

Department of Planning, Housing and Infrastructure

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UNSW Building E25 Biolink

State Significant Development Assessment Report (SSD-73456206)

December 2025





Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Preface

This assessment report provides a record of the Department of Planning, Housing and Infrastructure's (the Department) assessment and evaluation of the State significant development (SSD) application for the UNSW Building E25 Biolink located at the University of New South Wales (UNSW) Kensington Campus at 356 Anzac Parade Kensington, lodged by the University of New South Wales (the Applicant). The report includes:

- an explanation of why the project is declared SSD and who the consent authority is.
- an assessment of the project against government policy and statutory requirements, including mandatory considerations.
- a demonstration of how matters raised by the community and other stakeholders have been considered.
- an explanation of any changes made to the project during the assessment process.
- an assessment of the likely environmental, social and economic impacts of the project.
- an evaluation which weighs up the likely impacts and benefits of the project, having regard to the proposed mitigations, offsets, community views and expert advice; and provides a view on whether the impacts are on balance, acceptable.
- a recommendation to the decision-maker, along with the reasons for the recommendation, to assist them in making an informed decision about whether development consent for the project should be granted and any conditions that should be imposed.

Executive Summary

This report details the Department's assessment of the State significant development application SSD-73456206 for the UNSW Building E25 Biolink.

This report will be provided to the delegate of the Minister for Planning and Public Spaces (the Minister) for their consideration when deciding whether to grant consent to the SSD.

Project

The University of New South Wales (the Applicant) proposes the upgrade and extension of Building E25 to deliver new spaces for teaching and research within the campus, comprising the partial demolition of Building E25, general earthworks, extension of the existing building, internal and external alterations, facade works and the provision of landscaping.

The UNSW Kensington Campus (the campus) is located at 356 Anzac Parade, Kensington and is located in the Randwick City Council local government area (LGA).

The project has a capital investment value of \$52,300,000 and is expected to generate 184 construction jobs, and no operational jobs (due to relocation of existing staff from other buildings within the campus).

Strategic context

The Department considers the development is consistent with the principal aims of key relevant strategies 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.

Statutory context

The project is classified as State significant development (SSD) under section 4.36 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) because it is for the purposes of an educational establishment in the form of a tertiary institution and has an estimated development cost greater than \$50 million pursuant to clause 15 of Schedule 1 of State Environmental Planning Policy (Planning Systems) 2021. Consequently, the Minister is the consent authority for the project under section 4.5A of the EP&A Act.

The application is permissible with consent.

Engagement

The Department exhibited the environmental impact statement (EIS) from 4 April until 1 May 2025. During the exhibition period, the Department received:

- no submissions from the public.
- a submission from Randwick City Council (Council), commenting on the project.
- advice from the following eight government agencies:
 - Conservation Programs, Heritage and Regulation Group of the NSW Department of Climate Change, Energy, the Environment and Water (CPHR)
 - Civil Aviation Safety Authority (CASA)
 - Fire and Rescue NSW (FRNSW)
 - Heritage NSW (Aboriginal Cultural Heritage)
 - Transport for NSW (TfNSW)
 - Sydney Water
 - NSW State Emergency Service (NSW SES)
 - Ausgrid.

Key concerns raised in the Council and government agency comments related to flood emergency response, inconsistency with the university masterplan, cumulative on-street parking and traffic impacts during operation, traffic resulting from construction, landscaping and public domain.

The Applicant submitted a submissions report on 26 August 2025, to address the issues raised in submissions and agency advice.

The Applicant provided further information on 4 November 2025, to address concerns raised by the Department relating to the lack of designated construction worker parking for university projects and on-site staff and student parking. Additional information was also provided on 8 December 2025 to update floor levels in line with disability access requirements.

Assessment

Bulk, scale and façade design

The proposal seeks approval for a seven-storey building (plus rooftop plant) with a maximum height of 32.89m (RL 86.35) and a total GFA of 7,620sqm. As the site is not subject to building height or FSR controls under the RLEP 2012, the Department has undertaken a merit-based assessment of the building's height, bulk, and architectural design.

The development has undergone a comprehensive design review process with the State Design Review Panel (SDRP), resulting in a built form that responds sympathetically to its campus context. The building height is lower than the adjoining D26 building to the north and the F25 building to the south. While slightly taller than the E26 building to the east, this height difference would be largely indiscernible due to surrounding built form and limited public views. Council and the SDRP raised no concerns regarding bulk or scale, and the proposal is considered sympathetic to its surrounds.

The primary façade addresses Chancellery Walk to the west with high-quality materials, deep articulation and shading that enhance activation, solar access and energy performance. Revisions made in response to SDRP advice have improved legibility of the secondary entrance. Overall, the façade design is well resolved and contributes to a high standard of architectural design and incorporates Connecting with Country principles.

Landscaping and public domain

The proposal incorporates a considered landscape and public domain response focused on the building's interface with Chancellery Walk. Key elements include a landscaped "pocket gully" seating area between Buildings E25 and D26, improved western access via new stairs and a ramp, outdoor study and seating along the southern edge, and planting at upper levels to soften views and support amenity. Although the existing site contains no landscape cover, the proposal introduces new canopy and understory planting, significantly enhancing landscaping outcomes within a constrained curtilage. The SDRP supported the landscaping approach and recommended removable planter boxes at the ground level to enable future access and permeability, which has been incorporated.

The proposed development has been designed to address Chancellery Walk through facade treatments, setbacks, access points and integrated landscaping. The Department considers the landscape and public domain outcomes acceptable and capable of supporting future improvements to Chancellery Walk.

Parking and traffic impacts

The proposal seeks to consolidate teaching functions within the campus without increasing student or staff numbers and therefore would not generate additional operational travel demand. UNSW surveys show a continued shift toward sustainable transport modes, particularly since the introduction of the L2 and L3 light rail, with approximately 60 per cent of user (staff and students) trips to UNSW now made by public transport. Student arrivals are also distributed across the day, reducing peak hour impacts when compared with typical commercial uses. TfNSW raised no concerns regarding traffic impacts.

Construction impacts are expected to be manageable, with up to 40 truck movements per day at peak periods. Construction workers would start and finish earlier than commuter and UNSW peak periods.

Construction worker parking demand is proposed to be met through on-campus parking for a fee, and a free parking option at Royal Randwick Racecourse, which will be supported by a shuttle bus to the site. On-street parking impacts are proposed to be managed through a restricted parking zone applying to nearby residential streets. The Department considers that construction worker parking can be appropriately managed, subject to conditions.

No additional on-site parking is proposed, noting that the proposal does not seek to increase student or staff numbers and the campus's continued shift to public transport. The proposal includes enhanced pedestrian links, bicycle parking and end-of-trip facilities to support increased active transport. The Department considers traffic, parking and access impacts acceptable, subject to conditions.

Noise and vibration

Construction noise is predicted to exceed the EPA's Interim Construction Noise Guideline criteria at the nearest campus buildings and, to a lesser extent, the residential receiver at 30 High Street. Notwithstanding, impacts can be managed with feasible and reasonable mitigation measures, detailed in a recommended condition requiring a Construction Noise and Vibration Management Plan.

Operational noise modelling confirms compliance with the Noise Policy for Industry (NPfI) amenity and intrusiveness criteria at all receivers, subject to installation of a rooftop acoustic barrier. The Department is satisfied that noise and vibration impacts can be effectively mitigated through recommended conditions.

Flooding

A Flood Impact and Risk Assessment (as amended) (FIRA) was submitted to assess existing and post-development flood conditions, along with appropriate mitigation and emergency response measures. The site experiences shallow, low-hazard overland flow flooding in a 1% AEP event, with deeper inundation occurring during a PMF event, particularly along Chancellery Walk. The proposal would not alter the overall flow regime or increase flood risk external to the site, with changes in flood depth constrained within the campus boundary.

The existing ground floor and proposed western extension ground floor levels are both set above Council's required flood planning level. While the existing lower ground floor level is below the PMF flood level, its conditions and use remain unchanged by the development and the associated risk is

considered to be low. The building is designed to withstand hydrostatic, hydrodynamic and debris loading during flood events up to the PMF, with essential services including a backup generator capable of maintaining safe occupation of the building during a PMF event. Council and CPHR have raised no concerns regarding flood risk.

Given the rapid onset of flooding and isolation of access routes during a PMF (namely Chancellery Walk), the Flood Emergency Response Plan adopts a shelter-in-place strategy, which is supported by NSW SES. The Department is satisfied that the design, flood immunity measures and emergency response arrangements appropriately manage risk, improving resilience while enabling upgraded educational facilities on the site.

Overshadowing and solar access

The subject site is fully overshadowed by the existing D26 Building to the north between 9am and 12pm during the winter solstice, with only partial shadowing occurring between 12pm and 3pm. Given the existing extent of overshadowing on the site and adjoining areas, the proposed development would result in negligible additional solar access impacts on surrounding properties. Minor increases in shadowing are anticipated to Buildings F23 and F25 to the south, however these have been assessed by the Department as minimal and not expected to materially affect the amenity or solar access of those buildings. Overall, the proposal is considered acceptable having regard to overshadowing and solar access and is supported in this regard.

View impacts

An assessment of view impacts has been undertaken for the proposed development. The E25 Biolink building is centrally located within the campus, away from public streets and campus boundaries, and is surrounded by buildings of similar or greater bulk and scale. The proposed western façade aligns with the adjoining D26 Building, maintaining established setbacks and avoiding any encroachment. There are no significant views affected from key internal vantage points such as Oval Lane or High Street. Visibility from Gate 11 off Botany Street is limited to façade upgrades and plant screening. The Department concludes that view impacts are negligible.

Conclusion

Overall, the Department's assessment concludes the project would: provide benefit for the community by delivering improved and expanded educational facilities; be consistent with government strategy; and provide economic benefits, generating approximately 184 construction jobs through investment in educational infrastructure.

Additionally, the Department has applied a risk-based approach to the assessment of the flood affected proposal and has concluded that flood related risks would be appropriately managed, subject to conditions. As such, the Department considers the benefits outweigh the costs, that the project is in the public interest and is recommended for approval, subject to conditions.

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1 Introduction

1.1 The proposal

The University of New South Wales (the Applicant) proposes the upgrade and extension of Building E25 to deliver new spaces for teaching and research within the campus, comprising the partial demolition of Building E25, general earthworks, a western extension to the existing building, internal and external alterations, facade works and the provision of landscaping.

The project description and mitigation measures provided in Section 3 and Appendix D of the environmental impact statement (EIS) are the subject of this report and will form part of the development consent if the project is approved.

An overview of the proposed development is provided in Section 2.

1.2 Project location

The UNSW Kensington Campus (the campus) is located at 356 Anzac Parade Kensington and is located in the Randwick City Council local government area (LGA) and within the Greater Sydney region of NSW (see Figure 1, Figure 2 and Figure 3).

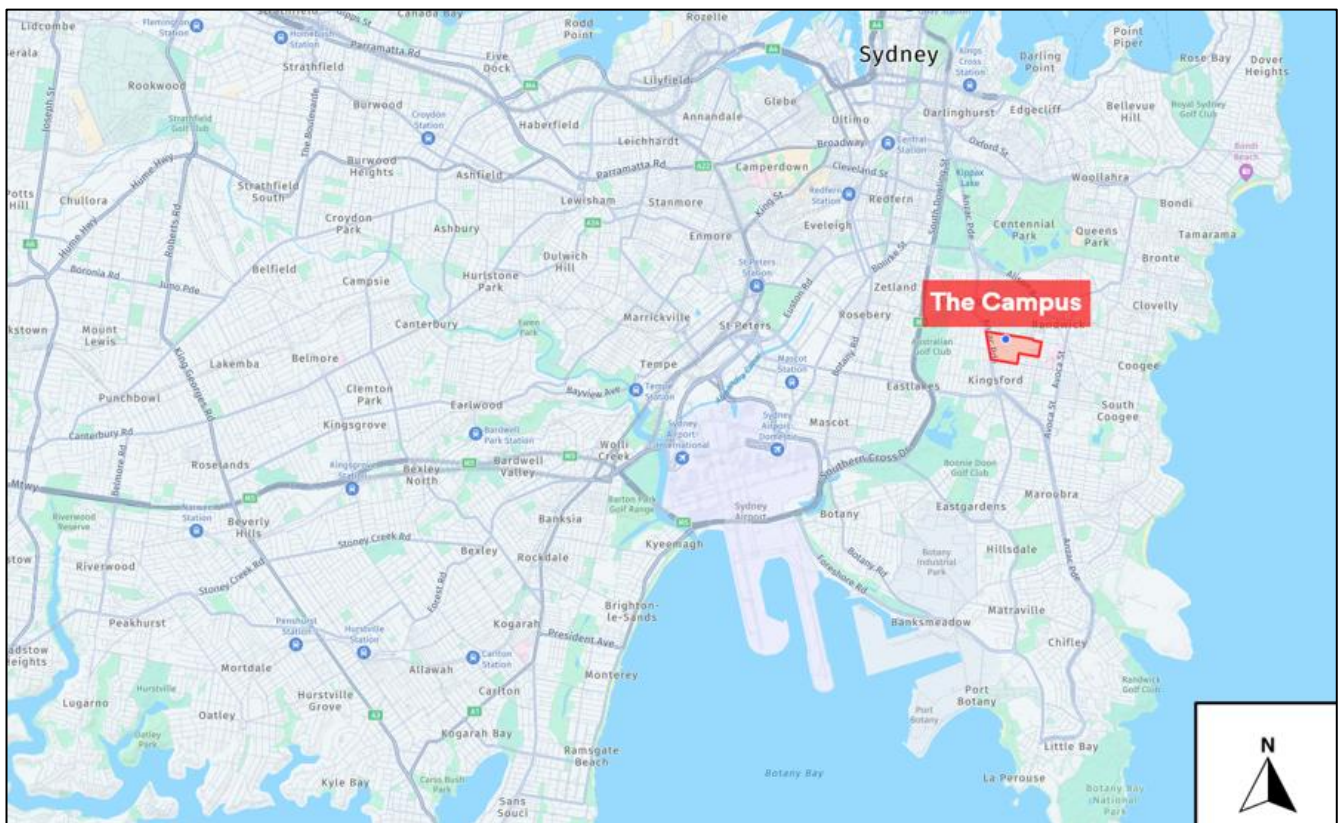


Figure 1 | Regional context map (source: Nearmap)



Figure 2 | Campus and local context map (source: EIS)

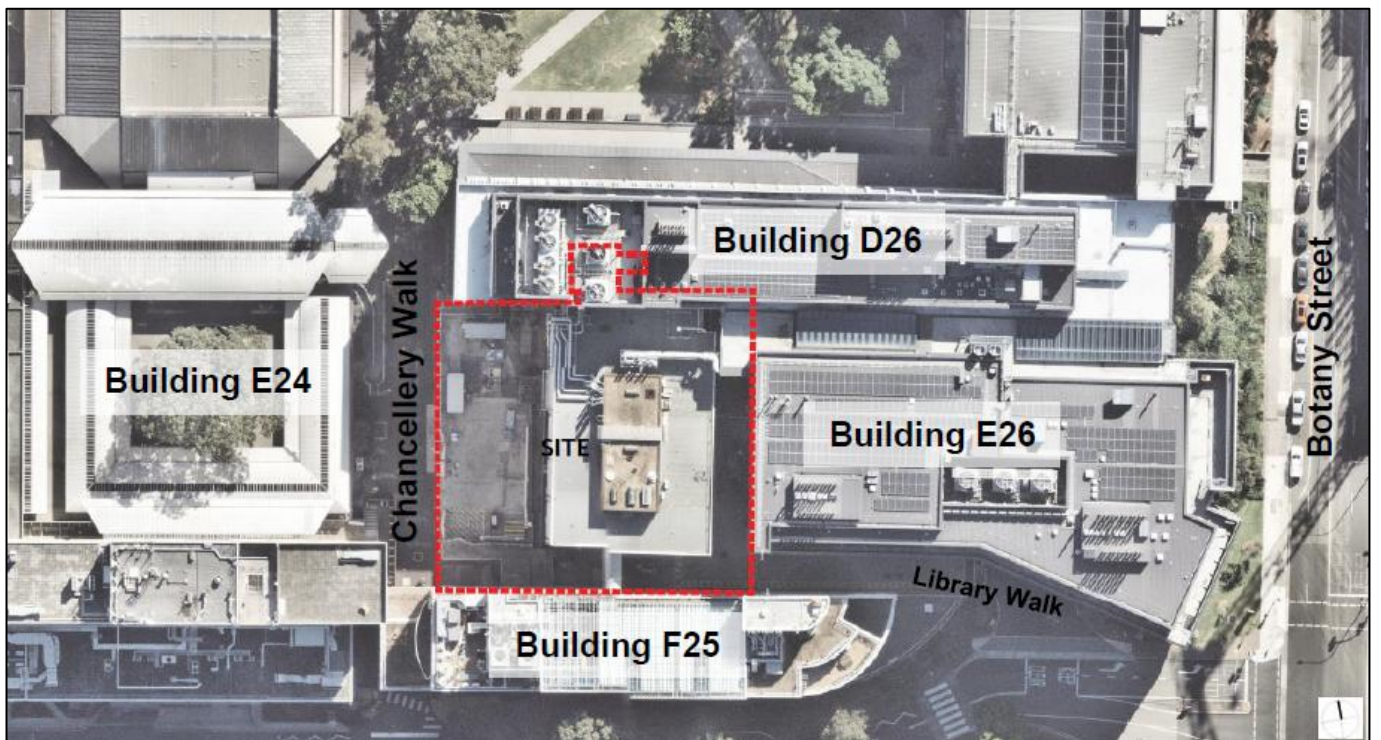


Figure 3 | Site location within campus (source: EIS)

The campus is located approximately 6km north-east of Sydney Airport and 6km south of the Sydney CBD. The campus is adjacent to the Prince of Wales and Sydney Children's Hospitals to the east.

Subject site

The proposed works would be carried out within the eastern part of the 10.1ha campus, located within a 2,173sqm portion of Lot 5 in DP 1264171, known as the 'site' (shown in Figure 2 and Figure 3).

The site comprises Building E25, a seven storey building built in the mid-1970s (shown in Figure 4). It is currently underutilised university office space and storage with the building largely being vacant. The building is part of the Faculty of Science.



Figure 4 | Existing Building E25 (source: the Department)

The site is generally flat, with a slight fall from north to south from approximately RL56 to approximately RL53.

There is no existing vegetation on the site.

The site is located within the Kensington Centennial Park Floodplain Risk Management Study and Plan (2019), towards the top of the contributing catchment. There is an overland flow path to the west of the site, aligned with Chancellery Walk.

The site or building is not heritage listed, nor is it within a heritage conservation area. The site is not identified as bushfire prone land nor identified as containing acid sulfate soils.

Development in the vicinity

The proposed development is predominantly surrounded by buildings and infrastructure associated with the UNSW Kensington campus. Specifically:

- directly to the north of the site is Building D26 Biological Sciences. Further to the north of the site is High Street, residential land uses comprising low and medium density housing and Randwick Racecourse.
- directly to the east of the site is Building E26 Biological Sciences. Further to the east is the Prince of Wales and Sydney Children's Hospitals.
- directly south of the site is Building F25 Samuels. Further to the south of the site is residential land uses comprising low and medium density housing.
- to the west of the site is Chancellery Walk, Building E24 Matthews Pavilion and the wider UNSW campus.

