

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-57838709 Ross Street Teaching and Learning Hub
Applicant	The 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

17 December 2025

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;
- [the considerations under s 7.14(2) and 7.16(3) of the *Biodiversity Conservation Act 2016* (NSW)];
- all information submitted to the Department during the assessment of the development application [and any additional information considered in the Department's assessment report];
- the findings and recommendations in the Department's assessment report; and
- 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 investment in high quality tertiary teaching facilities, as well as the creation of 93 construction jobs and up to 10 operational jobs;
- the project is permissible with development consent, and is consistent with NSW Government policies including Infrastructure NSW's State Infrastructure Strategy 2022-2042 and Transport for NSW's State Future Transport Strategy 2056;
- 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. The consent authority has included conditions to ensure: heritage impacts and design are managed, noise mitigation is developed through design development to ensure noise targets are complied with and construction impacts are appropriately managed; and
- 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 11 March 2025 until April 2025 (28 days). Two submissions were received from the general public, including one providing comment and one in support of the project. A submission was also received from the City of Sydney Council.

The key issues raised by the community and considered in the Department's assessment report and by the decision maker include heritage, waste management, deep soil areas, development contributions, the design of the public domain around the bus stop at the front of the site on Parramatta Road. Other issues are addressed in detail in the Department's assessment report.

<i>Issue</i>	<i>Consideration</i>
Heritage Concerns with the extent of removal of the heritage listed palisade fencing along the Parramatta Road frontage due to likely adverse impacts on the heritage significance of the item.	Assessment - At RtS stage, design refinements were made including retention of the palisade fencing along the Parramatta Road frontage that was previously identified for removal. The amended design seeks to retain the existing fencing, except three discrete openings along the frontage. Conditions - No further conditions required.
Waste management Concerns that the proposed waste storage room is undersized for the waste calculated to be generated by the teaching and learning hub, and would not allow for sufficient manoeuvrability.	Assessment - At RtS stage, the waste room on Level 2 was reconfigured and enlarged to enable better manoeuvrability. Conditions - No further conditions required.
Deep soil areas Deep soil areas should be carefully considered to ensure that proposed trees have adequate soil volumes to support long term growth.	Assessment - The landscape plans make adequate provision for deep soil planting. Conditions - No further conditions required.
Development contributions The imposition of development contributions should be considered by the Department.	Assessment - The Department is satisfied that the proposed development is eligible for a full exemption of section 7.11 development contributions in accordance with Circular D6. - The Department is satisfied that an affordable housing contribution in accordance with clause 7.13 of Sydney Local Environmental Plan 2012 should be paid to Council. Conditions - A condition of consent has been included requiring the payment of an affordable housing contribution to Council.
Insufficient area around the Parramatta Road bus stop The area adjacent to the Parramatta Road bus stop at the front of the site should be enlarged to accommodate additional people.	Assessment - At RtS stage, the design of the existing palisade fence along the Parramatta Road frontage was amended to incorporate three openings. A wider opening was proposed adjacent to the bus stop to allow for additional pedestrians to congregate during peak periods and seating is provided at either side of the entrance. Conditions - No further conditions required.