

12354
3 July 2012

Mr Sam Haddad
Director-General
NSW Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Alan Bright

Dear Mr Haddad

**REQUEST FOR DGRS - NEW MATERIALS SCIENCE & ENGINEERING BUILDING (MSEB)
UNIVERSITY OF NSW - KENSINGTON CAMPUS**

In accordance with Clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000 (EP&A Regulation)* and Schedule 1 (clause 15) of *State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)*, the University of NSW (UNSW) requests the issue of Director-General's Requirements (DGRs) for the new Materials Science and Engineering Building at the UNSW Kensington Campus. The proposal qualifies as a State Significant Development as the Capital Investment Value (CIV) of the project is \$125,811,038 Million and in excess of the requisite State Significant Development threshold of \$30 Million for Educational Establishment projects. The purpose of this letter of request is to provide a preliminary environmental assessment and other supporting documentation to allow for the DGRs to be issued.

1.0 BACKGROUND

UNSW is a teaching and research institution of international, national and state significance. It is ranked 46th worldwide in the World University Rankings (2010) and is a member of the Group of Eight (Go8), a coalition of Australia's leading universities. Amongst others, it has Faculties of Medicine, Science and Engineering and is a key driver of economic growth. It is renowned for the quality of its graduates and its commitment to new and creative approaches to education and research. Notably, it is also the largest employer within the Randwick LGA.

The Campus was established in 1949 and has grown to a dynamic urban environment of more than 45,000 enrolled students, over 6,000 staff and 140 buildings over the Kensington Campus' 38 hectares.

The School of Materials Science and Engineering (the School) is one of the earliest schools to be established at the University. The School is part of the Faculty of Science and is housed over three buildings on the lower Campus, two of which adjoin the proposed site of the MSEB. In recent years it has become one of the most highly ranked research performers at UNSW.

Materials science and engineering is the underlying science of high performance materials including metals, ceramics, plastics, composites, nanomaterials, electronic materials and biomaterials. Research in this field combines the science of developing high performance

materials and engineering new applications, customizing innovative processing techniques and predicting performance.

The School is involved in research ranging from materials production, including their extraction from ores and their refining, to the design, development, processing and recycling of materials for use in aerospace, transportation, electronics, energy conversion and biomedical systems. Advanced materials can provide a major competitive advantage in virtually every part of a country's manufacturing industry. The School's aim is to be Australia's leading contributor to research and teaching in materials and to provide the best materials engineers and scientists to the profession through undergraduate and postgraduate programs, which are currently Australia's largest.

The majority of the School's existing accommodation, constructed in the 1950s and 1960s, has failed to respond to a maturing teaching and research environment and is now inadequate and out dated with consequent impact on the School's operation and image, particularly the research space which is central to its function. Operational inefficiencies are impacting outputs and their ability to attract research funding, academics and students. A new building has therefore been a growing priority for the University as part of the need to extend physical sciences in the lower Campus and to meet the School's growth resulting from expanding funding for its high profile research. The proposal for a new building is further described below.

1.1 The Campus

The UNSW Kensington Campus is located within the Randwick LGA and sits to the south of the Royal Randwick Racecourse, to the west of the Randwick Hospitals' Campus, and between the Kensington and Kingsford town centres on Anzac Parade. The Campus is located some 8km from the Sydney CBD (to the north) and about 6km from Sydney Airport (to the west). See **Figure 1** below for the Campus' sub-regional location relative to the Sydney CBD, Sydney Airport, Port Botany and other sub-regional landmarks.



The Campus includes the developments that sit within the main Campus boundaries of Anzac Parade (to the west), High Street (to the north), Botany Street (to the east), and Barker Street (to the south). It also includes developments to the west of Anzac Parade and north of Day Avenue, such as NIDA, the University Regiment, and the New College Post-Graduate Village. The Campus is shown below at **Figures 2 and 3**.



2.0 THE PROJECT

UNSW has identified the need to provide new facilities to accommodate growth in the School at its Kensington Campus. The key objectives of the new MSEB will be to:

- provide a point of focus for UNSW's defined research strength of next generation materials and technologies;
- provide a world class showcase to enable the School to grow and respond to opportunities;
- attract funding, academics and students;
- foster collaboration across faculties and schools;
- support and encourage learning; and
- support and showcase UNSW's commitment to leadership in sustainability.

The MSEB incorporates development of approximately 20,000m² GFA of quality research, teaching & learning, office, exhibition/event, retail and 'cold shell' space. The site of the new facility, located at campus grid reference E10, lies north-east of the Law building (F8) and north of the Chemical Sciences building (F10) and east of the existing Materials Science and Engineering Building. Approximately 2,000m² in area, site E10 is currently occupied by a car park and a single story dance studio building (E9) and is located within the central 'spine' of the Campus.

See **Figure 4** below. Further graphic is material is provided as attached.

