

<b>DATE OF DETERMINATION</b>	21 December 2021
<b>DATE OF DECISION</b>	16 December 2021
<b>PANEL MEMBERS</b>	Peter Debnam (Chair), Brian Kirk and Susan Budd
<b>APOLOGIES</b>	Julie Savet Ward
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 2 December 2021

#### **MATTER DETERMINED**

PPSSNH –227 - LDA2021/0169 – Ryde, 192 Balaclava Road, Macquarie Park, Macquarie University - Law School Building, Alterations, additions and adaptive reuse of the existing building to provide a new Law School building at the Macquarie University (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 listed at item 8 in Schedule 1.

The Panel determined to approve the application for the reasons outlined below and in Council's Assessment Report.

The decision was unanimous.

#### **REASONS FOR DECISION**

The Panel notes the site presently accommodates the existing Macquarie University Law Building. The proposal is for alterations, additions and adaptive reuse of the existing building to provide a new Law School building. The building has been designed with an emphasis on adaptable internal spaces that can accommodate the ongoing growth of Macquarie University. The design was reviewed and generally supported by the Ryde Urban Design Review Panel.

The Panel concurs with Council that the redevelopment of the Law Building will enhance the building's connections with the public domain and surrounding buildings. The Panel also notes the subject application does not include fit-out of the building and will be subject to a separate development application.

The Panel further notes the development application is consistent with the Macquarie University Campus Concept Plan, as modified and the updated Design Excellence Strategy and Urban Design Guidelines. The proposal also complies with the planning requirements under RLEP 2014 and RDCP 2014.




After the consideration of the development against section 4.15 of the Environmental Planning and Assessment Act 1979 and the relevant statutory and policy provisions, the Panel concurs with Council that the proposal is suitable for the site and approval would be in the public interest.

#### **CONDITIONS**

The Development Application was approved subject to the conditions in Council's Assessment Report with the amendment of Condition 34 to delete the requirement for a rainwater tank.

#### **CONSIDERATION OF COMMUNITY VIEWS**

In coming to its decision, the Panel notes there were no written submissions made during public exhibition.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Susan Budd
 Brian Kirk	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH –227 - LDA2021/0169 – Ryde
2	PROPOSED DEVELOPMENT	Macquarie University - Law School Building, Alterations, additions and adaptive reuse of the existing building to provide a new Law School building at the Macquarie University
3	STREET ADDRESS	192 Balaclava Road, Macquarie Park, Macquarie University
4	APPLICANT/OWNER	Applicant – CBRE Pty Ltd Owner – Macquarie University
5	TYPE OF REGIONAL DEVELOPMENT	Crown development with a CIV over \$5million
6	RELEVANT MANDATORY CONSIDERATIONS	Environmental planning instruments: <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>• State Environmental Planning (Vegetation in Non-Rural Areas) 2017</li> <li>• State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</li> <li>• Draft Remediation of Land State Environmental Planning Policy</li> <li>• Ryde Local Environmental Plan 2014</li> <li>• City of Ryde Section 7.11 Development Contributions Plan 2020</li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: Ryde Development Control Plan 2014</li> <li>• Planning agreements: <b>Nil</b></li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: <b>Nil</b></li> </ul>

		<ul style="list-style-type: none"> <li>Coastal zone management plan: <b>Nil</b></li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>Council assessment report: 15 November 2021</li> <li>Written submissions during public exhibition: 0</li> </ul>
8	<b>MEETINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>Briefing: 22 September 2021 <ul style="list-style-type: none"> <li><u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk and Bernard Purcell</li> <li><u>Council assessment staff</u>: Sandra Bailey, Madeline Thomas and Niroshini Stephen</li> </ul> </li> <li>Final briefing to discuss council's recommendation: 15 December 2021 <ul style="list-style-type: none"> <li><u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward and Brian Kirk</li> <li><u>Council assessment staff</u>: Sandra Bailey, Madeline Thomas and Niroshini Stephen</li> <li><u>Applicant representatives</u>: Tony Carton, Mario Pellicane, Charles Foley, David Keenan and Kate Tudehope</li> </ul> </li> <li>Papers were circulated electronically on 2 December 2021.</li> <li>Site inspection - Site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually.</li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval subject to conditions
10	<b>DRAFT CONDITIONS</b>	Attached to the Council Assessment Report