

14 January 2025

2240547

Dear Sir/Madam,

**RE: REQUEST FOR INDUSTRY SPECIFIC SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS
PROPOSED EXTENSION OF THE UNSW BARKER STREET CAR PARKING STATION (N18)**

This letter has been prepared by Ethos Urban on behalf of the University of New South Wales (UNSW) (the Proponent) to request Industry Specific Secretary's Environmental Assessment Requirements (SEARs) for a tertiary institution (the Proposal) at UNSW, which has a street address of 8 High Street, Kensington (the site).

This letter provides a description of the site, an overview of the proposed development, as well as a review of relevant statutory planning considerations, including its eligibility for the State Significant Development (SSD), and the Industry Specific SEARs pathway.

This letter provides details to enable the Department of Planning, Housing and Infrastructure (DPHI) to issue **Industry Specific SEARs** (for Tertiary Institutions).

Industry-specific SEARs only apply to SSD applications other than those that:

- *Would be designated development but for the Act, section 4.10(2), or*
- *Are partly prohibited by an environmental planning instrument (EPI), or*
- *Are wholly prohibited by an EPI, to the extent permitted by the Act, section 4.38(5), or*
- *Are a concept development application for State significant development.*

Industry Specific SEARs qualification	Yes/No
Is the project?	
<i>designated development but for the Act, section 4.10(2)</i>	N
<i>partly prohibited by an environmental planning instrument (EPI)</i>	N
<i>wholly prohibited by an EPI, to the extent permitted by the Act, section 4.38(5)</i>	N
<i>a concept development application for State significant development</i>	N

Project Details	
Applicant	University of New South Wales (UNSW)
Land uses	Educational Establishment (as defined by the Standard Instrument – Principal Local Environmental Plan)
Land ownership	University of New South Wales (UNSW)