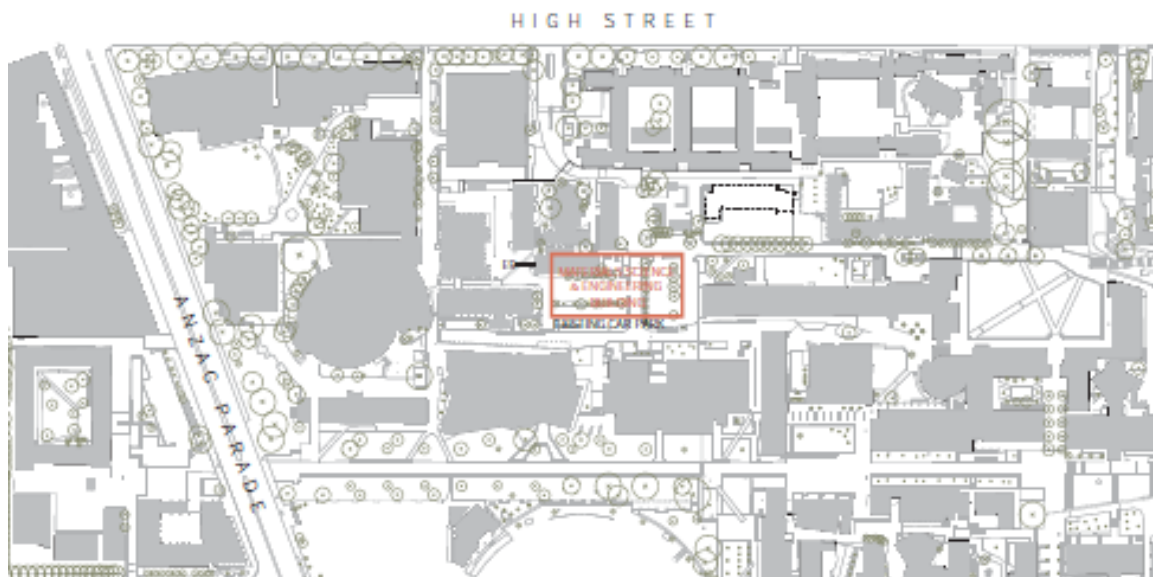


Figure 4 - Location of MSEB on the lower Kensington campus

The new MSEB is a key development within the lower Kensington Campus and will:

- provide coordinated and rationalised infrastructure;
- provide a safe and effective environment for students and staff;
- act as a conduit for implementation of the Campus masterplanning initiatives; and
- help to establish new pedestrian, vehicle and open space corridors on the lower Campus.

The School's accommodation has been analysed to determine the following:

- existing accommodation quantum and use;

- assessment of existing accommodation adequacy and gap analysis for the current School research and student needs;
- future accommodation requirements to meet the needs of the projected growth in student and researcher numbers and the growth by area of research; and
- synergies and opportunities for collaboration and establishment of a grouping of science and engineering facilities on the lower campus.

The proposed new building will provide the potential to deliver a range of opportunities that meet the needs of the School to 2014 and allow growth within the School to 2017 and for internal and external research opportunities, all of which have been identified as integral to the project vision, namely to:

- respond to broader strategic research opportunities;
- foster collaboration and relationships with industry;
- unlock the development potential of the lower Campus;
- create a grouping of science & engineering facilities on the lower Campus;
- accommodate the requirements of other schools and research groups;
- rationalise and coordinate University wide research infrastructure; and
- rationalise and coordinate services provisions, including related loading facilities, on the lower Campus.

The proposed GFA provides a range of advantages and opportunities for UNSW including:

- maximising the site potential on a campus with limited growth opportunities;
- amortisation of enabling costs across a greater floor area with a resultant lower cost per square metre; and
- capitalising on opportunities to establish new research projects in 'cold shell' space as they become available.

It is therefore intended that the new MSEB accommodates not only the School, but also general teaching and facility space and research space and promotes collaboration between the School and other aligned Science and Engineering Schools, such as Chemistry, Chemical Engineering, Bio-Medical Engineering and Biological, Earth & Environmental Science.

Scope of works

The scope of works for the MSEB involves the excavation of new basement levels and construction of an 8-storey building above ground level predominantly occupied by teaching space, laboratories, and office uses related to the School. The details by each level are set out in **Table 1** below.

Table 1 - MSEB Details

Floor	Use	GFA (m²) using existing LEP definition
Basement	Plant and High tech laboratories	1,785
Ground	Shared and Common University space, teaching, cafe, and specialist high bay laboratories	1,600
First	Undergraduate informal study areas, Materials Sciences & Engineering	2,375

Floor	Use	GFA (m ²) using existing LEP definition
	laboratories, and Offices	
Second	Materials Sciences & Engineering laboratories and Offices	2,375
Third	Materials Sciences & Engineering laboratories and Offices	2,375
Fourth	Materials Sciences & Engineering laboratories and Offices	2,375
Fifth	Laboratories and Offices	2,375
Sixth	Laboratories and Offices	2,375
Seventh	Laboratories and Offices	2,375
Eighth	Plant	0
TOTAL		20,010

The building is proposed to have a height of approximately 46m (from a ground level of RL 29.85 to a parapet height of RL 75.75). The laboratory exhausts will extend to about RL 80. Its total GFA is in the order of 20,000m².

Demolition of buildings in the area proposed to locate the MSEB will be undertaken separately as part of other approval processes and as part of a wider redevelopment of this part of the Campus, as will some of the new roadworks. This is part of wider program of works to facilitate the renewal and redevelopment of the Western and Lower Campus.

The proposal seeks to activate the ground plane through the inclusion of a café at ground level, and a colonnade along the northern side of the building, adjacent to the future college green. The southern side of the building will be activated by an exhibition space and a second foyer entry.

No parking is proposed within the development, but ample Campus-wide parking exists, noting that the proposal caters for existing student and staff numbers as well as future growth. Traffic and parking issues relevant to project are discussed in further detail later in this letter.

3.0 STRATEGIC AND STATUTORY PLANNING CONTEXT

3.1 Strategic Planning

The relevant State-based strategic planning-related documents are the NSW State Plan 2021, the Metropolitan Plan for Sydney 2036, and the draft East Subregional Strategy.

NSW State Plan 2021

The stated objective of the NSW State Plan 2021 (NSW 2021) is to make NSW Number One. It is a 10-year plan guiding policy and budget positions. NSW 2021 will drive the Government's agenda for change in NSW and is based around the following five strategies:

- Restore economic growth;
- Return quality health, transport, education, police, justice and community services, putting customer service at the heart of service design;
- Build infrastructure that drives our economy and improves people's lives;
- Strengthen our local environments, devolve decision making and return planning powers to the community; and

- Restore accountability and transparency to government, and give the community a say in decisions affecting their lives.