Transport and parking

The site is surrounded by a number of key pedestrian links that connect the site to the broader campus. The key route is the link between the Gate 9 access point on High Street and the University Mall. Another key route is the pathway from the traffic lights on Botany Street at Library Walk and the site.

Vehicle access to the site is provided via the signalised intersection on Botany Street with Library Walk within UNSW. Library Walk is a two-way roadway with a pedestrian footpath on the northern side of the roadway.

The UNSW Kensington campus benefits from having the main parking structures located at the periphery of the campus, serving staff, students, visitors, tenants and contractors (see Figure 5). Car parking is currently provided across a number of areas throughout the campus, accommodating approximately 2,500 vehicles. There are approximately 1,000 parking spaces available on upper campus near the E25 site.

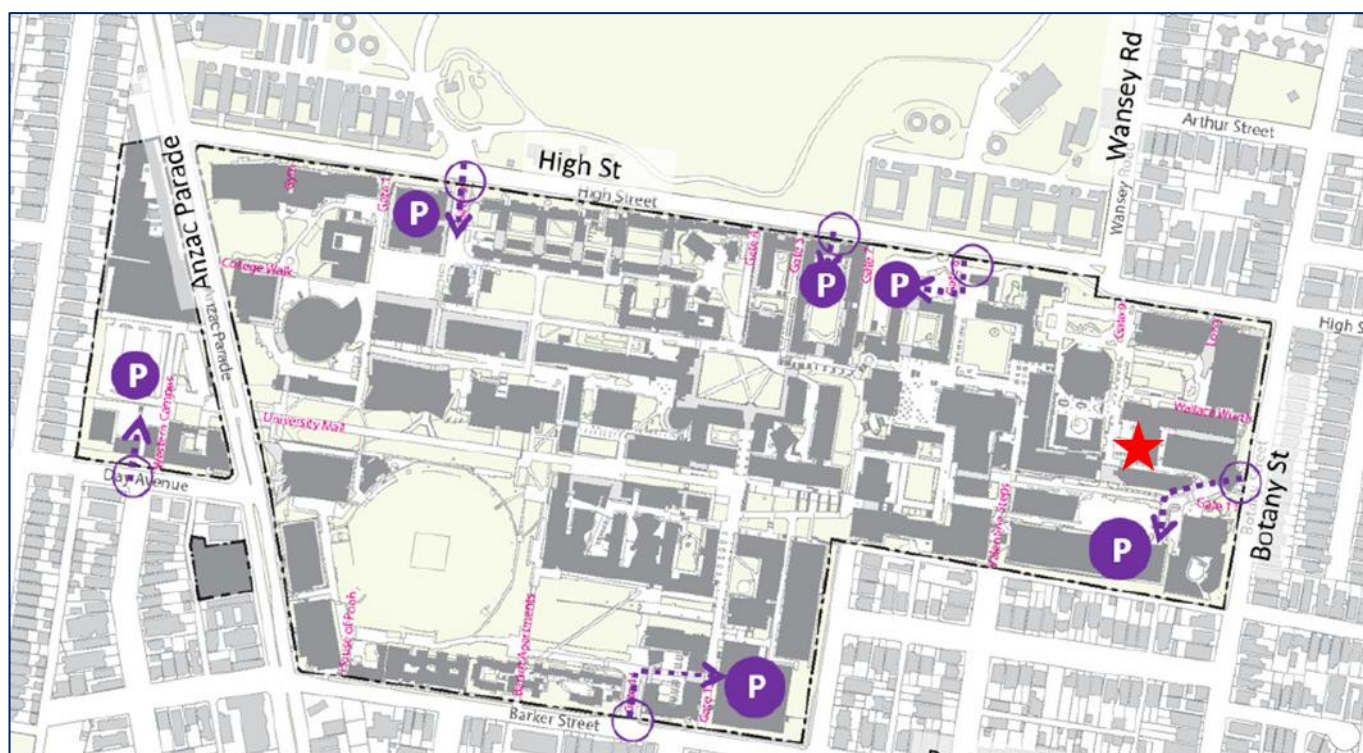


Figure 5 | Parking location map (source: Transport Impact Assessment)

Light rail services travel from the campus towards the Sydney CBD from both the UNSW High Street and UNSW Anzac Parade stops, along with bus stops along High Street servicing bus routes 348, 370 and 390X.

1.3 Project background

Building E25 was constructed circa 1975 and is now reaching the end of its lifespan and is no longer fit for purpose. In 2015, development consent was granted for the 'Biological Sciences Project' at the campus (SSD-6674). This development included refurbishment of the Lower Ground and part Ground Floors of Building E25, construction of Building E26 to the east, and refurbishment of Building D26 to the north, together with associated landscaping works.

The construction of Building E26 and refurbishment of Building D26 were completed in 2018-2019. The refurbishment of the Lower Ground and part Ground Floors of Building E25 and landscaping works to the west of Building E25 did not proceed at that time due to changing requirements for the University. This included the outbreak of the COVID-19 pandemic in early 2020. The building had however been vacated and has remained largely vacant since.

1.4 Related projects and works

SSD-6674

On 20 August 2015, SSD-6674 for the Biological Sciences Project was approved by the delegate of the then Minister for Planning, including construction of a nine storey Biological Sciences Building (identified as E26) and refurbishment works to Building D26 and the Biolink building (Building E25).

SSD-6674 approved refurbishment works to the lower ground floor and ground floor of Building E25 and landscaping works to the west of the existing Building E25. The Applicant has confirmed that the refurbishment works to Building E25 and the adjacent landscaping works were never completed due to changing requirements for the university.

The Applicant has requested modifications to SSD-6674 as part of this application. The proposed modification is discussed at **Section 2.3**.

SSD-74670005

On 15 April 2025, SSD-74670005 was lodged with the Department for the construction and operation of a new 13 storey teaching and learning building at the G25 site with approximately 20,200sqm of gross floor area. This application is currently under assessment.

SSD-79257208

On 30 January 2025, Secretary's environmental assessment requirements (SEARs) were issued for alterations and additions to the existing Barker Street Car Parking Station Building (N18) to provide approximately 500-550 additional parking spaces within the carpark (SSD-79257208).

2 Project

2.1 Project overview

The key aspects of the project are provided in detail in the Project Description chapter of the EIS and are outlined in Table 1.

Table 1 | Key aspects of the project

Aspect	Description
Project Summary	Upgrade and extension of Building E25 to deliver new spaces for teaching and research within the campus, comprising the partial demolition of the existing structure, general earthworks, extension to the existing building and existing floor plates to the west, internal and external alterations and facade works and the provision of landscaping.
Project site area	The UNSW Kensington campus has an area of 10.1ha. The project site area is 2,173sqm.
Proposed uses	The proposal is for use of the building as an educational establishment, as part of the UNSW tertiary institution. The building is anticipated to be used for teaching, learning and research activities. It is anticipated that some of the proposed research spaces will be used for university laboratories.
Demolition	Partial internal and external demolition of the existing E25 building, including: demolition of external walls, glazing and cladding; removal of surrounding external infrastructure and services; removal of internal walls and flooring; demolition of roof and rooftop structures; and demolition of the bridge links to Building F25.
Gross Floor Area (GFA)	7,620sqm
Maximum Building Height	32.89m (RL86.35)
Storeys	Seven storeys plus rooftop plant.
Car parking	The project does not propose the introduction of any additional car parking on the campus.
Landscaping	The existing project site does not contain any landscaping. The application proposes 50sqm of canopy coverage.

Aspect	Description
Hours of operation	24 hours a day, 7 days per week
Jobs	• Construction: 184 jobs • Operation: the renovation of Building E25 is anticipated to result in the relocation of existing staff from within the campus and therefore, no new operational jobs.
Estimated Development Cost	\$52,300,000
Timing and sequencing	The project is proposed to be completed in a single stage.

2.2 Physical layout and design

The existing E25 Biolink building is seven storeys in height, inclusive of the existing lower ground floor, and including roof top mechanical plant. The proposed development will retain the shell and floors of the existing building and add a new western floorplate at each building level (with the exception of lower ground), such that the face of the new western facade is aligned with the western face of the adjacent D26 building to the north.

The E25 Biolink building does not currently have a main pedestrian entrance, despite being adjacent to one of the campus' significant civic areas, being the food court and seating areas associated with the E24 Matthews Pavilion and the Chancellery Walk central pedestrian axis. A new double height primary building entrance is therefore included in the design to the north-west (see Figure 6 and 7), and a secondary entrance to the south-west (see Figure 7). Internal connectivity is proposed at each level to both E26 (to the east) and D26 (to the north).

Two existing link bridges connect the existing E25 Biolink building with Building F25 (Samuels Building) to the immediate south. These are located at levels 01 and 04 and are proposed to be demolished. As part of this SSDA, the proposal seeks consent to make good the Samuels Building northern facade once the link bridges at Level 01 and 04 are removed.

Consent is sought for the construction of a 'cold shell' within the E25 refurbished building, including the provision of amenities and services. As the exact teaching and research facilities requirements of the University's Faculty of Science are still to be confirmed, the fit-out of the building is to be undertaken via a separate approval (as required) when the exact specification is known. The building has, however, been designed to accommodate teaching, learning, research and laboratory uses.

The building facade is composed of three principal materials (shown in Figure 6):

- façade panel cladding - the ground level facade is composed of curved, profiled and routed sandy white facade panels.
- extruded aluminium façade - the main body of the facade is comprised of curved extruded aluminium sections to both horizontal and vertical elements.
- glass - high-performance double-glazed units.

It is anticipated that Ground Floor to Level 03 will be used for teaching and learning and that Lower Ground and Levels 04 to 05 will be used for research and laboratories. Level 06 is occupied by mechanical plant.

The teaching spaces are a combination of formal Commonly Allocated Teaching Spaces (CATS) and a variety of informal learning spaces. These include spaces designed for social, group and individual learning.



Figure 6 | Proposed Building E25 front (western) façade (source: Architectural Plans)

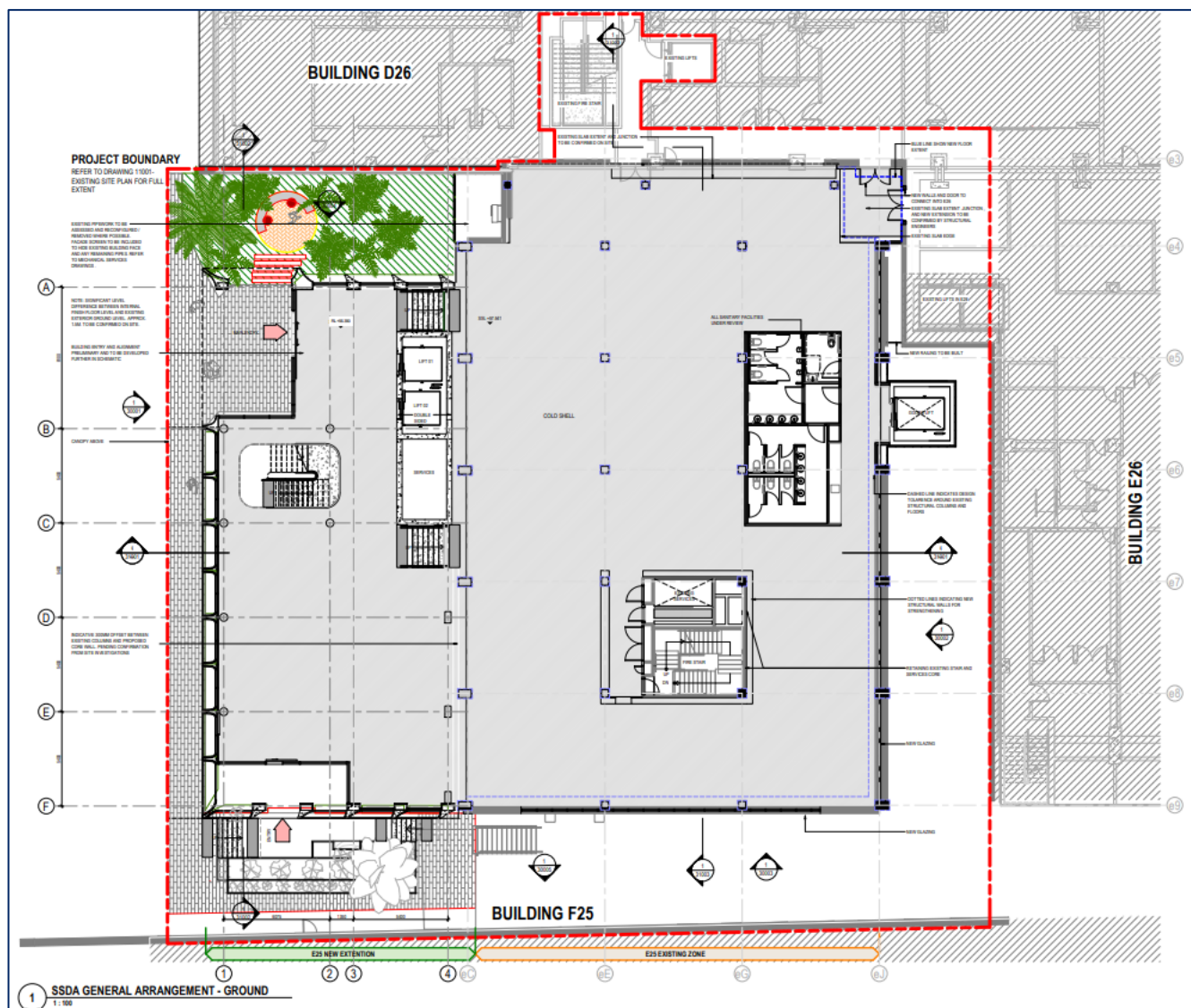


Figure 7 | Proposed ground floor plan (source: Architectural Plans)

The project has been reviewed by the State Design Review Panel (SDRP), which is discussed in detail at Section 6 of this report.

Landscaping and public domain

The proposal seeks to increase landscaping on the site, with an uplift in landscaped area within the site from zero to 10 per cent. Key areas of the landscape proposal include:

- a landscaped gully and seating area between the northern facade of Building E25 and the southern façade of Building D26 to the north.
- treatment of the western building edge with low level planting, and enhancement of access via ramp and stairs to the south-western corner.
- outdoor seating and study space along the southern building interface.
- planting gardens on Levels 02 and 06.

- roof level terrace planting to the northwest corner of building.

The proposed public domain works included in this development application connect to Chancellery Walk, which connects to the broader network of public domain across the campus, as illustrated in Figure 8.

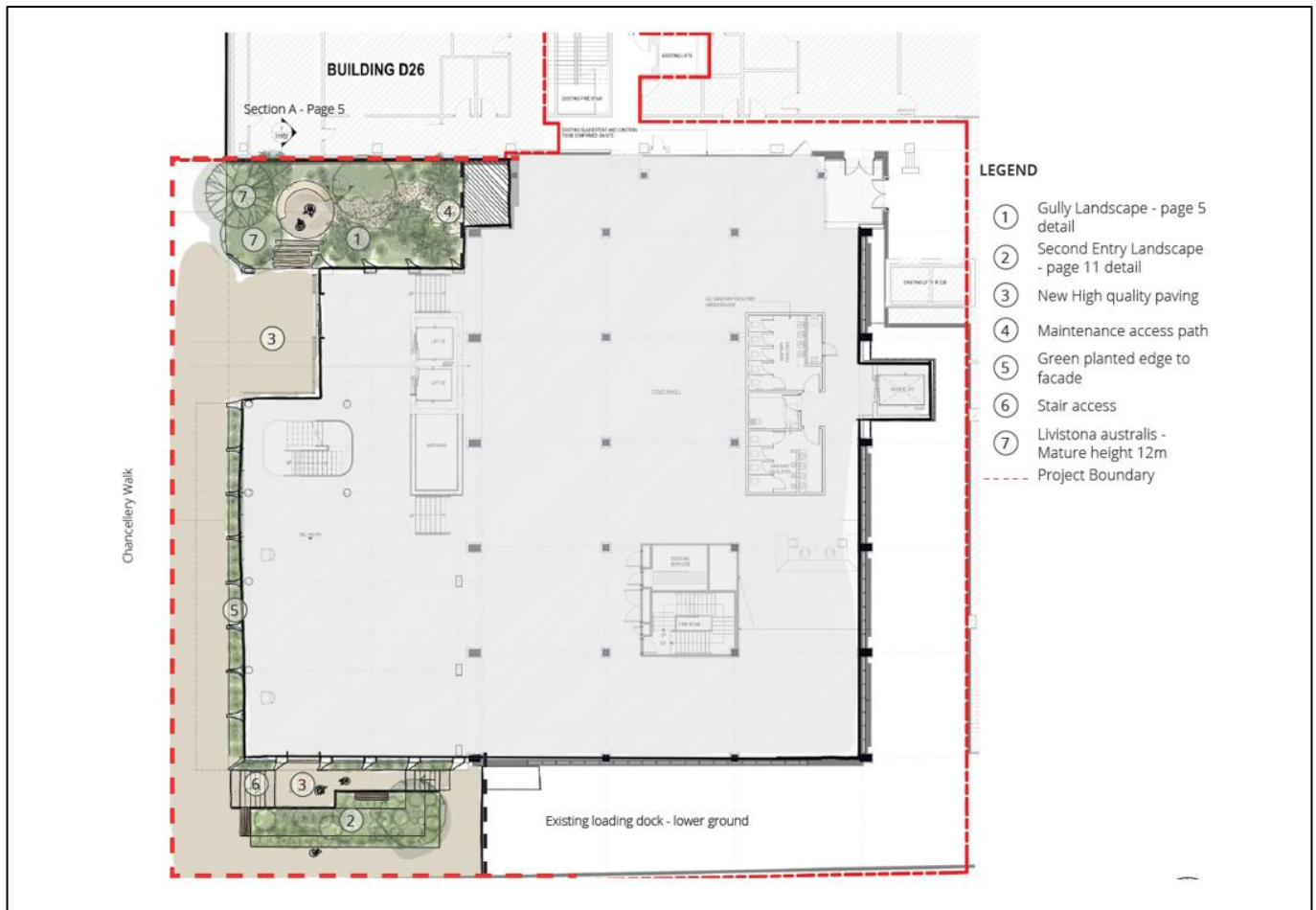


Figure 8 | Proposed ground floor landscaping scheme (source: Landscape Plans)

2.3 Modification to SSD-6674

As outlined in Section 1.4, SSD-6674 approved landscaping and refurbishment works at the E25 site that were never completed. The Applicant has proposed to modify SSD-6674 using section 4.17 of the EP&A Act to allow this development application to become the prevailing approval for the E25 site and to resolve inconsistencies between the two approvals. In effect, this would result in the Applicant surrendering the approval for the lower ground, ground and landscaping works at the E25 site under SSD-6674.

3 Strategic context

3.1 Key strategic issues

The project is largely consistent with the strategies, plans and policies outlined in Table 2, and therefore the Department considers it appropriate for the site.