Site Context

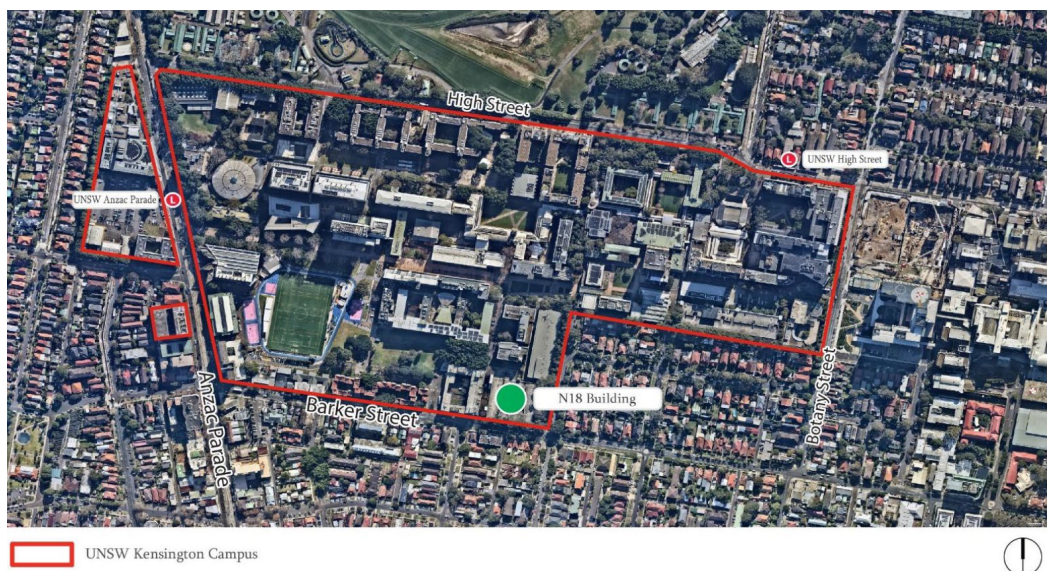


Figure 1 Site Context

Source: Nearmap, Ethos Urban

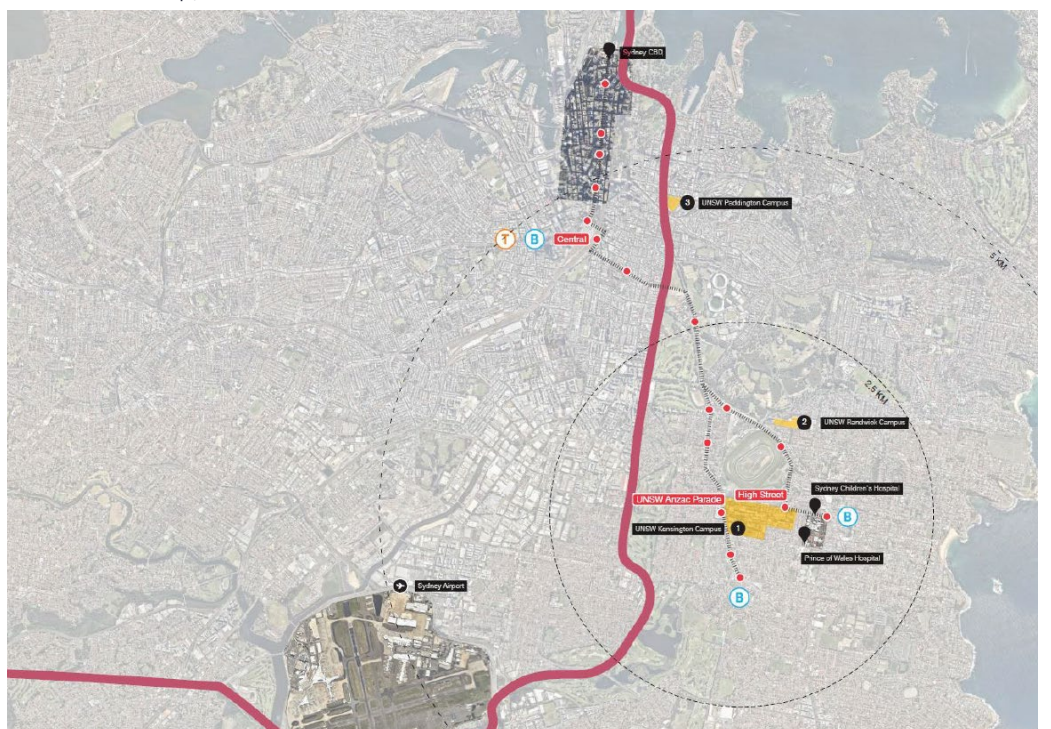


Figure 2 Regional Context

Source: Architectus

Future Context

The existing development at the site comprises of a multi storey car parking station serving staff and a small portion of publicly accessible spaces. Surrounding the site, the context includes the UNSW upper campus and the adjacent Randwick Hospital Complex, both of which are transforming into an integrated Health and Education precinct. This proposal includes the following key strategic objectives:

- Provide infrastructure that aligns with a campus-wide approach to parking, meeting the future needs of UNSW staff and supporting sustainable transport options.
- Facilitate AS-compliant parking spaces and modern end-of-trip facilities to enhance accessibility, safety, and convenience for UNSW staff.

Site Description

The site relates to the Barker Street Car Parking Station Building (N18) which contains a 5-storey car park, providing parking for 900 spaces. The site is located in the southeast corner of the UNSW Kensington Lower Campus and has a frontage to Barker Street to the south and Willis Street to the east. West of the site on campus is the Rupert Myers Building (M15) and to north of the site is the Ainsworth (Mechanical and Manufacturing Engineering) Building (J17) and the K17 Building as well as the Willis Annexe (J18). Vehicle and pedestrian access to the carpark is provided from the building's western façade via Engineering Road and Gate 14 to Barker Street. Pedestrian access is also provided from Engineering Road, Willis Lane, and Willis Street via the Level 5 pedestrian bridge.

The broader UNSW Kensington Campus consists of five separate allotments. The site is situated within a single allotment legally described as Lot 3 in Deposited Plan 1264172.

Figure 2 provides an aerial photo of the existing Barker Street Parking Station Building (N18).



Figure 3 Site Aerial

Source: Nearmap, Ethos Urban

Surrounding development

Surrounding development comprises the following:

- To the **north**: The Ainsworth Mechanical and Manufacturing Engineering Building (J17), K17 Building and the Willis Annexe Building (J18) is located north of the site within the campus.
- To the **east**: Low density residential housing development is located to the east, (zoned R2 Low Density Residential as per Figure 3 below) commonly characterised by detached dwelling houses and semi-detached dwellings, typically two storeys in height.
- To the **south**: Residential development ranging in typology from three-storey residential flat buildings to single storey detached dwellings (zoned R3 Medium Density Residential as per Figure 3 below)
- To the **west**: The Rupert Myers Building (M15) is located to the west including Engineering Road and Gate 14 which is a key campus vehicle entry from Barker Street.

The attached plans (**Attachment 1**) prepared by Architectus include sections that illustrate the relationship between the proposed development and the surrounding development context.

Project Details

Land Use Zone

The site is zoned **SP2 Educational Establishment** under the Randwick Local Environmental Plan 2012 (2013 EPI 36). Any development that supports educational establishments (such as carparks) are permissible within the SP2 zone.

