

DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	27/10/2023
DATE OF PANEL DECISION	19/10/2023
DATE OF PANEL MEETING	18/10/2023
PANEL MEMBERS	Peter Debnam (Chair), Brian Kirk, Nicole Gurran, Sophie Lara-Watson, Sarkis Yedelian OAM
APOLOGIES	None
DECLARATIONS OF INTEREST	None <i>(must include reason for declaration and whether the member participated or not)</i>

Papers circulated electronically on 6 October 2023.

MATTER DETERMINED

PPSSNH-384 – City of Ryde – LDA2023/0084 at Macquarie University 192 Balaclava Road Macquarie Park – Adaptive reuse of an existing building and construction of a new 6 storey academic building for Physics, Astronomy and Engineering Faculty including refurbishment works (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 briefings listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

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

The application is a Crown Development and has been the subject of extensive consultation between Council and the Applicant since it was lodged in March.

The site currently contains two buildings and the Applicant previously obtained approval for their demolition of the part three/part four-storey building at 7 Wally's Walk and the three-storey building at 9 Wally's Walk.

The Panel notes a Concept Plan for the University was approved in 2009 and it sets the planning regime and development framework for the campus and the Plan includes a campus wide Design Excellence Strategy and Urban Design Guidelines. The Strategy and Guidelines have been updated several times, including in August 2023. The proposed site is Lot A06 within Precinct A of Macquarie University and the proposal is consistent with the objective of Precinct A and is largely consistent with the architectural principles and lot controls for Lot A06 as identified in the Concept Plan.


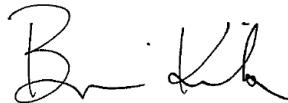



The Panel concurs with Council that the proposal has been properly assessed against relevant planning controls, is suitable for the site and will provide enhanced educational facilities. Accordingly, the Panel believes approval of the proposal is in the community interest.

CONDITIONS

The Development Application was approved subject to the conditions in Council's Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

Coming to its decision, the Panel notes no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Brian Kirk
 Nicole Gurran	 Sophie Lara-Watson
 Sarkis Yedelian OAM	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-384 – City of Ryde – LDA2023/0084
2	PROPOSED DEVELOPMENT	Adaptive reuse of an existing building and construction of a new 6 storey academic building for Physics, Astronomy and Engineering Faculty including refurbishment works.
3	STREET ADDRESS	Macquarie University 192 Balaclava Road Macquarie
4	APPLICANT/OWNER	Applicant: Tony Carton - MACQUARIE UNIVERSITY Owner: Macquarie University
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Environmental Planning and Assessment Act 1979; Environmental Planning & Assessment (Savings, Transitional & Other Provisions) Regulation 2017; State Environmental Planning Policy (Planning Systems) 2021; State Environmental Planning Policy (Biodiversity and Conservation) 2021; State Environmental Planning Policy (Transport and Infrastructure) 2021; State Environmental Planning Policy (Resilience and Hazards) 2021; State Environmental Planning Policy (Sustainable Buildings) 2022; Draft Remediation of Land State Environmental Planning Policy; Draft Environment State Environmental Planning Policy; City of Ryde Development Control Plan 2014 City of Ryde Section 7.11 Development Contributions Plan 2020 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 Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> 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: 4 October 2023 • Written submissions during public exhibition: Nil • Total number of unique submissions received by way of objection: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 21/06/2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk ○ <u>Council assessment staff</u>: Sohail Faridy, Carine Elias, Niroshini Stephen • Briefing: 19/07/2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Nicole Gurran, Sophie Lara-Watson, Sarkis Yedelian OAM ○ <u>Council assessment staff</u>: Sohail Faridy, Carine Elias, Niroshini Stephen • Final briefing to discuss council's recommendation: 18/10/2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Nicole Gurran, Sophie Lara-Watson, Sarkis Yedelian OAM ○ <u>Council assessment staff</u>: Sohail Faridy, Carine Elias, Niroshini Stephen
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report