

1 May 2014

Department of Planning and Environment
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Michael File – Director, Urban Renewal

Dear Michael,

North Ryde Urban Activation Precinct (SSD-5093) – Amendment to the Director General's Requirements

We write on behalf of UrbanGrowth NSW with reference to the Director-General's Requirements (DGRs) for State Significant Development Application SSD-5093. The SSDA is for Stage 1 Preliminary Works at the 'M2 Site' within the 'North Ryde Station Precinct' and will comprise superlot subdivision, civil and infrastructure works.

We seek to make a minor amendment to the DGRs to reflect the anticipated provision of access into the site. An explanation of this amendment is provided in the following sections.

1 Provision of Appropriate Access to the Site

The detailed design of vehicle access arrangements from Epping Road has identified a need to improve access by providing a deceleration lane. The deceleration lane will increase the distance from the intersection of Epping Road and Delhi Road and therefore it is proposed to align the new ingress further to the north west, to provide greater distance from the Epping Road / Deli Road intersection.

In order to achieve the required length of the proposed deceleration lane and horizontal curve into the entry road, encroachment onto the adjoining lot known as Lot 2 in DP 528488 is required. This lot is owned by Calardu North Ryde Pty Ltd. Consequently, UrbanGrowth NSW is in discussions with Calardu North Ryde Pty Ltd to acquire 512.8m² of land within this lot.

Figure 1 shows the location of the Calardu North Ryde Pty Ltd owned land on which the deceleration lane is proposed overlayed onto the Indicative Layout Plan at Figure 3 of the North Ryde Station Precinct DCP.

FIGURE 1 – INDICATIVE LAYOUT PLAN, NORTH RYDE STATION PRECINCT DCP – LOCATION OF M2 SITE AND CALARDU NORTH RYDE PTY LTD LAND

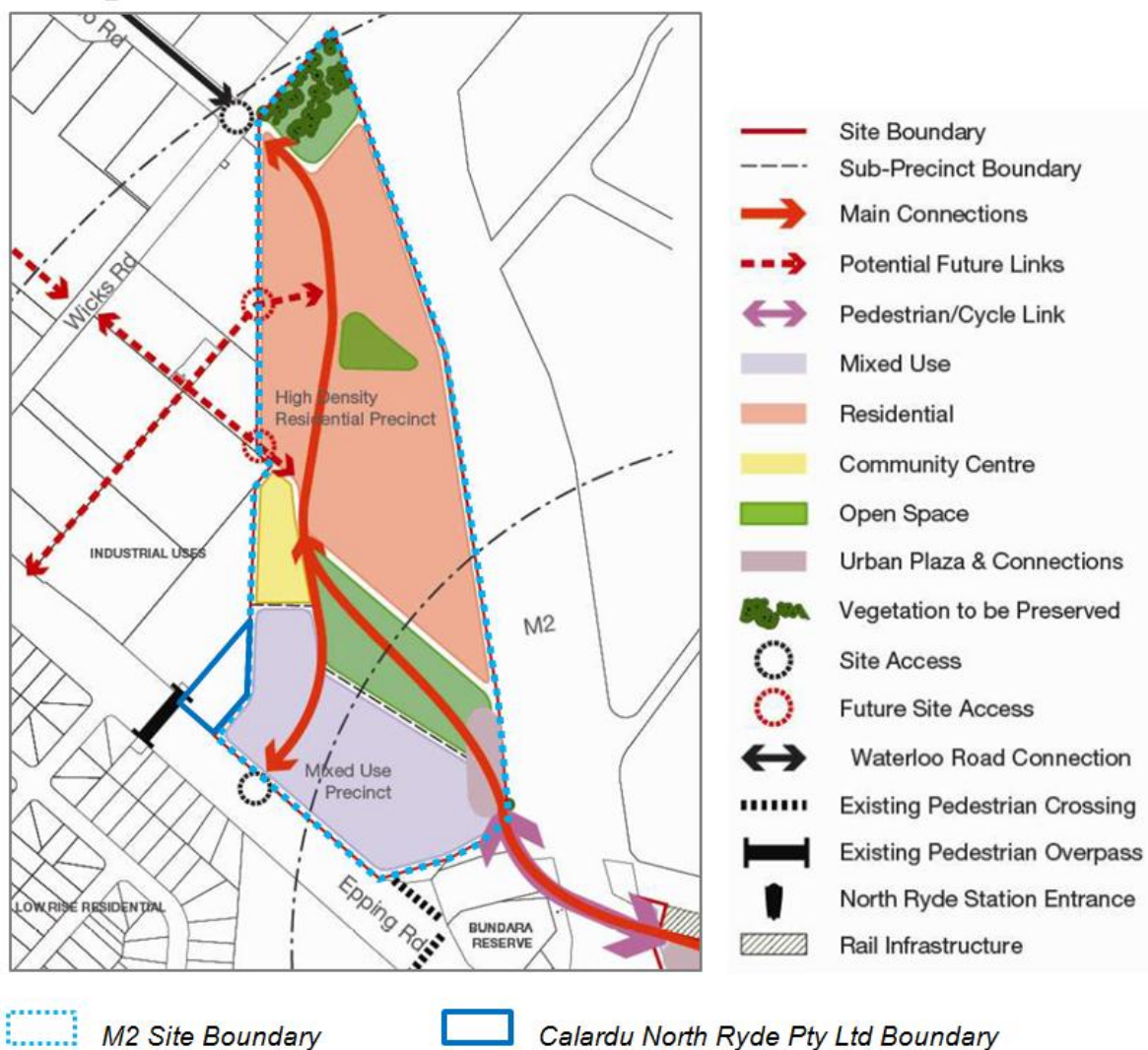
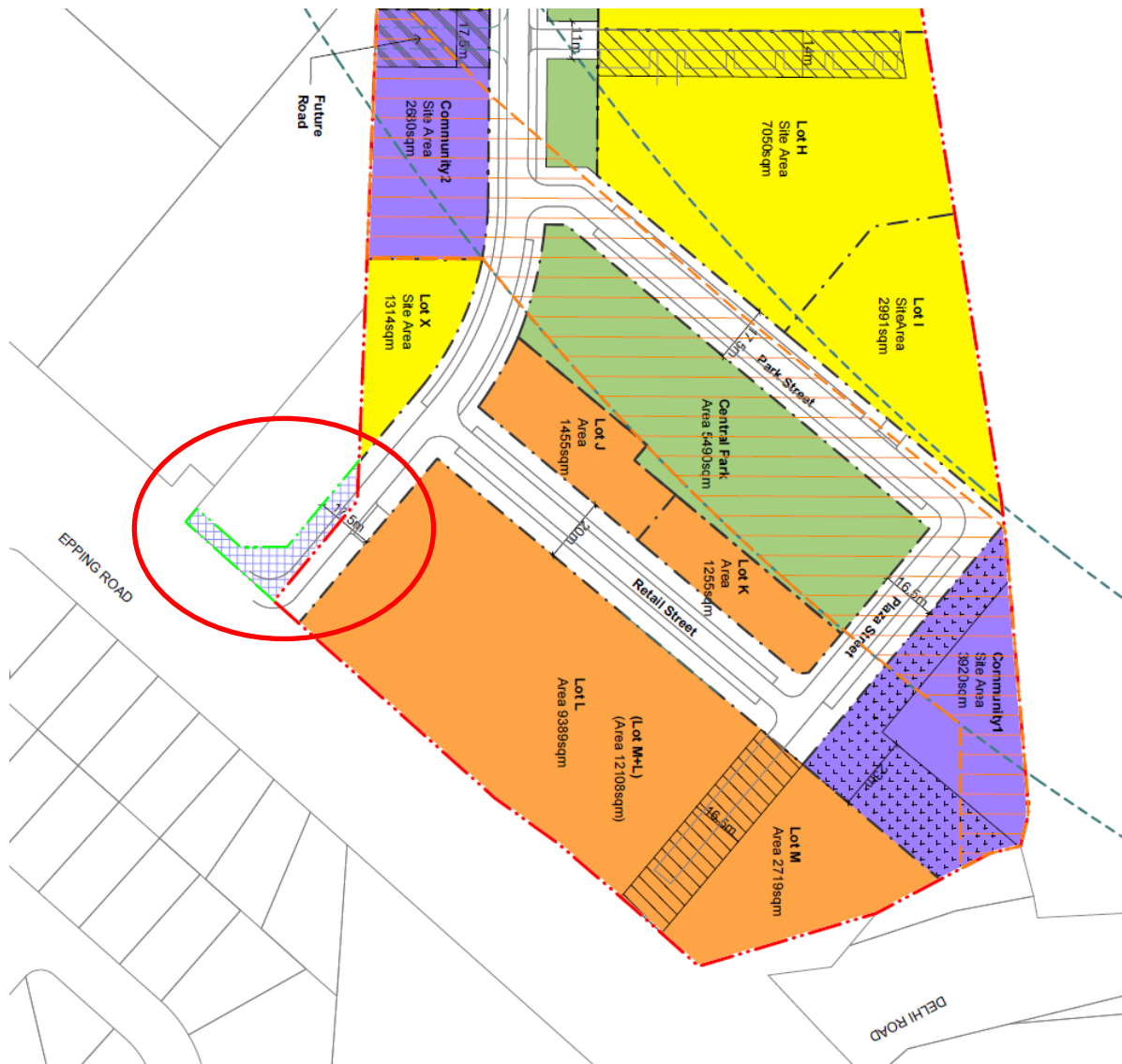


