

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 8755 Macquarie University Central Courtyard Precinct Redevelopment
Applicant	Macquarie University
Consent Authority	Minister for Planning

Decision

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

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

A copy of the Department of Planning and Environment's Assessment Report is available [here](#).

Date of decision

18 April 2019

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 2000.
- 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 information considered in the Department's Assessment Report.
- 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 \$210.25 million of capital investment, creation of a total of 400 construction and 342 beds for student accommodation, providing modern facilities to grow the tertiary sector and providing further investment in tertiary sector infrastructure in an identified strategic centre.
- the project is permissible with development consent and is consistent with NSW Government policies including the *State Infrastructure Strategy 2018-2038*, *Greater Sydney Regional Plan: A Metropolis of Three Cities*, the *Greater Sydney Commissions' Northern District Plan* and *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 as identified in the Department's Assessment Report. The consent authority has included conditions to ensure construction impacts are appropriately managed, noise impacts are mitigated, potential Aboriginal cultural heritage impacts are managed, biodiversity impacts are offset and remediation of the site is verified.
- the community views have been considered and adequately addressed through the recommended conditions of consent.
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement for the project from 21 June 2018 until 18 July 2018 (28 days). One public submission and a submission from the City of Ryde Council was received.

The key issues raised in the submissions and considered in the Department's Assessment Report and by the decision maker relate to transport and accessibility. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<i>Transport and accessibility</i> • Vehicle access and movement • Construction traffic management	<i>Assessment</i> • Council raised concern regarding access and movement in relation to the loading bays and shuttle bus service. Council provided comments regarding measures proposed to manage construction vehicle access and movement of trucks for proposed construction vehicle routes. • The Applicant revised the design of the loading areas and provided plans to demonstrate adequate movement for large vehicles to the loading bays and for the shuttle bus access. <i>Conditions</i> • Conditions include the requirement for preparation of a Construction Traffic Management Plan in consultation with the TfNSW Sydney Coordination Office and Council to manage construction impacts.