Table 2 | Summary of government strategies, plans and policies

Strategy, plan or policy	Consistency	Comments
Greater Sydney Region Plan	Consistent	The Greater Sydney Region Plan (Region Plan) is the overarching strategic plan that seeks to shape future development for the Sydney metropolitan area over the next 40 years. Under the Region Plan, the site is located within the Randwick Health and Education Precinct, within the Eastern City District, which forms as part of the Eastern Harbour City. The project is consistent with the Regional Plan objectives relating to the Health and Education Precinct, for these reasons: • educational excellence: the project supports the Plan's objective to bolster Sydney's status as a global education hub by enhancing teaching and learning facilities. • sustainable development: the inclusion of landscaping and other sustainability measures aligns with the Plan's sustainability goals, promoting green spaces and environmentally friendly practices. • urban renewal: the partial demolition and extension of the existing building contributes to urban renewal, a key aspect of the Plan, by modernising infrastructure and optimising land use. • economic growth: by expanding the building's GFA and improving facilities, the project fosters economic growth through job creation and increased capacity for research and innovation. • connectivity and accessibility: the proposed building accessibility improves connectivity within the campus, supporting the Plan's vision for a well-connected and accessible city.

Strategy, plan or policy	Consistency	Comments
Eastern City District Plan	Consistent	The Eastern City District Plan (District Plan) is a 20-year plan to manage growth in the context of economic, social and environmental matters to implement the objectives of the Greater Sydney Region Plan. Under the District Plan, the site is located within the Randwick Health and Education Precinct, The proposed project is well-aligned with the Eastern City District Plan, which emphasises creating a dynamic, sustainable, and innovative urban environment. The project enhances educational infrastructure by providing for new high-quality teaching and research facilities, supporting the Plan's focus on academic excellence. It promotes efficient land use through renewal and extension of the existing building within the campus. The integration of external alterations ensures the project fits seamlessly within the existing urban fabric, fostering cohesive development. Infrastructure improvements through partial demolition and modernisation align with the Plan's goal of contemporary urban infrastructure. Additionally, the proposed landscaping and other sustainability measures contribute to environmental sustainability and community wellbeing, reflecting the Plan's commitment to creating liveable urban spaces.
Randwick Local Strategic Planning Statement	Consistent	The Randwick Local Strategic Planning Statement (LSPS) is a 20-year plan and land use vision that seeks to appropriately develop jobs, homes, and infrastructure in conjunction with the identified priorities of the Randwick community. The Building E25 Biolink project at UNSW aligns closely with the LSPS, particularly its Planning Priorities of enhancing educational precincts, promoting sustainable development, and improving local infrastructure. By upgrading and expanding the existing building to provide for advanced teaching and research facilities, the project supports Planning Priority 1, which aims to foster a world-class education and innovation hub within Randwick. The inclusion of landscaping and other sustainability measures aligns with Planning Priority 6, which focuses on enhancing green spaces and promoting environmental sustainability. The proposed building extension and refurbishment is consistent with Planning Priority 4, which emphasises revitalising and optimising existing urban

Strategy, plan or policy	Consistency	Comments
		infrastructure. Additionally, the improvements to building connectivity and accessibility reflect Planning Priority 3, which envisions a well-connected, accessible, and inclusive community, thereby contributing to the overall liveability and vibrancy of the Randwick area.
Randwick Economic Development Strategy	Consistent	The project is consistent with the Economic Development Strategy, particularly its priorities of fostering innovation, enhancing infrastructure, and promoting sustainable development. By expanding and modernising the existing building to facilitate advanced teaching and research facilities, the project will drive economic growth through high-value, knowledge-based employment opportunities. The project's focus on upgrading infrastructure and improving connectivity within the campus emphasises the importance of efficient and accessible employment hubs. By strengthening UNSW's role as a key employment precinct, the Building E25 Biolink project supports the broader objectives of the Economic Development Strategy to develop vibrant, innovative, and sustainable employment areas.
Future Transport Strategy	Consistent	The NSW Future Transport Strategy is a long-term plan for transforming the transportation landscape in New South Wales. It aims to create a modern, efficient, and customer-focused transport system that can adapt to emerging technologies and cater to the evolving needs of a growing population. The proposed development seeks to enhance accessibility, supporting sustainable transport options, and integrating with broader transport planning initiatives. The project's proximity to the UNSW High Street light rail stop directly supports the Strategy's goal of creating a seamless and efficient transport network, facilitating easier movement for students, staff, and visitors. By improving building connectivity and accessibility, the project ensures that the campus is well-integrated with public transport options, reducing reliance on private vehicles.
DPHI's Shelter-in-place guideline for flash flooding	Consistent	The Department's Shelter-in-place guideline for flash flooding provides clear and consistent guidance for the community, Councils, and consent authorities about when shelter-in-place can

Strategy, plan or policy	Consistency	Comments
		be considered as an alternative to evacuation offsite/out of the floodplain. The Guideline outlines that evacuation prior to major flood events is the preferred response to flooding emergencies, but is not always possible in all locations, especially during flash flooding. The Department has had regard to the Guideline in its assessment of the proposal and matters of public interest with respect to flooding and managing risk to hospital occupants, in Section 6.4.
NSW Flood Risk Management Manual 2023	Consistent	The policy and manual for the management of flood liable land was released by the Department in July 2023. The manual acknowledges that flooding results in significant risk to many communities across NSW. This policy as outlined in this document sets the direction for flood risk management in NSW. The policy and manual is the NSW Government’s manual relating to the management of flood liable land in accordance with section 733 of the Local Government Act 1993. This provides Councils, statutory authorities, and State agencies and their staff, with indemnity for decisions they make and information they provide in accordance with the manual. The Applicant’s Flood Impact & Risk Assessment (FIRA) and Flood Emergency Response Plan (FERP) have addressed the NSW Flood Manual Guideline. The Department has had regard to the matters below. <i>Flood risk</i> The manual adopts a risk-based approach and recommends that the Applicant and/or consent authorities consider the risk associated with a full range of flood behaviours. Additionally, the manual also requires that the existing risk, future risk, and the continuing risk after implementing management/mitigation measures be considered prior to progressing with a development. It then recommends that the consequences of the floods be assessed, including: • between floods of different magnitudes • due to differences in exposure of the community to flooding

Strategy, plan or policy	Consistency	Comments
		• due to differences in flood constraints • how flooding may impact on the community due to the differences in vulnerability of people, the community and the built environment to flooding. In Section 6.4 the Department considered the application in detail having regard to flood risks in a range of scenarios. The Department also considered comments provided by the Conservation Programs, Heritage and Regulation (CPHR) Group and NSW SES regarding flood impacts and management. The Department's assessment concludes that the site is subject to flood risks in various flood events. The proposed development would have sufficient mitigation/management measures to address risks to vulnerable occupants, those responsible for their care as well as the broader community who may visit the site from time to time. The Department is satisfied that the proposed development in its current form minimises and appropriately manages risk to all occupants including vulnerable persons.

4 Statutory context

4.1 Permissibility and assessment pathway

Details of the legal pathway under which consent is sought and the permissibility of the project are provided in Table 3.

Table 3 | Permissibility and assessment pathway

Consideration	Description
Assessment pathway	State significant development The project is declared SSD under section 4.36 of the EP&A Act as it satisfies the criteria under section 2.6(1) of the Planning Systems SEPP. The proposed development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and the proposed development is specified in section 15(3) of Schedule 1 of the Planning Systems SEPP.
Consent authority	Minister for Planning and Public Spaces The Minister is the consent authority under section 4.5(a) of the EP&A Act.
Decision-maker	Delegate position - In accordance with the Minister’s delegation to determine applications, signed on 9 March 2022, the Director, Social and Infrastructure Assessments may determine the application as: - the relevant Council has not made an objection to the application. - there are less than 15 public submissions objecting to the application. - a political disclosure statement has not been made for the application.
Permissibility	Permissible with consent Randwick Local Environmental Plan 2012 (RLEP) identifies the site as being located within the SP2 Educational Establishment zone. Development for the purpose shown on the SP2 Educational Establishment Land Zoning Map (such as educational establishments – which includes tertiary education) is permitted with consent under RLEP.

4.2 Other approvals and authorisations

The project will not require an environment protection licence issued by the NSW Environment Protection Authority under section 42 of the *Protection of the Environment Operations Act 1997*.

Under section 4.41 of the EP&A Act, a number of other authorisations required under other Acts are not required for SSD and SSI. This is because all relevant issues are considered during the assessment of the SSD application.

Under section 4.42 of the EP&A Act, certain approvals cannot be refused if they are necessary to carry out the SSD (e.g. approvals for any road works under the *Roads Act 1993*). These authorisations must be substantially consistent with any SSD development consent for the project.

The Department has consulted with and considered the advice of the relevant government agencies responsible for these other authorisations in its assessment of the project (see **Section 4** and **5**). Suitable conditions have been included in the recommended conditions of consent (see **Appendix C**).

4.3 Planning Secretary’s environmental assessment requirements

The Department’s review determined that the EIS addresses each matter set out in the Planning Secretary’s environmental assessment requirements (SEARs) issued on 7 August 2024 and is sufficient to enable an adequate consideration and assessment of the project for determination purposes.

4.4 Mandatory matters for consideration

4.4.1 Matters of consideration required by the EP&A Act

Section 4.15 of the EP&A Act sets out matters to be considered by a consent authority when determining a development application. The Department’s consideration of these matters is shown in Table 4.

Table 4 | Matters for consideration

Matter for consideration	Department’s assessment
Environmental planning instruments, proposed instruments, development control plans & planning agreements	Appendix B

Matter for consideration	Department's assessment
EP&A Regulation	Appendix B
Likely impacts	Section 6 - Assessment
Suitability of the site	Section 1.3 - Project background, Section 3 - Strategic Context and Section 6 - Assessment
Public submissions	Section 5 - Engagement and Section 6 - Assessment
Public interest	Section 5 - Engagement, Section 6 - Assessment and Section 7 - Evaluation

4.4.2 Objects of the EP&A Act

In determining the application, the consent authority should consider whether the project is consistent with the relevant objects of the EP&A Act (s 1.3) including the principles of ecologically sustainable development. Consideration of those factors is described in **Appendix B**.

As a result of the analyses in **Appendix B**, the Department is satisfied that the development is consistent with the objectives of the EP&A Act and the principles of ecologically sustainable development (ESD).

4.4.3 Biodiversity development assessment report

Section 7.9(2) of the *Biodiversity Conservation Act 2016* (BC Act) requires all SSD applications to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the Planning Agency Head and the Environment Agency Head determine that the project is not likely to have any significant impact on biodiversity values (as identified in the BC Act and in the *Biodiversity Conservation Regulation 2017*).

A BDAR waiver request was submitted to the Department on 17 July 2024. The Environment Agency Head and the Director Social Infrastructure Assessments as delegate of the Planning Secretary, determined that the development is not likely to have any significant impact on biodiversity values. A BDAR waiver was granted on 8 August 2024.

5 Engagement

5.1 Exhibition of the EIS

5.1.1 Public exhibition of the EIS

After accepting the development application and EIS, the Department:

- publicly exhibited the project for 28 days from 4 April 2025 until 1 May 2025 on the NSW Planning Portal.
- notified occupiers and landowners in the vicinity of the site about the public exhibition.
- notified and invited comment from relevant government agencies and Randwick City Council (Council).

The Department undertook a site visit on 5 May 2025.

5.1.2 Summary of advice received from government agencies

The Department received advice from eight government agencies on the EIS.

A summary of the agency advice is provided in Table 5. A link to the full copy of the advice is provided in Appendix A.

Table 5 | Summary of agency advice

Agency	Advice summary
Conservation Programs, Heritage and Regulation Group of the NSW Department of Climate Change, Energy, the Environment and Water (CPHR)	CPHR notes that the development proposes to set the Flood Planning Level (FPL) above the Probable Maximum Flood (PMF), which will improve the building’s flood resilience. As the development does not increase occupancy within the university premises, CPHR has assessed that the risk profile is expected to improve relative to the existing conditions. CPHR raises no concerns with the proposed development, and no conditions have been recommended.

Agency	Advice summary
Civil Aviation Safety Authority (CASA)	CASA has no issues with the Aviation Impact Assessment (AIA) and agrees with Section '4.19 Conclusion' of the AIA. No conditions have been recommended by CASA.
Fire and Rescue NSW (FRNSW)	FRNSW has submitted no comments or recommendations having regard to the proposed development.
Heritage NSW (ACH)	Heritage NSW (ACH) has requested the submission of additional information prior to further assessment: • clarification of why the truncated natural soils identified by the geotechnical assessment in the vicinity of the proposed passenger lift shaft are not considered to have any archaeological potential. • clarification of whether the possible remnant A horizon mentioned in the ACHAR will be impacted by the proposal and if so, why no management measures are proposed.
Transport for NSW (TfNSW)	TfNSW raises no objections to the proposed development, subject to a condition requiring that a Road Occupancy Licence (ROL) be obtained from the Transport Management Centre for any works that may impact on traffic flows on nearby signalised intersections during construction activities.
Sydney Water	Sydney Water raises no concerns to the proposed development, subject to recommended conditions requiring the obtainment of a compliance certificate from Sydney Water under Section 73 of the <i>Sydney Water Act 1994</i>.
NSW State Emergency Service (NSW SES)	NSW SES requested the Applicant address the following prior to further assessment: • inclusion of the lower ground floor in the broader emergency strategy due to flood risk. • assess flood risk and impacts both on-site and off-site caused by the proposed retaining structure and access ramp. • complete flood proofing analysis for the lower ground level now, rather than deferring to detailed design stage. • account for climate change, noting that the current probability of a 1 in 100 Annual Exceedance Probability (AEP) event is closer to a 1 in 39 AEP for 2025 conditions. • removing references to “any flood event larger than the 1% AEP” and other modelled storm events in the Flood Emergency Response Plan (FERP) and replace with actionable triggers aligned with Bureau of Meteorology and NSW SES warnings (e.g. Severe Weather or Thunderstorm Warnings).

Agency	Advice summary
	- relocate the proposed generator room above the PMF (Probable Maximum Flood) level and consulting with Fire and Rescue NSW, due to risks associated with housing diesel generators on the flood-prone lower ground floor. - implement several updates to the Flood Impact and Risk Assessment (FIRA), including that if "shelter in place" is the intended strategy, this must be clearly stated. Additionally, the plan should address increased flood risks due to climate change and replace technical flood event references with actionable triggers linked to official SES and BoM warnings.
Ausgrid	Ausgrid raises no concerns to the proposed development, subject to recommended standard conditions.

5.1.3 Summary of Council submission

Council provided comments on the project. A summary of the issues raised by Council is provided in Table 6 and a link to all submissions in full is provided in **Appendix A**.

Table 6 | Summary of issues raised by Council

Submission summary
Masterplan the proposed development is inconsistent in a number of 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.
Built form - the extent of the proposed works is largely contained between the existing building and the D26, E26 and F25 buildings, and therefore no objection is raised regarding bulk and scale. - the maximum height of 32.89m complies with the DCP controls for this part of the campus and is considered acceptable.
Amenity impacts - given the location of the building within the campus, there will be minimal overshadowing impacts. - conditions are recommended in relation to the storage of lab gasses and dangerous goods.
Façade and materials the proposed facade is considered suitable in terms of design and materiality and helps mitigate any excessive heat gain to the glazed façade.

Submission summary

- the choice of materials is suitable for the campus and of satisfactory quality.
- the colour palate and choice of materials are reflective of the native landscape of the area and Connecting to Country principles.

Environmentally Sustainable Design (ESD)

- the proposed ESD target is supported, including a design that optimises passive heating and cooling, the installation of PV rooftop solar and the inclusion of high rating energy and water efficient fittings and fixtures.
- the consideration of embodied carbon with the proposed adaptive re-use of the existing concrete shell and the minimisation of construction waste is supported.

Traffic impacts

- concerns are raised in relation to cumulative on-street parking and traffic impacts from successive proposals on the campus and within the hospital precinct. Accordingly, it is recommended that a condition be included in any consent to require UNSW to collaborate with NSW Health and Council to strengthen active transport targets and address cumulative off-site impacts.
- given the two concurrent UNSW applications, there is potential for the construction works to impact the surrounding transport networks including the operation of adjoining intersections. The two developments should be addressed in a Construction Management Plan.

Landscaping and public domain

- the proposed landscaping scheme should be amended to provide an increase in the overall level of landscaping.
- the design should protect and enhance vistas along Chancellery Walk as outlined in Part E2 of the Randwick DCP. The design should also provide significant planting along Chancellery Walk.
- the proposed public domain upgrade concept designs for Chancellery Walk should be prepared concurrently with this proposed development.
- the proposed planting above ground level is relatively minor and there is little outdoor space incorporated into the development above ground level. This should be reviewed and addressed.

Development contributions

- the proposed development is not exempt from levies payable under Randwick Council's Section 7.12 Development Contributions Plan 2024. The proposal will result in significant increase in floor area beyond that existing on-site. Accordingly, there will be an increased intensity of use that in turn results in increase demand on services and facilities levied under the Randwick City Section 7.12 Development Contributions Plan 2024.

5.1.4 Summary of public submissions

The Department received no submissions during the public exhibition period of the EIS.

5.2 Response to submissions

Following the public exhibition period, the Department asked the Applicant to respond to the issues raised in the Council submission and the advice received from government agencies.

The Applicant provided a submissions report to the Department on 26 August 2025 (see Appendix A). The Department published the submissions report on the NSW Planning Portal and forwarded the submissions report to relevant government agencies and Council for comment on 26 August 2025.

5.2.1 Council and agency advice on the RtS

Council and four government agencies commented on the RtS. A summary of advice received is provided in Table 7.

Table 7 | Summary of Council and agency advice on the RtS

Council/agency	Summary of advice
Randwick City Council	- the extent of the proposed works is largely contained between the existing building and the D26, E26 and F25 buildings and therefore Council raises no objection based on bulk and scale. - the proposal complies with the building height DCP controls for this part of the campus and is considered acceptable. - there will be minimal additional neighbouring impacts in relation to overshadowing. - the proposed facade is considered suitable in terms of design, materiality, energy efficiency and Connecting with Country. - Council is supportive of the proposed 5 Star Green Rating target and the installation of PV rooftop solar. - 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. - there is potential for the proposed construction works to impact the surrounding transport networks including the operation of adjoining intersections due to the movement and frequency of heavy vehicles.

Council/agency	Summary of advice
	- the proposed landscaping scheme should be amended to provide an increase in the level of landscaping. - consideration should be given to increasing outdoor space alongside plantings above ground level. - the proposed development is not exempt from levies payable under Randwick Council's Section 7.12 Development Contributions Plan 2024.
Heritage NSW (ACH)	no concerns are raised, subject to recommended conditions requiring that the registered Aboriginal parties (RAPs) be kept informed about the SSD and that a procedure for the management of unexpected Aboriginal objects and human remains be developed.
NSW SES	NSW SES recommends that the Department is satisfied that the proposal can provide for appropriate shelter conditions for the maximum number of people expected to be present at the site at any given time and for the entire period of isolation, and that the proposal demonstrates consistency with the NSW Government's Shelter in Place Guidelines for Flash Flooding.

5.3 Request for further information

On 10 September 2025, the Department asked the Applicant to provide further information to address outstanding concerns relating to the lack of designated construction worker parking for university projects and on-site staff and student parking, namely that:

- the Department is concerned that the lack of a clear construction worker parking strategy would promote the parking of construction worker vehicles on nearby streets and exacerbate off-campus parking issues.
- the Transport Impact Assessment (TIA) does not consider cumulative construction worker parking impacts resulting from the concurrent UNSW E25 and G25 projects.
- the EIS and section 3.5 of the TIA indicates that the refurbished E25 Biolink building would accommodate existing UNSW students and staff, and therefore additional car parking demands would not be generated by the proposed development. To support these claims, the Department required additional information detailing where the future users of the building are currently attending classes within the existing campus and the anticipated number of staff and students expected to use E25.

