



Scoping Report

Project-Specific SEARs Request

5-11 Julius Avenue, North Ryde

Submitted to Department of Planning, Housing and Infrastructure
on behalf of Wentworth Capital

Prepared by Colliers Urban Planning

19 June 2026 | 2230856



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

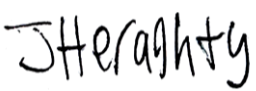
Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Colliers Urban Planning acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past and present.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

Contact		Andrew Duggan Director	Andrew.Duggan@colliers.com
This document has been prepared by		This document has been reviewed by	
			
Joseph Heraghty	19 June 2026	Ella Coleman / Andrew Duggan	19 June 2026
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A. Scoping Summary Table	Colliers Urban Planning
B. Preliminary Concept Masterplan	Cox Architecture

1.0 Introduction

This Scoping Report has been prepared by Colliers Urban Planning on behalf of Wentworth Capital (the Proponent) in support of a State Significant Development Application (SSDA) for concept approval of 5-11 Avenue, North Ryde (the site) for the purpose of a new life sciences research facility and ancillary uses, referred to as ‘Area 53 North Ryde’.

Development consent is sought within Part 2.2 ‘State significant development’ under *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP). As the health research centre component has an estimated development cost in excess of \$30 million and is the predominant use on the site, it is State Significant Development (SSD) by virtue of Section 14 of Schedule 1 of the Planning Systems SEPP. Additionally, this application is proposed to be a concept development under Section 4.22 of the *Environmental Planning Assessment Act 1979*.

This Project-Specific SEARs request provides an overview of the Proposal, its objectives and benefits, its eligibility for State Significant Development, identifies key environmental matters requiring assessment in the Environmental Impact Statement (EIS) and identifies matters that, in our opinion, do not require detailed assessment. This Scoping Report has been prepared in accordance with the Department of Planning, Housing and Infrastructure’s (DPHI) *State Significant Development Guidelines* (2022). The Report should be read in conjunction with the following appended information:

- Scoping Summary Table prepared by Colliers Urban Planning (**Appendix A**)
- Preliminary Concept Masterplan prepared by Cox Architecture (**Appendix B**)

This Report introduces the Proponent and the proposal, outlines the key issues to be considered in the proposal’s design, assessment, and operation, provides the proposal’s strategic and statutory context and proposes an approach to community consultation.

1.1 Applicant Details

The Applicant’s details are presented in **Table 1** below.

Table 1 *Applicant Details*

Applicant:	Wentworth Capital Australia Pty Ltd
Address:	5/99 Macquarie Street, Sydney NSW 2000
ABN:	57 673 839 060

1.2 Overview of Proposed Development

The SSD seeks concept approval for three approximately 9-storey life sciences building envelopes, and an approximately 13-storey hotel.

It is proposed that these envelopes will accommodate a range of life sciences research facilities, delivering approximately 60,000m² of gross floor area (GFA) for life sciences research. The proposed concept approval also includes a building envelope for the purposes of a hotel, with approximately 7,300m² of GFA.

Life sciences refer to a broad range of scientific and research operations that includes medical research, regenerative medicine, medical technology, advanced technology and computing, digital health and a variety of other biomedical research fields.

1.3 Project Background and Intended Operation

Positioned as part of Sydney's 'Eastern Economic Corridor', the site's proximity to Macquarie Park presents a significant strategic asset, with the site being incorporated under the Macquarie Park Innovation Precinct Place Strategy and the Macquarie Park Accelerated Transport Orientated Development (TOD) Precinct. Macquarie Park forms Australia's largest non-CBD office market containing the headquarters of various international companies, key commercial and retail centres, medical facilities and hospitals, Macquarie University and a growing residential population.

The site is located on the periphery of the broader Macquarie Park Innovation District, which is envisaged to play a key role as an innovation precinct and an economic powerhouse in Sydney's North District.

Area 53 North Ryde will deliver a world-class, campus style development designed to support Australia's growing life science and technology sectors. Area 53 will form the central node of a new life science cluster, capitalising on the site's strategic position within the Macquarie Business Park Corridor and its proximity to the North Ryde Metro Station.

The vision for the precinct is to create a flagship campus anchored by long-term government, university, and major industry tenants (up to 60% NLA), complemented by smaller, scaling up companies. The campus will offer a range of best-in-class facilities, from turnkey fitouts to shared laboratory and office spaces, enabling companies to transition from incubator and university environments into their next stage of growth.

To foster a collaborative and connected ecosystem, the vision for the precinct is to integrate shared social and breakout spaces, including an upgraded auditorium, café, and communal dining areas - to encourage interaction between sectors and organisations. These shared environments will promote "science on display", stimulate innovation through informal exchange, and help attract and retain top talent by creating a workplace where people are inspired to connect and collaborate.

Area 53 North Ryde will be designed considering its strong existing tenant base, which includes leaders in human health research and development, environmental science, food and diagnostic testing, medical device manufacturing, and standards testing laboratories. The redevelopment also presents an opportunity to introduce a diverse mix of complementary uses, such as retail, food and beverage, leisure and hotel development to create a vibrant, mixed-use precinct that supports both workers and residents on adjoining MU1 Mixed Use land.

1.3.1 Life Sciences

Life sciences refer to a broad range of scientific and research operations that includes medical research, regenerative medicine, medical technology, advanced technology and computing, digital health and a variety of other biomedical research fields. This may also include manufacturing in tandem with the research works being undertaken.

Area 53 North Ryde is proposed as a health, medical and related research facility. The proposed buildings will accommodate research, and development uses including wet and dry laboratories, write-up/office, and research support space across upper levels, with containment provisions up to PC2/PC3 for health-related research purposes. The proposed ground floor will include a high-clearance Goods Manufacturing Practices (GMP) capable space designed for pilot-scale process development and translational research. This space forms an integral part of the research continuum and does not constitute a standalone manufacturing use.

Wentworth Capital have been working with Biointellect to understand the life sciences need across their sites. Biointellect has identified the dominant unmet demand in the Macquarie Park life sciences precinct as research and development space; specifically a wet and dry laboratory, write-up, and research support accommodation.

1.4 Objectives of the Development

The proposal seeks to deliver a concept scheme that facilitates an innovative world-class research and life science asset and set a benchmark for innovation within the North Ryde Innovation Precinct and the broader Macquarie Park Innovation Precinct. The objectives of the proposed concept development are to:

- Establish development parameters to facilitate the delivery of future health and life science development on the site.
- Centralise life science and health research knowledge and expertise in a single location.

- Enhance health outcomes amongst the community by facilitating future delivery of state-of-the-art research and treatment facilities.
- House and foster innovation amongst the life science industry, through growth and investment of homegrown ideas.
- Boost innovation and technology in NSW through utilising a suite of emerging health technologies.
- Create opportunities for highly skilled health and education jobs.
- Support Australian-based life science focused development and investment.
- Positively contribute to the evolving character of the North Ryde Innovation Precinct.

1.5 Site Overview

1.5.1 Site Location and Context

The land subject to this Scoping Report is located at 5-11 Julius Avenue, North Ryde within the City of Ryde Local Government Area (LGA). The site is located approximately 300m east from North Ryde Station, 3.7km north-east of Ryde and 3.5km west of Chatswood. The site forms part of the North Ryde Innovation Precinct, which is envisaged to play a key role as an innovation precinct and an economic power-house in Sydney's North District.

