



13528
7 November 2013

Mr Sam Haddad
Director General
Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Michael File – Director, Strategic Sites and Urban Renewal

Dear Mr Haddad

NORTH RYDE URBAN ACTIVATION PRECINCT (SSD 5093) DIRECTOR-GENERAL'S REQUIREMENTS

We refer to your letter of 8 February 2013 to Transport for NSW outlining the Director-General's Requirements (DGRs) for a State Significant Development Application for preliminary works at 'North Ryde Station Precinct', comprising subdivision, civil and infrastructure works (SSD 5093). We also refer to the meeting on 28 October 2013 attended by Department of Planning and Infrastructure (Michael File), UrbanGrowth NSW, JBA and Goodman representatives.

The DGRs were issued in February 2012 when Transport for NSW was intending to lodge a State Significant Development Application for subdivision and civil and infrastructure works across the entire North Ryde Station Precinct. This initially comprised the entire precinct and a number of sites referred to as the 'Station North Site'; 'M2 Site'; 'Office of Strategic Lands Site' and the 'RMS Site'.

The DGRs are due to lapse on 8 February 2014. These DGRs were issued before the 'North Ryde Station Precinct' was declared, and subsequently gazetted, as an Urban Activation Precinct (UAP) on 21 September 2013. As a result of the 'North Ryde Station Precinct' UAP declaration, further works on the SSD Application were suspended to allow the UAP assessment process to be completed.

The gazetted UAP excludes the 'Office of Strategic Lands Site' and 'RMS Site', and as such the existing DGRs apply to land that is outside the North Ryde Station Precinct UAP. The DGRs were also issued prior to UrbanGrowth NSW purchasing the majority of the land from Transport NSW. Goodman Industrial Funds Management Ltd continues to own the southern portion of the 'Station North and Station South' Site and is therefore tied into an approval process for land which they do not own.

The intention for the 'Station North and Station South' and 'M2' Sites, as identified on the plans at Attachment A, has always been to be subdivide and release them to market for mixed uses purposes in an expeditious manner in order to take advantage of the land's proximity at North Ryde Station and increase housing supply.

The timely development of these catalyst sites are critical for the successful development of the State Government's first UAP.

A key objective of UrbanGrowth NSW is to accelerate the projects to ensure the release of development parcels for housing supply.

The purpose of this letter is therefore to request:

- a) new Director General's Requirements (DGRs) for the preparation of an Environmental Impact Statement for the first stage of the North Ryde UAP project, comprising the subdivision and construction of a new entry road on land on the 'Station North and Station South' Site identified in **Attachment A** of the appended report; and
- b) amendment to the description of the development site to which the existing DGRs apply, so that they only apply to the M2 site and land associated with the pedestrian bridge as shown on **Attachment A** of the appended report, and no longer apply to the 'Station North and Station South' Site, 'Office of Strategic Lands Site' and 'RMS Site'; and
- c) the Department extend the amended 'M2 Site' DGRs by an additional six (6) months to enable UrbanGrowth NSW sufficient time to prepare an EIS and supporting documents that thoroughly addresses the DGRs issued for SSD 5093.

A report prepared by JBA Planning is attached to this letter which provides the necessary information to support this request, including an overview of the proposed developments on the 'Station North and Station South' Site, the statutory context, and the key environmental and planning issues associated with each of the proposals.

We note that you have indicated that the amendments to the existing DGRs that form the basis of parts b) and c) of the requests above, can be facilitated under existing delegations and will not require the Department undertake any notification with relevant stakeholders.

We trust the information detailed in this letter is sufficient to enable the Director-General (or his delegate) to issue new DGRs for the 'Station North and Station South' Site, and revised and extended DGRs for the 'M2 Site' and we look forward to receiving these in due course. Should you have any queries about this matter, please do not hesitate to contact either me on 9956 6962 or at sballango@jbaplanning.com.au.