On 4 November 2025, the Department received a response from the Applicant including a Construction Worker Transport Strategy (CWTS) . Construction worker parking is assessed in Section 6.2.3.

On 10 November 2025, the Department requested comment from the Applicant on the draft conditions of consent. During the Applicant's review, amendments were made to update the CWTS, correct the flood planning level and update floor levels in response to disability access requirements. On 8 December 2025, the Department received a response from the Applicant outlining the changes and the amendments to the application.

6 Assessment

6.1 Built form, public domain and landscaping

The proposal comprises a seven storey building (plus rooftop plant) that would have a maximum height of 32.89m (RL86.35) when measured from existing natural ground (including plant). The building would have a total GFA of 7,620sqm. The site is not subject to a building height or floor space ratio (FSR) development standard under the RLEP 2012. In the absence of any height and FSR controls, the Department has undertaken a merit assessment of the height and massing of the proposal.

The proposal has been the subject of a robust review process by the SDRP throughout the development of the proposed design. That process guided the resulting built form, and its interaction with the adjoining buildings and public domain.

6.1.1 Bulk and scale

The submitted Architectural Design Report contends that the bulk and scale of the proposed building would be sympathetic to its built environment context.

Figure 9 provides an annotated plan comparing the roof height (excluding rooftop services) of the proposed development to adjoining buildings.

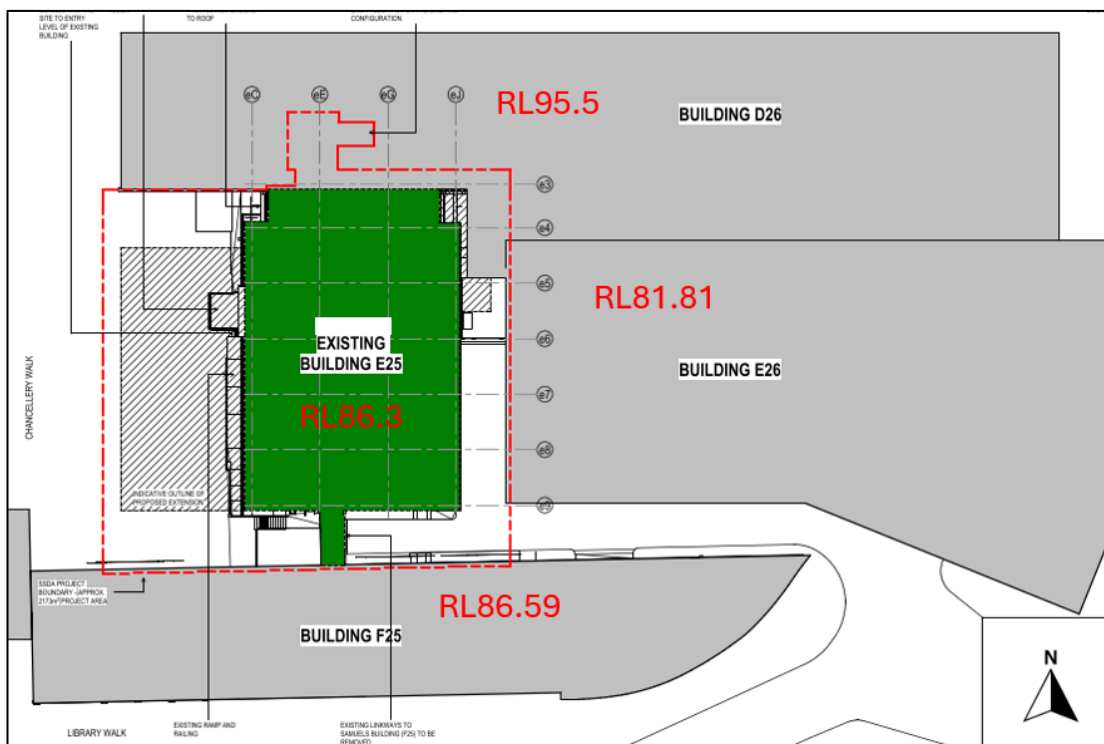


Figure 9 | Annotated plan showing height of proposal compared to adjoining buildings (base source: Architectural Plans)

As shown in Figure 9, the proposed E25 Biolink building would have a maximum height of RL86.35, which is 9.2m less than the adjoining D26 building to the north (RL95.5) and 290mm less than the F25 building to the south (RL86.59). Notwithstanding, the proposal would be 4.49m taller than the adjoining E26 building to the east (RL81.81).

The Applicant states that the proposal would be within a centralised internal location of the campus and surrounded by other built forms, that are mostly of larger bulk and scale and would be screened by the adjacent buildings. The Department agrees with the Applicant's statement and notes that the proposed development is consistent with the bulk and scale of the adjoining D26 and F25 buildings when viewed from Chancellery Walk, acknowledging that active and passive views of the proposal would primarily be from Chancellery Walk. Whilst the proposal would be 4.49m taller than the adjoining E26 building to the east, this would be indiscernible given that that Building F25 would obstruct views from Library Walk from the south. As building E26 is primarily accessed via Library Walk and Botany Street, the height difference between the buildings would not be evident from the south or east, to those within or outside the university campus.

The Department acknowledges that Council and the SDRP have raised no concerns regarding the bulk and scale of the proposal.

The Department has assessed the bulk and scale of the proposed development and has determined that building is sympathetic to its context and built environment.

6.1.2 Façade design

The western façade is considered the building's primary façade. It presents directly onto Chancellery Walk, integrates the main building entrance, and the submitted Architectural Design Report states that it contributes to the overall character, experience and activation of this civic and public space. The western façade also has the highest quality outlook and maximum potential for daylight.

Balancing these attributes is a high solar exposure, with the façade orientated approximately due west. Due to the orientation, both horizontal and vertical fins provide shading of this façade.

As stated in the Architectural Design Report, the architectural intent for the western façade is to maximise glass extent, but to also balance this with a deep and articulated façade for shading. This approach optimises outlook, daylight penetration and activation to Chancellery Walk, whilst mitigating heat gain.

To the north and south, the outlook is compromised by the adjoining built form. In response to these conditions, solid infill sections have been introduced to these façades. The solid profiles have been angled to encourage oblique views outwards, and to reinforce the overall architectural language of a sculpted and carved façade.

Figure 10 shows a three-dimensional representation of the western and southern facades.



Figure 10 | Western façade (left) and southern façade (right) (source: Architectural Design Report)

The façade is composed of three principal materials:

- sandstone: the ground level façade is designed to be tactile and expressive, grounding the building into its place. It is composed of curved, profiled and routed sandstone cladding panels.
- extruded aluminium façade: the main body of the façade is comprised of custom profile extruded aluminium sections to both horizontal and vertical elements.
- glass: high-performance double-glazed glass with a Visible Light Transmission (VLT) of 60 per cent.

The façade treatments and finishes are shown in Figure 11.

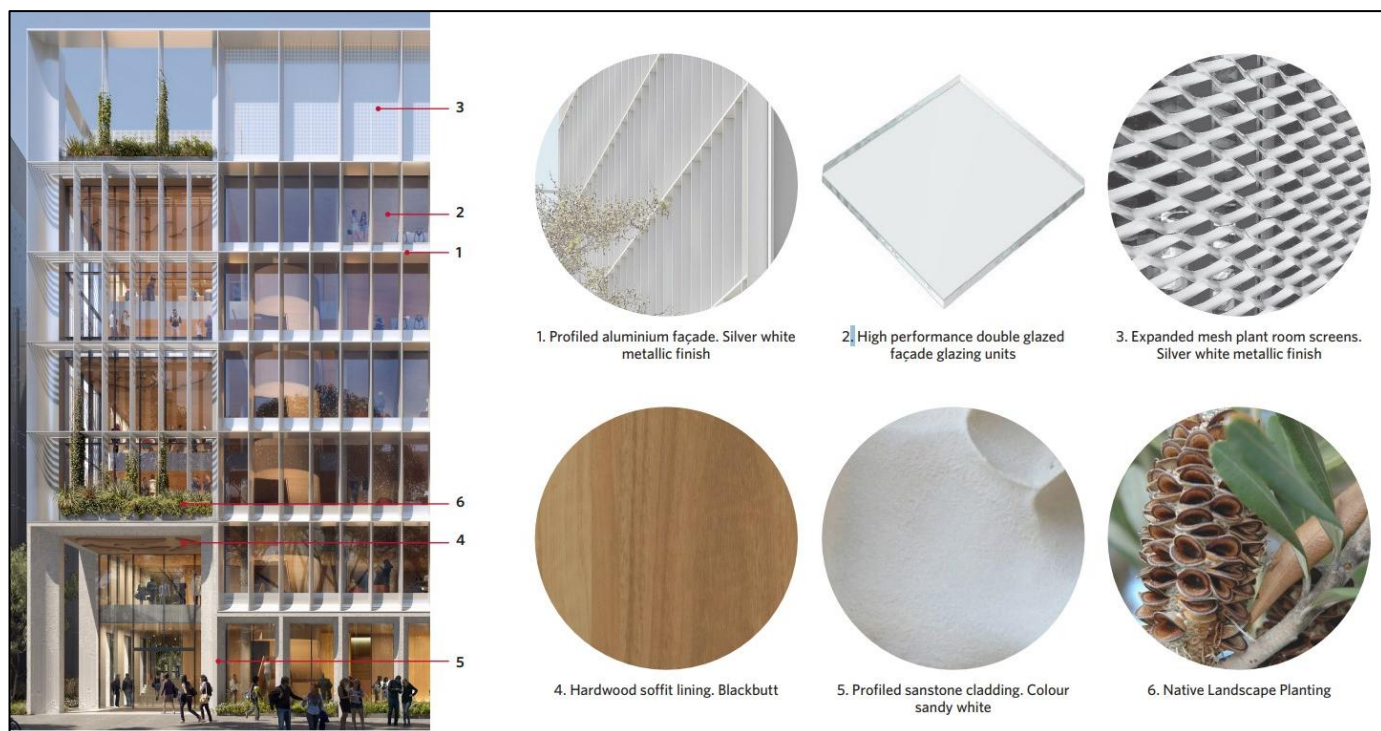


Figure 11 | Façade materiality (source: Architectural Design Report)

In reviewing the façade design, the SDRP supported the integration of the Connecting with Country strategy into the design and materiality of the façade, the proposed depth and treatment of the façade and the articulation of the northwestern corner of the building, which clearly defines the entry and supports wayfinding and orientation.

Notwithstanding, the SDRP recommended design changes to further develop the articulation of the secondary building entry to the south to improve visibility and legibility as a point of arrival and incorporate an awning over the secondary building entry. In response to the SDRP's recommended measures, the secondary entrance was revised to improve its prominence by introducing a recessive expression, which mirrors the design language of the primary entrance, albeit at a single rather than double height scale. The Architectural Design Report maintains that the recessive expression creates visual identity and allows a sheltered moment of pause or transition before moving into the building. The Department considers that the secondary entrance has been suitably amended and achieves the intent of the SDRP's recommendations.

Noting that the SDRP supported the proposed façade treatment and materials, and that the Applicant has adequately addressed the SDRP's recommendations, the Department considers the proposed building facades would contribute to the achievement of a high standard of architectural design and in keeping with Connecting with Country principles.

6.1.3 Landscaping and public domain

The proposed landscape response captures the building interface and immediate public domain curtilage, shown in Figure 12.

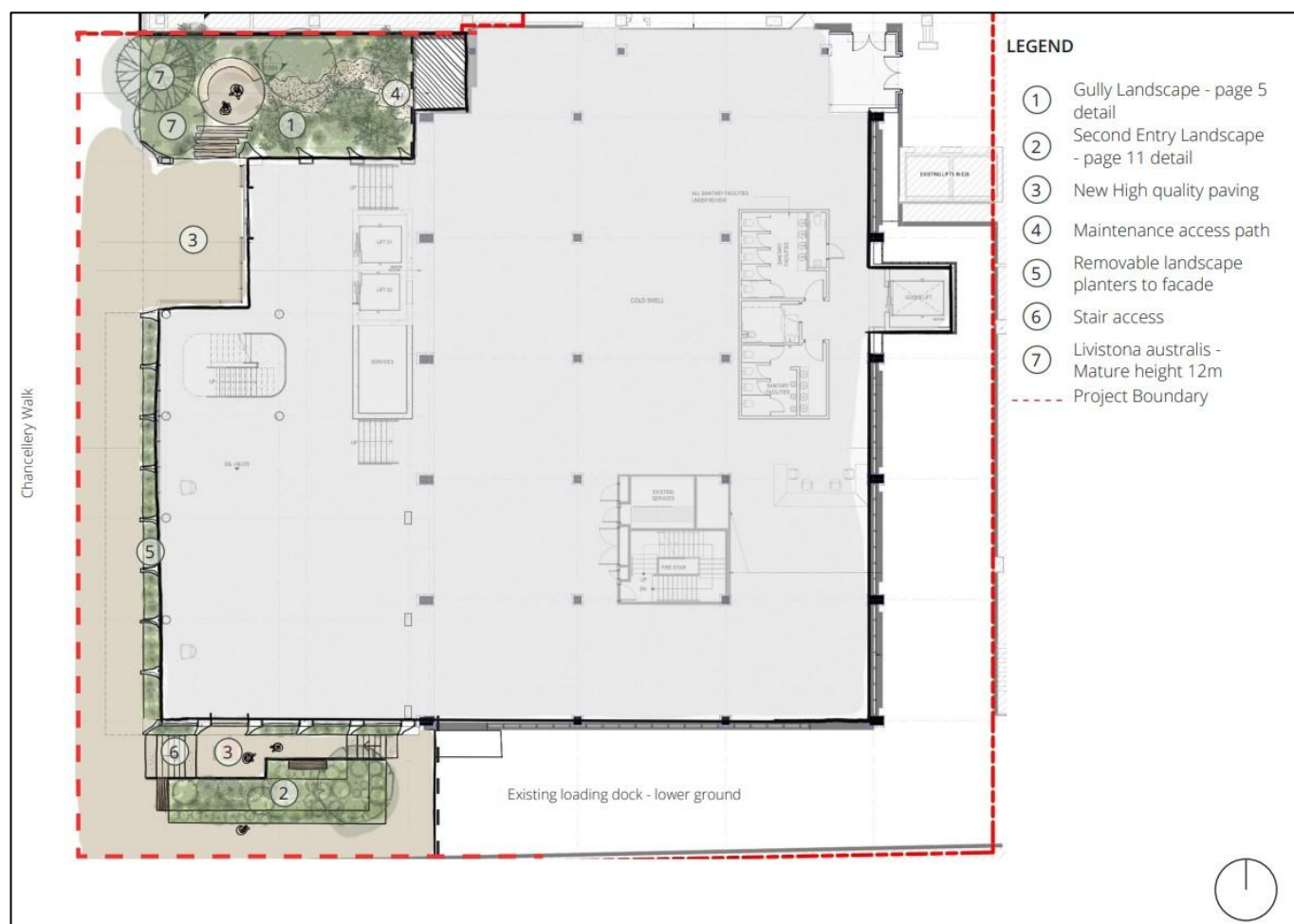


Figure 12 | Proposed landscaping and Chancellery Walk (source: amended landscape plans)

Key areas of the landscape proposal include:

- a pocket gully landscaped and seating area between the northern E25 façade and southern D26 façade.
- treatment of the western edge with low level planting, and enhancement of access via a ramp and stairs to south-western corner.
- outdoor seating and study space along southern building interface.
- planting gardens on Levels 2 and 4 and plantings along the north-west corner of building.

The Department notes that the existing site does not have any landscape cover. The proposal seeks to increase landscaped cover at the ground floor level through the provision of 13 palm and fern trees along with an understorey of native groundcovers, flowers and bushes. The SDRP supported the proposed landscaping scheme and noted that the site has limited curtilage to provide additional

plantings. In keeping with the views of the SDRP, the Department notes that the proposed landscaping would substantially improve the landscaping outcomes on the site and is considered acceptable.

In term of the public domain, the Applicant has advised that UNSW is intending to explore and develop design opportunities for the public domain along Chancellery Walk as a wholistic response and separate project in the future. Notwithstanding, the Architectural Design Report states that the primary (western) facade and entry has been designed to take into consideration the interface with Chancellery Walk.

During the SDRP process, the panel recommended that the landscaping design be amended to allow for the future removal of planter boxes to enable access points and improved porosity along the ground plane. The Department notes that the proposal has been amended to incorporate these changes.

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. The Department considers the interaction of the subject development with the public domain to be satisfactory and capable of accommodating future public domain works along Chancellery Walk.

6.2 Traffic, parking and access

The application has been accompanied by an Transport Impact Assessment (TIA), including a Green Travel Plan (GTP) and Preliminary Construction Traffic Management Plan (CTMP).

6.2.1 Operational traffic

UNSW's recent travel surveys indicate a continuing trend to more sustainable methods of travel, particularly public transport. Despite the growth in student and staff numbers over the last 10 years, private vehicle usage has fallen in both real and relative terms.

The travel surveys undertaken by UNSW indicate approximately 60 per cent of users (staff and students) travel to the campus by public transport, which is up from 49 per cent in 2007 (see Figure 13). This reflects the improved public transport infrastructure servicing the campus, in particular the L2 and L3 light rail lines which opened in late 2019 and early 2020. The light rail has improved public transport accessibility and further increased the attractiveness of public transport as a means of access to the campus. Light rail services travel from the campus towards the Sydney CBD approximately every eight minutes from both the UNSW High Street and UNSW Anzac Parade stops.

