

DATE OF DETERMINATION	4 April 2025
DATE OF PANEL DECISION	3 April 2025
PANEL MEMBERS	Peter Debnam (Chair), Brian Kirk, Sue Francis, Tina Kordrostami
APOLOGIES	Cameron Last
DECLARATIONS OF INTEREST	Nil

Papers circulated electronically on 27 March 2025.

MATTER DETERMINED

PPSSNH-552 – City of Ryde – LDA2024/0231 at 192 Balaclava Road, Macquarie Park – Construction of a new purpose-built facility for Macquarie University Central Animal Facility (inclusive of a new Zebrafish Facility) and associated landscaping (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 3:1 in favour, against the decision was Tina Kordrostami.

REASONS FOR THE DECISION

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

The Panel majority notes the application is Crown Development to provide a new facility at Macquarie University to replace existing out-dated research facilities, which are no longer fit for use.

The Panel notes the proposal was lodged in November 2024, was notified in accordance with Council's notification policy and has since benefited from feedback from Council and the Urban Design Review Panel resulting in amended plans and clarification of various aspects.

The Panel majority concurs with Council that the proposal is consistent with the objectives of the MU1 Mixed Use zone and is low impact to adjoining properties and surrounding environment. Accordingly, the Panel majority accepts the recommendation of Council staff.

Panel Member Tina Kordrostami disagreed with the majority decision for the following reasons:


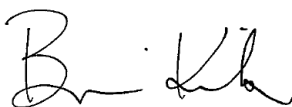


As per Section 4.15 of the NSW *Environmental Planning and Assessment Act 1979*, there is a mandatory consideration to be made for consent authorities when assessing development applications, including the public interest. Judging from the council assessment report, which only refers to the extraction of community feedback through council's community participation plan, I do not believe this consideration was conducted adequately.

CONDITIONS

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

CONSIDERATION OF COMMUNITY VIEWS

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

PANEL MEMBERS	
 Peter Debnam (Chair)	 Brian Kirk
 Sue Francis	 Tina Kordrostami

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-552 – City of Ryde – LDA2024/0231
2	PROPOSED DEVELOPMENT	Construction of a new purpose-built facility for Macquarie University Central Animal Facility (inclusive of a new Zebrafish Facility) and associated landscaping
3	STREET ADDRESS	192 Balaclava Road, Macquarie Park
4	APPLICANT OWNER	Macquarie University 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"> Environmental Planning and Assessment Act 1979 Environmental Planning and Assessment Regulation 2021 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 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: 27 March 2025 Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Preliminary Briefing: 5 February 2025 <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Nicole Gurran <u>Council assessment staff</u>: Holly Charalambous, Mahbub Alam <u>Applicant representatives</u>: Mario Pellicane, Mario Pellicane, Juliette Churchill, Bettina Bartos, Ryan Gaul, Alexis Cella, Anastasia Koutsamanis <u>Department staff</u>: Lillian Charlesworth, Jade Buckman Final briefing to discuss council's recommendation: 2 April 2025 <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Sue Francis, Cameron Last, Tina Kordrostami <u>Council assessment staff</u>: Holly Charamboulos, Sohail Faridy <u>Applicant representatives</u>: None – attendance not required <u>Department staff</u>: Lillian Charlesworth, Jade Buckman

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report