1.5.2 Site Description and Existing Development

The site is legally described as Lot 501 in DP1024358 and is approximately 51,590m² in area. The site has a 546m frontage along Julius Avenue and a 206m frontage along Delhi Road.

The site currently contains a number of existing buildings, including the following buildings which are proposed to be retained:

- Building 53, which currently contains the CSIRO Life Sciences Hub.
- Building 53a, which is currently utilised by Sydney Water.
- Building 101, which contains a childcare centre.
- Building 102, which is a multi-storey car park.

This site's existing condition is shown in **Figure 2** with existing buildings shown in **Figure 3**

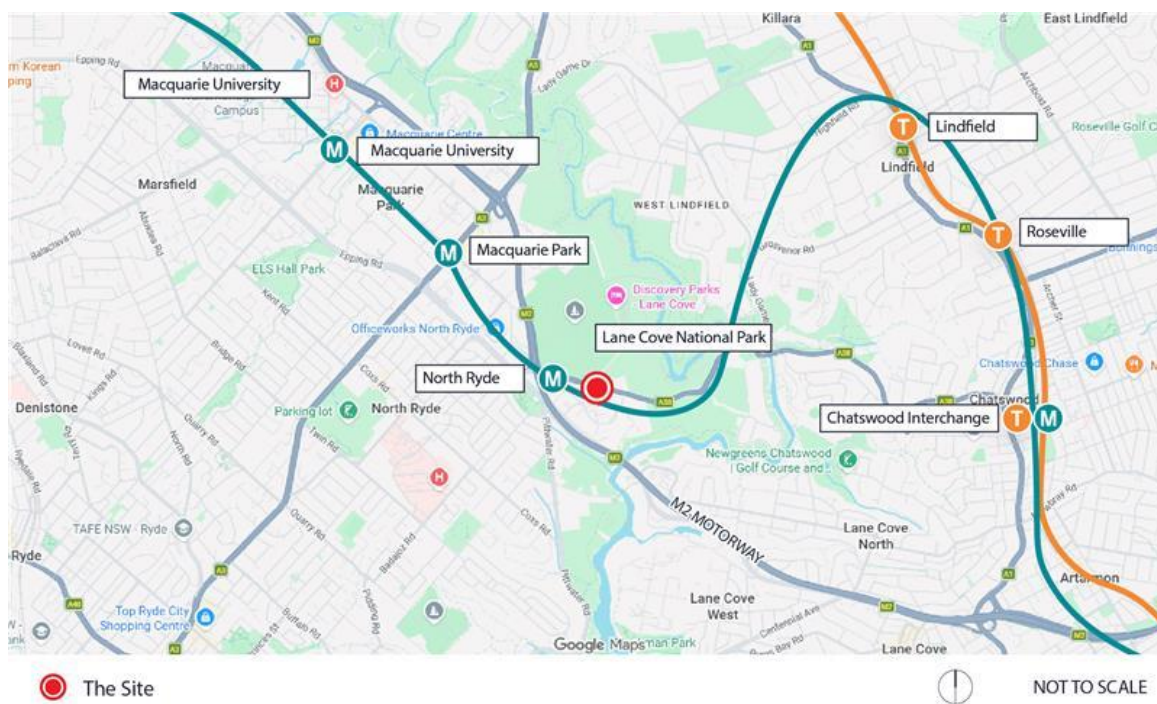


Figure 1 Site Location and context map

Source: Google maps and Colliers Urban Planning

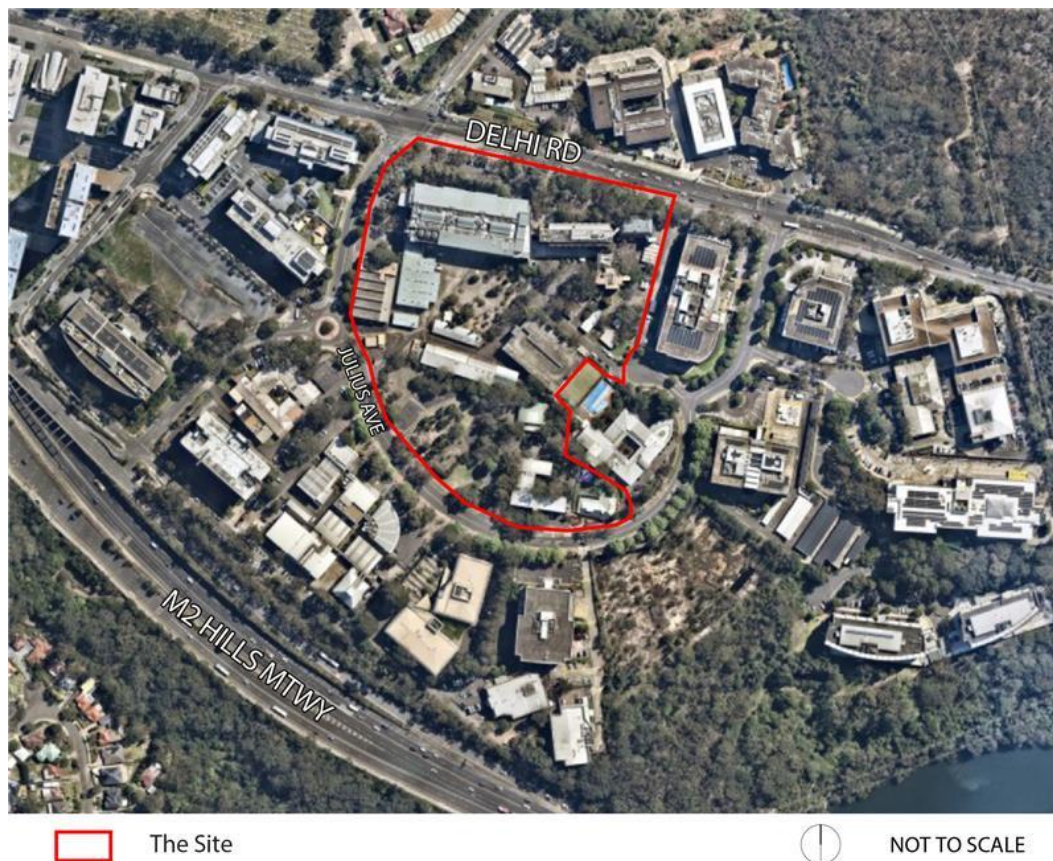
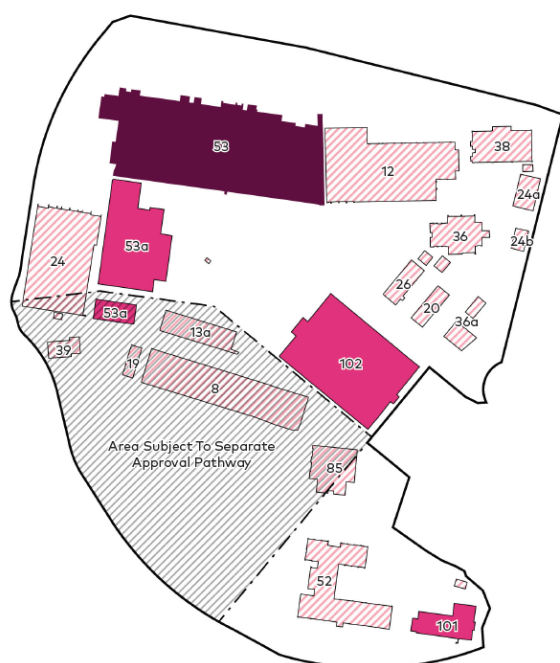


Figure 2 Site aerial map

Source: Nearmap, edits by Colliers Urban Planning



Building	Building Use
Non-Obsolete Buildings	
53	Area 53 Life Sciences Hub
53a	Sydney Water
101	Child Care Centre
102	Multi-Storey Car Park
Obsolete Buildings	
8	Obsolete Storage
12	Minerals Research Lab
19 & 39	Plant Room
20	Amenities
24	Obsolete Warehouse
24a & 24b	Demountable Office & Amenities
26	Laboratories
36 & 38	General Purpose Lab
36a	Storage
52	Central Research Administration
85	Acoustics Building

Figure 27: Existing Site Structures And Condition - COX



Figure 3 Existing buildings currently on site

Source: Cox Architecture

1.5.3 Ecology

Cumberland Ecology prepared an Ecological Constraints Assessment Report for the site in January 2024. The report found that the site includes areas of differing ecological sensitivity. Cox Architecture have prepared a map illustrating the areas of ecological sensitivity across the site, as shown in **Figure 4**. Further discussion on ecological matters with regard to assessment of future development is provided at **Section 6.1.4**.