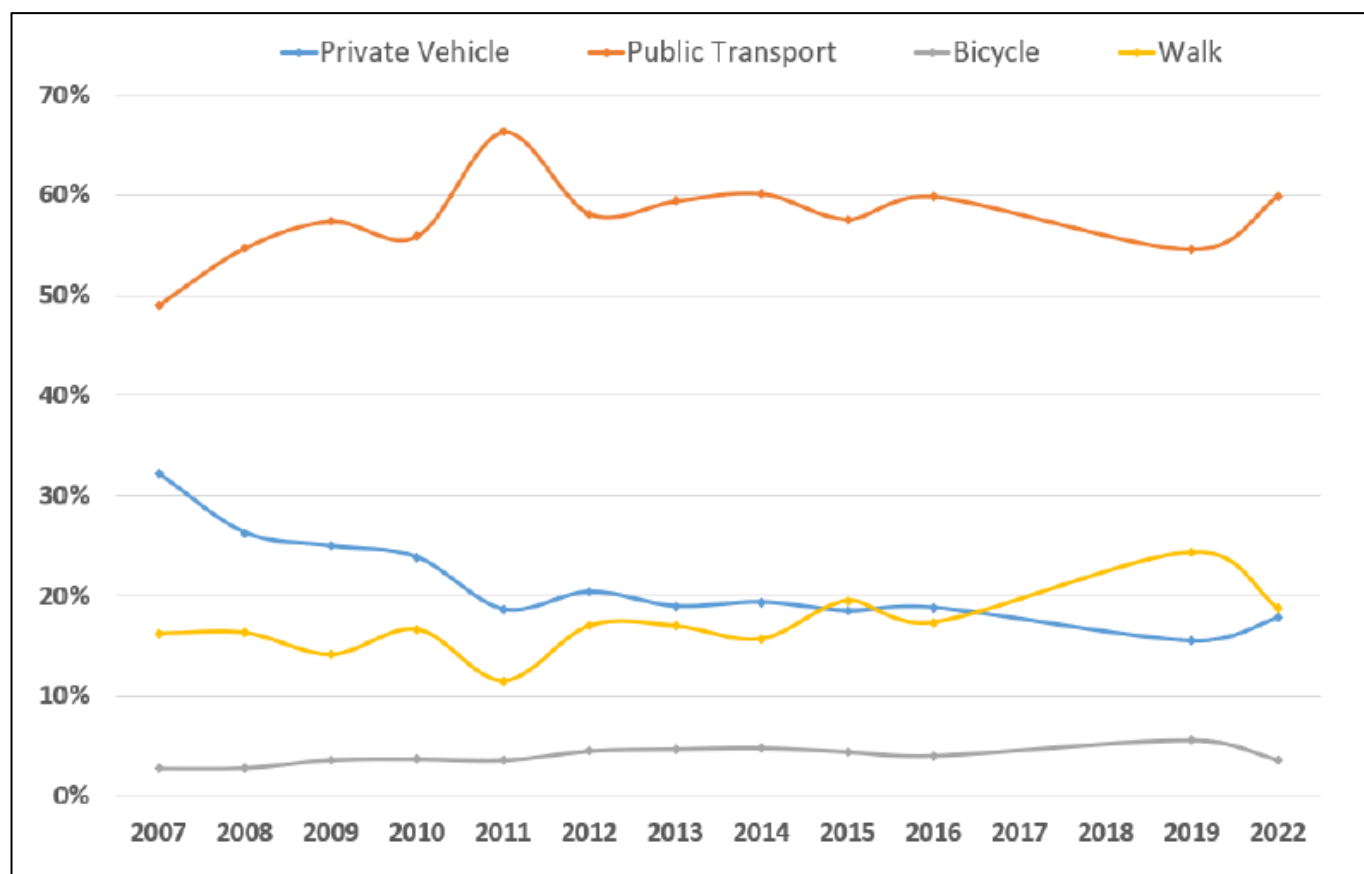


Figure 13 | Travel trends to the UNSW Kensington campus (source: TIA)

The project involves the consolidation of teaching functions and eases pressure on oversubscribed teaching and learning spaces across the campus. 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.

University students have different travel patterns to those of typical office workers. Students arrive and depart throughout the day based on lecture times which are generally outside the commuter peak periods, reducing the impact on the local public transport network. The travel surveys indicate that between 30 to 40 per cent of students travel during the morning commuter peak hour, with this figure dropping to less than 30 per cent during the evening peak hour. This is significantly lower than the typical arrival and departure profile of commercial workers of approximately 50 per cent. Further, the availability of online lectures and course materials are reducing the need for students to travel to the campus on a daily basis.

Notwithstanding, Council raised concerns in relation to cumulative 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.

TfNSW did not raise concerns with the traffic generated by the proposed development and impacts to intersection performance in the vicinity.

The Department concurs with the findings of the TIA and considers the proposed development would not result in unacceptable traffic impacts on the local road network.

6.2.2 Construction traffic

The preliminary Construction Pedestrian Traffic Management Plan (CPTMP) indicates that traffic generated by the proposed development would comprise light vehicles (e.g. vans, utility vehicles) associated with construction workers and smaller deliveries, together with heavy vehicles for the delivery and removal of materials, including plant and equipment (up to 12.5m Heavy Rigid Vehicles).

Throughout construction an average of 20 trucks per day are expected, with a maximum of 40 trucks per day. The anticipated number of light vehicles generated by construction workers is less than 50 vehicles per day. The CPTMP states that 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.

The proposed construction vehicle access routes are shown in Figure 14.

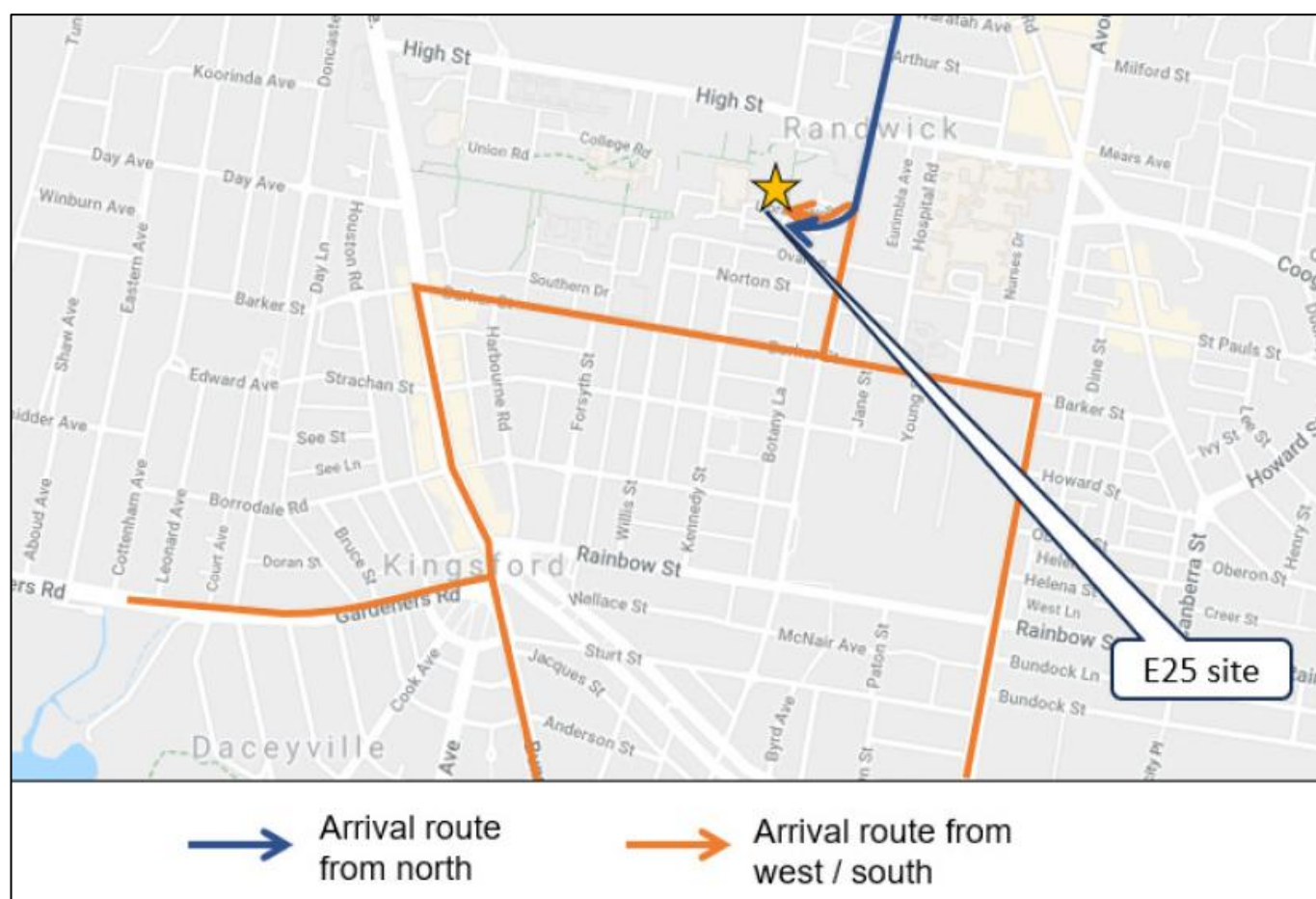


Figure 14 | Construction vehicle routes (source: TIA)

Based on the above information, the Department is satisfied that the construction traffic expected from the proposal poses minimal impacts and will be managed through recommended conditions,

requiring appropriate construction worker modes of transport and the implementation of a final CTMP during construction.

6.2.3 Parking

On-site parking

The UNSW Kensington campus benefits from having the main parking structures located at the periphery of the campus, serving staff, students, visitors, tenants and contractors (see Figure 5). Car parking is currently provided across a number of areas throughout the campus, amounting to approximately 2,500 vehicles. There are approximately 1,000 parking spaces available on upper campus near the site.

The Applicant states no direct increase in staff or student numbers is proposed. In addition, additional car parking is not generated, and therefore not proposed, as users of the new building are already located on the campus.

Justification for this approach to car parking is provided within the TIA and is summarised as follows:

- the development would not in itself create additional traffic and parking demands, instead the project eases the pressure on over-subscribed teaching and learning spaces across the campus, therefore relieving capacity from adjacent buildings. The E25 Biolink building would accommodate existing UNSW students and staff, and in this context, no additional car parking demand would be created by the project.
- the transport strategy developed for UNSW, is to support sustainable modes of transport and consider parking holistically across the entire campus rather than provide parking within individual buildings.
- existing car parking is provided across a number of areas in the campus, including approximately 1,000 spaces in the Botany Street multi-storey carpark, which is less than a five minute walk from the site.
- the approach of not providing additional car parking within individual buildings is consistent with recent development approvals for the campus, including:
 - D14 Building (SSD-9606).
 - B22 Building (SSD-9673).
 - Health Translation Hub (SSD-10822510).

In submissions on the EIS, Council and TfNSW did not raise issue with the lack of parking provision, or the reliance upon public transport, bicycle and pedestrian access.

The Department supports the objective to accommodate future growth through sustainable transport modes, particularly noting public transport improvements to the site as a result of the opening of the L2 and L3 Light Rail line in 2019 and 2020. Nonetheless, the Department acknowledges that this development does not result in increased staff or student numbers or resultant parking demand. Therefore, the Department is satisfied that no additional car parking spaces are required and that the development will not result in unacceptable impacts for on-street parking or use of private car parks.

Sustainable travel

The site has exceptional access to public transport with the South East Light Rail adjoining the site and with numerous bus routes operating out of Randwick, which is a district hub for buses in Sydney's east.

The UNSW Environmental Sustainability Plan 2022-24 (ESP) outlines a roadmap towards best practice in environmental sustainability in the higher education sector, and includes the following relevant strategies and programs:

- develop a campus active transport masterplan.
- provide secure bicycle storage and end-of-trip facilities in key campus locations.
- establish processes to measure and offset business travel carbon emissions.
- identify and evaluate opportunities to expand audio-visual and video-conferencing facilities and promote these as an alternative to travel.

The GTP states that the implementation of these strategies will contribute to reducing parking demand, particularly for staff, and encourage other forms of transport to the site. In addition, the application proposes the provision of pedestrian linkages to public transport nodes, including direct connections to Chancellery Walk which provides the primary pedestrian route of travel to the nearby UNSW High Street light rail stop; and the provision of bicycle parking and end of trip facilities adjacent to the E25 Biolink building.

The application aims to encourage use of sustainable transport and to minimise the use of cars travelling to the site, as outlined in the submitted GTP. The submitted GTP outlines existing and proposed future mode share splits, detailed in Table 8.

Table 8 | Existing and future mode share (source: TIA)

Mode of Transport	Existing Mode Share	Target Future Mode Share
Private vehicle	18%	15%
Public transport	60%	62%

Mode of Transport	Existing Mode Share	Target Future Mode Share
Walking / cycling	22%	23%
Total non-car	82%	85%

The ESP sets a target of increasing the percentage of staff and students travelling by sustainable travel modes to 85 per cent. As seen in Table 8, the GTP seeks an increase in non-car travel to 85 per cent by 2025, consistent with the ESP target.

The Department is satisfied that the implementation of the proposed strategies outlined in the GTP would achieve an increased public/active transport mode share. The Department has recommended conditions requiring implementation of the GTP, and ongoing monitoring and annual review to ensure the GTP improves over time.

Parking for construction workers

The Applicant's Construction Worker Transport Strategy (CWTS) and response to request for information outlines the following strategies for managing construction worker transport demand and to minimise impacts on on-street parking availability:

- as part of the site induction, inform workers of public transport options, parking options and advise workers that they are not to park on surrounding residential streets.
- provide appropriate equipment/tool storage on site and provide appropriate tool/equipment drop-off arrangements to encourage public transport use.
- implement a restricted parking zone in residential streets south of the construction site and university campus where no construction workers associated with the project will be allowed to park. The Applicant proposes to install signage for the duration of construction on these streets informing workers and residents of the restriction. A direct project contact will be provided to residents to report any concerns in relation to construction workers parking in these streets.
- construction workers will be able to utilise public car parking on campus within the Botany Street or Barker Street multi-storey car parks. The Applicant has committed to upgrading signage to provide real time information on the number of available parking spaces in the car parks. Despite this, the Applicant has not committed to providing free or subsidised parking on campus for construction workers.
- construction worker parking will also be available at Royal Randwick Racecourse free of charge, except for major event days at the racecourse (where parking will be available for a fee). A free shuttle bus will be available from the racecourse to the site.

The Department encourages the use of public transport for construction workers and supports the provision of on-site tool and equipment storage for construction workers to facilitate public transport use. To ensure uptake of storage/tool lockers, it is important that equipment drop-off is facilitated and that the lockers are secure. The Department has recommended a condition to ensure on-site storage arrangements are appropriate.

The Department acknowledges that there is limited on-street parking availability in residential streets surrounding the campus and therefore supports the proposed restricted parking zone and associated signage and contact arrangements. The restricted parking zone is considered appropriate to mitigate on-street parking impacts to nearby residents. The Department has recommended a condition requiring consultation with Council on the restricted parking zone.

The Department is concerned that the fees associated with parking on campus will limit uptake of this option. However, the satellite carpark at the racecourse is considered an appropriate measure to offset potential low uptake of on campus parking. The effective and efficient operation of the shuttle bus is paramount to uptake of parking at the racecourse. The Department has recommended a condition requiring a minimum 12-seat shuttle bus for servicing the route in the morning and afternoon shift start and finish times on days when the racecourse carpark is used.

It is noted that paid parking at the racecourse on major event days may result in workers parking on-street due to no other free options. The Royal Randwick Racecourse advertises 45 race days each year and SSD-63536466 was recently approved which permits 10 non-race day events per year with a capacity of 5,000-15,000 patrons; however, some events may be multi-day resulting in a maximum of 21 event days.

The Transport Impact Assessment for SSD-63536466 identifies that there are 1,312 excess parking spaces at the racecourse during non-race day events with 15,000 patrons. It is recommended that the excess parking be made available to construction workers for the project free of charge when non-race day events are held.

The Department assumes that there would be little or no spare capacity at the racecourse during race days. Most race days advertised at Royal Randwick Racecourse are held on the weekends, which coincides with complimentary parking on campus as advertised on UNSW's website. The Department recommends construction workers utilise campus parking during weekends and that workers are warned in advance of weekday race days and encouraged to use public transport or utilise alternative parking arranged by the Applicant.

On balance, parking impacts are considered manageable and acceptable subject to the implementation of the CWTS. A condition has been recommended by the Department to ensure construction worker parking is appropriately managed in accordance with the CWTS for the full duration of the construction period.

6.2.4 Vehicular access, servicing and pedestrian links

Vehicular access

Vehicle access to the site is provided via the signalised intersection on Botany Street with Library Walk within the campus. Library Walk is a two-way road, with a posted speed limit of 10km/h. This signalised intersection provides the only point of vehicle access to both the site as well as the neighbouring Botany Street multi-storey carpark. Library Walk provides a connection to the existing E25 Biolink building loading dock as well as the multi-storey carpark (shown in Figure 15).

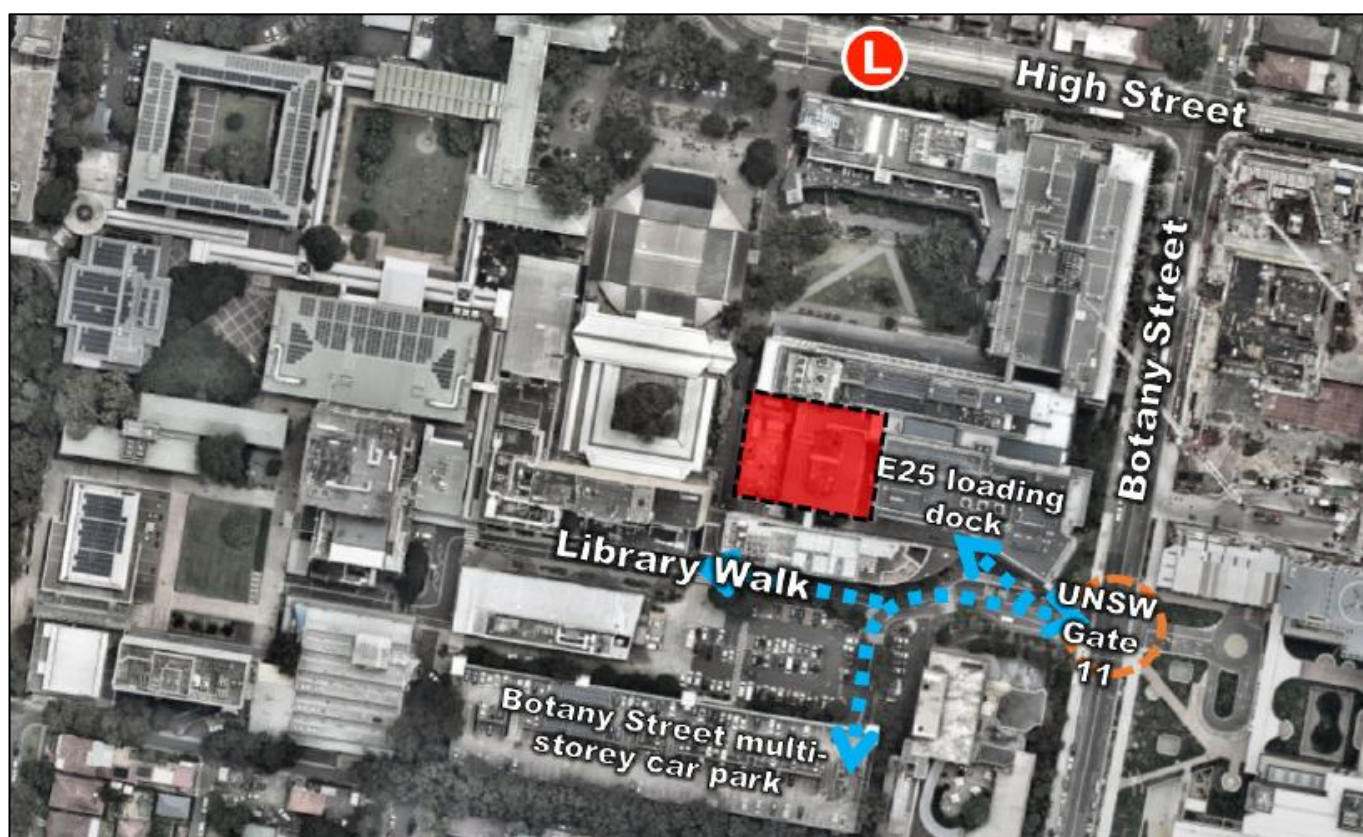


Figure 15 | Vehicle access via Botany Street (source: TIA)

Consistent with current conditions, no formal drop-off / pick-up spaces would be provided within the site. Opportunities exist for drop-off and pick-up in the vicinity of the site including on Library Walk which will continue to be utilised as required. Short term car parking is also available within the adjacent Botany Street multi-storey carpark.

