



Cover Letter

To: The Department of Planning, Housing and Infrastructure
From: WSP
Subject: **SSDA Modification – ESD Impacts**
Our ref: PS209150-WSP-ESD-LTR-001 E25 SSDA Modification ESD Impacts.docx
Date: 7 April 2026

This letter accompanies the Modification Application for the UNSW Building E25 Biolink project. A State Significant Development Application (SSDA) for the project was approved in December 2025, supported by an Environmentally Sustainable Design (ESD) report prepared at SSDA stage. Since approval, the project has progressed through detailed design, during which a number of changes were made to the architectural, services and façade design. WSP has continued to provide ESD input throughout this phase and prepared updated ESD documentation to reflect the detailed design outcomes.

In support of the Modification Application, this memorandum sets out changes to the project design that have potential to impact the ESD outcomes. Table 1 summarises design changes that have occurred since the approved SSDA and the extent of impacts to the project's ESD strategy and outcomes.

Table 1 Design changes since approved SSDA & impacts to ESD

Changes	Design change details	ESD Impact
Updates to facade	Minimal updates, non-material to ESD	Updates to the project's façade will have no material impact on the project's sustainability or energy efficiency targets.
Updates to Plant & services	The mechanical systems have been modified to relocate roof exhaust discharges to a high location to reduce the risk of re-entering/ recirculating back into the building. The systems are in line with the original SSDA requirements. A larger precinct thermal network has been added since the approved SSDA. This requires 2 large-bore pipes to traverse the development. These pipes are completely enclosed within the building footprint, however there is a new proposed external room, referred to on plans as the "valve room", on the south side of the development, to hold a large set of pipes and valves.	Changes to the services design have no detrimental impact on the project's sustainability or energy efficiency targets.

The attached Detailed Design / Tender Stage ESD report covers the updated layouts, façade construction and building services arrangements (reference: PS209150-WSP-ESD-REP-03 Rev 02 ESD Report, dated 04/02/2026, prepared by WSP). The report confirms that the development as modified continues to achieve compliance with the applicable ESD criteria established under the

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WSP acknowledges that every project we work on takes place on First Peoples lands. We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.



approved SSDA. The changes forming the basis of this Modification Application do not introduce new or materially different ESD impacts beyond those previously assessed. The project design remains aligned to targeting a 5-star Green Star Buildings v1 rating.

We trust that this memorandum is sufficient for your current purposes. Please do not hesitate to contact the undersigned if you would like to discuss this further.

Kind regards,

A handwritten signature in black ink, appearing to be 'Nick Asha'.

Nick Asha
Associate - Sustainability and Climate Change

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