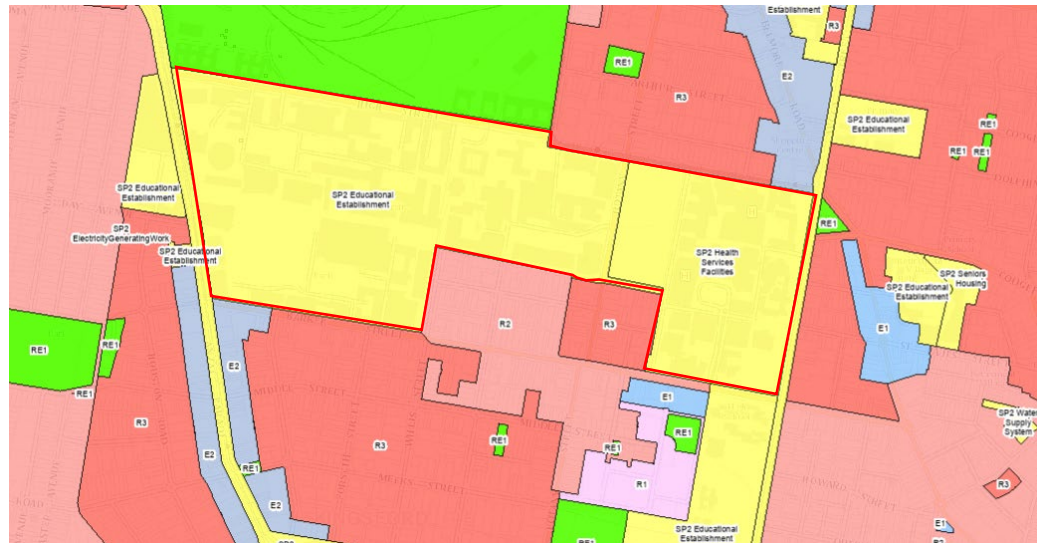


Figure 4 Land zoning map

Source: Randwick LEP

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.
- To facilitate development that will not adversely affect the amenity of nearby and adjoining development.
- To protect and provide for land used for community purposes.

Height

The site is subject to a 18m height development standard within 30m of the southern and western boundaries. See **Figure 4** below.



Figure 5 Height of buildings map

Source: Randwick LEP

Project Details

Project Description	This SSDA seeks consent for alterations and additions to the existing Barker Street Car Parking Station Building (N18). Specifically, the proposal will include: • Two (2) full additional levels and a further two (2) part additional levels, to provide a total of approximately 500-550 parking spaces. • Structural upgrade to existing stair cores for lateral stability. • Additional cores for lateral stability including lift cores. • Strengthening existing columns to support new levels. • New vehicle exit to align with the existing pedestrian access to Willis Street. • New end-of-trip facilities. • Solar panels to the roof.
Permissibility	The site is zoned SP2 Educational Establishment under the Randwick Local Environmental Plan 2012 (2013 EPI 36). Any development that is ordinarily incidental or ancillary to development for that purpose is permitted with consent. The proposed car parking addition will support the function of UNSW and is therefore permissible with consent. • An Educational Establishment is permissible with consent under Randwick LEP 2012 as it is identified as the “The purpose shown on the Land Zoning Map”. • Further, Section 3.46 of the <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> (T&I SEPP) identifies that development for the purposes of a university is permissible with consent on land in a prescribed zone, which includes the site’s SP2 zoning. educational establishment means a building or place used for education (including teaching), being— (a) a school, or (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.
SSD Qualification	Development for the purposes of a tertiary institution, including an associated research facility, with an Estimated Development Cost (EDC) of more than \$50 million under Schedule 1 of the <i>State Environmental Planning Policy (Planning Systems) 2021</i> is considered state significant development. The proposed works are estimated to have a cost exceeding \$50 million, and therefore the development is considered state significant. The attached letter (Attachment 2) from Wilde and Woollard identifies that the Estimated Development Cost is \$58,616,000 (excluding GST).
EPBC Act	A Biodiversity Development Assessment Report (BDAR) waiver request has been prepared and is submitted with this request for Industry Specific SEARs. The attached BDAR Waiver (Attachment 3) prepared by Abel Ecology concludes that the proposal is unlikely to significantly impact threatened species or habitats due to minimal vegetation removal, absence of threatened species or ecological communities, lack of habitat connectivity, and the urbanised context of the site. The Arboricultural Impact Assessment & Tree Protection Management Plan (Attachment 4) prepared by Canopy Consulting concludes that all high-retention-value trees will be retained.
Overview of Assessment Matters	The key assessment matters anticipated are: • Traffic and parking • Design, bulk and scale • Overshadowing It is noted that these assessment matters are addressed in the Industry Specific SEARs requirements in any case.

Attachments

Attachment 1 – Plans prepared by Architectus

Attachment 2 - Estimated Development Cost (EDC) Report prepared by Wilde and Woollard

Attachment 3 – BDAR Waiver prepared by Abel Ecology

Attachment 4 – Arboricultural Impact Assessment & Tree Protection Management Plan prepared by Canopy Consulting

Attachment 5 – Detail Survey prepared by Project Surveyors

Attachment 6 – Site / Campus Survey prepared by UNSW