NSW 2021 is built upon 32 Goals to support these Strategies. See **Figure 5** below for these goals.

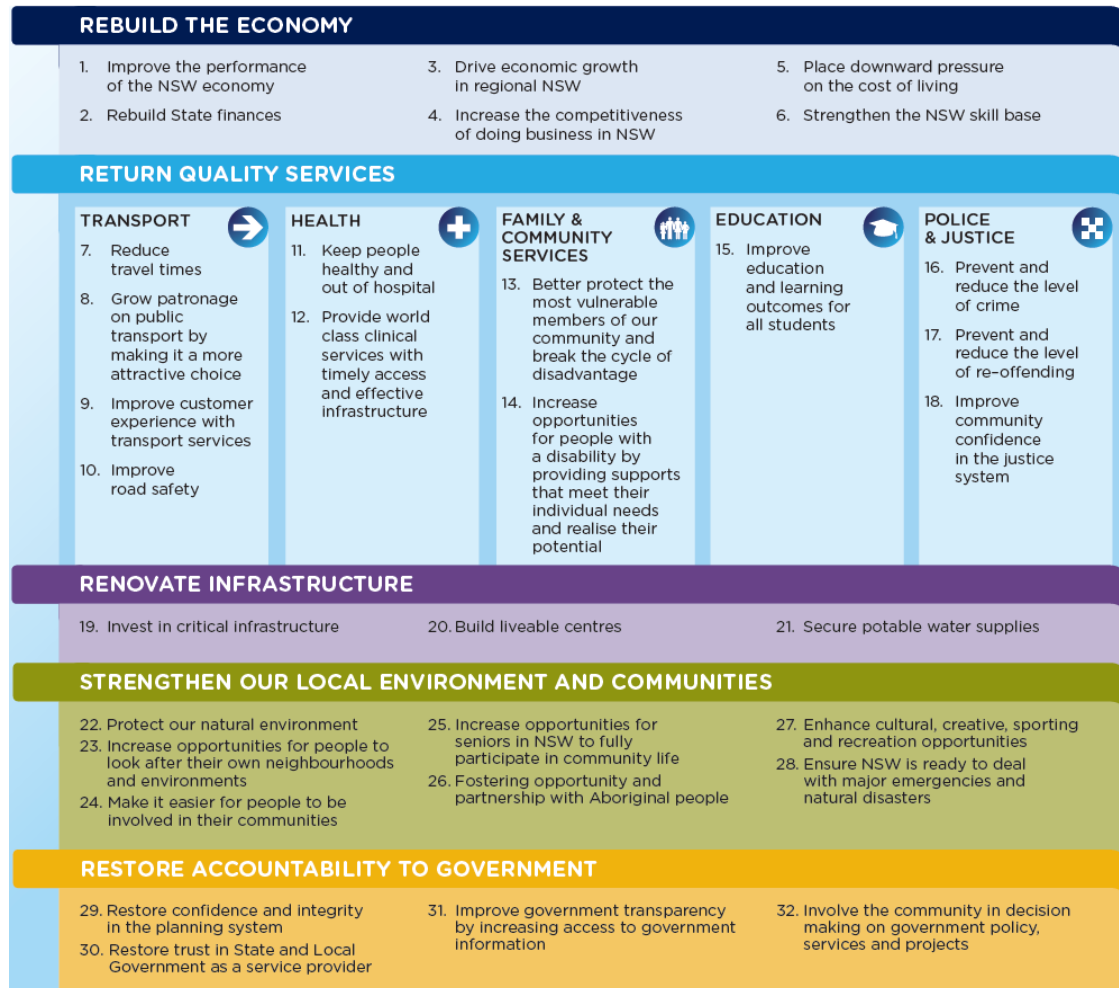


Figure 5 - NSW 2021's 32 Goals

The following goals (and their targets and priority actions) are relevant to UNSW and the MSEB project:

■ **Goal 1 - Improve the performance of the NSW economy**

Target: Grow business investment by an average of 4% per year to 2020

- Priority Action: Target and attract potential international investors into priority sectors, especially where we have overseas NSW trade and investment, tourism or education offices.
- Priority Action: Leverage research and development activities to drive new investment opportunities in NSW.

Target: Grow GDP per capita by an average 1.5% per year to 2020 with specific industry growth targets

- Priority Action: Grow critical industries – professional services (financial, professional, legal), manufacturing, digital economy and international education and research.
- Priority Action: Develop Industry Action Plans for professional services, manufacturing, digital economy, tourism and events, international education and research by June 2012, in partnership with industry.

■ **Goal 4 - Increase the competitiveness of doing business in NSW**

Target: Reduce Red Tape, Improve development approval and plan making processes

- Priority Action: Increase the number of developments that are approved without the need for detailed assessment (lengthy merit assessment), by expanding the types of development covered as 'complying development' and further promoting 'complying development'.

Target: Increase Business Innovation, Grow knowledge industries

- Priority Action: Support high performing businesses to innovate to further enhance productivity through Industry Action Plans. The plans will identify innovation drivers and barriers within key sectors (professional services, manufacturing, digital economy, tourism and events, and education and research).

■ **Goal 6 - Strengthen the NSW skill base**

Target: More people gain higher level tertiary qualifications

- Priority Action: Increase university enrolments and attainment through improved links between schools, vocational education providers and universities, especially those serving low socio-economic communities and regional NSW.