The Department raises no concerns to the utilisation of the existing vehicular access arrangements for the proposed development, as they remain fit for purpose.

Servicing and loading

The proposed development would continue to benefit from an existing dedicated loading dock serving the broader Biological Sciences building area, accessed from Library Walk (see Figure 16).



Figure 16 | Loading dock and servicing location (source: TIA)

The loading dock can accommodate a range of vehicle sizes including large gas delivery trucks and waste collection vehicles.

The loading dock allows for waste collection to be consolidated for E25 and adjacent buildings, and therefore the project would not result in additional waste collection vehicles on the campus. As the proposal is for educational purposes, the TIA has assessed that there would be minimal additional service and/or delivery vehicles generated by the project.

The Department considers that the existing loading dock can accommodate the minor increase in loading / servicing activity generated by the proposal.

Pedestrian links

The site is surrounded by a number of key pedestrian links which connect the site to the broader campus. The key route is the link between the Gate 9 access point on High Street and the University Mall. Another key route is the pathway from the traffic lights on Botany Street at Library Walk to the site.

The application does not propose any alterations to the existing pedestrian links servicing the site and these are outside the scope of the Department's assessment.

6.3 Noise and vibration

The application was accompanied by a Noise and Vibration Impact Assessment (NVIA) that assessed the operational and construction noise and vibration impacts associated with the development at nearby sensitive receivers including those within the university campus, residential properties to the north and south, medical facilities to the east, and recreational spaces to the north (see Figure 17).

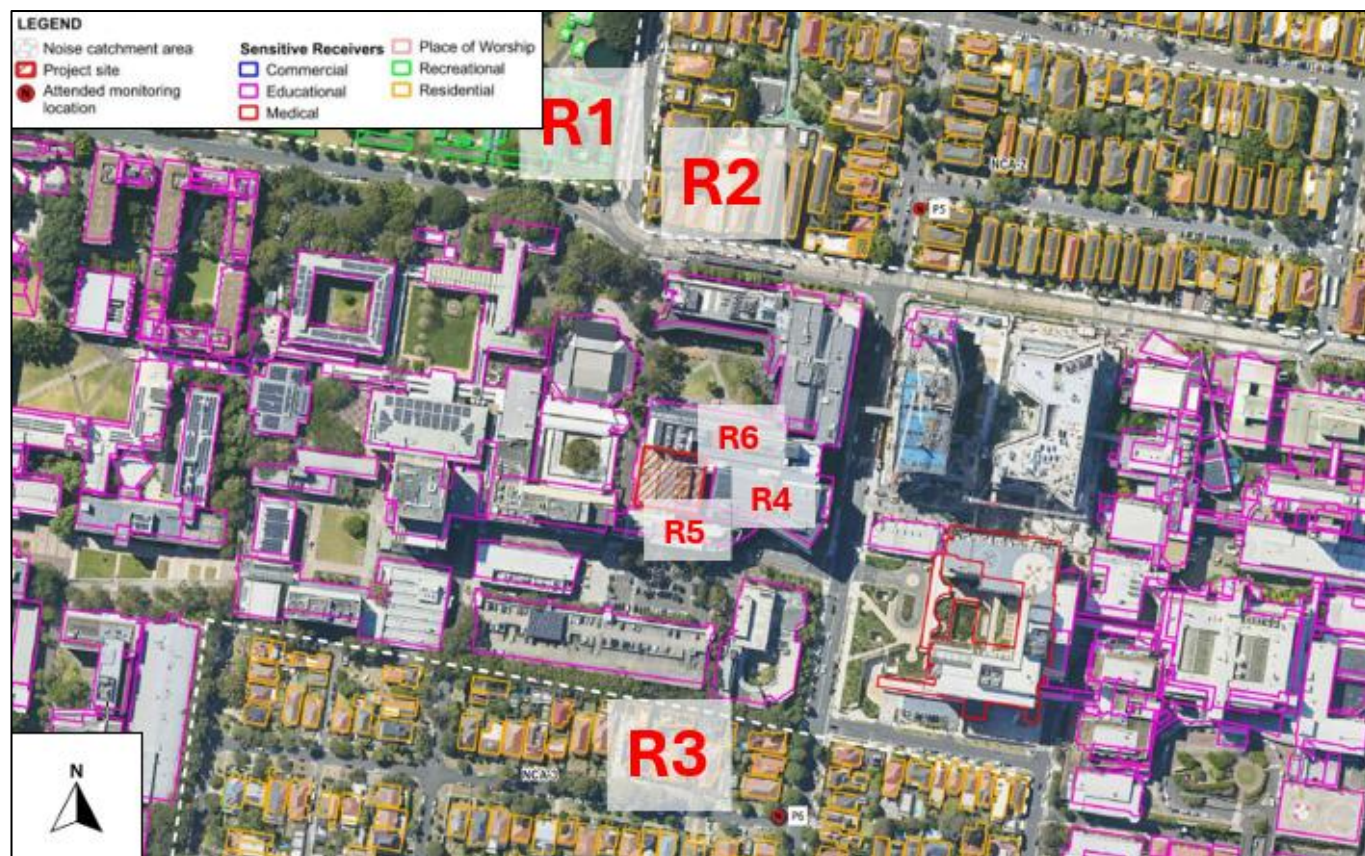


Figure 17 | Surrounding receivers and monitoring locations (source: NVIA)

In preparing the NVIA, the Applicant undertook an unattended noise survey to establish the ambient and background noise levels of the site and surrounds in accordance with the EPA's Noise Policy for Industry (NPfI). The monitoring equipment was positioned to measure existing noise levels that are representative of receptors potentially most affected by the project within constraints such as accessibility, security and landowner permission.

6.3.1 Construction noise and vibration

The NVIA has categorised construction noise generating activities into three distinct classes, namely demolition, equipment installation and construction works. Noise impacts from these construction activities on the amenity of the surrounding sensitive receivers have been outlined in the NVIA and are provided in Table 9.

Table 9 | Predicted noise levels at surrounding receivers (source: NVIA)

Receiver	Noise Management Levels (NML) $L_{eq,15min}$ dBA		Predicted Noise Levels $L_{eq,15min}$ dBA	
	Day – Standard Hours	Day – Highly Noise Affected	Demolition	Equipment installation & construction
R1 (28 High St – recreational)	65	N/A	51	52
R2 (30 High St – residential)	51	75	53	54
R3 (30 Norton St – residential)	54	75	53	54
R4 (UNSW Building E26 – educational)	55	N/A	79	80
R5 (UNSW Building F25 – educational)	55	N/A	79	80
R6 (UNSW Building D26 - educational)	55	N/A	79	80

The predictions are representative of the highest noise levels that would likely be experienced at the surrounding receptors when the works are at the closest point of the work zone under consideration. For most activities, the NVIA expects that the construction noise levels would frequently be lower than those predicted.

The NVIA assessment of construction noise levels presented in **Table 9** identifies the following:

- construction noise impacts at residential Receiver 2 (R2) are predicted to exceed the NMLs but are predicted to be within the highly noise affected limit of 75 dBA.
- construction noise impacts are predicted to exceed the criteria at adjoining UNSW campus buildings (R4, R5 and R6).

In accordance with the EPA's Interim construction noise guideline, the submitted NVIA has concluded that due to the nature of construction works it is inevitable that there will be some construction noise impacts. The NVIA proposes that all feasible and reasonable mitigation measures will be applied to the work to minimise the potential noise and vibration impacts.

The submitted NVIA provides a range of project specific and general recommendations to mitigate construction noise and vibration impacts to comply with requirements of the relevant EPA guidelines. The recommended project specific mitigation measures can be summarised as follows:

- switching off any equipment not in use for extended periods.
- restriction of heavy vehicle movements to and from the site to standard (daytime) hours where feasible.

- directing noise-emitting plant away from sensitive receivers.
- works should be carried out during standard construction hours.
- provision of portable temporary screens adjacent to the construction works and equipment to reduce construction noise.
- avoiding using noisy plant simultaneously and/or close together.
- carrying out loading and unloading away from sensitive receivers.

The Department concurs with the recommendations of the NVIA and recommends the imposition of conditions requiring the preparation of a Construction Noise and Vibration Management Plan (CNVMP) outlining management and mitigation measures generally in accordance with the Applicant's NVIA, and the preparation of a detailed acoustic review of plant items following equipment selection and duct layout design. With the appropriate mitigation measures in place the Department is satisfied that the anticipated construction noise and vibration impacts can be managed.

In line with other recent approvals in the Randwick Health and Education Precinct (SSD-10822510, SSD-10831778, SSD-9113 and SSD-10339), the Department has recommended conditions that permit works between 1pm and 5pm on Saturdays. This is in addition to standard hours between 8am and 1pm on Saturdays.

6.3.2 Operational noise impacts

Operational noise emissions from the site to surrounding receivers are required to comply with the requirements of the NPfI.

The assessment objectives vary depending on the potentially affected receivers, the time of day, and the type of noise source. The NPfI has two requirements, both of which would need to be complied with, namely an amenity criterion and an intrusiveness criterion. The intrusiveness criterion is intended to limit the audibility of noise emissions at residential receivers and requires that noise emissions not exceed the background noise level by more than 5 dB(A), while the amenity criterion is intended to limit the absolute noise level from all noise sources to a level that is consistent with the general environment.

Noise impacts from operational activities on the amenity of the surrounding sensitive receivers have been outlined in the NVIA and are provided in Table 10.

Table 10 | Predicted operational noise levels

Receiver	Predicted Noise Levels dBA L _{eq,15min}		Criteria, dBA L _{eq,15min}		Complies
	External	Internal	External	Internal	
R1 (28 High St – recreational)	38	N/A	48	N/A	Yes
R2 (30 High St – residential)	38	N/A	38	N/A	Yes
R3 (30 Norton St – residential)	33	N/A	38	N/A	Yes
R4 (UNSW Building E26 – educational)	51	≤35	N/A	40	Yes
R5 (UNSW Building F25 – educational)	52	≤36	N/A	40	Yes
R6 (UNSW Building D26 – educational)	56	≤40	N/A	40	Yes

The NVIA assessment presented in Table 10 demonstrates that the predicted operational noise levels would comply with the Amenity Noise Level and Project Intrusiveness criteria. The NVIA states that the criteria would not be exceeded subject to the provision of a 3-4m acoustic barrier to the perimeter of the rooftop.

The Department concurs with the conclusions of the NVIA and is satisfied that operational noise impacts generated by the development can be adequately managed and mitigated, subject to the preparation of an Operational Noise Management Plan detailing any mitigation measures, the verification of noise attenuation measures during the detailed design stage and verification of operating conditions upon commencement of operations.

6.4 Flooding

6.4.1 Flood risk

The application has been accompanied by an amended Flood Impact and Risk Assessment (FIRA) (as amended), which provides an assessment of the flooding conditions, potential future impacts and mitigation measures.

Existing flood behaviour

The site forms part of the Kensington Centennial Park Catchment and the Birds Gully and Bunnerong Road Catchment.

In existing conditions, the 1% AEP flood depth is contained within main walkways and ponding occurring in small, discrete areas of the site. Minor overland flows along Chancellery Walk, situated to the west of the existing building follow the grading of the thoroughfare from north to south. These flows are predominantly captured and redirected away from the site by the existing stormwater drainage network. The depth of ponding is generally limited to 0.05m, with a small area at the northern end of the site reaching up to 0.1m depth during the existing 1% AEP flood event scenario.

During the PMF event, flood depths and extents increase significantly, with depths reaching up to 1m, spanning the width of Chancellery Walk.

Generally, the 1% AEP flood under existing conditions causes a flood hazard of H1 within the site and surrounding area, with small instances of H2 located on the western frontage of the existing building and on the western site boundary. In the PMF event, flood hazard is significant with a maximum hazard category of H6 localised south of the existing building, inside the site boundary. Much of Chancellery Walk also escalates to a hazard category of H5, though areas outside of the Chancellery Walk flow path remain at H1.

Post development flood behaviour

Within the site boundary of the post development scenario, the 1% AEP flood depth is largely contained within overland flow channels along Chancellery Walk and within the proposed bioretention raingarden west of the proposed building extension. Overland flow transported south along Chancellery Walk and accumulates in the proposed bioretention raingarden at depths of up to 0.3m.

Under post-development conditions, the PMF increases the size and spread of the localised flooded areas relative to those identified for the 1% AEP. Chancellery Walk is inundated with flood depths of up to 1m concentrated over the bioretention raingarden and depths of 0.5m extending across the span of the walkway. The south side of the proposed building experiences depths of up to 0.2m during the PMF. Increases in flood depth along Chancellery Walk are generally constrained within the development site boundary and have negligible impact on flood depths externally within the campus.

The 1% AEP flood under development conditions results in a H1 flood hazard within the site surrounds with small areas of H2 at the periphery. The PMF flood generally increases the extent of H1 zones and extends H5 zones at the north end of Chancellery Walk and further south towards

Library Walk. The maximum hazard classification along Chancellery Walk remains the same under existing and developed conditions.

Figure 18 and Figure 19 below provides a comparison of existing and developed flooding during the 1% AEP and PMF flood events.

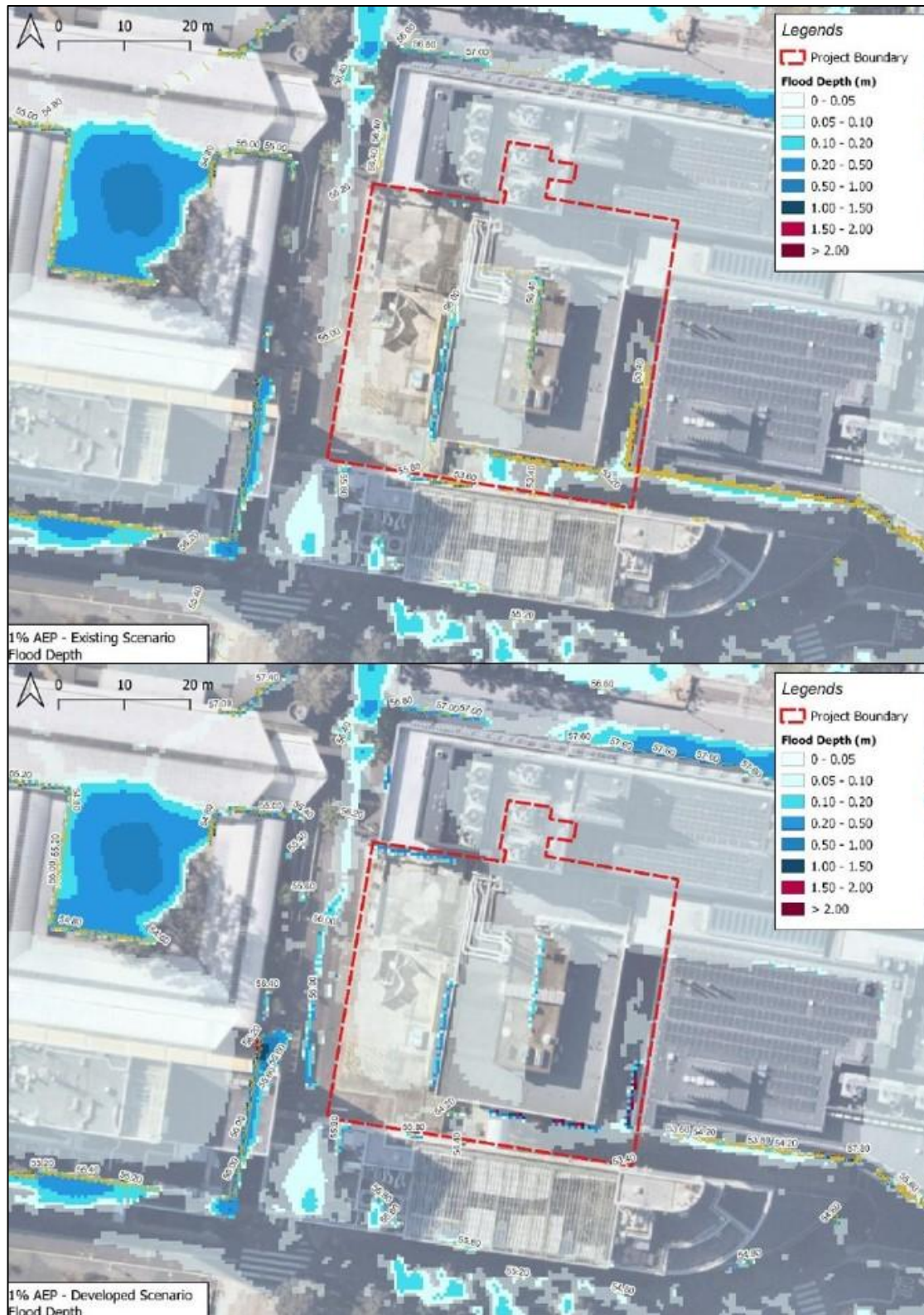


Figure 18 | Existing 1% AEP flood depth (above) compared to developed 1% AEP flood depth (source: FIRA)

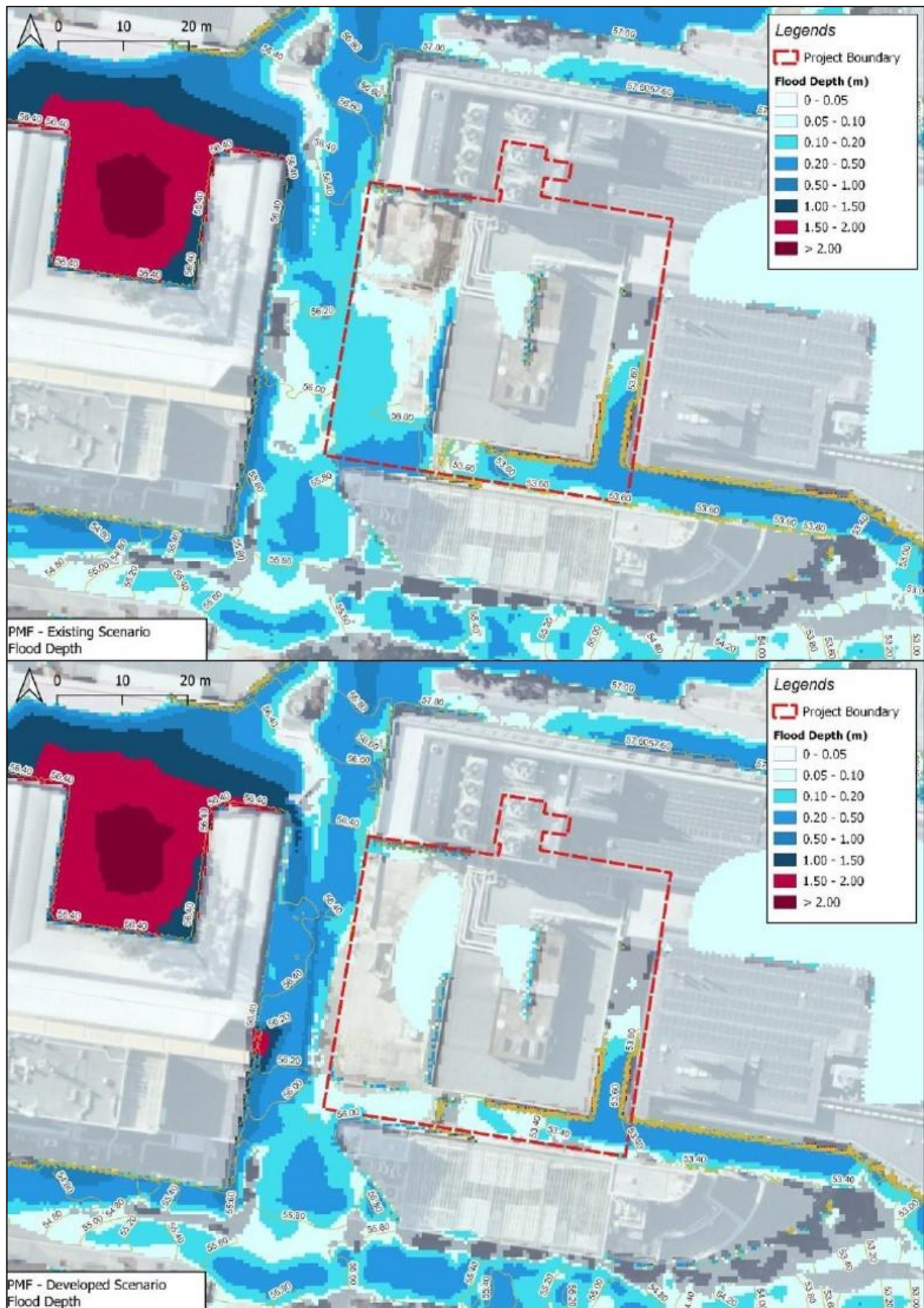


Figure 19 | Existing PMF flood depth (above) compared to developed PMF flood depth (source: FIRA)

Council's Development Control Plan (DCP) 2013 sets the flood planning level (FPL) for buildings on sites impacted by overland flow at *“two times the depth of flow in the 1% AEP flood with a minimum of 0.3m above the surrounding surface”*. Table 11 presents a comparison of the proposed floor levels to the 1% AEP and PMF flood levels and the FPLs for the ground and lower ground levels.

