

# Notice of Modification

## Section 96(1A) of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation dated 16 February 2015, I modify the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Chris Ritchie  
**Acting Executive Director**  
**Key Sites and Industry Assessments**

Sydney *23 OCTOBER* 2015

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### SCHEDULE 1

**Development Approval:** **SSD 5093** granted by the Executive Director, Infrastructure and Industry Assessments, as delegate for the Minister for Planning on 5 March 2015

**For the following:**

Concept Proposal including:

- subdivision into 12 development lots, 5 public open space lots, 2 public road lots;
- allocation of a maximum gross floor area to each of the development lots (total of 238,919m<sup>2</sup> across the site plus an additional 2,500m<sup>2</sup> to Lot 104 for a community facility);
- infrastructure, civil works and landscaping

Stage 1 development works in the following phases:

- Phase 1 – Site preparation works including demolition, remediation and rehabilitation, bulk earth works;
- Phase 2A – superlot subdivision to create 4 public roads and a future public road lot; five public reserve lots; three future development lots and two superlots;
- Phase 2B – Civil and public domain works including road and intersection construction; open space establishment and embellishment, pedestrian pathways and cycleways, drainage, public domain works and services infrastructure
- Phase 3 – subdivision to create 8 development lots; and
- Phase 4 – Construction of a pedestrian bridge over Delhi Road.

**Applicant:** Urban Growth NSW

**Consent Authority:** Minister for Planning  
**The Land:** North Ryde Station Precinct M2 Site  
Lot 101 DP 1131776,  
Lot 2 DP 528488, Lot 7 DP 1046090  
**Lot 183 DP1154994**

**Modification:** **SSD 5093 MOD 1:** to

- modify the proposed alignment of a relocated gas main.

## SCHEDULE 2

The above approval is modified as follows:

1) Condition A5 is amended by the insertion of **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

A5. The Applicant shall carry out the project generally in accordance with the:

- a) State Significant Development Application SSD 5093;
- b) **as amended by "Section 96 Modification Application: SSD 5093 – M2 Site North Ryde Priority Precinct" prepared by Urbis dated 18 June 2015, as amended by the Response to Submissions prepared by dated September 2015 and subsequent plans and documents submitted as part of the modification (SSD 5093 MOD 1);**
- b) **c)** the conditions of this consent; and
- e) **d)** the following drawings, except:
  - i) for any modifications which are Exempt' or Complying Development;
  - ii) as otherwise provided by the conditions of this consent.

Drawing No.	Revision	Name of Plan	Date
<b>Draft Subdivision Plans by Project Surveyors</b>			
B1505-B1612-PLAN3-D	E	Plan of Subdivision of Lot 10 in DP (Plan 2) Plan 3 – Draft	16/02/2015
B1505-B1612-OVERALL-E	G	Plan of Subdivision of Lot 10 in DP (Plan 2) Overall Draft	16/02/2015
<b>Urban Design and Landscape Drawings by Bates Smart and Aspect Studios</b>			
DA1-003	H	GFA - Allocation Plan	16.01.2015
DA3-001	E	Site Plan	03.02.2015
DA3-002	E	Public Domain Plan - North	03.02.2015
DA3-003	E	Public Domain Plan - South	03.02.2015
DA3-004	E	Street Tree Master Plan & Planting Strategy	03.02.2015
DA4-001	E	Key Public Space Plan & Section - Bushland Reserve	03.02.2015
DA4-002	E	Key Public Space Plan & Section - Community Park	03.02.2015
DA4-003	E	Key Public Space Plan & Section - Central Park	03.02.2015
DA4-004	E	Key Public Space Plan - Community Plaza	03.02.2015
DA5-001	E	Street Typologies	03.02.2015
DA5-002	E	Street Typologies	03.02.2015