■ **Goal 14 - Increase opportunities for people with a disability ...**

Target: Increase participation of people with disabilities in employment or further education

Metropolitan Plan for Sydney 2036

The importance of Sydney's tertiary education sector and research & development capacity is recognised in the Metropolitan Plan for Sydney 2036 (Metropolitan Plan). UNSW's Kensington Campus (together with the Randwick Hospitals Campus) is identified as one of several Specialised Centres where higher order research activities are co-located with education centres, specifically the Randwick Education and Health Specialised Centre. The Specialised Centre also forms part of (and has shaped) what is coined the 'Global Arc' or the 'Global Economic Corridor' in the Metropolitan Plan (see **Figure 6** below).

According to the Plan, the highly specialised work undertaken in these locations attracts global experts and local firms seeking to locate near major institutions to achieve benefits of scale and intensity through clustering of like interests. The Metropolitan Plan goes on to advise that research hubs such as UNSW must therefore be able to expand their floor space in large and small formats within and possibly beyond their current boundaries.

The NSW Government's objective is to strengthen and expand existing research & development clusters of existing institutions / organisations such as UNSW and plan for potential future expansion opportunities.

Action E2.6 of the Metropolitan Plan states: *Promote development of education, research and development (R&D) clusters around TAFEs, universities and health infrastructure in accessible centres to promote skills development, capacity for innovation and lifelong community learning.*

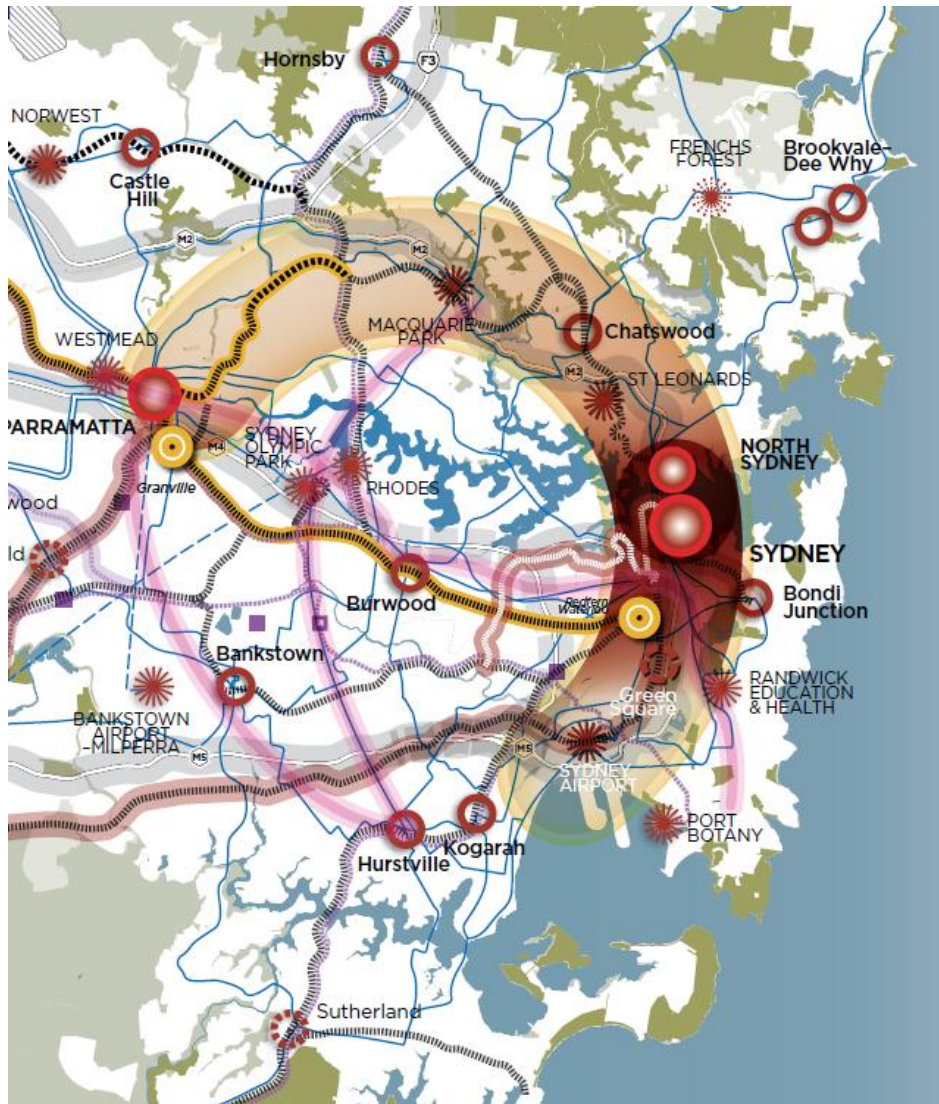


Figure 6 - The Metropolitan Plan's 'Global Economic Corridor'

To that end and importantly, Objective 14 of the Metropolitan Plan which addresses the Delivery of the Plan, seeks to ensure delivery of the intent and yield anticipated under the Metropolitan Plan.

The 2006 (Base Year) employment population of the Randwick Education and Health Specialised Centre was 12,000. Over the next 30 years to 2036, employment growth of 5,000 workers is expected, taking the total to 17,000. Accordingly, under the Metropolitan Plan long term transport corridors for investigation include improved access from the CBD to Malabar (past the UNSW Campus and Specialised Centre) - see Figure 7 below. This particular objective is currently being addressed through the envisaged provision of an extended light rail line along this corridor.