Table 11 | Floor levels compared to flood levels (source: FIRA)

Location	Proposed Floor Level (m AHD)	1% AEP Flood Level	PMF Flood Level	DCP FPL	Relationship to Flood Levels
Lower ground floor (existing)	53.451	53.45	53.50	53.68	Above 1% AEP, below the PMF and FPL
Ground floor – western extension	56.390	56.09	56.37	56.33	Above 1% AEP, PMF and FPL
Ground floor – retained building	57.541	56.09	56.37	56.33	Above 1% AEP, PMF and FPL

As noted in Table 11, the existing lower ground floor will be only marginally above the 1% AEP but below the PMF level. The existing ground floor and the ground floor of the western addition to the E25 Biolink building would be located above the 1% AEP and PMF levels and the FPL established by the Randwick DCP.

The lower ground level of the existing E25 Biolink building would remain unaltered as part of this proposal. The FIRA argues that requiring compliance with the FPL retrospectively to the lower ground floor is not reasonable in this case given the building is existing and the overland flow depth in the south and east laneways is negligible (<0.05m) during the 1% AEP event and the flood hazard within the laneways across all storm events up to and including the PMF is category H1, indicating it is safe for people and vehicles. Further, it is noted that there is a minimal PMF-induced flood depth of approximately 0.05m, corresponding to a PMF flood level of 53.50 m AHD. To mitigate against the risk of this hazard, sensitive and plant infrastructure will be elevated above the PMF and at or above the FPL. Furthermore, the design of the laneways south and east of the lower ground floor directs water away from the building entrances.

CPHR have reviewed the post-development flood scenario and raised no concerns, noting that *“the redevelopment proposes to set the Flood Planning Level (FPL) above the Probable Maximum Flood (PMF), which will significantly improve the building’s flood resilience. As the redevelopment does not increase occupancy within the university premises, the risk profile is expected to improve relative to the existing conditions”*.

Whilst the development is on a PMF affected site and the building and surrounding walkways will be affected by the PMF, the Department considers the proposal is acceptable as:

- the building is capable of withstanding flooding events, including resistance to hydrostatic, hydrodynamic, and debris impact forces up to and including the PMF event (as confirmed within advice provided by a suitably qualified engineer).
- the ground floor levels of the existing building and the western extension are set above the PMF level.
- the proposed shelter-in-place strategy can be achieved within the designated flood refuge area on the ground level of the existing building, above the PMF level (see **Section 6.4.2**).
- the proposal meets the primary objective of the NSW Floodplain Development Manual 2005 and the Flood Risk Management Manual 2023, as it would not result in a significant increased flood risk, as the lowest habitable finished floor of the building has been designed to be above the 1% AEP flood level.
- increases in flood depth along Chancellery Walk are generally constrained within the development site boundary and have negligible impact on flood depths externally within the campus.
- the maximum hazard classification along Chancellery Walk remains the same under existing and developed conditions.
- essential service infrastructure can be appropriately designed, including a rooftop back-up generator that can maintain power to the building for the duration of the inundation, recession of waters and allowance for contingency.

6.4.2 Emergency management

The application has been accompanied by a Flood Emergency Response Plan (FERP) within the FIRA.

Having regard to on-site refuge during flood events, the Department's 'Shelter-in-place guideline for flash flooding' provides clear and consistent guidance for the community, Councils and consent authorities about when shelter-in-place can be used as an alternative to evacuation off-site/out of the floodplain. The guideline outlines that evacuation prior to major flood events is the preferred response to flooding emergencies, but is not always possible in all locations, especially during flash flooding.

The FERP notes that flooding in the vicinity of the subject site occurs rapidly following precipitation commencing and recedes similarly rapidly following the conclusion of the event, fitting the definition of flash flooding per the guideline of within six hours to peak from the onset of precipitation. The local access roads, Chancellery Walk and pathways surrounding the E25 Biolink

building are impacted by severe overland flooding up to and including the PMF event, removing any possible pedestrian or vehicular evacuation route.

Accordingly, the FERP proposes a shelter-in-place strategy for the proposed development and its occupants.

The FERP proposes a designated flood refuge area on the main ground level of the E25 Biolink building, as shown in Figure 20, where the finished floor level is 57.541 m AHD, which is above the PMF level (see Table 11).



Figure 20 | Designated flood refuge area on ground level (source: FERP)

NSW SES have reviewed the proposal and supporting documents, and their comments can be summarised as follows:

- supports approaches to improve flood resilience of future buildings and communities and notes the backup power for the building will be supplied from a standby generator to be located on Level 6.

- no concerns are raised to the proposed shelter-in-place strategy, whilst noting that sheltering in a building surrounded by floodwater is not risk-free.

The Department considers that the FERP has adequately addressed the Shelter-in-place guideline for flash flooding and demonstrates that the site and use is appropriate for a shelter-in-place strategy, subject to the imposition of a recommended condition requiring that a standby backup diesel generator be installed within the plant room on Level 6.

The Department considers that based on the merits of the project and the observations above regarding the site's flood risk and compatibility of the use with the risk, that a shelter-in-place strategy can be supported. The Department considers the project would improve the building's flood resilience, with the building capable of being operated to manage and mitigate flood impacts, adequately protecting occupants during significant flood events.

6.5 Other issues

The Department's consideration of other issues is summarised in Table 12.

Table 12 | Assessment of other issues

Issue	Findings and conclusions	Recommended conditions
Amenity	<u>Overshadowing and solar access</u> The application has been accompanied by Shadow Diagrams. The Shadow Diagrams demonstrate that the site is completely overshadowed by the existing D26 Building to the north between 9am and 12pm during the winter solstice, with partial overshadowing from 12pm to 3pm. Given the extent of existing shadowing on the site and further to the south of the site, the proposed development would result in negligible overshadowing impacts to adjoining buildings, with minor increases in overshadowing of Buildings F23 and F25 to the south. These impacts have been determined to be minor by the Department and will not materially impact the use or amenity of these buildings. <u>Wind impacts</u>	No conditions are recommended in this regard.

Issue	Findings and conclusions	Recommended conditions
	The application has been supported by an Environmental Wind Assessment Report (Wind Report). The site is predominantly shielded by surrounding buildings and partially exposed to prevailing winds from the west to north-west. Given the modest scale of the proposed development and sheltered location of the building, the Wind Report states that the proposed building would have minimal impact on pedestrian level wind conditions, although the wind speed experienced along Chancellery Walk may be increased slightly. The Wind Report has assessed that the wind conditions at the majority of locations around the site would be classified as suitable for pedestrian activities at ground level. There are no mitigation measures that have been identified in the Wind Report. <u>View impacts</u> The existing E25 Biolink building is not located near a public street, or campus boundary interface. The proposed building is within a centralised internal location of the campus and surrounded by other built forms, that are mostly of larger bulk and scale. The proposed western façade of the development aligns with the adjoining D26 building and therefore does not have a footprint that encroaches beyond the established setbacks. There are no views from prominent internal locations, in the form of Oval Lane and High Street. From Gate 11 off Botany Street the views are a limited mostly to the existing eastern façade	

Issue	Findings and conclusions	Recommended conditions
	which is being upgraded with new glazing, and new additions consisting mostly of plant room screening. The Department considers that the proposal would have negligible impacts to views within and external to the campus.	
Contamination	The application has been supported by a Preliminary Site Investigation (PSI) and a Hazardous Materials Survey. Soil and groundwater borehole samples were collected as part of the PSI (BH1 to BH8 for soil and BH2 for groundwater). The PSI has determined that all analysed contaminant concentrations reported for tested soil samples were within the adopted criteria with the exception of Benzo(a)pyrene (B(a)P) at one location. The PSI has concluded that the result is not considered to pose an unacceptable risk under the proposed land use. Asbestos was detected in one location (BH7) at a depth of 0.4 to 0.5m in the form of fibrous asbestos / asbestos fines (FA/AF). The concentration of asbestos was <0.001 per cent and below the adopted criteria. Accordingly, the PSI recommends that remediation of asbestos contamination in soil is not required based on current data. One groundwater well was installed and sampled, with the results not identifying significant contamination of concern. Based on the results of the PSI, it is concluded that the site can be made suitable for the proposed development subject to the following recommendations: • testing at the location of the proposed lift pit which is currently inaccessible.	Conditions are recommended requiring the implementation of the recommendations outlined in the PSI.

Issue	Findings and conclusions	Recommended conditions
	- the exposed area under the slab should be inspected and samples collected to confirm the contamination. - additional testing is recommended within the lower ground level to assess the potential asbestos risk. - an unexpected finds protocol should be prepared for the proposed development to address potential contamination finds. - decommissioning of current on-site waste management infrastructure. - a hazardous building material survey is required of the current buildings to assess the presence of hazardous building material. The Department concurs with the findings of the PSI and has recommended conditions accordingly.	
Aboriginal cultural heritage	The application has been accompanied by an Aboriginal Cultural Heritage Report (ACHAR), with an addendum submitted as part of the RtS. The ACHAR concludes that the proposed ground disturbing works are confined to an area of very low archaeological potential and as no known Aboriginal objects have been identified within the assessment area, the proposed development is unlikely to cause either direct or indirect harm to Aboriginal objects or values. NSW Heritage ACH has raised no concerns with the proposed development on Aboriginal cultural heritage grounds, subject to recommended conditions requiring that the registered Aboriginal parties (RAPs) be kept informed about the SSD and that a procedure for the management of unexpected Aboriginal objects and human remains be developed.	Conditions have been recommended requiring the: - recommendations within Section 7 of the ACHAR be implemented. - Heritage NSW ACH recommended conditions be imposed.

Issue	Findings and conclusions	Recommended conditions
	The Department concurs with the conclusions of NSW Heritage ACH.	
Geotechnical investigations	A Geotechnical Investigation (Geotech Report) and a Groundwater Impact Assessment (Groundwater Report) accompanied the application. A total of eight boreholes were drilled as part of the investigations. Of these, two rock-cored boreholes (BH1, BH2) were drilled to target depths of approximately 14.9m and 15.9m. Shallow boreholes (BH3 to BH8) were drilled using a hand auger to a target depth of 1.5m (BH3) and to refusal depths of between 0.4m and 0.9m (BH4 to BH8). The site is not located in an area Acid Sulfate Soils (ASS) potential. <u>Subsurface conditions and structural design</u> The subsurface conditions generally included sandy fill, natural sand with weathered and variable strength Hawkesbury Sandstone at depths of less than 2m. Given the weathered and variable strength sandstone, together with the anticipated relatively large building column loads for the proposed building, the Geotech Report recommends that the building be supported by piles founded in the underlying consistent medium strength (or stronger) sandstone. In addition, the Geotech Report provides recommendations including in relation to earthworks, excavation support, foundations, earthquake design and drainage. The Department concurs with the above recommendations, as outlined within Section 7 of the Geotech Report. <u>Groundwater</u>	Conditions are recommended requiring that the development incorporate the recommendations set out in the: • Geotechnical Investigation Report in relation to earthworks, excavations, mine subsidence, groundwater, pile design and earthquake design mitigations. • Groundwater Impact Assessment.

Issue	Findings and conclusions	Recommended conditions
	Groundwater levels within the site have been observed at depths between 3.6m (RL52.6) and 4.2m (RL52.0) near the proposed passenger lifts. Two minor excavations are proposed as part of the development for the passenger and goods lifts. The excavations for the passenger lift and the goods lift are expected to extend to a maximum depth of about 3m (RL 53.57) and 2.6m (RL 50.85), respectively. The excavation for the goods lift would intercept the water table. The submitted Groundwater Report states that given the small footprint of the lift, short duration of the excavation and low hydraulic conductivity of the sandstone, the proposal is not anticipated to result in any groundwater impacts. The remainder of the development is expected to remain above the water table. The Geotech Report has determined that no adverse groundwater impacts are expected to occur, provided that the recommendations within the Groundwater Report are adhered to.	
Waste management	A Waste Management Plan has supported this application. <u>Construction waste</u> The WMP estimates 2,835 cubic metres of construction waste would be generated by the proposed development. The WMP estimates that 82 per cent of construction waste would be diverted from landfill through recycling. The Department raises no concerns with regard to construction waste management and concurs with the conclusions and recommendations of the WMP. <u>Operational waste</u>	The Department recommends a condition of consent requiring the preparation of a final Operational Waste Management Plan and Construction Waste Management Sub-Plan.

Issue	Findings and conclusions	Recommended conditions
	As per existing conditions, all waste will be collected on-site from the existing waste collection points throughout the campus. <i>Waste generation rates</i> The proposed development would have an estimated general waste volume of 5,715 litres per week, generating a requirement for 9 x 240 litre bins. The WMP requires that the bins be collected three times per week. The estimated recycling volumes for the development is 762 litres per week, generating a requirement for 4 x 240 litre bins (collected once per week). The Department has assessed that: • the bin storage areas would accommodate the required number of bins. • concurs with the submitted WMP that the operational waste generated by the proposed development is in keeping with anticipated waste generation of similar sized educational buildings.	
Stormwater management	The application has been accompanied by an Integrated Water Management Plan and Stormwater Plans. The existing roof downpipes along the western façade will be rerouted as part of the proposed development and retain its connection to the existing stormwater pipe along the south of the building. The existing roof downpipes along the western façade will be combined with the proposed new roof drainage system and will connect to the existing pipe along Chancellery Walk. DRAINS modelling analysis shows the existing pipe has sufficient capacity to accept 1,200sqm of additional roof catchment.	Conditions are recommended requiring: • that adequate provisions be made to collect and discharge stormwater drainage during construction. • that the stormwater system be designed generally in accordance with the Stormwater Management Plan.

Issue	Findings and conclusions	Recommended conditions
	The proposed surface areas along the western façade will be graded away from the building and drain towards the existing dish drain and pit/pipe network along Chancellery Walk. Council has reviewed the EIS and raises no concerns to the proposed method of stormwater disposal. The Department concurs with Council's findings.	
Social impact	The application has been supported by a Social Impact Assessment (SIA). The SIA found that positive impacts of the proposed development include: • improved access to research, learning and teaching spaces. • changed sense of place. • improved access and links between university and health precincts. • contribution to UNSW and to Sydney's history and culture. • enhanced research and innovation opportunities in biomedical science. • impact to immediate surroundings during operation, including on pedestrian connectivity and traffic flows. • strategic contribution to Sydney's health and medical system. However, the SIA also found that the proposal would have negative impacts, including: • amenity impacts during construction. • disruption to UNSW community during construction, including temporary closure of XS café. • changed sense of place.	No conditions are recommended.

Issue	Findings and conclusions	Recommended conditions
	• accessibility impacts during construction (traffic and pedestrian). • negative health and wellbeing impacts during construction. • concerns for animal safety and wellbeing during scientific research processes and activities. • concerns of site contamination if unmitigated. • impact to immediate surroundings during construction, including noise and vibration. The SIA concludes that, subject to the implementation of the management and mitigation measures within Sections 7.1 and 7.2 of the SIA, the proposal would have a net positive social benefit on the community. The Department is satisfied the SIA accords with the Department's Social Impact Assessment Guideline 2023. The Department is satisfied that the recommendations of the SIA can mitigate the potential negative impacts of the development.	
BCA	A BCA assessment report accompanies the application. The report reviews the capability of the proposed design to meet the requirements of the BCA. Overall the BCA assessment indicates that the development is capable of complying with the BCA requirements, either via Deemed to Satisfy Provisions or through the preparation of Performance Solutions.	The Department recommends a condition requiring that the proposed development be constructed in accordance with the relevant requirements of the BCA.
Access	An Accessibility Design Review has been submitted as part of this application. The report reviews the capability of the proposed design to meet the requirements of the BCA, Disability (Access to Premises – Buildings)	The Department recommends a condition requiring the proposed development be designed and constructed to provide access and facilities for people with a

Issue	Findings and conclusions	Recommended conditions
	Standards 2010 (Premises Standards) and relevant Australian Standards relating to access. The Statement concludes that the design is generally capable of meeting the relevant requirements, subject to standard design development. The Department concurs with the findings of the Access Review and raises no concerns in this regard.	disability in accordance with the BCA.
Aviation	The application has been supported by an Aviation Impact Assessment Report (Aviation Report). The development (and any associated construction cranes) will intrude into the Sydney (Kingsford-Smith) Aerodrome Obstacle Limitation Surface (OLS). However, the development will not intrude into either the Procedures for Air Navigation Services – Aircraft Operations (PANS-OPS) surfaces or Radar Terrain Clearance Chart (RTCC). Construction cranes may intrude into the PANS-OPS surfaces if above approximately 120 AHD but will not intrude the RTCC. Any tower crane used to construct the E25 Biolink building will be a hazard to helicopters operating in the vicinity of the new Prince of Wales Hospital Helicopter Landing Site (HLS). As the crane(s) will be close to the HLS, the Aviation Report recommends that the crane(s) be appropriately illuminated with aviation standard obstacle lighting. The Aviation Report notes that the E25 Biolink building will not impact any helicopter routes. The application was referred to CASA. CASA raised no concerns with the proposed development and provided no condition recommendations.	The Department recommends a condition requiring that all construction cranes be appropriately illuminated with aviation standard obstacle lighting.