Figure 4 Ecological Constraints Map

Source: COX Architecture

1.5.4 Surrounding Development

The site is surrounded by a mix of business park type uses, including:

- A grade commercial offices at 1 Julius Avenue, and The Village at 3 Julius Avenue are sited to the east of 5-11 Julius Avenue, which comprises a number of business and office suites, cafes, take away food outlets, a gym and pool as well as a pharmacy.
- The Trinita Business Campus and a vacant parcel of land is located to the west of the site.
- To the north is Delhi Road, a major arterial roadway, which separates the site from the Macquarie Park Cemetery and Crematorium, the offices of a funeral home, an F45 gymnasium and other commercial office buildings.
- To the south of the site is a range of large floorplate commercial offices, with Lucknow Road, a small landscaped buffer and the M2 Hills Highway beyond.

2.0 Strategic Context

This section sets out the strategic planning documentation that is relevant to the project justification and evaluation. In accordance with the DPHI's 'Scoping Report Template' dated October 2022, the following documents have been considered:

- The Draft Sydney Plan;
- The relevant region and district strategic plan (Greater Sydney Region Plan and North District Plan);
- The relevant Local Strategic Planning Statement (Planning Ryde Local Strategic Planning Statement);
- City of Ryde Economic Development Strategy 2024 – 2028; and
- *Macquarie Park Transport Oriented Development Precinct Guide*.

It is noted that these matters will be investigated in more detail in the EIS.

2.1 Project Justification

As a major life sciences project within the Macquarie Park Innovation Precinct, the proposed concept development demonstrates high strategic merit. The proposal is anticipated to deliver a coordinated development which will enable the delivery of a world-class, campus style development designed to support Australia's growing life science and technology sectors, whilst also delivering ancillary uses such as a hotel. It will deliver approximately 63,200m² of life sciences research floorspace and circa 7,300m² of hotel floorspace.

A summary of the key strategic plans that identify the strategic context of the project is provided in **Table 2**.

Table 2 Summary of alignment with key strategic plans

Strategic Plan / Strategy	Analysis
Draft Sydney Plan	The <i>Draft Sydney Plan 2025 (Draft Sydney Plan)</i> seeks to drive the sustainable development of the greater Sydney region which addresses growing population density with adequate infrastructure. This is driven by a series of 12 priorities which seek to deliver upon Sydney's projected population growth by prioritizing productivity, resilience, housing diversity and urban greening. The proposed development will align with the priorities of the Draft Sydney Plan by: • Delivering an employment land use within an existing commercial precinct, ensuring new jobs are provided in proximity to surrounding low-medium density residential areas within the North Ryde locality and Northern Sydney more broadly. • Providing a significant uplift in employment gross floor area within Macquarie Park
Greater Sydney Region Plan – A Metropolis of Three Cities	The Greater Sydney Region Plan – A Metropolis of Three Cities (Region Plan) prepared by the then Greater Sydney Commission (GSC) is the overarching strategic plan to manage change and growth in the Greater Sydney Region. It sets a 40-year vision where most residents live within 30-minutes of their jobs, education and health facilities, services and great places. The proposed development is consistent with the regional plan for the following reasons: • The delivery of essential life-science infrastructure supports the growth of the region and ensures the city can adapt to future needs; • Utilises government investment into the local area, such as the North Ryde Metro Station and ensures that infrastructure use is optimised. • Contributes to the 30-minute city through the co-location of jobs and services in proximity to the North Ryde Metro Station. • Improves walkability within the area through provision of new shareway which connects through and across the proposed development.
Our Greater Sydney 2056 – North City District Plan	The North City District Plan (District Plan) builds upon the Regional Plan's vision, objectives and strategies to provide a 20-year plan to manage growth in the North District. The proposed development is consistent with the broader strategic vision of the District Plan for the following reasons: • The proposal strengthens the conglomeration of health, innovation and high-tech industrial services within the existing Eastern Economic Corridor.

	• It will provide additional employment opportunities close to housing and public transport services. • Strengthens and increases the competitiveness of the North District through delivering a world class life sciences research facility.
Planning Ryde Local Strategic Planning Statement	The Planning Ryde Local Strategic Planning Statement 2020 (LSPS) recognises Macquarie Park as the northern anchor of Sydney's Eastern Economic Corridor. Specifically, the Proposal aligns with Planning Priority M1 – Develop Macquarie Park as a health and education strategic centre focused around Macquarie Park Station as an activity hub.
City of Ryde Economic Development Strategy 2024 – 2028	The City of Ryde Economic Development Strategy (EDS) 2024 – 2028 sets a long-term strategy for the local economy, reinforcing the City's economic vision of having a <i>"a resilient economy that fosters innovation, attracts investment, and celebrates diversity"</i>. The EDS establishes eight economic outcomes for the City of Ryde LGA: • Job growth • Business expansion • Investment attraction • Entrepreneurship • Innovation • Infrastructure • Workforce development • Quality of life improvement The proposal will align with the abovementioned eight economic outcomes through: • Providing job growth • Offering scope for existing business expansion • Attracting investment as a world class life science research facility • Inspiring entrepreneurial enterprise • Fostering innovation through delivery of a specialised innovation-based development • Delivery of world class life-science research infrastructure • Developing a work force specialising in health innovation • Improving quality of life in Sydney and beyond through advancement of Australia's life sciences industry
Macquarie Park Transport Oriented Development Precinct	On 27 November 2024, the NSW Government finalised the rezoning of the Macquarie Park corridor. This rezoning was designed to facilitate significant growth throughout the precinct, tied to the Transport Oriented Development (TOD) program announced in December 2023, which aimed to deliver more high and mid-rise housing in well-located areas that are serviced by transport infrastructure and other amenities. As a result, new controls were brought in across Macquarie Park that facilitated increased uplift for a variety of residential and non-residential uses. The amendments include: • Rezoning of land to include more MU1 Mixed Use zones and more land zoned RE1 Public Infrastructure or SP2 Infrastructure to support the uplift. • Incentive heights and FSR to support additional uplift on sites where certain built form measures can be met. • Minimum non-residential clauses to ensure that a level of commercial floorspace is protected where providing residential uplift. The Macquarie Park Design Guide commenced on the same day that the Macquarie Park corridor rezoning was finalised. The Macquarie Park Design Guide provides detailed urban design and built-form guidance to support the transformation of Macquarie Park into a high-density, mixed-use innovation precinct. Further discussion regarding the concept proposal's compliance with the Design Guide is provided at Section 6.1.