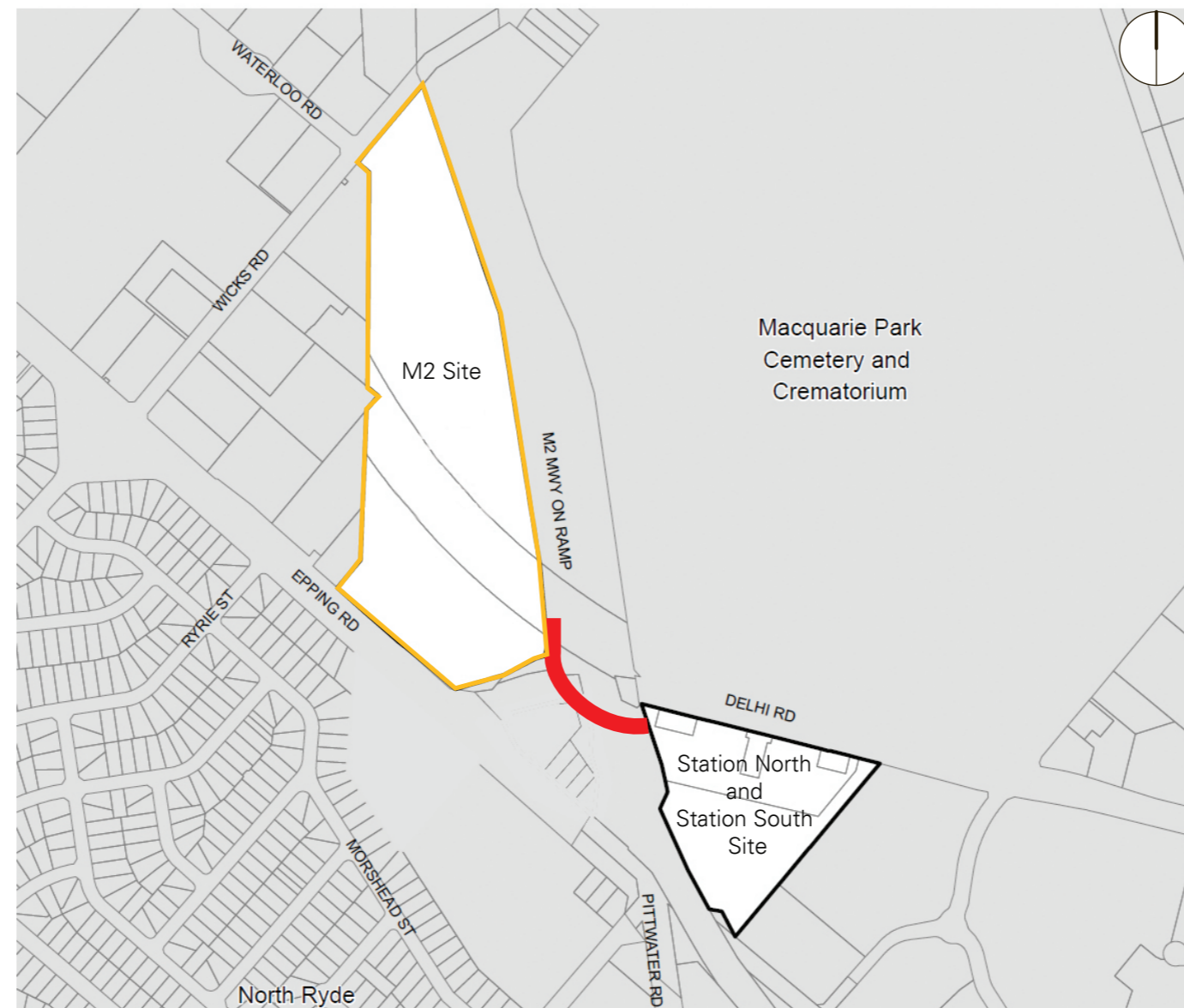
Yours faithfully



Stephanie Ballango
Associate

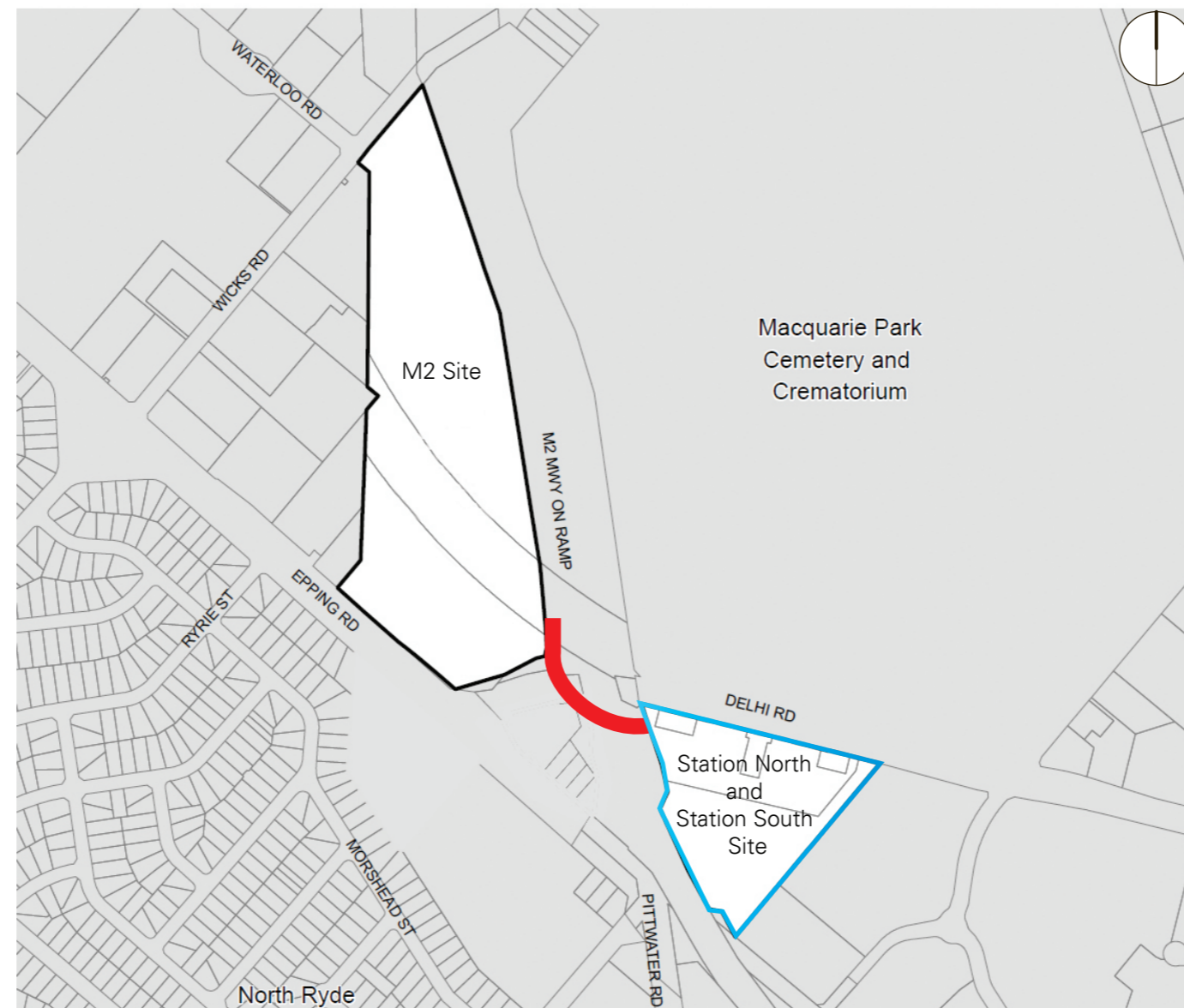
Station North & Station South and M2 Site Plans



JBA



 M2 Site

 Pedestrian Bridge



 The North Ryde Station Precinct Site  Pedestrian Bridge