Figure 2 shows the preliminary alignment for the entry road off Epping Road and the deceleration lane. The M2 Site boundary is shown with a dashed red line. The preliminary alignment of the deceleration lane is shown circled with proposed boundary shown with a dashed green line.

FIGURE 2 – EXTRACT FROM PRELIMINARY SUBDIVISION PLAN



The boundary realignment of Lot 2 in DP 528488 to accommodate the deceleration lane will form part of a separate subdivision DA to be lodged with and determined by City of Ryde Council.

The DGRs describe the proposed SSDA works to include the “*construction of primary roads and key intersections*”. The inclusion of part of the adjoining Calardu North Ryde Pty Ltd land in the SSDA will facilitate the construction this key intersection to the main corridor road linking Epping Road to Wicks Road. To ensure that the DGRs fully reflect this scope of works and allow for enabling infrastructure works on adjoining land, it is requested that under the key issue of ‘transport and accessibility’ at section 6, reference be made to this.

2 Proposed Amendment to DGRs

With reference to the above sections, it is requested that the DGRs for the preparation of an Environmental Impact Statement for SSD-5093 be revised to include a requirement under the transport and accessibility section of the DGRs for the provision of appropriate and safe access to the site which may be facilitated through the inclusion of adjoining land including Lot 2 in DP 528488.

We note you have indicated the proposed amendment to the existing DGRs as described above can be made under existing delegations and will not require NSW Planning & Infrastructure to undertake any notification with relevant stakeholders.

3 Summary

We trust the information detailed in this letter is sufficient to enable the Director-General (or his delegate) to revise and reissue the 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 8233 9953 or at mdonaldson@urbis.com.au.

Yours sincerely,



Murray Donaldson
Associate Director, Planning

cc. Sera Taschner sera.taschner@planning.nsw.gov.au

Attachment A: Proposed amendment to the Director General's Requirements