<b>Toilet Block Plans by Leffler Simes Architects</b>			
SK05	B	Lachlan's Line Macquarie Park Central Park Toilet Block	07.10.14
<b>CIVIL PLANS by Robert Bird Group</b>			
C-0-0-02	5	Civil Details Plan Sheet 1 of 2	28.10.14
C-0-0-03	5	Civil Details Plan Sheet 2 of 2	28.10.14
C-0-1-00	5	Erosion and Sediment Control Plan Stage 1 Works	28.10.14
C-0-1-01	5	Erosion and Sediment Control Plan Stage 2 Works	28.10.14
C-0-1-10	5	Erosion and Sediment Control Notes and Details Sheet 1 of 2	28.10.14
C-0-1-11	2	Erosion and Sediment Control Notes and Details Sheet 2 of 2	28.10.14
C-0-2-00	5	Bulk Earthworks Sheet 1 of 2	28.10.14
C-0-2-01	5	Bulk Earthworks Sheet 2 of 2	28.10.14
C-0-2-20	5	Bulk Earthworks Cross Sections Sheet 1 of 3	28.10.14
C-0-2-21	5	Bulk Earthworks Cross Sections Sheet 2 of 3	28.10.14
C-0-2-22	5	Bulk Earthworks Cross Sections Sheet 3 of 3	28.10.14
C-0-3-00	6	General Arrangement Plan Sheet 1 of 2	04.02.15
C-0-3-01	6	General Arrangement Plan Sheet 2 of 2	04.02.15
C-0-3-15	6	Typical Sections Plan Sheet 1 of 3	04.02.15
C-0-3-16	5	Typical Sections Plan Sheet 2 of 3	28.10.14
C-0-3-17	5	Typical Sections Plan Sheet 3 of 3	28.10.14
C-0-3-20	6	Spine Street Longitudinal Section Sheet 1 of 2	04.02.15
C-0-3-21	6	Spine Street Longitudinal Section Sheet 2 of 2	04.02.15
C-0-3-25	5	Park, Plaza and Retail Street Longitudinal Section Sheet 1 of 2	28.10.14
C-0-3-26	5	Park, Plaza and Retail Street Longitudinal Section Sheet 2 of 2	28.10.14
C-0-3-40	6	Swept Path Analysis Plan Sheet 1 of 3	04.02.15
C-0-3-41	6	Swept Path Analysis Plan Sheet 2 of 3	04.02.15
C-0-3-42	3	Swept Path Analysis Plan Sheet 3 of 3	04.02.15
C-0-4-00	6	Pavement Layout Plan Sheet 1 of 2	04.02.15
C-0-4-01	6	Pavement Layout Plan Sheet 2 of 2	04.02.15
C-0-4-10	5	Pavement Details Plan	28.10.14
C-0-5-00	6	Signs And Line Marking Plan Sheet 1 of 7	04.02.15
C-0-5-01	6	Signs And Line Marking Plan Sheet 2 of 7	04.02.15
C-0-5-02	2	Signs And Line Marking Plan Sheet 3 of 7	28.10.14
C-0-5-03	2	Signs And Line Marking Plan Sheet 4 of 7	28.10.14
C-0-5-04	2	Signs And Line Marking Plan Sheet 5 of 7	28.10.14
C-0-5-05	3	Signs And Line Marking Plan Sheet 6 of 7	04.02.15
C-0-5-06	2	Signs And Line Marking Plan Sheet 7 of 7	28.10.14
C-0-6-00	6	Stormwater Layout Plan Sheet 1 of 2	04.02.15
C-0-6-01	6	Stormwater Layout Plan Sheet 2 of 2	04.02.15
C-0-6-02	6	Porters Creek Culvert Upgrade Layout Plan	04.02.15
C-0-6-03	2	Porters Creek Culvert Upgrade Sections Plan	28.10.14
C-0-6-10	5	Stormwater Details Sheet 1 of 8	28.10.14
C-0-6-11	2	Stormwater Details Sheet 2 of 8	28.10.14
C-0-6-12	2	Stormwater Details Sheet 3 of 8	28.10.14
C-0-6-13	2	Stormwater Details Sheet 4 of 8	28.10.14
C-0-6-14	2	Stormwater Details Sheet 5 of 8	28.10.14
C-0-6-15	3	Stormwater Details Sheet 6 of 8	04.02.15