2.1.1 Cumulative Impacts

In accordance with the *Cumulative Impact Assessment Guidelines for State Significant Projects* document dated October 2022 by the DPHI, cumulative impacts can be caused by the compounding effects of multiple projects in an area. Accordingly, the EIS will consider any cumulative impacts caused by surrounding developments

2.2 Other Project Agreement

There are no existing or planned project agreements applicable to the project.

3.0 Project Description

The Concept SSDA subject to this Scoping Report will seek consent for the proposed land use, GFA, building height, the configuration of the proposed building envelopes and public domain across the site. Specifically, this SSD Application will generally seek approval for:

- A Concept Proposal to establish maximum building envelopes and GFA for future development, comprising:
 - Three maximum building envelopes:
 - New Building 53a, which will accommodate life science uses.
 - New Building 12 which will accommodate life science uses.
 - A hotel building.
 - Retention of Building 53 for life science purposes.
 - Retention for future refurbishment of Building 102, an existing multi-storey carpark.
 - Introduction of a new connector road from the intersection of Julius Avenue and Rivet Road in the west, to the Julius Avenue cul-de-sac on the eastern side of the site.
 - Vehicle access to the proposed building envelopes.
 - Indicative demolition and vegetation removal.

Figure 5 below shows the indicative concept masterplan proposed as part of this scoping report.

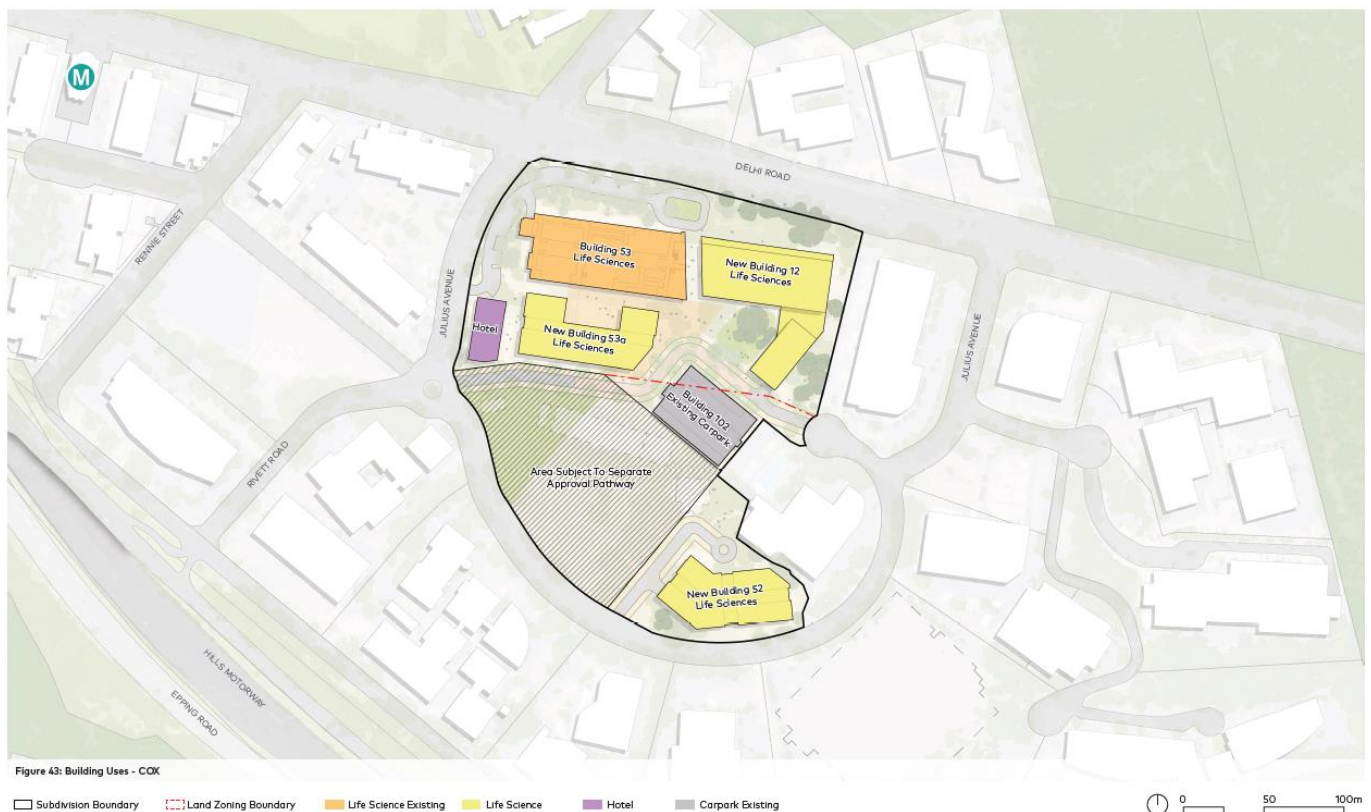


Figure 5 Proposed concept masterplan for the site

Source: Cox Architecture

3.1 Proposed Uses and Activities

The Concept SSDA will seek consent for the following indicative mix of uses:

- Life sciences uses, comprising a mixture of warehouse, office and lab space.
- Hotel uses.

The approximate breakdown of GFA for these land uses is detailed in **Figure 6**. These yields are indicative only and are subject to further refinement through the EIS preparation process.

Yields													
Lot	Area (m²)	FSR	Building	Efficiency	No. of Storeys	GBA	Total GFA	Use (Category)	Use split (%)	Use GFA	Permissible GFA (m²)	Used GFA (m²)	Parking Space
Lot 1 E3 Zone	27,537	2.5	Life Science Existing Building 53	75%	5	20,000	15,000	Warehouse	20%	3,000	68,843	67,300	TBC
								Office	30%	4,500			
								Lab	50%	7,500			
			Life Science New Building 53a	80%	9	22,500	18,000	Warehouse	10%	1,800			180
								Lobby	10%	1,800			
								Commercial	40%	7,200			
			Life Science New Building 12	80%	9	34,650	27,000	Lab	40%	7,200			270
								Warehouse	10%	2,700			
								Lobby	10%	2,700			
			Hotel	80%	13	9,100	7,300	Commercial	40%	10,800			TBC
Lab	40%	10,800											
Hotel	80%	13	9,100	7,300	Hotel	100%	7,300						
Lot 1 MU1 Zone	3,204	1.5:1	Existing Carpark	-	-	-	-	-	-	-	4,806	-	320

Figure 6 Indicative yields resulting from proposed Concept SSDA

Source: Cox Architecture

3.2 Indicative Concept Scheme Layout and Design

The proposal will generally be in accordance with the Preliminary Concept Masterplan prepared by Cox Architecture (refer **Appendix A**). This includes a preliminary concept design scheme for the redevelopment of the site, which demonstrates that the site can deliver the predominant life sciences use on the site, in addition to the hotel component of the development.

3.2.1 Site Structure and Layout

Figure 7 presents the proposed concept site structure, comprising life sciences, hotel, public plaza, pocket parks, landscape buffer, pedestrian shareway and links, access points and trees on site. The majority of the proposed concept development is concentrated in the northern portion of the site, adjacent to the existing Building 53, which is proposed to be retained. The new Building 12 will be located in the north-eastern corner of the site, immediately east of Building 53, and is proposed to comprise life science uses. The new Building 53A is proposed to the south of the existing Building 53, and is also proposed to accommodate life science uses. The proposed hotel is located to the west of Building 53A, near the site's western boundary.

