

James Groundwater
Environmental Assessment Officer
Department of Planning and Environment
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Sydney NSW 2001

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26 September 2023

Our reference: MIN2011/2

Dear Mr Groundwater

North Ryde Station Precinct – SSD-5093

Modification of North Ryde Station Precinct SSD-5093 - Increase GFA, modify building layout, open space, roads (SSD-5093-Mod-6)

Reference is made to the Modification Application (MOD 6) to the North Ryde Station Precinct Concept State Significant Development Masterplan (SSD-5093-Mod-6) currently on public exhibition. This submission is in response to the Concept Modification for the amendments to the existing approved concept approval of the North Ryde Station Precinct as approved under the North Ryde Station Concept Masterplan (SSD-5093).

Thank you for the opportunity for City of Ryde to make a submission. Please find enclosed comments from Council to assist the Department of Planning and Environment's assessment of this application.

Several issues are being raised as per ATTACHMENT 1 and would require changes to the design, additional details, amendments and a VPA with Council. In the applications current form Council **objects** to it requiring further amendments before Council can support the application. Council will be happy to provide further comments on any revised submissions or to Response to Submissions.

Finally, City of Ryde staff will be happy to meet with the Department or the Applicant to clarify any issues, particularly around affordable housing, and contributions and a VPA.

Yours sincerely

Sandra Bailey
Executive Manager City Development
ATTACHED: Attachment 1 – CoR Submission document
ATTACHED: Attachment 2 – CoR Lachlan's Line Urban Design Guidelines