FIGURE C3 LONG TERM
CORRIDORS FOR INVESTIGATION
TRANSPORT AND URBAN RENEWAL

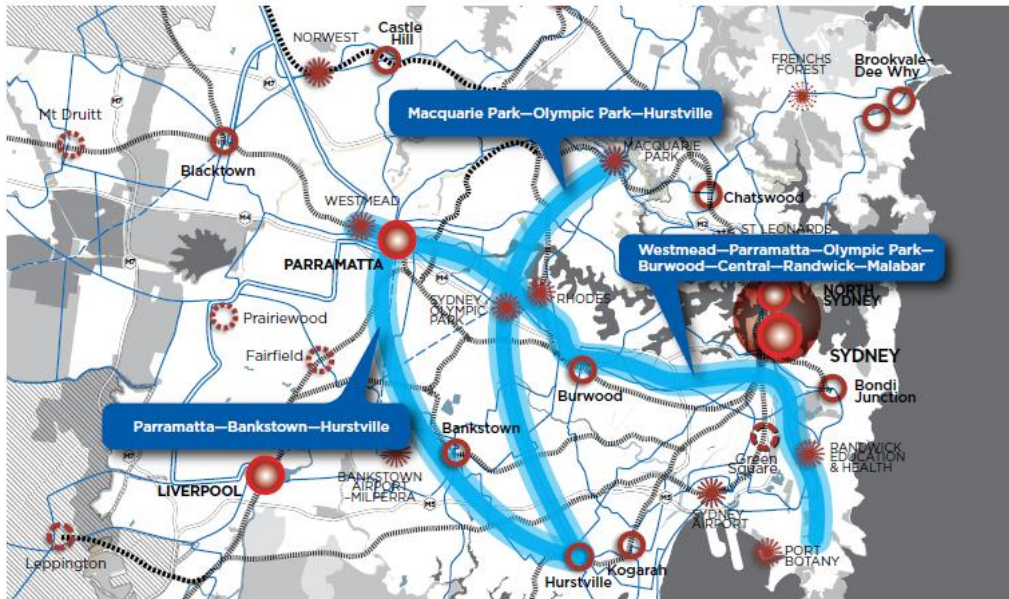


Figure 7 - Metropolitan Plan - Long-term transport corridors

Draft East Subregional Strategy

A similar sentiment to the Metropolitan Plan is echoed in the earlier draft East Subregional Strategy (draft Strategy) which supported the then Metropolitan Strategy (2006). This strategy remains in place, albeit as a draft, and supports the new Metropolitan Plan. The draft Strategy identifies UNSW as the anchor of 'the Randwick Education & Health Specialised Centre', and also supports a growth strategy with regard to the Campus' future anticipated needs - see **Figure 8**.

A Key Direction of the draft Strategy is to "consolidate and strengthen the Randwick Education and Health Specialised Centre". In doing so Action EA A2.1.2 from the draft Strategy promotes the State Government, Randwick City Council, hospitals and UNSW to establish a Planning Partnership for the Centre, including development of a masterplan or a Precinct Plan (for the whole centre) to better link the university and to address long-term co-ordination and integration of activities.

The draft Strategy goes on to state that *there is an opportunity to build a world class research hub at the Randwick Education and Health Specialised Centre. The Planning Partnership should investigate how to maximise research capacity arising from co-location of three research institutes, three teaching hospitals and the University of NS W. This includes Prince of Wales Medical Research Institute, Black Dog Institute and Children's Cancer Institute Australia for Medical Research working with the three hospitals specialising in children's, women's and adult health services, leveraging off the University's strong medical, science and engineering faculties.*

Outside of a development of a planning partnership, the current project seeks to reinforce UNSW's competitive position, its research capacities, and opportunities for synergies outside of the Campus in the fields of science and engineering.



Figure 8 - Randwick Education and Health Specialised Centre

3.2 Statutory Planning

Randwick LEP 1998

Randwick Local Environmental Plan 1998 (Consolidation) (Randwick LEP) is the primary environmental planning instrument controlling development on the UNSW Campus.

Under the LEP the entire Kensington Campus is zoned No 5 - Special Uses. See **Figure 9**.

The objectives of this zone are:

- (a) to accommodate development by public authorities on publicly owned land, and
- (b) to accommodate development for educational, religious, public transport or similar purposes on both publicly and privately owned land, and
- (c) to enable associated and ancillary development, and
- (d) to allow for a range of community uses to be provided to serve the needs of residents, workers and visitors, and
- (e) to allow for the redevelopment of land no longer required for a special use.

The following uses are permissible with development consent with the Special Uses zone:

*Animal establishments; Bed and breakfast accommodation; Boarding houses; Car parks; Cemeteries; Child care centres; Clubs; Communication facilities; Community facilities; Dwellings; Dwelling houses; Earthworks; **Educational establishments**¹; Health consulting rooms; Helicopter*

¹ educational establishment means a building or place used for education (including teaching) and includes:

landing sites; Home activities; Hospitals; Markets; Multi-unit housing; Outdoor advertising; Penitentiaries; Places of worship; Plant nurseries; Public transport; Recreation facilities; Restaurants

Any other development not listed as being permissible with or without consent is prohibited in the Special Uses zone.

Based on the above, the MSEB is permissible within the No. 5 - Special Uses zone.