The proposed site structure and layout enables a high level of pedestrian permeability, with the preliminary design incorporating key through-site links and shareways. These are complemented by pocket parks and landscaped buffers along the northern and western boundaries, enhancing walkability, amenity, and integration with the surrounding area.

Figure 8 demonstrates the proposed arrangement and uses of buildings on site. In addition to the three proposed life sciences buildings and hotel, the site will retain the existing Building 53 life sciences building and existing building 102 carpark.



Figure 7 *Indicative Site Structure Plan*

Source: COX Architecture



Figure 8 *Indicative Concept Site Master Plan*

Source: COX Architecture

3.2.2 Building Heights

As shown in **Figure 9**, Building 52 and Building 53a are proposed to be approximately 9-storeys in height, comprising life sciences uses. Building 12 at the northeastern portion of the site proposed as approximately part 4-storey, part 9-storey. The hotel is proposed to be approximately 13-storeys.

The proposed building heights (max 40-45m) accord with the 45m maximum height of building which achievable in the portion of the site zoned E3. Furthermore, proposed heights accord with future development envisaged within the Macquarie Park TOD Precinct. Discussion on the incentive building heights is provided in **Table 5**.

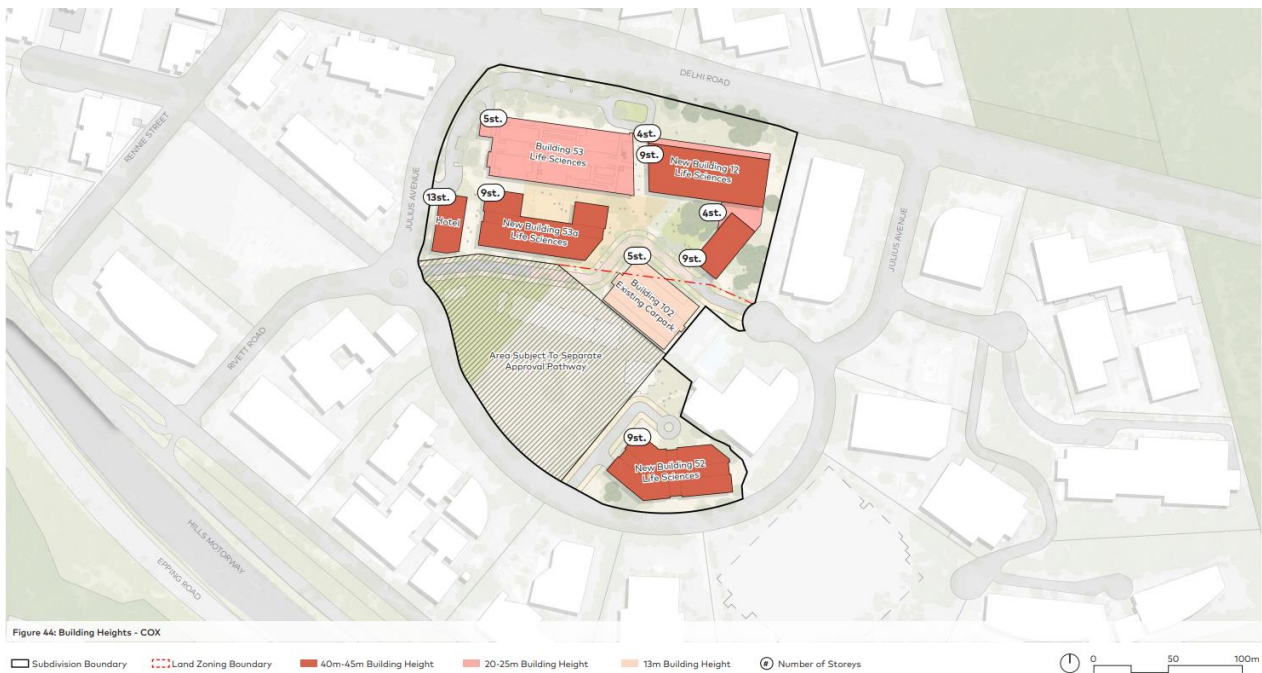


Figure 9 *Indicative Building Heights*

Source: COX Architecture

3.3 Overview of Alternatives

In deciding the appropriate path for the proposed development, a number of options and alternatives were presented and considered. The development of the project was driven by the focus to provide the most appropriate design response to the environmental opportunities and constraints of the site.

An overview of alternatives considered is provided in **Table 3**.

Table 3 *Overview of alternatives*

Alternative	Consideration
Option 1 – ‘Do Nothing’	Under the ‘do nothing’ scenario, the existing structures and land uses would be retained. This built form and land use does not support the realisation and principles of the Macquarie Park Innovation Precinct, nor does it respond to the increasing need for life sciences uses across NSW. Accordingly, the existing development is not considered the best use of the site and the ‘do nothing’ scenario is not considered to be in the public interest or suitable for the site.
Option 2 – ‘Alternative Purpose’	Overarching strategic plans such as the Ryde LSPS and Macquarie Park Innovation Precinct Place Strategy, envision Macquarie Park to evolve into a health and education strategic centre focused, globally significant, innovation precinct. Use of the site for an alternative purpose would not support these strategic plans and accordingly this alternative was not considered appropriate.
Option 3 – ‘The Proposal’	Given the factors mentioned above and the unique opportunities offered by the site’s strategic location within Macquarie Park, the development for the purpose of a new life sciences research facility, including a mixture of ancillary uses, such as a hotel, represents the highest and best use of the site. Furthermore, the Proposal seeks to fulfil the objectives and outcomes of the local strategic planning framework. As a result, the Proposal is the optimal outcome for the site, providing an appropriate and workable development scenario that meets the project’s objectives.

4.0 Statutory Context

A summary of the relevant statutory requirements for the project is identified in **Table 4** below.

Table 4 *Relevant Statutory Requirements*

Policy	Action
Power to Grant Consent	
Environment Planning and Assessment Act 1979 (EP&A Act)	Development consent will be sought under 'Division 4.7 Stage Significant Development' of the EP&A Act. Section 4.36(3) of the EP&A Act states that: <i>(3) The Minister may, by a Ministerial planning order, declare specified development on specified land to be State significant development, but only if the Minister has obtained and made publicly available advice from the Independent Planning Commission about the State or regional planning significance of the development.</i> Additionally, it is proposed that this application is a Concept application, as per Section 4.22 of the EP&A Act, which enables any application to be 'concept' in nature, subject to request of the applicant.
State Environmental Planning Policy (Planning Systems) 2021	Schedule 1 of State Environmental Planning Policy (Planning Systems) 2021 lists development that is declared State Significant Development. Schedule 1, Section 14 relates to the proposed development which is characterised as a 'health research facility'. Section 14(1) states: 14 Hospitals, medical centres and health research facilities (1) <i>Development that has an estimated development cost of more than \$30 million for any of the following purposes—</i> ... (c) health, medical or related research facilities (which may also be associated with the facilities or research activities of a NSW local health district board, a University or an independent medical research institute). (2) <i>Subsection (1)(b) does not apply to development on land within the area of the City of Sydney.</i> It is noted that health, medical or related research facilities is not defined in the Planning Systems SEPP, nor in the <i>Standard Instrument—Principal Local Environmental Plan 2006</i>. However, the proposed life science uses referenced in this scoping report is considered to be consistent with the reference to 'health, medical or related research facilities' referenced in the Planning Systems SEPP There is a second declared class of development under Schedule 1, Section 11 that the proposed life science use can be characterised as, being 'other manufacturing industries' including laboratory research or development facilities and medical products manufacturing with an Estimated Development Cost of more than \$30M. Section 11 states: 11 Other manufacturing industries (1) <i>Development that has an estimated development cost of more than \$30 million for any of the following purposes—</i> (a) <i>laboratory, research or development facilities,</i> (b) <i>medical products manufacturing,...</i> ... (2) <i>Subsection (1)(b)–(f) does not apply to development on land within the area of the City of Sydney.</i> The proposed use will likely meet both thresholds for the different declarations in Section 11 and Section 14 under Schedule 1 of the Planning System SEPP. A preliminary cost analysis has established that the life sciences research component of the proposed development represents an EDC value of over \$30 million, exceeding the relevant cost threshold for health research facilities and manufacturing industries development specified within Schedule 1, Section 14 and Section 11 of the Planning Systems SEPP. Considering that the life sciences research floorspace is the predominant use of the proposed development, there is appropriate grounds for the proposal to be considered as state significant development for this purpose. .

