



## State Significant Development

Date Submitted: 24/03/2025

Project Name: UNSW Building E25 Biolink  
Case ID: SSD-73456206

### Applicant Details

#### Project Owner Info

Title	Ms
First Name	Clare
Last name	Hall
Role/Position	Town Planner
Phone	0434975180
Email	clare.hall1@unsw.edu.au
Address	356 ANZAC PARADE KENSINGTON , , 2033 , 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>
Miss	Holly	Rhoades
<b>Phone</b>	<b>Email</b>	<b>Role/Position</b>
0409784526	hrhoades@urbis.com.au	Consultant

#### Address

Urbis Level 8 Angel Place  
123 Pitt Street  
Sydney,  
New South Wales  
2000  
AUS

### Political Donations

Do you need to disclose a political donation?  
No

### Development Details

#### Project Info

Project Name	UNSW Building E25 Biolink
Industry	Education, Health & Safety
Development Type	Educational establishments
Estimated Development Cost (excl GST)	AUD52,300,000.00
Indicative Operation Jobs	0
Indicative Construction Jobs	184
Number of Occupants	1,600
Number of Dwellings	0
Gross Floor Area (GFA) sqm	7,620

Description of amended development

External alterations and additions to an existing building (E25 Biolink) including extension of the building westward. Alterations to building links and goods lift. Associated hard and soft landscaping.

#### Description of Changes

Briefly describe the proposed changes to the application

N/A - uploading documents

## Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	UNSW Kensington Campus
Site Address (Street number and name)	356 Anzac Parade, Kensington
Site Co-ordinates - Latitude	-33.917619
Site Co-ordinates - Longitude	151.235

### 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 5, DP1264171

### Site Area

What is the total site area for your development?

Site Area sqm

2,173

### Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

### Attachments

File Name UNSW E25 Biolink - Owners Consent

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

## Statutory Context

### Justification and Permissibility

Reason why the proposal is State significant

Please see Cover Letter enclosed

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

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 15 - Educational establishments

Type of Project

Tertiary institutions

Permissibility of Proposal

Permissible with consent

### Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

SP2 Infrastructure

### Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

## Sustainable Buildings SEPP

### Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per 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

Yes

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

## Sustainability Requirements A

### General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

No

List the supporting document(s) that consider these provisions.

ESD report, EIS

Is the development seeking certification from a sustainability rating system?

No

### Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Rider
Last Name	Bucknall
Professional Qualification	Quantity surveyor
Registration details	MAIQS
Business Name	RIDER LEVETT BUCKNALL NSW PTY LTD
Australian Business Number (ABN)	94003234026

Is there a NABERS Agreement to Rate for embodied emissions in this development?

No

### Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

- ? Net zero performance and building electrification, supported by highly efficient building services systems;
- ? Optimisation of the building's façade design to increase thermal comfort and daylight harvesting, where appropriate, and reduce the mechanical heating and cooling loads of the space;
- ? The installation of a rooftop photovoltaic system, to reduce greenhouse gas emissions and minimise peak demand;
- ? Appropriate metering and monitoring systems, along with sufficient information provided to the facility management and building users, to optimise the ongoing management of the building. This will include setting energy and water performance targets and monitoring expectations;
- ? Highly efficient water fittings, fixtures and irrigational system, to maximise reductions in water consumption;
- ? 90% of construction and demolition waste to be diverted from landfill;
- ? Building design for low environmental impact including prioritising materials, where appropriate, with environmental certification and low embodied emissions;
- ? Enhance IEQ through optimising building layout for daylight and views, provision of high rates of outdoor air (minimising indoor pollutants) and using paints, sealants and floor coverings with low levels of volatile organic compounds and wood products with low formaldehyde;
- ? Use of native vegetation as part of the proposed landscape design, such as façade planters, which encourage native wildlife and have lower water requirements; and
- ? Implementation of design adaptations to improve the resilience of the development to climate change.

Is the development designed to retain or reuse an existing building on site?

Yes

What percentage of the total development has been re-used?

60.00%

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

## Sustainability Requirements B

### Net Zero Statement

Is the application accompanied by a Net Zero Statement?

Yes

Enter the details of the qualified person certifying the Net Zero Statement

First Name	Zak
Last Name	Nicholson
Professional Qualification	Mechanical engineer
Registration details	Bachelor of Engineering (Mechanical)
Business Name	WSP AUSTRALIA PTY LIMITED
Australian Business Number (ABN)	80078004798

Is the development designed to operate as a net zero development immediately?

No

Is the development designed to incorporate infrastructure, or space for the infrastructure necessary for the development to not use on-site fossil fuels after 1 January 2035?

Yes

Which of the following net zero provisions has the development incorporated?

Renewable energy generation and storage, Access to plant room enables machinery to be changed over, Electrified services and appliances

What is the estimated annual energy consumption for the building?

What is the estimated amount of emissions relating to energy use in the building, including direct and indirect emissions?

## Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?\*

No

Has a BDAR waiver been issued?\*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?\*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?\*

No

Does the application include a site plan of the land, which indicates

:

- the location, boundary dimensions, site area and north point of the land

\*

- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?\*

No

Does the development involve any subdivision work?\*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?\*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?\*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?\*

No

## Other Requirements - Part2

Does the development involve the erection of a temporary structure?\*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?\*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?\*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?\*

No

Is the development [BASIX optional development](#)?\*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?\*

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

## REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
50177	PIA	Alaine Roff

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

## Attachments

### Attachments

File Name	Appendix P - Preliminary Site Investigation.
File Name	Appendix V - Aboriginal Cultural Heritage Assessment.
File Name	Appendix O - Geotechnical Investigation.
File Name	Appendix R - Noise and Vibration Impact Assessment.
File Name	Appendix X - Aviation Impact Assessment.
File Name	Appendix Q - Groundwater Impact Assessment.
File Name	Appendix F - Architectural Design Report.
File Name	Appendix Y - Waste Management Plan.
File Name	Appendix W - Civil Engineering Plans.
File Name	Appendix Z - Flood Risk and Impact Assessment.
File Name	Appendix S - Infrastructure Report.
File Name	Appendix U - Integrated Water Management Plan.
File Name	Appendix GG - Architectural Plans.
File Name	Appendix G - Connecting with Country Report.
File Name	Appendix H - Landscape Plans.
File Name	Appendix N - Preliminary Risk Screening.
File Name	Appendix L - ESD Report and Net Zero Statement.
File Name	Appendix BB - Traffic Impact Assessment.
File Name	Appendix K - Accessibility Report.
File Name	Appendix AA - Social Impact Assessment.
File Name	Appendix DD - Environmental Wind Assessment Report.
File Name	Appendix J - BCA Report.
File Name	Appendix CC - CPTED Report.
File Name	Appendix E - Engagement Outcomes Report.
File Name	Appendix M - Survey Plan.
File Name	Appendix C - Statutory Compliance Table.
File Name	Appendix D - Mitigation Measures.
File Name	Appendix EE - Fire Safety Engineering Statement.
File Name	Appendix FF - BDAR Waiver.
File Name	Appendix B - List of Documents & Drawings.
File Name	Appendix A - SEARs Table.
File Name	Appendix L - ESD Report and Net Zero Statement
File Name	Appendix HH - Embodied Emissions Materials Form
File Name	Appendix I - EDC Report
File Name	SubjectSite
File Name	UNSW Building E25 Environmental Impact Statement