

DETERMINATION AND STATEMENT OF REASONS

SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	10 May 2017
PANEL MEMBERS	Deborah Dearing (Chair), John Roseth, Sue Francis
APOLOGIES	Sarkis Yedalian, Roy Maggio
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre 100 Walker Street North Sydney on Wednesday, 10 May 2017, opened at 2.00 pm and closed at 2.05 pm.

MATTER DETERMINED

2016SNH002 – Ryde - LDA2016/0552 at 192 Balaclava Road Macquarie Park (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

REASONS FOR THE DECISION

The Panel considered the Council Assessment Report and accepted the recommendation.




The proposal is consistent with the approved Concept Plan for the University and provides additional research and administration accommodation as well as landscaping.

The Panel considered the concerns of the objectors and found that:

- The university has confirmed that no dangerous goods will be stored within the building;
- There will be removal of 44 trees of variable condition, however replacement planting is to be provided at the ratio of 2:1 with locally endemic species which will result in increased tree canopy and support ecological communities;
- The proposal will accommodate an additional 15 staff. Parking is provided elsewhere on the university and public parking is available on Culloden Road. The University has indicated that it will provide additional car parking and there are plans to improve public transport and pedestrian and cycle ways on site.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
 Deborah Dearing (Chair)	 John Roseth
 Sue Francis	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SNH002 – Ryde – LDA2016/0552
2	PROPOSED DEVELOPMENT	Construction of a part 1, part 2 Biological Sciences Building to be used as a research facility. The proposal includes earthworks, tree removal, landscaping and infrastructure works.
3	STREET ADDRESS	Macquarie University 192 Balaclava Road Macquarie Park
4	APPLICANT/OWNER	Macquarie University
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy No.55 – Remediation of Land State Environmental Planning Policy No.33 – Hazardous & Offensive Development Ryde Local Environmental Plan 2014 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> City of Ryde Development Control Plan 2014 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 12 April 2017 Council Supplementary report: 24 April 2017 Written submissions during public exhibition: 1 petition containing 25 signatures and 5 individual letters Verbal submissions at the public meeting: <ul style="list-style-type: none"> On behalf of the applicant –Kate Tudehope, Cameron Kline
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing Meetings: 22 February 2017, 26 April 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report