Permissibility

Life sciences

The predominant use of the proposed development for a health research facility and life science facility is defined as a 'high technology industry' under the standard dictionary the *Standard Instrument – Principal Local Environmental Plan 2006*.

high technology industry means a building or place predominantly used to carry out an industrial activity that involves any of the following—

...(d) **biological, pharmaceutical, medical or paramedical systems, goods or components,**

...(h) **any other goods, systems or components intended for use in a science or technology related field,**

and includes a data centre, but does not include a building or place used to carry out an industrial activity that presents a hazard or potential hazard to the neighbourhood or that, because of the scale and nature of the processes involved, interferes with the amenity of the neighbourhood

The site is zoned E3 Productivity Support and MU1 Mixed Use under *Ryde Local Environmental Plan 2014* (RLEP 2014). High technology industry is permitted with consent in the E3 Productivity Support zone under the RLEP 2014.

No buildings are proposed within the section of the site zoned MU1, however a small portion of the future road may be located in part of the MU1 zoned land, which is permissible.

Hotel

The hotel component of the proposed development is defined as a 'hotel or motel accommodation' as defined under the RLEP 2014. The hotel is proposed to be located in the E3 Productivity Support zone. Hotel or motel accommodation development is permissible with consent in the E3 Productivity Support zone under the RLEP 2014.

Pre-conditions to exercise the power to grant consent

State Environmental Planning Policy (Resilience and Hazards) 2021

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, and
- 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.

Supporting documents will accompany the EIS to provide appropriate assessment on the existing contamination condition of the site.

State Environmental Planning Policy (Sustainable Buildings) 2021

Chapter 3 of the Sustainable Buildings SEPP provides a range of controls that apply to non-residential development, including specific requirements for large non-residential development. The consent authority is not to grant consent unless it has considered whether the development enables sustainable building and operational measures. The development must also quantify the embodied emissions of the development.

Additionally, SSD developments, including health research facilities, are required to demonstrate how they will minimise the use of on-site fossil fuels.

Supporting documents will accompany the EIS to provide appropriate assessment on the future condition of the site.

Other approvals

Approvals not required for SSD, otherwise required

- Fisheries Management Act 1994 – Not required
- Heritage Act 1977 – Not required
- National Parks and Wildlife Act 1974 – Required, an Aboriginal Cultural Heritage Assessment Report is currently being prepared.
- Rural Fires Act 1997 – Required, due to the site being identified as Category 3, bushfire prone land.
- Water Management Act 2000 – Required, due to the site being located adjacent to an existing watercourse to the immediate west.

Approvals that must be applied consistently

- Nil.

EPBC Act Approval

The Project is not likely to impact a matter of National Environmental Significance. Therefore, the Project is not required to be referred to the Federal Department of the Environment to determine if it constitutes a controlled action and the bilateral agreement applies.

Biodiversity Conservation Act 2016

Due to the presence of vegetation on the site, a Biodiversity Development Assessment Report is likely to be required to be prepared, and will be prepared as part of the EIS process.

The following sections of the relevant legislation are expected to be relevant to the assessment of the EIS:

- *Environmental Planning & Assessment Act 1979* – section 1.3, section 4.15, section 4.37;
 - *State Environmental Planning Policy (Planning Systems) 2021* – Chapter 2, Part 2.2;
 - *State Environmental Planning Policy (Resilience and Hazards) 2021* – Chapter 4, clause 4.6;
 - *State Environmental Planning Policy (Transport and Infrastructure) 2021* – Chapter 2, clause 2.122.
 - *State Environmental Planning Policy (Industry and Employment) 2021* – Section 3.6.
-

4.1 Ryde Local Environmental Plan 2014

Table 5 below provides a preliminary planning assessment against the relevant controls of the *Ryde Local Environmental Plan 2014* (RLEP 2014).

Table 5 Preliminary planning assessment of the indicative concept scheme

Clause	Provisions	Comment
Clause 2.1 <i>Land Use Zone</i>	The site is zoned E3 Productivity Support and MU1 Mixed Use.	As discussed in Table 4 , the site is zoned E3 Productivity Support and MU1 Mixed Use. As a health research facility or life science facility is not specifically defined under the RLEP 2014, the proposal is considered permissible with consent as “any other development not specified” within the E3 zone, noting that the use is not prohibited. Both the E3 and MU1 zones are open zones that permit consideration of a wide range of land uses, allowing for greater flexibility.
Clause 4.1 <i>Minimum Subdivision Lot Size</i>	There is no minimum subdivision lot size applicable to the subject site.	
Clause 4.3 <i>Height of Building</i>	The base maximum height of buildings control is predominantly 30m, with the exception of a portion of land within the MU1 zone land where a maximum 37m is permitted.	The indicative concept scheme maximum height is approximately 40-45m. It is noted that the finalised Macquarie Park TOD rezoning provides incentive building height of up to 45m on the area of the site zoned E3. Further discussion on the height of building incentives is provided at the discussion on Clause 7.7 of this table.
Clause 4.4 <i>Floor Space Ratio (FSR)</i>	The site has base floor space controls of 1.5:1, 1:1 and 2:1.	The indicative concept scheme FSR is 1.5:1 and 2.5:1. It is noted that the finalised Macquarie Park TOD rezoning provides incentive building FSR of 2:1 and part 2.5:1 on land zoned E3. Further discussion on the height of building incentives is provided at the discussion on Clause 7.7 of this table.
Clause 5.10 <i>Heritage Conservation</i>	The site is not identified as a heritage item and is not contained within a heritage conservation area.	
Clause 5.11 <i>Bush fire hazard reduction</i>	The site is not identified as bushfire prone land.	
Clause 5.21 <i>Flood Planning</i>	The site is not flood affected.	
Clause 6.1 <i>Acid Sulfate Soils</i>	The site is classified as having Class 5 Acid Sulfate Soils	Acid sulfate soils will be considered as part of the geotechnical work that is undertaken to support the EIS.
Clause 6.13 <i>Design Excellence</i>	Development consent must not be granted to development having an estimated development cost of more than \$5,000,000 unless a competitive design process has been held in relation to the proposed development	A competitive design process is not considered necessary for the proposal as it is a Concept SSDA seeking ‘in principle’ approval rather than a detailed SSDA. Further, the concept proposal which is for ‘life science’ buildings, is unique and specific in nature to provide a health, medical and related research facility. Considering the type and nature of the proposal, the NSW State Design Review Panel provides a suitable and more appropriate alternative design excellence pathway to a design competition in this instance.
Clause 7.2 <i>Land to which this part applies</i>	The site is located within the Macquarie Park Transport Oriented Development Precinct.	

