

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD-73456206 UNSW Building E25 Biolink
Applicant	The University of New South Wales
Consent Authority	Minister for Planning and Public Spaces

Decision

The Director under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Housing and Infrastructure's assessment report is available [here](#).

Date of decision

16 December 2025

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's assessment report;
- the prescribed matters under the Environmental Planning and Assessment Regulation 2021;
- the objects of the Act;
- the considerations under s 7.14(2) and 7.16(3) of the *Biodiversity Conservation Act 2016* (NSW);
- all information submitted to the Department during the assessment of the development application and any additional information considered in the Department's assessment report;
- the findings and recommendations in the Department's assessment report; and
- the views of the community about the project (see **Attachment 1**).

The findings and recommendations set out in the Department's assessment report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including capital investment in educational infrastructure, as well as the creation of 184 construction jobs;
- the project is permissible with development consent and is consistent with NSW Government policies including the Greater Sydney Region Plan, Eastern City District Plan, Randwick Local Strategic Planning Statement, Randwick Economic Development Strategy, Future Transport Strategy, DPHI's Shelter-in-place guideline for flash flooding and the NSW Flood Risk Management Manual 2023;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards. The consent authority has included conditions to ensure operational safety measures are implemented, appropriate construction worker parking is provided, flood emergency response procedures are enforced and noise mitigation is developed through detailed design to ensure noise targets are complied with and construction impacts are appropriately managed;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the conditions of consent. Engagement on the project is considered to be in line with *Undertaking Engagement Guidelines for State Significant Projects*, including the community participation objectives outlined in these guidelines; and
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Applicant engaged with the community during the preparation of the environmental impact statement (EIS) as a requirement of the Secretary's environmental assessment requirements. The EIS detailed the findings of the engagement and how it influenced the scope and design of the project.

Once the EIS was submitted to the Department it was placed on exhibition from 4 April 2025 until 1 May 2025 (28 days). No community submissions were received.

The Department also undertook a site visit.

The key issues raised by Randwick City Council and considered in the Department's assessment report and by the decision maker include inconsistencies with the UNSW Kensington Campus Masterplan, cumulative parking and traffic impacts, landscaping, public domain interface and development contributions. Other issues are addressed in detail in the Department's assessment report.

<i>Issue</i>	<i>Consideration</i>
<i>UNSW Kensington Campus Masterplan</i> - the proposal has inconsistencies in several areas with the UNSW Kensington Campus Masterplan contained in the Randwick DCP. - an update to the existing Masterplan is required to ensure development proposals on campus can be considered in a coordinated and strategic manner.	<i>Assessment</i> - the Department's assessment notes that the proposal is inconsistent with the UNSW Kensington Campus Masterplan and an updated master plan is currently undergoing internal UNSW approval. - the masterplan contained within the Randwick DCP is out of date and does not reflect the how UNSW will now operate in a post-COVID environment. Notwithstanding, the development demonstrates due regard to the fundamental urban design principles established in this masterplan.
<i>Cumulative parking and traffic impacts</i> - there is high demand for on-street parking in the vicinity of the health/education precinct. - concerns are raised in relation to cumulative parking and traffic impacts from successive proposals on the campus, and the potential of the proposal to exacerbate this existing impact on the surrounding neighbourhood and street network.	<i>Assessment</i> - travel surveys undertaken by UNSW indicate approximately 60 per cent of users travel to the campus by public transport, which is up from 49 per cent in 2007. This reflects the improved public transport infrastructure servicing the campus, in particular the L2 and L3 light rail lines which opened in late 2019. - the proposed building would accommodate existing UNSW students and staff and in this context the proposal would not be the catalyst for an increase in travel demand to the campus. - throughout construction an average of 20 trucks per day are expected, with a maximum of 40 trucks per day. - construction workers have a high vehicle occupancy of between two and three people per vehicle, start earlier and finish earlier than the commuter peak periods and would not coincide with the commuter and UNSW peak periods. - a free shuttle bus will be provided for construction workers from the nearby Royal Randwick Racecourse multi-level carpark to the development site. Use of the carpark will also be free. <i>Conditions include</i> - requirement for UNSW to collaborate with NSW Health and Council to strengthen active transport targets and address cumulative off-site impacts. - the preparation of a Construction Traffic and Pedestrian Management Sub-Plan. - all construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site. - the implementation of a Construction Worker Transport Strategy. - a restricted parking zone is to be established for construction workers covering all streets bounded by Oval Lane to the north, Hospital Road to the east, Barker Street to the south and Willis Street to the west.
<i>Landscaping and public domain</i> - the proposal should be amended to provide an increase in the overall level of soft landscaping. - the proposed planting above ground level is relatively minor. - proposed public domain upgrade concept designs for Chancellery Walk should be prepared concurrently with this development.	<i>Assessment</i> - the proposal seeks to increase landscaping on the site, with an uplift in landscaped area within the site from zero to 10 per cent, through the provision of 13 palm and fern trees along with an understorey of native groundcovers, flowers and bushes. - planting is provided to the façade at second floor and roof levels, where safe maintenance access can be provided. - the SDRP supported the proposed landscaping scheme and noted that the site has limited curtilage to provide additional plantings. - the Department acknowledges that any upgrades to the public domain would form part of future projects as part of a campus-wide approach by UNSW. Notwithstanding, the Department recognises that the proposal has

	been designed to address Chancellery Walk, through setbacks, façade design, landscaping, seating, pavement and the location of access points.
<i>Development Contributions</i> the proposed development is not exempt from levies payable under Randwick Council's Section 7.12 Development Contributions Plan 2024.	<i>Assessment</i> - the Applicant has requested an exemption or reduction in the development contributions levy amount. - Randwick City Council has reviewed the Applicant's contributions exemption request and has determined that the proposed development is not exempt from levies payable under the Contributions Plan. - the Department agrees with Council. <i>Conditions include</i> - a payment of a levy of 1% of the proposed cost of carrying out the development must be paid to Council under section 7.12 of the EP&A Act.