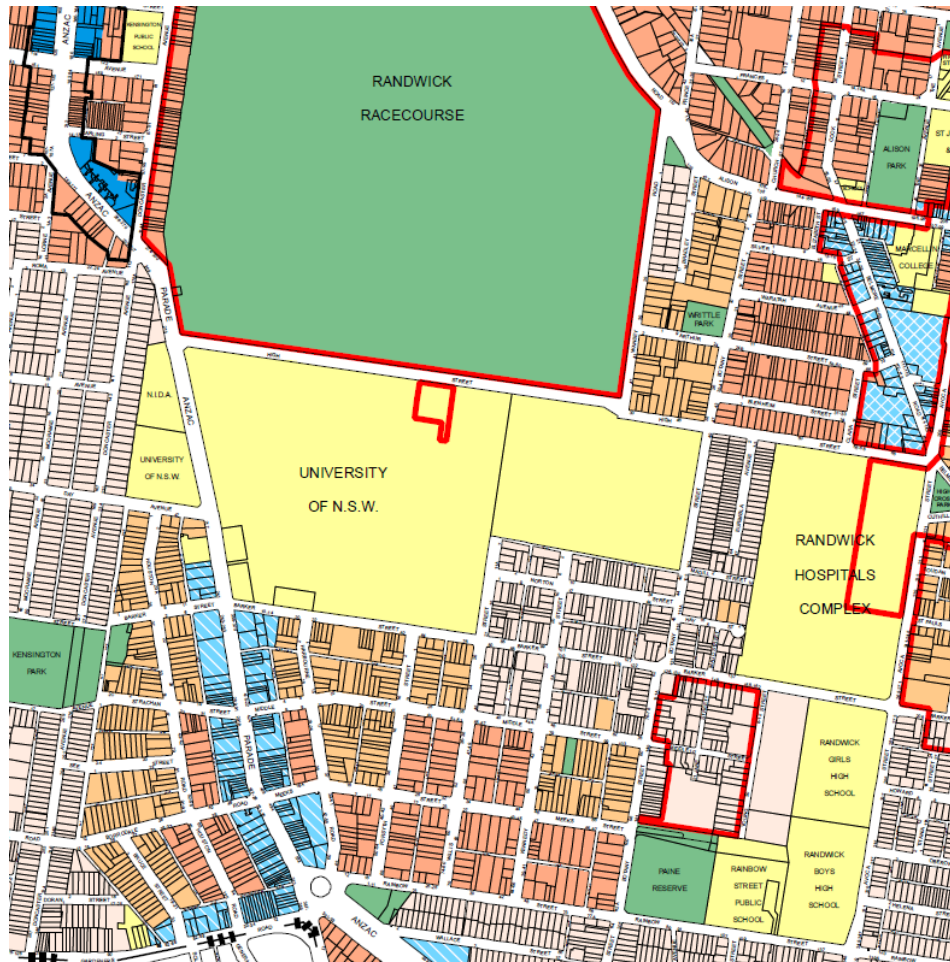


Figure 9 - Extract from Randwick LEP 1998 Zoning Map

Part of the Kensington Campus is subject to a heritage conservation area under clause 43 of the LEP. This area is signified by the red line on **Figure 9**. This clause sets out the objectives of heritage conservation under the LEP, and in what circumstances consent is either required or not required. It also sets out matters for consideration for development affecting a heritage item, need for heritage impact assessments and conservation management plans, and the ability to apply conservation incentives, amongst other things. The MSEB is located well away from the heritage conservation area and will not impact upon it.

- (a) a school, and
- (b) a tertiary institution, being a university, TAFE establishment, teachers' college or other tertiary college providing formal education which is constituted by or under an Act, and
- (c) an art gallery, library or museum, not being an art gallery, library or museum in which any items on display are for sale, whether or not accommodation for staff and students is provided and whether or not used for the purpose of gain.

Clause 40A of the LEP indicates that site specific development control plans will cover areas such as the UNSW Kensington Campus. The Campus DCP 2020 currently satisfies this requirement. The relevance and currency of this DCP is discussed further below.

Importantly, the LEP has **no specific development standards regarding Floor Space Ratios (FSRs) or height limits** that would affect development on the Campus. The relevant development controls guiding built form and the like are contained within the Campus DCP 2020.

Development in Special Uses Zone

In accordance with Clause 37A of the LEP, before granting consent to a development application in the Special Uses Zone, Council (or the consent authority) must be satisfied that the proposed development is compatible with the character of the locality and will not adversely affect the amenity of nearby and adjoining development.

Draft Randwick LEP 2012

The draft LEP 2012 was exhibited in late 2011 to early 2012. Under the current version of the draft LEP available from Council's website, the Campus and site is zoned SP2 - Infrastructure (Educational Establishment). The proposed development would be permitted under these provisions as being development under the definition of an Educational Establishment.

The draft LEP includes no height or FSR controls with respect to this part of the Campus - noting the Council is seeking to include height controls around the perimeter of the Campus, in which the proposed building is not located. These proposed controls do not impact the current proposal.

The heritage provisions relevant to the Campus have also not altered and again given the location of the proposal from the existing heritage conservation area, there is no likely impact upon it.

Randwick Education and Health Specialised Centre Discussion Paper and related material (2010 to present)

The Specialised Centre Discussion Paper has been prepared by Randwick Council to assist in developing new planning controls for the approximate 150 hectare Randwick Education and Health Specialised Centre which includes the Randwick Hospitals Campus, the UNSW Kensington Campus and Royal Randwick Racecourse (via the draft LEP process).

The Paper is intended to support the directions under the Metropolitan Plan 2036 and the earlier draft East subregional strategy.

The scope of the Discussion Paper is amongst other things to:

- establish the Randwick Medical Research Precinct; and
- promote the Randwick Specialised Centre as a centre of biomedical and bioengineering research and development.

The Discussion Paper also reviews the current planning framework to:

- respond to key directions in the Randwick City Plan and Economic Activity Study;
- address employment and residential targets identified in the draft East Subregional Strategy;
- translate current land use zones, objectives, permissible uses and controls to the appropriate equivalent provisions in the standard template LEP (as directed by the DoPI);
- address submissions for rezoning and other planning changes; and
- review and recommend suitable development controls (to the elected Council and onwards to the DoPI prior to formal exhibition of the draft LEP).

The Discussion Paper identifies the land use zoning for the Kensington Campus as an 'Education Centre'. The Discussion Paper sets out various strategies. Of particular relevance is the strategy to 'Facilitate growth of the Centre's core uses within the walking catchment of the Centre' which will:

- *Cluster health/education and research uses in and adjacent to the institutions in a planned rather than ad hoc manner;*
- *Retain flexibility in the planning controls for institutional sites in terms of height, and floor space ratio/controls (e.g. FSR);*
- *Strengthen the linkages between health, research and educational uses and surrounding town centres; and*
- *Require design excellence and competitions for major development.*

The proposal will satisfy these objectives in the broad context set by the Discussion Paper.

