

Project Name: UNSW G25 Education Building
Case ID: SSD-74670005

Applicant Details

Project Owner Info

Title	Ms
First Name	Siobhan
Last name	Hargroves
Role/Position	Development Manager
Phone	0402338253
Email	siobhan.hargroves@unsw.edu.au
Address	8 HIGH STREET KENSINGTON , , 2033 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	UNIVERSITY OF NEW SOUTH WALES
ABN	57195873179

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Alexander	Heath
Phone	Email	Role/Position
0448079558	aheath@ethosurban.com	Junior Urbanist

Address

173 Sussex Street
Sydney, New South Wales 2000
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	UNSW G25 Education Building
Industry	Education, Health & Safety
Development Type	Educational establishments
Estimated Development Cost (excl GST)	AUD165,235,000.00
Indicative Operation Jobs	284
Indicative Construction Jobs	206
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	20,200

Description of amended development

Demolition of existing at-grade carpark and construction of an eleven (11) storey (plus roof plant/services) teaching and learning building at the G25 site with approximately 20,200m² of gross floor area.

Description of Changes

Briefly describe the proposed changes to the application

Exclusion of works from the SSDA approved under a separate Part 5 approval. These excluded works comprise infrastructure service removals/relocations/diversions/capping and associated works including demolition of the area that includes the at-grade G25 car parking area, with earthworks, remediation and tree removal required in undertaking these infrastructure services works.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	University of New South Wales
Site Address (Street number and name)	8 High Street, KENSINGTON
Site Co-ordinates - Latitude	-33.918196
Site Co-ordinates - Longitude	151.235

Local Government Area

Local Government	District Name	Region Name	Primary Region
Randwick City	Eastern City District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 5 DP1264171

Site Area

What is the total site area for your development?

Site Area sqm

101,664

Landowners Consent

Is Landowner's consent required?

No

Reason Landowner's consent is not required

The applicant is the owner of the land to which the development application relates

The development is proposed to be undertaken by a public authority and relevant notices have been issued.

The development is set out in section 5 (Mining) or 6 (Petroleum (oil and gas)) of Schedule 1 to *State Environmental Planning Policy (Planning Systems) 2021* and is not in a state conservation reserved area under the *National Parks and Wildlife Act 1974* and relevant notices have been issued.

The development is on land with multiple owners as designated by the Secretary of the Department of Planning and Environment and relevant notices have been issued.

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

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

Development for the purposes of a tertiary institution, including an associated research facility, with an Estimated Development Cost (EDC) of more than \$50 million is State Significant Development (SSD) under Schedule 1 of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP). The proposed works have an EDC exceeding \$50 million, and therefore the development is classified as SSD.

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

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

Schedule 1: SSD - General

Section under selected Schedule

Section 15 - Educational establishments

Type of Project

Tertiary institutions

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

SP2 Infrastructure

Critical Habitat and Threatened Species

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

No

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

No

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

Yes

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

Yes

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Sustainability Requirements A

General Sustainability provisions

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

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

Yes

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

Yes

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

Yes

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

Yes

If Other, provide details

All other provisions have been outlined in the ESD report provided in Appendix M

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

Refer to ESD Report

Is the development seeking certification from a sustainability rating system?

Yes

Which sustainability rating will the development achieve?

Green Star Buildings Certification

What star rating or sustainability level will be achieved by the development?

5 Star Green Rating Target

Embodied Emission Reporting

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

Yes

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

First Name	Mark
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Last Name	Johnson
Professional Qualification	Quantity surveyor
Registration details	MAIQS #6456, CQS
Business Name	WILDE AND WOOLLARD (QLD) PTY. LTD.
Australian Business Number (ABN)	32010539170

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

No

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

This is outlined in the ESD report provided in Appendix M

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

No

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

Yes

Provide details

Refer to ESD Report

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

No

Sustainability Requirements B

Net Zero Statement

Is the application accompanied by a Net Zero Statement?

Yes

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

First Name	Mark
Last Name	Johnson
Professional Qualification	Mechanical engineer
Registration details	MAIQS #6456, CQS
Business Name	WILDE & WOOLLARD PACIFIC PTY. LIMITED
Australian Business Number (ABN)	69081162496

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

No

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

Yes

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

Electrified services and appliances, Renewable energy generation and storage

What is the estimated annual energy consumption for the building?

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

Other Requirements - Part 1

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

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?*

No

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

No

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

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads

- the location and uses of buildings on sites adjoining the land ?

Yes

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

No

Does the development involve any subdivision work?*

No

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

No

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

No

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

No

Other Requirements - Part2

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

No

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

No

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

No

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

No

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

No

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

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201, 205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

Yes

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Summarised Amended DA

Amended DA Report

Attachments

File Name	Appendix K - Revised EDC Report
File Name	Appendix A2 - Amended Arboricultural Report
File Name	Appendix A3 - Amended Hydraulic Report
File Name	Appendix A4 - Amended Civil Design Letter
File Name	Appendix A1 - Amended Architectural Plans
File Name	Appendix A - UNSW G25 Amendment Report
File Name	Appendix A6 - Consolidated Mitigation Measures Table