Clause 7.3 <i>Design Guide</i>	Development on site must be consistent with the <i>Macquarie Park Design Guide</i> .	Development consent must not be granted to development on land to which this part applies unless the consent authority is satisfied the development is consistent with the Macquarie Park Design Guide. This is discussed further at Section 6.0 .
Clause 7.7 <i>Additional requirements for increased building height and floorspace ratios on land other than key sites</i>	The site is eligible for increased building height and floorspace ration.	This clause applies to all land on this site that is not zoned MU1 (i.e. the E3 Productivity Support zone within which the majority of the proposed development occurs). Height Bonus This clause enables a height uplift of up to 45 metres in the area zoned E3. FSR Bonus Based on the above, the site is able to access an of an FSR of part 2:1-2.5:1 on land zoned E3. In deciding whether to support this additional uplift, the consent authority must be satisfied that: • recreation areas are configured and located in a way that is appropriate for the recreational purposes of the Precinct • an access network is configured and located in a way that will allow a suitable level of connectivity within the Precinct. The scheme is proposed to be consistent with the maximums available under the incentive controls.

5.0 Community Engagement

This section describes the proposed community engagement strategy to be undertaken during the preparation of the EIS. The Applicant's approach to community engagement is informed by DPHI's *Undertaking Engagement Guidelines for State Significant Development (2021)*. This includes adopting the following community participation objectives provided in the Guideline:

"Engagement is to be:

- open and inclusive,
- easy to access,
- relevant,
- timely, and
- meaningful."

5.1.1 Key Stakeholders

The Applicant has undertaken pre-lodgement consultation with Council and DPHI. A Community Engagement Strategy will be prepared for the project, and likely identify the key stakeholders for this project as follows:

- Local community, including Immediate and wider neighbours.
- City of Ryde Council.
- Government agencies, including the DPHI, Sydney Water and Transport for NSW.
- Service providers such as Ausgrid and Endeavour Energy.

6.0 Proposed Assessment of Impacts

This section provides a high-level assessment of impacts anticipated to be associated within the proposal, the key matters requiring further assessment in the EIS, and the proposed approach to assessing each of the matters. The purpose of considering these factors at this stage is to inform the preparation of any additional assessment requirements.

Refer further to the Scoping Summary Table at **Appendix A**.

6.1 Matters Requiring Further Assessment in EIS

6.1.1 Built Form and Urban Design

The concept proposal will promote good urban design by facilitating connectivity with a convenient/unambiguous sense of address together with the enhancement of pedestrian links across the site. The concept proposal will be subject to an assessment with regard to the siting, height and massing of the proposed built form in the context of the existing built form and the surrounding landscape.

The Concept SSDA will seek approval for appropriate 'loose-fit' building envelopes that are compliant with the applicable development standards and compatible with the environmental constraints on site. These 'loose-fit' envelopes are important to facilitate a creative and functional design and ensure that the detailed design is of the highest architectural design quality. The building envelope will work in tandem with a maximum gross floor area to set an appropriate built form outcome for the redevelopment.

It is noted that life science uses have unique built form needs that will need to be incorporated into the design of the envelopes. This includes consideration of the required floor-to-floor heights for the laboratory spaces, as well as the layout efficiency to maximise laboratory spaces and servicing efficiencies. Laboratory spaces are required to have taller than standard floor-to-floor heights of approximately 4.5m to accommodate extensive mechanical services, specialised ventilation systems and large ductwork. Therefore, the envelopes that will be proposed as part of this Concept SSDA will be designed with these considerations in mind.

The Concept SSDA will include a Design Report that address the desired future quality of the development, including:

- The design quality of the future building, including design principles and functional objectives;
- The height, bulk and scale of any new built form additions;
- The project's interface with surrounding public domain and public domain treatments;
- The impact of the project on pedestrian connectivity, view corridors and site permeability; and □ Relationship with surrounding development and street frontages.

Key technical studies to inform the EIS will include:

- Design Report, addressing the site context, key built form issues and including and response to any feedback provided by the State Design Review Panel; and
- Proposed 'loose-fit' building envelope drawings.

6.1.2 Environmental amenity

As discussed previously, the indicative concept scheme proposes a maximum building height of approximately 40-45m, in line with maximum height of building available through clause 7.7 of the Ryde LEP, and within the Macquarie Park TOD Precinct. With this said, the SSDA will need to address key environmental amenity matters to ensure the project can provide a high-quality development outcome. Key technical studies to inform the EIS will include

- Bulk and scale of the development.
- Compatibility with the local character of the surrounding area.
- View and visual impacts.
- Overshadowing impacts.
- Wind impacts through and around the site.

Macquarie Park Design Guide

Clause 7.3 of the Ryde LEP requires that consent must not be granted to any development in the Macquarie Park precinct unless the consent authority is satisfied that the development is consistent with the Macquarie Park Design Guide. The Design Guide outlines the following:

- Desired Future Character
- Connecting with Country controls and application
- Streets and landscape
- Building controls
- Controls relating to environmental management and sustainability
- Public art and culture

The Preliminary Concept Masterplan prepared by Cox Architecture at **Appendix A** provides a comprehensive assessment of the concept proposal's compliance with the Design Guide. The proposal includes minor deviation from the Design Guide with regard to the proposed street network, with the alignment of the east-west connector road across the site differing slightly from the Design Guide due to the retention of the existing Building 102 Multi-Storey Carpark.

Subsequently, compliance with the Design Guide with regard to land dedication, building setback lines, through site links and active transport connections are also varied to a degree. It is noted that the proposal continues to meet the intent of all of these clauses.

It is also noted that with regard to the proposed future road that is required by the Design Guide, it will not be solely developed on the Proponent's land, and will sit partially on the adjoining lot to the south. Therefore, whilst this Concept SSDA will include a design for the road alignment, its future delivery will be in conjunction with adjoining landowners. This will be discussed further as part of the future SSDA EIS.

The SSDA EIS will comprehensively assess the proposal's consistency with the Design Guide and, where any deviations are identified, provide clear justification for these variations.

6.1.3 Traffic and Access

The SSDA will be accompanied by a Traffic Impact Assessment (TIA) that will consider all transport and traffic matters that are relevant to the context of the site. It will assess the impact of additional traffic as a result of the proposed predominant life sciences use, as well as the hotel component of the Indicative Concept Scheme.

In addition to traffic and parking considerations, an assessment of the requirements of life science developments will also be provided, to ensure that the unique requirements of these developments can be accommodated and incorporated into the future development.

6.1.4 Ecology

Cumberland Ecology prepared an Ecological Constraints Assessment Report for the site in January 2024. The report found that the site includes areas of differing ecological sensitivity. The concept scheme design has given due consideration to these ecological matters, avoiding development on the highest-constraint area in the north of the site.

Notwithstanding the above, the future SSDA will be accompanied by a Biodiversity Development Assessment Report (BDAR) which demonstrates that appropriate design features to mitigate ecological impact have been embedded into the proposal.

Should any trees be proposed to be removed, an Arboricultural Report will also be prepared to accompany the application.