Issue	Findings and conclusions	Recommended conditions
	The Department concurs with the findings of the Aviation Report and CASA and has recommended appropriate conditions in this regard.	
Development Contributions	The Randwick City Section 7.12 Development Contributions Plan 2024 (Contributions Plan) applies to the proposed development. The Applicant has requested a full exemption from the Contributions Plan. The Applicant's justification can be summarised as follows: • the development does not increase the demand for public facilities and services. • the university provides significant public benefits, as a registered not-for-profit organisation, educational facility and nominated charity. • in some instances, the Department has exempted contributions on previous UNSW projects that increase demand/burden on public services and infrastructure. 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. In addition, Council has stated that <i>"the proposal represents a large-scale redevelopment of the existing E25 Biolink building that is intended to maximise student patronage. The proposal will result in significant increase in floor area beyond that existing on-site. Accordingly, there will be an increased intensity of use that in turn results in increase demand on services and facilities levied under the Randwick City Section 7.12 Development Contributions Plan 2024"</i>. The Department agrees with Council and notes that section 1.13 of the Contributions Plan does	The Department has recommended a condition requiring payment of a development contribution.

Issue	Findings and conclusions	Recommended conditions
	not exempt the proposed development from the payment of development contributions.	
Modification to SSD-6674	As outlined in Section 2.3, the Applicant has requested the Department modify SSD-6674 to resolve inconsistencies with this application. The inconsistencies relate to lower ground, ground and landscaping works at the E25 site approved under SSD-6674 that were not completed. The proposed modification will result in reduced landscaped area at the E25 site than originally assessed and approved under SSD-6674. As addressed in Section 6.1.3, the Department considers the proposed landscaping and public domain treatment for this development satisfactory. The Department supports the proposed modification to SSD-6674.	The Department has recommended a condition requiring a notice of modification be delivered to the consent authority for SSD-6674 that complies with the requirements under section 67 of the EP&A Regulation. The notice must set out that where inconsistencies applicable to the E25 site apply between SSD-6674 and SSD-73456206, SSD-73456206 prevails.

7 Evaluation

The Department's assessment has considered the relevant matters and objects of the EP&A Act, including the principles of ecologically sustainable development (Sections 3 and 6), advice from government agencies, Council and public submissions (Section 5), and strategic government policies and plans (Section 4). Issues raised in public submissions have been considered and all environmental issues associated with the proposal have been thoroughly addressed, with conditions recommended to address any outstanding issues.

The proposed development is consistent with the objects of the *Environmental Planning and Assessment Act 1979* (including ecologically sustainable development) and with 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 Department finds the proposed building's bulk and scale appropriate to its central campus location, where it will be surrounded and screened by larger existing structures. The design is considered sympathetic to its context, with façades that achieve a high architectural standard. The existing site has no landscaping, and the proposal will significantly improve the area through new palm and fern trees with native understorey planting.

As the development accommodates existing staff and students, it will not generate additional traffic or parking demand. The Department is satisfied that existing campus parking can support the use without adverse on-street or external parking impacts. Further, the Department is satisfied that the proposed parking arrangements are appropriate to manage construction worker parking demand.

Construction noise and vibration impacts are expected to be temporary and manageable through standard mitigation measures and a Construction Noise and Vibration Management Plan.

Although the site is affected by the Probable Maximum Flood (PMF) event, the Department is satisfied that flood risks are appropriately addressed. The building is engineered to withstand flood forces and includes a shelter-in-place strategy and backup power generation.

Overall, the development addresses potential impacts and integrates well with its surroundings.

Consequently, the Department has formed the opinion:

- the proposal is in the public interest and would provide public benefits, including additional investment in educational infrastructure within a highly accessible location.
- the Department concludes the impacts of the proposed development are acceptable and can be appropriately mitigated through the implementation of consent conditions.

- that the development would provide economic benefits, generating 184 construction jobs through investment in educational infrastructure.
- the project should be approved subject to conditions.

8 Recommendation

It is recommended that the **Director, Social Infrastructure Assessments**, as delegate of the Minister for Planning and Public Spaces:

- considers the findings and recommendations of this report.
- **accepts and adopts** the findings and recommendations in this report as the reasons for making the decision to grant consent to the application.
- agrees with the key reasons for approval listed in the notice of decision.
- grants consent for the application in respect of UNSW Building E25 Biolink (SSD-73456206), subject to the conditions in the attached development consent.
- signs the attached development consent (**Appendix C**).

Recommended by:



Thomas Dales
Senior Planner
Social Infrastructure

Recommended by:



David Gibson
Team Leader
Social Infrastructure

9 Determination

The recommendation is adopted by:



16 December 2025

Karen Harragon

Director

Social Infrastructure Assessments

Glossary

Abbreviation	Definition
AHD	Australian height datum
CPHR	Conservation Programs, Heritage and Regulation Group of the NSW Department of Climate Change, Energy, the Environment and Water
Council	Randwick City Council
Department	Department of Planning, Housing and Infrastructure
EDC	Estimated Development Cost
EIS	Environmental impact statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPI	Environmental planning instrument
ESD	Ecologically sustainable development
Heritage	Heritage NSW, within the NSW Department of Climate Change, Energy, the Environment and Water
LEP	Local environmental plan
Minister	Minister for Planning and Public Spaces
SEARs	Planning Secretary's Environmental Assessment Requirements
Secretary	Secretary of the Department of Planning, Housing and Infrastructure
SEPP	State environmental planning policy
SSD	State significant development
TfNSW	Transport for NSW

Appendices

Appendix A – List of referenced documents

The following supporting documents and supporting information to this assessment report can be found on the Department's website as follows:

1. Environmental Impact Statement

<https://www.planningportal.nsw.gov.au/major-projects/projects/unsw-building-e25-biolink>

2. Submissions and agency advice

<https://www.planningportal.nsw.gov.au/major-projects/projects/unsw-building-e25-biolink>

3. Response to Submissions

<https://www.planningportal.nsw.gov.au/major-projects/projects/unsw-building-e25-biolink>

4. Additional information

<https://www.planningportal.nsw.gov.au/major-projects/projects/unsw-building-e25-biolink>

Appendix B – Statutory considerations

Objects of the EP&A Act

A summary of the Department's consideration of the relevant objects (found in section 1.3 of the EP&A Act) are provided in Table 13 below.

Table 13 | Objects of the EP&A Act and how they have been considered

Object	Consideration
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,	the proposal seeks to develop land strategically located within the Randwick Health and Innovation Precinct for the purpose of a teaching and research facility which would provide necessary employment and educational opportunities in a growth precinct area. The proposal would deliver social and economic benefits to the region, with potential environmental impacts appropriately mitigated, managed, and minimised to avoid unacceptable impacts on the local community and the environment.
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	the proposal addresses the principles of ecologically sustainable development including the precautionary principle, intergenerational equity, conservation of biological and ecological integrity and improved valuation, pricing and incentive mechanisms in accordance with the requirements of the Environmental Planning and Assessment Regulation 2021. This issue is further addressed below this table.
(c) to promote the orderly and economic use and development of land,	the proposed development would redevelop a current unused educational building within the UNSW campus to provide additional teaching and research opportunities within a health and innovation precinct.
(d) to promote the delivery and maintenance of affordable housing,	N/A

Object	Consideration
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,	technical studies have been undertaken to determine the environmental impact of the educational use on the surrounding natural environment. The technical studies including a BDAR waiver have confirmed that there is limited environmental impact associated with the proposal and there is no existing vegetation present on the site. Where there is an impact present, mitigation measures are proposed to ensure that the proposal does not cause an unacceptable impact on the surrounding natural environment.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	- an Aboriginal Cultural Heritage Assessment Report (ACHAR) has been prepared to identify the presence of cultural heritage and ensure sustainable management principles. As the proposed ground disturbing works are confined to an area of very low archaeological potential and no known Aboriginal objects have been identified within the site area, the proposed development is unlikely to cause either direct or indirect harm to Aboriginal objects or negatively impact intergenerational equity. - the building is not heritage listed. No building within the lot is heritage listed, nor is it in a heritage conservation area.
(g) to promote good design and amenity of the built environment,	the proposed development is supported by a Design Report and Landscape Plan. Careful consideration has been given to the design of the proposal to ensure the development delivers the highest and landscape design. The proposal has also been subject to a review by the State Design Review Panel (SDRP).
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,	the detailed design of the Building E25 development has been undertaken by a suitable qualified architect with the input from a range of specialist consultants, including noise and

Object	Consideration
	vibration, flooding, geotechnical and structural engineers. The health and safety of all occupants has been carefully considered, during both the construction and occupation phases.
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,	the proposal has been prepared in accordance with the EP&A Act and the EP&A Regulation. As required by the SEARs, consultation has occurred with various agencies and the DPHI to facilitate the sharing of responsibility for environmental planning and assessment.
(j) to provide increased opportunity for community participation in environmental planning and assessment.	pre-lodgement community consultation was undertaken as required by the SEARs. Additionally, the application is required to be notified for a minimum of 28 days which will allow for further consultation opportunities for community participation in the assessment of the application.

Ecologically sustainable development

The EP&A Act adopts the definition of ecologically sustainable development (ESD) found in the *Protection of the Environment Administration Act 1991*. Section 6(2) of that Act states that ESD requires the effective integration of economic and environmental considerations in decision-making processes and that ESD can be achieved through the implementation of:

- the precautionary principle.
- inter-generational equity.
- conservation of biological diversity and ecological integrity.

improved valuation, pricing and incentive mechanisms.

The Department required the Applicant to demonstrate how the principles of ESD have been incorporated into the project, including how it addresses:

- national best practice sustainable building principles to improve environmental performance and reduce ecological impact.
- projected climate change impacts.

The following analysis was provided by the Applicant:

The precautionary principle

The precautionary principle states that if there are threats of serious or irreversible environmental damage, the lack of full scientific certainty should not be used as a reason for postponing measures to prevent said damage.

Detailed investigations relating to the environmental, social and economic aspects of the project have been undertaken with the aim to produce an optimal project design and siting. The project assessed in the EIS and the supporting technical assessments provides the current optimised project option, which takes into consideration all physical, environmental, social, heritage, and economic aspects which are required to be addressed.

The project has been designed and sited to be consistent with the local character and minimise amenity impacts on the surrounding land holdings. Potential impacts of the project have been identified and appropriate mitigation measures incorporated to ensure that no serious or irreversible harm will occur to the environment. Therefore, the project addresses the precautionary principle, as there will be no serious or irreversible environmental damage.

The technical assessments were prepared by qualified and experienced technical specialists relevant to their field. The potential implications of the project have been understood through the contents of this EIS and accompanying appendices, and the management strategies, mitigation measures, and proposed monitoring activities required to ensure potential impacts are appropriately minimised has also been documented.

Inter-generational equity

Inter-generational equity refers to the principle that the current generation should ensure that the health, diversity, and productivity of the environment is maintained or enhanced for the benefit of future generations.

Overall, the project would provide positive economic outcomes through the proposed employment of a local construction and operational workforce and the project itself will contribute to health infrastructure and services for future generations.

Potential impacts to cultural heritage have been assessed in consultation with Aboriginal stakeholders.

The environmental, social, cultural, and economic impacts of the project are described in the EIS. The project has proposed mitigation measures to manage impacts and is not predicted to result in significant impacts.

Conservation of biological diversity and ecological integrity

The third principle of ESD states that the conservation of biological diversity and ecological integrity should be a fundamental consideration in development applications.

The potential environmental impacts of the project have been detailed throughout the EIS, with mitigation measures detailed.

The project has been the subject of a thorough ecological assessment as detailed in the EIS and as informed by the BDAR Waiver.

Improved valuation, pricing and incentive mechanisms

The final principle of ESD concerns improved valuation and the pricing of environmental resources which establishes the need to determine economic values for services provided by the natural environment.

The development of policy to guide pricing and incentive mechanisms in delivering ecologically sustainable development is the responsibility of governments and regulatory stakeholders.

The Department's ESD assessment

The Department has considered the proposed development in relation to the ESD principles. The precautionary and inter-generational equity principles have been applied in the decision-making process via a thorough and rigorous assessment of the environmental impacts. The proposed development is consistent with ESD principles as described in Section 7.7 and Appendix O of the Applicant's EIS, which has been prepared in accordance with the requirements of Part 8 Division 5 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation).

Overall, the proposal is consistent with ESD principles and the Department is satisfied the proposed sustainability initiatives will encourage ESD, in accordance with the objects of the EP&A Act.

Ability to modify consents

Under section 4.17(1)(b) and 4.17(5), as the consent authority, the Department can impose a condition requiring the modification of a consent that applies to the land which the development application relates. The proposal to amend SSD-6674 is therefore permissible subject to a notice being provided under section 67 of the EP&A Regulation. The Department has recommended a condition requiring a notice be provided in accordance with section 67 of the EP&A Regulation.

EP&A Regulation

The EP&A Regulation requires the Applicant to have regard to the *State Significant Development Guidelines* when preparing their application. The Department considers the submitted EIS and development application to be prepared generally in accordance with the SSD Guidelines.

The EIS has addressed the EIS form and content criteria within clauses 190 and 192 of the EP&A Regulation. Similarly, the EIS has addressed the principles of ecologically sustainable development

through the precautionary principle (and other considerations), which assesses the threats of any serious or irreversible environmental damage.

Subject to any other references to compliance with the EP&A Regulation cited in this report, the requirements for Notification (Part 8, Division 2) and Fees (Part 13, Division 1 to 4) have been complied with.

Environmental Planning Instruments (EPIs)

State Environmental Planning Policy (Resilience and Hazards) 2021

Remediation of land

The State Environmental Planning (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Section 4.6 stipulates that a consent authority must not consent to the carrying out of development unless:

- it has considered whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.
- if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The submitted Preliminary Site Investigation (PSI) confirms that the site can be made suitable for the proposed development, subject to the successful implementation of the recommendations.

Potentially hazardous or potentially offensive development

Chapter 3 of the Resilience and Hazards SEPP establishes a protocol for planning for development that can be categorised as Potentially Hazardous or Potentially Offensive Development. DPE's SEPP 33 Guidelines (2011) establish screening thresholds for Dangerous Goods stored on-site. A Preliminary Risk Screening prepared by Arup has been submitted to identify hazardous materials and risks associated with the use of such materials in the development.

The proposed development does not exceed the screening threshold of the SEPP 33 Guidelines and will not be considered potentially hazardous.

Accordingly, a Preliminary Hazard Analysis is not required as part of this SSDA and no mitigation measures are required.

State Environmental Planning Policy (Transport and Infrastructure) 2021

The State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP) aims to facilitate the effective delivery of infrastructure across the State by improving regulatory certainty and efficiency, identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and providing for consultation with relevant public authorities about certain development during the assessment process.

Section 2.122 of the TI SEPP requires the consent authority to provide TfNSW with written notice of the development application for developments considered a 'traffic generating activity'.

The proposal is not considered a traffic generating activity. Notwithstanding, the application has been referred to TfNSW for comment. As detailed under **Section 6.2** of this report, the Department is satisfied that the proposed development would not pose adverse traffic impacts, subject to conditions.

State Environmental Planning Policy (Sustainable Buildings) 2022

The Sustainable Buildings SEPP aims to encourage the design and delivery of sustainable buildings, including minimise energy consumption, minimise use of potable water, optimise thermal performance and reduce greenhouse gas emissions. It aims to ensure assessment is undertaken consistently, sustainability of buildings data is recorded and embodied emissions is monitored.

The consent authority must consider whether the development is designed to minimise waste; reduce peak demand for electricity; reduce reliance on artificial lighting and mechanical heating and cooling through passive design; generate and store renewable energy; monitor energy consumption; and minimise the consumption of potable water.

The consent authority must also be satisfied the embodied emissions attributable to the development have been quantified and whether the development will minimise the use of on-site fossil fuels, as part of the goal of achieving net zero emissions in New South Wales by 2050.

The Department has assessed the project against the relevant requirements in the Sustainable Buildings SEPP and considers the project has provided the appropriate data regarding embodied emissions, will be fossil fuel-free, and has been designed to meet the design considerations stipulated in the Sustainable Buildings SEPP as it will achieve a 5 Star Green Star rating.

Randwick Local Environmental Plan 2012

The RLEP 2012 aims to support a diverse local economy and business and employment opportunities for the community, to promote sustainable transport, public transport use, walking and cycling, to achieve a high standard of design in the private and public domain that enhances the quality of life of the community, and to promote opportunities for social, cultural and community activities.

The Department has consulted Council throughout the assessment process and considered all relevant provisions of the RLEP 2012 and those matters raised by Council in its assessment of the development (refer to Sections 5 and 6). The Department concludes the development is consistent with the requirements of the RLEP 2012. Consideration of the relevant clauses of the RLEP 2012 is provided in Table 14.

Table 14 | Consideration of the RLEP 2012

RLEP 2012	Department Consideration
Land Use Table – SP2 Educational Establishment	Randwick Local Environmental Plan 2012 (RLEP 2012) identifies the site as being located within the SP2 Educational Establishment zone. Development for the purpose shown on the SP2 Educational Establishment Land Zoning Map (such as educational establishments – which includes tertiary education) is permitted with consent under the RLEP 2012. The proposal is consistent with the SP2 objectives as: • it provides educational infrastructure that is a specific use supported by the Zone. • the proposed development is compatible with the UNSW campus, being an educational establishment. • does not prevent the use of the land for provision of further infrastructure as required within the site.
Clause 4.3 Height of buildings	The site is not subject to a height limit control.
Clause 4.4 Floor space ratio	The site is not subject to a floor space ratio control.
Clause 5.10 Heritage conservation	There are no heritage items located on site or within the vicinity of the site. The site is not located within a heritage conservation area.
Clause 5.21 Flood planning	Clause 5.21 of the RLEP 2012 provides that consent must not be granted to development on land within the flood planning area unless the consent authority is satisfied the development: a. is compatible with the flood function and behaviour on the land, and b. will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and

RLEP 2012	Department Consideration
	c. will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and d. incorporates appropriate measures to manage risk to life in the event of a flood, and e. will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses. The proposed development is identified as being within a ‘flood planning area’ as defined in the <i>Floodplain Development Manual</i> published by the NSW Government in April 2005. Further discussion is provided at Section 6.4 of this report. The Department is satisfied that the development would meet the objectives of Clause 5.21(1) and mandatory considerations under Clauses 5.21(2) and 5.21(3) of the RLEP 2012 for the reasons specified in Section 6.4 of this report.
Clause 6.8 Airspace operations	The development (and any associated construction cranes) will intrude into the Sydney (Kingsford-Smith) Aerodrome Obstacle Limitation Surface (OLS). The development will not intrude into either the Procedures for Air Navigation Services – Aircraft Operations (PANS-OPS) surfaces or Radar Terrain Clearance Chart (RTCC). Construction cranes may intrude into the PANS-OPS surfaces if above approximately 120 AHD but will not intrude the RTCC. CASA raised no concerns with the proposed development and provided no condition recommendations. Section 6.5 of this report further addresses airspace operations.
Clause 6.11 Design excellence	The approach to the design of the proposal has been developed having regard to Better Placed and Randwick LEP 2012 to deliver a high standard of architectural design and amenity, having regard to the site’s context. The architectural design and materiality are proposed to respond to the site’s environmental characteristics and promote sustainability. The proposal has been reviewed by the SDRP throughout the development of the proposed design. Section 6.1 of this report provides further discussion in this regard.

Other policies

In accordance with clause 2.10 of the Planning Systems SEPP, Development Control Plans do not apply to SSD. Notwithstanding, objectives of relevant controls under the Randwick City Council Development Control Plan 2023, where relevant, were considered in **Section 6**.

Appendix C – Recommended instrument of consent

<https://www.planningportal.nsw.gov.au/major-projects/projects/unsw-building-e25-biolink>