase the demand for public facilities and services and the University provides significant public benefits to the LGA as a registered not-for-profit organisation, educational facility and nominated charity.</p>
Social Impact	<p>The proposal will deliver high quality spaces for learning, research and innovation within an established research and education cluster at the UNSW Kensington Campus. This will support local initiatives to increase exposure to tertiary learning pathways and unique immersive learning outcomes for students. A Social Impact Assessment (SIA) will be prepared as in support of the proposed development.</p>

Item	Overview
Heritage	<p>The closest heritage item to the site is the Randwick Racecourse Conservation Area located approximately 200m north of the site. A Heritage Impact Statement will be prepared as part of the EIS to assess any potential heritage impacts.</p> <p>An Aboriginal Cultural Heritage Assessment Report, prepared in accordance with the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW 2010), <i>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW</i> (OEH 2011) and <i>Aboriginal Heritage Consultation Requirements for Proponents 2010</i> (DECCW 2010), will be submitted as part of the EIS to assess any potential impacts on Aboriginal heritage significance.</p>
Airspace operations	<p>The site is located between the 80-90m AHD for the prescribed airspace for Sydney Airport Obstacle Limitation Surface (OLS). In accordance with clause 6.8 of the <i>Randwick Local Environmental Plan 2012 (Randwick LEP)</i>, any penetration of the OLS will be referred to the Civil Aviation Safety Authority. An Airspace Assessment Report will be prepared as part of the EIS.</p>
Design excellence	<p>In accordance with clause 6.11 of the Randwick LEP, a Design Report will be prepared as part of the EIS that demonstrates that the proposal exhibits a high standard of architectural design and achieves design excellence.</p>

5. SUMMARY OF STATUTORY PLANNING CONSIDERATIONS

5.1. SSD QUALIFICATION

As noted above, the proposed development will have an EDC of more than \$50,000,000. The EDC will be calculated by a qualified Quantity Surveyor. In accordance with Section 15 of Schedule 1 within the Planning Systems SEPP, the proposal will be assessed by DPHI as SSD.

5.2. INDUSTRY-SPECIFIC SEARS QUALIFICATION

Clause 15(3) of Schedule 1 of the Planning Systems SEPP provides that Industry Specific SEARs can be issued in relation to:

“Development for the purposes of a tertiary institution, including an associated research facility, that has an estimated development cost of more than \$50 million.”

The proposed SSD satisfies the specific eligibility requirement for Industry Specific SEARs, as it:

- Would not be categorised as ‘designated development’ under Schedule 3 of the *Environmental Planning and Assessment Regulation 2021*.
- Is permitted with consent under the Randwick LEP (and *State Environmental Planning Policy (Transport and Infrastructure) 2021*) (T&I SEPP); and
- Is not a Concept SSDA.

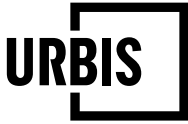
5.3. KEY DEVELOPMENT STANDARDS AND EPIS

Key development standards and Environmental Planning Instruments (EPIS) are outlined in the table below.

Table 5 Key Development Standards and EPIS

Provision	Preliminary Assessment	Compliance
Randwick Local Environmental Plan 2012		
Zone SP2 – Educational Establishment	SP2 zoned land is to provide special land uses that are not provided for in other zones. The permissible land uses are shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose. The nominated use for the SP2 zoned land is Educational Establishment. Development for the purposes of a university building is permitted with consent within the SP2 zoned land as it is development for the purposes shown on the land zoning map.	Development Permitted with consent
Part 4 – Principal Development Standards	No height of buildings or floor space ratio development standard applies to the site. Subdivision is not proposed. Therefore, the built form of the building is not regulated by any control within Part 4 of the Randwick LEP.	N/A
State Environmental Planning Policy (Transport and Infrastructure) 2021		
3.3 – Interpretation (General)	The building upgrades will form part of an existing ‘university’, as described by Clause 3.3 of the T&I SEPP: “University means an Australian university within the meaning of the Higher Education Act 2001.” UNSW is identified as a university under Part 1 of Schedule 1 of the <i>Higher Education Act 2001</i> .	Complies

Provision	Preliminary Assessment	Compliance
3.44 – Interpretation (Universities)	The SP2 Zone is identified as a ‘prescribed zone’ by Clause 3.44 of the T&I SEPP.	Complies
3.46 – Permitted with Consent (Universities)	<p>Clause 3.46(1) states:</p> <p><i>“Development for the purpose of a university may be carried out by any person with development consent on land in a prescribed zone.”</i></p> <p>The building upgrades and extension is consistent with the defined term for ‘university’ and is therefore permitted with consent in the SP2 Zone, which is a ‘prescribed zone’ (in addition to the permissibility under the Randwick LEP).</p>	Complies
3.58 – Traffic Generating Development	<p>The proposed development is <i>‘traffic generating development’</i> under Clause 3.58 of the T&I SEPP because:</p> <p>It will result in the University being able to accommodate 50 or more additional students; and</p> <p>It will expand the scale of existing education uses at the site.</p> <p>Referral to Transport for New South Wales (TfNSW) will therefore be required before the SSDA is determined.</p>	TfNSW referral is required.
State Environmental Planning Policy (Resilience and Hazards) 2021		
Chapter 3 - Hazardous and Offensive Development	There is the possibility that some of the proposed spaces will be used for university labs. Therefore, certain chemicals and gases would be stored on the site. An assessment against the relevant chemical storage thresholds will be undertaken as part of this SSDA	Complies
Chapter 4 – Remediation of Land	A small section of land will likely require excavation to accommodate the building extension. A preliminary site investigation will be undertaken to determine if the land is likely to contain contaminated material and if remediation to facilitate the proposed land use is required.	Complies



Provision	Preliminary Assessment	Compliance
State Environmental Planning Policy (Sustainable Buildings) 2022		
Chapter 3 - Standards for non-residential development	In deciding whether to grant development consent to non-residential development, the consent authority must consider whether the development is designed to minimise fossil fuel use, reduce consumption of potable water etc. A ESD report will be prepared along with an embodied emission report as part of the SSDA	Complies

6. OVERVIEW

I trust the information provided with this letter provides sufficient details to provide the Department with a comprehensive understanding of the proposed development to facilitate the issue of industry-specific SEARs.

If you require any further information, please do not hesitate to contact the undersigned to discuss.

Kind regards,

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