DCP 2020

The UNSW Kensington Campus DCP 2020 (DCP 2020), as adopted by Randwick Council in 2007, contains detailed provisions for development of the Campus to support the Randwick LEP 1998.

The aims of this DCP are to provide planning and design objectives and provisions which will optimise:

- the physical, social, educational and environmental quality of the UNSW Kensington Campus,
- the role and environmental 'fit' of the campus within its Randwick City context and its compatibility with the evolving character of adjoining lands, and
- the Campus Experience.

The DCP contains key control drawings and indicative illustrative principles to be followed for the ongoing development and renewal of the Campus. In addition to the Building Heights, Building Alignments, and Campus Legibility and Street Layout plans, the other following plans also guide development.

- Gathering and Connective Spaces;
- Important Public Rooms;
- Hubs;
- Existing Trees;
- Landscape;
- Indicative Sections;
- Housing;
- Retail and Child Care; and
- Transport.

It is noted that DCP 2020 will carry no weight in assessment due to the status of the application as a SSD DA.

Current draft UNSW Lower and Western Campus Urban Design Framework

Whilst in force, DCP 2020 no longer serves the campus development needs of UNSW into the future. To help provide a conceptual vision and structure for the design and delivery of capital improvements throughout the Campus over the next decades UNSW is currently seeking to refine this with a draft Lower and Western Urban Design Framework. Whilst this framework has

no formal status, UNSW has relied on its intended outcomes to assist in delivering the MSEB and its envisaged surrounding open space and access requirements and networks in its immediate environs. The context of the MSEB development to this framework is set out in **Figure 10** below.

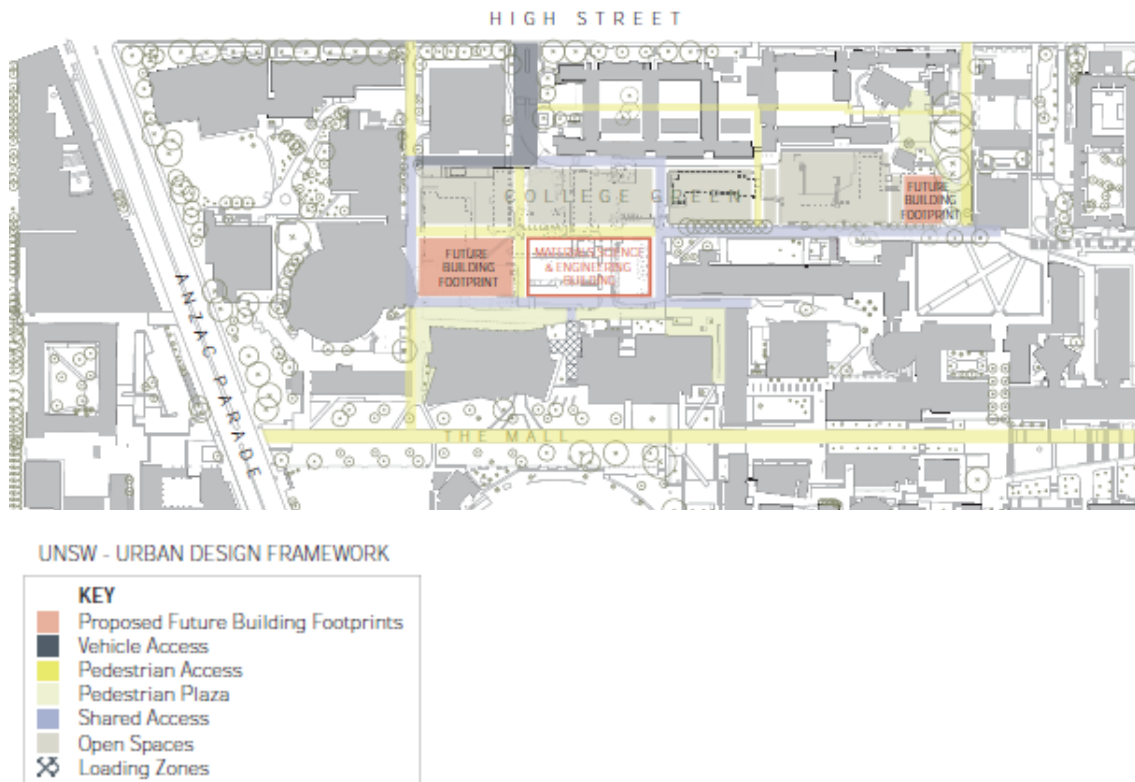


Figure 10 – UNSW Urban Design Framework

Crown Development

UNSW is recognised as an Australian University under Schedule 1 of the *Higher Education Act 2001*, and so any development undertaken by UNSW is a Crown development for the purposes of Division 4 of Part 4 of the EP&A Act.

4.0 RELEVANT PLANNING ISSUES TO GUIDE THE DGRS

Built Form

The Environmental Impact Statement (EIS) will address the height, density, bulk and scale of the proposed development within the context of the locality and will demonstrate the proposal integrates with the local environment, and that the form, layout and siting of the building achieves optimal design and amenity outcomes.

The EIS will also address as far as relevant impact of the development upon the Obstacle Limitation Surface and other operational safety requirements of Sydney Airport Corporation Limited (SACL) and the Civil Aviation Safety Authority (CASA).

ESD

The University of New South Wales has a commitment to sustainability in the planning, design and management of all new buildings on campus. In reviewing the project brief, local and university development action plans, the main sustainability objectives for the MSEB are summarised as:

- Demonstrate environmental leadership, responsibility, and a reduced carbon footprint;

- Contribute to, and improve the campus wide approach to energy and water issues;
- Establish targets for saving water, energy and waste that can be monitored through the life of the building; and
- Enable flexibility and adaptability to extend the life span of the building

This will ensure consistency with the sustainability objectives outlined in the University's Planning and Design Guide, which seek to demonstrate leadership and responsibility in sustainability by developing a campus that is environmentally sound, socially responsible and economically viable.

