

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-9313 New University Office and Laboratory Building
Applicant	Macquarie University
Consent Authority	Minister for Planning and Public Spaces

Decision

The Executive 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 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

21/09/20

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;
- all information submitted to the Department during the assessment of the development application;
- 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. Additional reasons for making the decision are also recorded in the Department's Assessment Report.

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

- the project is consistent with the Concept Approval for the site, which established the strategic need for the development
- the project would provide a range of benefits for the region and the State as a whole, including provision of new educational facilities, significant capital investment of \$258 million in the region, creation of 250 to 350 construction jobs per year and up to 3465 new operational jobs, providing modern facilities that meet current standards for education as well as collaboration with business investment and growth in an identified strategic centre.
- the project is permissible with development consent, and is consistent with NSW Government policies including:
 - o A Metropolis of Three Cities – the Greater Sydney Region Plan.
 - o The Greater Sydney Commission's North District Plan.
 - o NSW 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. Conditions of consent are recommended to address key impacts associated with landscaping, traffic and transport, noise impacts and contamination.
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and 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 17 January 2019 until 22 February 2019 (37 days) and received seven submissions, including from the City of Ryde Council (Council) and six government agencies, all providing comments on the proposal. No public submissions were received.

The key issues raised by the Council and considered in the Department's Assessment Report and by the decision maker include building design, landscaping and solar access. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<i>Design, Scale and Visual Impacts</i> - Concerns were raised by Council that the proposed roof design resulted in the development presenting as overly bulky and out of scale with surrounding development. - Council also raised a concern that the typical building façade treatment does not create any individual character for each building.	<i>Assessment</i> - The submission from Council differs from the advice provided by Council's Urban Design Review Panel, which provided support for the proposed roof form and the proposed building façade treatments. - The Department is supportive of the roof form as it is an important architectural element of the development and is not considered to result in any unacceptable outcomes for building bulk and scale, having regard to the wide range of built forms within the campus. - The Department has also carefully assessed the façade design and notes clear architectural differences between the façade design of the eastern and western buildings that will visually distinguish them as separate elements and create an individual character for each building. <i>Conditions</i> No additional conditions were considered necessary.
<i>Landscaping</i> Council initially raised concerns with potential lack of deep soil to support the proposed plantings on the site.	<i>Assessment</i> Additional information was provided by the Applicant to demonstrate appropriate soil depths to support the proposed plantings and the Council advised its concerns had been resolved. <i>Conditions</i> No additional conditions were considered necessary.
<i>Solar Access</i> Council raised a concern that the proposal will cause overshadowing impact upon the future Cochlear Plaza located to the south of the site.	<i>Assessment</i> The Department considers shadowing impacts are consistent with expectations under the Concept Approval and that the future Cochlear Plaza would retain acceptable levels solar access at mid-winter, and very good levels of solar access for most of the remainder of the year. <i>Conditions</i> No additional conditions were considered necessary.
<i>Design, Scale and Visual Impacts</i> - Concerns were raised by Council that the proposed roof design resulted in the development presenting as overly bulky and out of scale with surrounding development. - Council also raised a concern that the typical building façade treatment does not create any individual character for each building.	<i>Assessment</i> - The submission from Council is different from the advice provided by Council's Urban Design Review Panel, which provided support for the proposed roof form and the proposed building façade treatments. - The Department is supportive of the roof form as it is an important architectural element of the development and is not considered to result in any unacceptable outcomes for building bulk and scale, having regard to the wide range of built forms within the campus. - The Department has also carefully assessed the façade design and notes clear architectural differences between the façade design of the eastern and western buildings that will visually distinguish them as separate elements and create an individual character for each building. <i>Conditions</i> No additional conditions were considered necessary.