



Project Name: Area 53 Life Sciences Precinct Macquarie Park
Case ID: PDA-128733739

Proponent Details

Project Owner Info

Title	Mr
First Name	Nick
Last name	Nathans
Role/Position	Managing Director, Planning and Development
Phone	0402523890
Email	nick.nathans@wentworthtcp.com.au
	5/99 Macquarie Street
Address	Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	The Trustee for RV Sub Trust I
ABN	69940714765

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Ella	Coleman
Phone	Email	Role/Position
0400887082	ecoleman@ethosurban.com	Junior

Address

Level 4, 180 George Street
Sydney, New South Wales 2000
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

Project Info

Project Name	Area 53 Life Sciences Precinct Macquarie Park
Industry	Education, Health & Safety
Development Type	Hospitals, medical centres and health research facilities
Estimated Development Cost (excl GST)	AUD1,000,000,000.00
Indicative Operation Jobs	0
Indicative Construction Jobs	0
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	67,300

Description of the Development/Infrastructure

Concept approval for a new life sciences research facility and ancillary uses, referred to as 'Area 53 North Ryde', including envelopes for two new building envelopes and a hotel building.

Concept Development

Are you intending to submit a concept or staged application?

Yes

Would this be for the initial concept application?

Yes

Would this application also include the first stage of the project?

No

Site Details

Site Information

Site Name	Area 53 North Ryde
Site Address (Street number and name)	5-11 Julius Avenue, North Ryde
Site Co-ordinates - Latitude	-33.796309
Site Co-ordinates - Longitude	151.142

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Ryde	North District	Sydney	☒

Lot and DP

Lot and DP
501/-/ DP1024358

Site Area

What is the total site area for your development?
Site Area sqm
51,590

Statutory Context



Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

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

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

Section under selected Schedule

Section 14 - Hospitals, medical centres and health research facil

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

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.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, within which it will be located.

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
No

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
E3 Productivity Support, MU1 Mixed Use

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Ryde Local Environmental Plan, Planning Systems SEPP, Resilience and Hazards SEPP, Sustainable Buildings SEPP,

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Would the project vary any development standard?

No

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), 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

Yes

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

Attachments

File Name	Site Map
File Name	Scoping Report_ Area 53 North Ryde