

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD-55388456 Sydney Biomedical Accelerator
Applicant	University of Sydney
Consent Authority	Minister for Planning and Public Spaces

Decision

The Director under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979 (the Act)* granted consent to the development application subject to conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Housing and Infrastructure's assessment report is available [here](#).

Date of decision

19 November 2024

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's assessment report.
- the prescribed matters under the Environmental Planning and Assessment Regulation 2021.
- the objects of the Act.
- all information submitted to the Department during the assessment of the development application.
- the findings and recommendations in the Department's assessment report.
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's assessment report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including the provision of new medical research infrastructure, capital investment in the region, creation of 775 construction jobs and 1,300 operational jobs.
- the project is permissible with development consent and is consistent with NSW Government policies including Greater Sydney Region Plan, Eastern City District Plan, Transport for NSW's Future Transport Strategy 2056 and Infrastructure NSW's State Infrastructure Strategy 2018-2038 and City of Sydney's Local Strategic Planning Statement.
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards. Conditions of consent have been imposed to address key impacts associated with: built form and urban design; flood management; loading dock safety and management; and noise.
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the conditions of consent. Engagement on the project is considered to be in line with *Undertaking Engagement Guidelines for State Significant Projects*, including the community participation objectives outlined in these guidelines.
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Applicant engaged with the community during the preparation of the environmental impact statement (EIS) as a requirement of the Secretary's environmental assessment requirements. The EIS detailed the findings of the engagement and how it influenced the scope and design of the project.

Once the EIS was submitted to the Department, it was placed on exhibition from 22 November 2023 until 12 January 2024. A total of three submissions were received, including the City of Sydney Council (Council) and two from organisations submitting comments on the proposal.

The key issues raised by the community (including in submissions) and considered in the Department's assessment report and by the decision maker include loading dock operations, canopy cover, heritage impacts and aviation safety. Other issues are addressed in detail in the Department's assessment report.

<i>Issue</i>	<i>Consideration</i>
<p><i>Loading Dock Operations</i></p> <ul style="list-style-type: none"> potential pedestrian and vehicle conflict at Cadigal Lane. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> Potential pedestrian and vehicle conflict at Cadigal Lane due to the new loading dock was identified as an issue. Potential flooding of the loading dock and maintenance requirements of the strip drain was also noted. The Applicant has identified a number of measures to address the potential pedestrian and vehicle conflict, including fencing, signage, diversion of pedestrian traffic and a loading dock management plan. A road safety audit prior to commencement of operations to review these measures, including physical and management solutions, would ensure that any potential areas of conflict are resolved. <p><i>Conditions include:</i></p> <ul style="list-style-type: none"> requirement for a loading dock management plan. requirement for a road safety audit of operations of the loading dock.
<p><i>Canopy cover</i></p> <ul style="list-style-type: none"> insufficient tree planting and canopy cover. lack of sufficient information regarding soil depth, spacing and species. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> Prior to the recent demolition works, the site contained 24 trees with a canopy cover of 11.9 per cent. The proposal includes the planting of 15 trees and further landscaping resulting in a canopy cover of 15.3 per cent. Whilst there are fewer trees proposed than those removed, the size and species of trees would provide an improved canopy cover for the site. Due to the nature of the development and associated building footprint and site constraints, the potential for any further planting is limited. The Applicant's <i>University of Sydney Sustainability Strategy 2020 Strategy</i> sets a goal of 30 per cent canopy cover by 2030 for the Camperdown campus. The Department is satisfied that appropriate tree planting would be provided given canopy coverage would be increased and there are further planting opportunities on the wider campus. The Department considers that there are some aspects of the landscaping that require further resolution as part of the detailed design and these matters can be adequately addressed through the preparation of a detailed landscaping plan and management plans. <p><i>Conditions include:</i></p> <ul style="list-style-type: none"> requirement for the preparation of an amended landscape plan, to address species selection, location, soil depths and spacing to support full canopy growth. requirement for the preparation of a Landscape Management Plan, to manage re-vegetation and landscaping on site.
<p><i>Heritage impacts</i></p> <ul style="list-style-type: none"> impacts on Gloucester House from link bridge. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> Insufficient detail was provided to consider the impacts of the development on the heritage fabric of Gloucester House. Further information was submitted that sufficiently demonstrated that the impacts would be acceptable, and no further concerns were raised regarding heritage impacts. <p><i>Conditions</i></p> <p>No conditions necessary.</p>

<i>Issue</i>	<i>Consideration</i>
<p><i>Aviation safety</i></p> <ul style="list-style-type: none"> potential impacts on protected airspace. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The development is located under protected airspace and has the potential to impact operations of Sydney Airport. An approval was granted for the height of the building by the relevant aviation authority, but it was noted that construction cranes may protrude into protected airspace. Construction cranes are required to obtain separate approval and impacts would need to be addressed as part of that process. <p><i>Conditions</i> No conditions necessary.</p>