6.1.5 Hazards and Contamination

The EIS will be informed by a Phase 1 Preliminary Site Contamination Investigation prepared in accordance with the requirements of the Resilience and Hazards SEPP. If required as a result of the findings of the Phase 1 investigation, a Phase 2 Detailed Site Investigation and Remediation Action Plan (if required) will be prepared in accordance with the

requirements of Resilience and Hazards SEPP and the Managing Land Contamination Planning Guidelines to inform and accompany the SSDA.

The EIS will also be informed by technical studies which address the existing geotechnical conditions of the site, flooding and groundwater and the potential for acid sulfate soils.

6.1.6 Design Excellence

In accordance with Clause 6.13(5) of the Ryde Local Environmental Plan 2014, a competitive design process is required for proposed development that has an estimated development cost of more than \$5 million in certain mapped areas. The proposal will exceed the \$5 million threshold and is located on the mapped area, and therefore it triggers the competitive design process requirement.

However, Clause 6.13(6) notes that a design competition is not required in the circumstances that:

- the consent authority certifies in writing that a competitive design process is not required, and
- a design review panel reviews the development, and
- the consent authority takes into account the advice of the design review panel.

According to the *NSW State Design Review Panel Guidelines for Project Teams* dated June 2025, the criteria for review for private projects on private land includes projects where the SDRP is identified as the alternative design excellence pathway to a design competition.

In this instance, the NSW State Design Review Panel (SDRP) presents a more appropriate and suitable alternative design excellence pathway for the type and nature of the proposal. The proposal is for a Concept SSDA seeking 'in principle' approval for the building envelope, land use, and development framework rather than a detailed SSDA. Furthermore, the concept proposal which is for 'life science' buildings, is unique and specific in nature to provide a health, medical and related research facility. The design requirements for this type of development are more complex and industry-specific, and would be better suited to the NSW State Design Review Panel design excellence pathway.

On this basis, we request that the SEARs for this SSDA reflects the requirement for the SDRP design excellence pathway. The overarching design excellence of the proposal can be appropriately assessed with the future EIS.

6.1.7 Other Matters

The following matters will be further provided/assessed as part of the EIS:

- Estimated Development Cost Report.
- Architectural Plans and Architectural Design Report.
- Connecting with Country.
- Aboriginal Cultural Heritage Assessment.
- Civil Drawings.
- Flooding impact.
- Landscape Plans.
- Survey Plans.
- Noise and Vibration Impact Assessment, largely relating to the future operation of the precinct.
- Contamination Assessment.
- Geotechnical Assessment.
- Environmental Sustainable Development and associated requirements of the Sustainable Buildings SEPP.
- Crime Prevention Through Environmental Design (CPTED) Report.

6.2 Matters not Requiring Further Assessment in the EIS

This section outlines the matters that are not relevant and/or do not require further assessment. It is noted that the final deliverables will be confirmed pending the outcome of on-site investigations.

An assessment of the matters not requiring further assessment in the EIS is provided in **Table 6**.

Table 6 *Matters not requiring further assessment in the EIS*

Matter	Assessment
Groundwater Impact Assessment Salinity Management Plan	The site is not identified mapped on the NSW Spatial Viewer Groundwater Vulnerability Map, nor the Salinity Map.
Hazard Analysis	The site is not identified as being in proximity to any above ground dangerous goods storage from surrounding developments, nor are there underground high pressure dangerous goods pipelines in the vicinity of the site. Furthermore, whilst future life sciences development is
Heritage Impact Assessment	The site is not identified as a local heritage item. For this reason, it is not anticipated that any heritage assessment is required.
Social and Economic Impact Assessment	The overarching social and economic impacts of the proposal can be appropriately assessed with the future EIS.
Construction matters	The proposal represents a concept application. Therefore, any requirements relating to the construction and delivery of the future development is not relevant to this application. This includes matters such as construction traffic, construction waste and erosion and sediment control measures. These detailed matters will be assessed as part of future applications for the detailed approval of the applications.

7.0 Conclusion

This Scoping Report has been prepared by Colliers Urban Planning on behalf of Wentworth Capital in support of the proposed development of a concept application for a new life sciences research facility and hotel development at 5-11 Julius Avenue, North Ryde. Specifically, this scoping report is in support of a future SSDA that will seek approval for the following works:

- A Concept Proposal to establish maximum building envelopes and GFA for future development, comprising:
 - Three maximum building envelopes:
 - New Building 53a, which will accommodate life science uses.
 - New Building 12 which will accommodate life science uses.
 - A hotel building.
 - Retention of Building 53 for life science purposes.
 - Retention for future refurbishment of Building 102, an existing multi-storey carpark.
 - Introduction of a new connector road from the intersection of Julius Avenue and Rivet Road in the west, to the Julius Avenue cul-de-sac on the eastern side of the site.
 - Vehicle access to the proposed building envelopes.
 - Indicative demolition and vegetation removal.

This scoping report seeks to inform DPHI to enable the preparation of Project Specific SEARs to enable the preparation of an EIS that will accompany an SSDA. It has outlined preliminary information regarding the project including the site, the proposed development, the relevant strategic and statutory context and planned stakeholder engagement. The scoping of the proposed assessment of impacts will enable the DPHI, with input from other government agencies, to prepare and issue Project Specific SEARs for the project.

Appendix A – Scoping Summary Table

Level of Assessment	Matter	Engagement	Relevant Government Plans, Policies and Guidelines
Detailed	Amenity - Visual	Specific	Refer to Scoping Report.
Detailed	Amenity - Overshadowing	Specific	Refer to Scoping Report.
Detailed	Design – Bulk and scale	Specific	Refer to Scoping Report.
Detailed	Amenity – Noise and vibration	Specific	- Construction Noise Strategy (Transport for NSW, 2012) - Interim Construction Noise Guideline (Department of Environment, Climate Change and Water, 2009) - NSW Industrial Noise Policy (Environment Protection Authority, 2000) - NSW Road Noise Policy (Environment Protection Authority, 2011) - Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006) - Environmental Noise Management Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006)
Detailed	Access – Access to property, traffic and parking	Specific	- State Environmental Planning Policy (Transport and Infrastructure) 2021 - Guide to Traffic Management – Part 3 Traffic Studies and Analysis (Austroads, 2013) - NSW Bicycle Guidelines (RTA, 2003) - Guide to Transport Impact Assessment 2024 - NSW Bicycle Guidelines (RTA, 2003) - Ryde Integrated Transport Strategy
Standard	Hazards – Land contamination	Standard	- Protection of the Environment Operations Act 1997 - Contaminated Land Management Act 1997 - Managing Land Contamination: Planning Guideline - Guidelines on the Duty to Report Land Contamination - State Environmental Planning Policy (Resilience and Hazards) 2021 - National environment protection (assessment of site contamination) measure
Standard	Hazards and risk – Waste	Standard	- Protection of the Environment Operations Act 1997 - Waste Avoidance and Resource Recovery Act - NSW Waste and Sustainable Materials Strategy 2041 - Waste Classification Guidelines - Australia's Circular Economy Framework (Department of Climate Change, Energy, the Environment and Water 2024) - National Waste Policy (Australian Government 2018)

Detailed	Built environment – Design quality	Specific	GANSW's Better Placed
Standard	Social Community	Specific	Social Impact Assessment Guidelines for State Significant Projects (Department of Planning, Housing and Infrastructure, 2025)
Standard	Water – Hydrology and water quality	Standard	Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom 2004) and Volume 2 (A. Installation of Services; B. Waste Landfills; C. Unsealed Roads; D. Main Roads; E. Mines and Quarries) (DECC 2008)



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