Many of the standard sustainability rating and tool systems are intended to guide design of office, education, or health buildings but are inherently unsuitable when applied to laboratories. The operation of research buildings requires special consideration to be invested in energy and water reduction systems to minimise health and safety conflicts. Additionally, the UNSW Campus provides an infrastructure system where energy and water are managed at the precinct level. This leverages the potential of the shared system to realise greater reductions in resources than any of the individual buildings alone.

Because of these unique circumstances, the Design Team and the University have committed to creating a custom Sustainability Framework for the MSEB. The Sustainability framework will draw from the best national and international environmental rating systems, as well as proven benchmark buildings on the UNSW Campus.

The creation of a custom framework will importantly also allow the project to draw from the Laboratories for the 21st century (Labs 21) toolkit. The Labs 21 approach is recognised as an international standard for laboratory buildings, and was developed in the USA to create laboratories with provably emissions and low energy and water usage.

Through the framework, the project is aiming to demonstrate Australian leadership for sustainable laboratory building design. Key to this approach is a 'from first principles design' that is minimising cooling and heating loads through appropriate siting and an innovative envelope and floor plate design, maximising the life span with unparalleled flexibility and adaptability, and reducing the energy and water use of the building with the latest technology and services design.

Accordingly, the application of a Green Star tool and target rating is not appropriate for the proposed building and we request the DGRs allow the above approach to be applied.

Construction and Operational Impacts

The EIS will address and consider the construction and operation impacts of or on:

- Noise and vibration;
- Soil, groundwater, and geotechnical attributes of the site and environs;
- Access, parking and traffic;
- Tree replacement;
- Stormwater and air-borne pollutant control; and
- Servicing and infrastructure for the development.

Development Contributions

Randwick Council's current s94A contributions plan applies to the Campus and the development site. Under the Plan, a 1% levy on the CIV of the development is payable unless it is exempted. Exemptions to the levy are directly applicable to:

- *any Class 10 building or structure,*
- *Complying Development,*
- *development involving alterations and additions to, or the rebuilding of a building that is used for residential purposes or a building that is used for a purpose that is ancillary or incidental to such a purpose, unless the development involves an enlargement, expansion or intensification of the use of the building or the land to which the building is, or is proposed to be situated,*

Other exemptions from a levy under the Plan may be considered by Council or the relevant consent authority for the following development, or components of development:

- *Places of worship, public housing, public hospitals, boarding houses, police stations and fire stations,*
- *Works proposed to be undertaken for charitable purposes by, or on behalf of, a registered charity,*
- *seniors housing, as defined in the State Environmental Planning Policy (Seniors Living) 2004.*

Those applicants which seek exemption from a levy under this Plan must provide a comprehensive submission to Council, which clearly demonstrates how the proposed development falls within one of the development types defined above, prior to Council determining whether such an exemption applies.

In considering any application for an exemption Council will take into account:

- *the extent to which the proposed development comprises or includes the provision, extension or augmentation of public amenities or public services that provide a public benefit, and/or*
- *whether the applicant is affected by any adverse financial circumstance which will impact on its ability to fund the payment of any levy which is imposed in accordance with this Plan.*

Whilst developments by the Crown are not automatically exempt from payments under this section 94A Plan, development that in the opinion of Council does not increase the demand for the categories of public facilities and services addressed by the Plan should warrant a merit-based exemption.

In this instance, (and consistent with the Department's existing Circular D6) a full exemption is considered appropriate for the proposed development on the following grounds:

- **UNSW and the development has a public character, and will provide a number of material public benefits consistent with wider strategic planning objectives;**
- **the proposal is to the larger part replacing existing and redundant university floorspace, and so will not generate any substantial additional staff or students on the site, or any additional demand in terms of traffic and transport infrastructure or open space;**
- **UNSW is not a developer and is a charitable not-for-profit public institution (and registered as such by the Australian Tax Office) which relies on significant grants, donations, and external funding to provide new facilities for both the UNSW community, and the wider community at large;**
- **the levying of contributions on projects that are funded by external sources is simply diverting a portion of funds for an educational purpose to local services without any direct nexus to the development;**
- **the payment of Development Contributions and levies would consume resources which should be devoted to the University's core business of teaching and research and the strategic benefits that would result from such a development; and**

- UNSW provides a wide range of social, cultural, and recreational public benefits and contributions to Randwick LGA and its resident and worker population.

5.0 CONSULTATION

UNSW (and its project team) is presently consulting with Randwick Council, SACL, and CASA with respect to the project. Relevant utilities providers are to be consulted throughout the process.

There have been no comments or objections raised to date about the project.

6.0 CONCLUSION

The Capital Investment Value (CIV) of the project is \$125,811,038 Million and in excess of the requisite State Significant Development threshold of \$30 Million for Educational Establishment projects. A Quantity Surveyors certificate verifying this CIV is attached for reference.

On the basis that the project falls within the requirements of clause 15 of Schedule 1 of the SRD SEPP being *development for the purpose of educational establishments (including associated research facilities) that has a capital investment value of more than \$30 million*, UNSW formally requests the Department issue the DGRs for the project to facilitate the preparation of the Environmental Impact Statement to accompany the DA for the project.

Should you have any queries about this matter, please do not hesitate to contact me on 9409 4940 or oklein@jbaplanning.com.au.

Yours faithfully



Oliver Klein
Associate

Attachments:

- QS Certificate by Rider Levett Bucknall
- Plans, elevations and other illustrations by Grimshaw Architects