



## Pre-Development Application

Date Submitted: 16/05/2025

Project Name: UNSW N13 Barker Street Development  
Case ID: PDA-84104716

### Proponent Details

#### Project Owner Info

Title	Ms
First Name	Heather
Last name	Blackman
Role/Position	Development Manager
Phone	0447447093
Email	heather.blackman@unsw.edu.au
Address	UNSW Sydney , New South Wales, 2052 , AUS

#### Company Info

Are you applying as a company/business?

Yes

Company Name	UNIVERSITY OF NEW SOUTH WALES
ABN	57195873179

#### Primary Contact Info

Are you the primary contact?

Yes

<b>Title</b>	<b>First Name</b>	<b>Last Name</b>
Mr	Chris	Forrester
<b>Phone</b>	<b>Email</b>	<b>Role/Position</b>
0421946990	cforrester@beamplanning.com.au	Director

#### Address

Level 8, 68 Pitt Street  
Sydney,  
New South Wales  
2000  
AUS

### Development Details

#### Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

#### Project Info

Project Name	UNSW N13 Barker Street Development
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD327,000,000.00
Indicative Operation Jobs	0
Indicative Construction Jobs	0
Number of Occupants	1,000
Number of Dwellings	721
Gross Floor Area (GFA) sqm	21,000
% of In-fill Affordable Housing	0
Number of In-fill Affordable Dwellings	0

#### Description of the Development/Infrastructure

The proposal seeks to develop new on campus student accommodation with approximately 721 beds across 3 building blocks. The blocks will house 6 separate colleges and apartment style accommodation. A 4 storey street frontage is proposed along Barker St in-keeping with the 14m height limit and the building then extends up to 12/13 storeys further with

#### Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	N13 UNSW Barker Street
Site Address (Street number and name)	N13 UNSW, 39 Barker St, Kensington
Site Co-ordinates - Latitude	-33.9
Site Co-ordinates - Longitude	151.2

### Local Government Area

Local Government	District Name	Region Name	Primary Region
Randwick City	Eastern City District	Sydney	<input checked="" type="radio"/>

### Lot and DP

Lot and DP

Lot 3 DP 1264172

### Site Area

What is the total site area for your development?

Site Area sqm

6,000

## Statutory Context



**Note:** Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

### Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

### Section under selected Schedule

Residential development

### Permissibility of Proposal

Permissible with consent

### Describe the permissibility of the proposal under relevant environmental planning instruments

The site is subject to the Randwick Local Environmental Plan 2012 which zones the site SP2 Special Activities "Educational Establishment". The Transport and Infrastructure SEPP also applies to the site which permits development for the purposes of 'campus student accommodation'.

### Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

### Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

SP2 Infrastructure

## Statutory Context 2

### Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Randwick Local Environmental Plan 2012

Transport & Infrastructure SEPP

Planning Systems SEPP

Biodiversity and Conservation SEPP

Resilience and Hazards SEPP

Sustainable Buildings SEPP

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

n/a

Would the project vary any development standard?

Yes

Describe the nature of variation.

A minor variation to the 14m height limit around the perimeter of the site may be necessary at the southern end of the podium to accommodate increased levels in response to local flood levels. The variation would be less than 20% and isolated to specific areas of the building. It is also noted that the existing building breaches the height limit in a similar fashion.

## Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

## Sustainable Buildings SEPP

### Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter 3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

## Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201, 205 or 219](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?\*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?\*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?\*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?\*

No

## Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?\*

No

A mining lease under the [Mining Act 1992](#)?\*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?\*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?\*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?\*

No

A licence under the [Pipelines Act 1967](#)?\*

No

## Attachments

