



**Project Name:** UNSW N13 Barker Street Development  
**Case ID:** SSD-84220206

## Applicant Details

### Project Owner Info

Title	Ms
First Name	Heather
Last name	Blackman
Role/Position	Development Manager
Phone	0447447093
Email	heather.blackman@unsw.edu.au
Address	F23314, Gate 11, Botany Street, Rm314, L3, F23 Mathews, UNSW Sydney, Kensington Sydney , New South Wales, 2052 , 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	Chris	Forrester
Phone	Email	Role/Position
0421946990	cforrester@beamplanning.com.au	Director

### Address

Level 8, 68 Pitt Street  
Sydney, New South Wales 2000  
AUS

## Political Donations

Do you need to disclose a political donation?

No

## Development Details

### Project Info

Project Name	UNSW N13 Barker Street Development
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD268,200,000.00
Indicative Operation Jobs	20
Indicative Construction Jobs	448
Number of Occupants	800
Number of Dwellings	762
Gross Floor Area (GFA) sqm	23,045
% of In-fill Affordable Housing	0
Number of In-fill Affordable Dwellings	0

Description of the Development/Infrastructure

UNSW seeks consent for the construction of three buildings, delivering 732 on-campus student accommodation beds across five colleges, together with 30 non-student accommodation units (Dean's accommodation and short-stay accommodation), communal services and shared amenities.

### Description of Changes

Briefly describe the proposed changes to the application

## Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	N13 UNSW Barker Street
Site Address (Street number and name)	39 Barker St, Kensington
Site Co-ordinates - Latitude	-33.900000
Site Co-ordinates - Longitude	151.2

### 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

A portion of Lot 3 DP 1264172

### Site Area

What is the total site area for your development?

Site Area sqm

8,905

### Landowners Consent

#### Is Landowner's consent required?

Yes

#### Do you have the written consent of all landowners?

Yes

### Attachments

File Name UNSW N13 Owners Consent

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

No

## Statutory Context

### Justification and Permissibility

#### Reason why the proposal is State significant

The development was declared SSD via the HDA pathway. SSD Declaration Order (No7) 2025. Development specified in EOI application 239947 dated 18 February 2025 including development for the purpose of co-living housing at N13 UNSW, 39 Barker St, Kensington being Lot 3/DP1264172

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

None, declared by a Ministerial planning order as SSD

#### Section under selected Schedule

Residential development

#### Permissibility of Proposal

Permissible with consent

### Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

SP2 Infrastructure

### Critical Habitat and Threatened Species

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

No

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

No

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

No

## Sustainable Buildings SEPP

### Exemption from Sustainable Buildings SEPP

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

No

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

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

No

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

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

No

## Sustainability Requirements A

### General Sustainability provisions

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

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

Yes

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

Yes

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

Yes

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

No

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

Appendix Q - ESD Report and NABERS

Appendix Z - Waste Management Plan

Appendix G - Design Report

Is the development seeking certification from a sustainability rating system?

Yes

Which sustainability rating will the development achieve?

Green Star Buildings Certification, Other

If Other, provide details

WELL Building Standard

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

The project is targeting a minimum WELL Core Bronze and Green Star Buildings v1.4 star rating

### 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	Janet
Last Name	Lum
Professional Qualification	Quantity surveyor
Registration details	MAIQS Reg.No 130355
Business Name	WTP AUSTRALIA PTY LIMITED
Australian Business Number (ABN)	69605212182

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

refer to ESD report

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?

No

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

No

### Other Requirements - Part1

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

No

Has a BDAR waiver been issued?\*

Yes

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

No

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

No

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

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

Yes

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

No

Does the development involve any subdivision work?\*

No

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

No

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

No

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

No

### Other Requirements - Part2

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

No

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

No

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

No

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

No

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

No

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

No

## Approvals - Part1

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

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

No

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

No

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

No

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

No

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

No

## Approvals - Part2

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

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

No

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

No

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

No

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

No

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

No

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

Yes

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

No

## REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

**REAP Number**

11203

**Accredited Organisation**

PIA

**REAP Name**

Chris Forrester

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

Yes

## Attachments

### Attachments

File Name	Appendix Q - ESD Report and NABERs
File Name	UNSW N13 - Embodied Emissions Materials Form
File Name	Site Map
File Name	Appendix T - Flood Risk Assessment
File Name	Appendix V - Preliminary Site Investigation
File Name	Appendix U - Preliminary Geotechnical Investigation Report
File Name	Appendix Y - BDAR Waiver
File Name	Appendix W - Detailed Site Investigaiton
File Name	Appendix X - Hazardous Building Materials Survey
File Name	Appendix Z - Waste Management Plan
File Name	UNSW N13 EDC Report part 2
File Name	UNSW N13 EDC Report_Part 1

File Name	Appendix S - Integrated Water Management Report
File Name	Appendix O - Arboricultural Impact Assessment
File Name	Appendix M - Engagement Report
File Name	Appendix N - Wind Assessment Report
File Name	Appendix P - Traffic Impact Assessment
File Name	Appendix R - Noise and Vibration Management Plan
File Name	Appendix L - Operational Management Plan
File Name	Appendix G - Design Report
File Name	Appendix J - Landscape Plans
File Name	Appendix K - Landscape Report
File Name	Appendix F - Architectural Plans
File Name	Appendix I - Connecting with Country Strategy
File Name	Appendix E - Survey Plan
File Name	Appendix H - Clause 4.6 Variation Request
File Name	Appendix D - Community Consultation Table
File Name	Appendix AA - ACHAR (redacted)
File Name	Appendix AA - ACHAR (unredacted)
File Name	Appendix BB - Preliminary Aeronautical Impact Assessment
File Name	Appendix CC - BCA Report
File Name	Appendix C - Mitigation Measures
File Name	Appendix B - Statutory Compliance Table
File Name	Appendix A - SEARs Compliance Table
File Name	UNSW N13 Environmental Impact Statement