C-0-6-16	2	Stormwater Details Sheet 7 of 8	28.10.14
C-0-6-17	1	Stormwater Details Sheet 8 of 8	28.10.14
C-0-6-18	6	Pit Schedule Sheet 1 of 2	04.02.15
C-0-6-19	3	Pit Schedule Sheet 2 of 2	04.02.15
C-0-6-50	6	Stormwater Catchment Plan Sheet 1 of 2	04.02.15
C-0-6-51	6	Stormwater Catchment Plan Sheet 2 of 2	04.02.15
C-0-9-01	6	Combined Services Plan Sheet 1 of 7	04.02.15
C-0-9-02	6	Combined Services Plan Sheet 2 of 7	04.02.15
C-0-9-03	3	Combined Services Plan Sheet 3 of 7	04.02.15
C-0-9-04	3	Combined Services Plan Sheet 4 of 7	04.02.15
C-0-9-05	3	Combined Services Plan Sheet 5 of 7	04.02.15
C-0-9-06	3	Combined Services Plan Sheet 6 of 7	04.02.15
C-0-9-07	2	Combined Services Plan Sheet 7 of 7	28.10.14
C-0-9-10	3	Combined Services Section Plan	04.02.15
<b><u>C-0-9-20</u></b>	<b><u>4</u></b>	<b><u>Plan of Proposed new route of gas main to accompany an application by UGNSW to amend consent SSD 5093</u></b>	<b><u>31.08.15</u></b>
C-1-3-00	5	Wicks and Waterloo Road General Arrangement Plan	28.10.14
C-1-3-01	6	Epping Road Deceleration Lane	04.02.15
C-1-3-20	5	Wicks Road Longitudinal Section	28.10.14
C-1-3-21	5	Wicks Road Cross Sections Sheet 1 of 2	28.10.14
C-1-3-22	5	Wicks Road Cross Sections Sheet 2 of 2	28.10.14
C-1-3-40	5	Wicks and Waterloo Road Swept Path Analysis Plan	28.10.14
C-1-4-00	5	Wicks and Waterloo Road Pavement Layout Plan	28.10.14
C-1-4-01	6	Epping Road Pavement Layout Plan Sheet 1 of 2	04.02.15
C-1-4-02	3	Epping Road Pavement Layout Plan Sheet 2 of 2	04.02.15
C-1-4-10	5	Wicks and Waterloo Road Pavement Details	28.10.14
C-1-4-11	2	Epping Road Pavement Details	28.10.14
C-1-5-00	5	Wicks and Waterloo Signs and Line Marking Plan	28.10.14
C-1-5-01	6	Epping Road Deceleration Lane Signs and Line Marking Plan	04.02.15
C-1-6-00	5	Wicks and Waterloo Road Stormwater Layout Plan	28.10.14
<b>Pedestrian and Cycle Bridge Plans by Arup</b>			
S-301	P1	General Notes – Sheet 1	28.10.14
S-310	P4	Site Plan	28.10.14
S-320	P1	General Arrangement and Elevations	28.10.14

2) Condition B33 is added as follows:

### **GAS PIPELINE DESIGN AND CONSTRUCTION**

**B33. The Applicant is to liaise with the gas supply utility with regard to the design and construction of the relocated gas pipeline and ensure the pipeline meets all relevant standards, including any applicable requirements of AS 2885.**

- 3) Condition C22 is amended by the insertion of **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

#### **REHABILITATION OF THE NORTHERN BUSHLAND PARK AND PORTERS CREEK**

- C22. Rehabilitation of the Northern Bushland Park and Riparian zone is to be carried out in accordance with the recommendations of the Vegetation Management Plan by Ecological dated 30 October 2014, **as amended by the updated VMP Management Zones diagram submitted on 8 October 2015**, including monitoring and reporting as set out in the plan.

- 4) Condition C23 is added as follows:

#### **TREE REMOVAL ASSOCIATED WITH GAS PIPELINE RELOCATION**

- C23. **Tree removal and clearing associated with the gas pipeline relocation, is to be limited to a path no greater than 5 metres in width.**

- 5) Condition C24 is added as follows:

#### **M2 ROAD RESERVE WORKS**

- C24. **Other than safe manoeuvring of equipment and personnel, works within the M2 Motorway land (Lot 183 DP1154994) associated with the gas pipeline relocation are to be restricted to an area no wider than 3 metres, offset from the common boundary between Lot 183 in DP 1154994 and Lot 101 in DP 11317761.**

**Where the stormwater dish drain on the M2 Motorway land is impacted or removed as a result of the proposed works, it must be reinstated to its original condition within 2 months of its removal.**

**Rehabilitation of the M2 Motorway land which is disturbed by works associated with the relocation of the gas pipeline is to be carried out in accordance with the recommendations of 'Lachlan's Line Gas Main Relocation Flora and Fauna Assessment' prepared by Ecological dated June 2015 and have regard to the relevant M2 Landscape Management Plan.**

- 6) Condition D21 is added as follows:

#### **AGREEMENT RELATING TO GAS MAIN IN M2 MOTORWAY LAND**

- D21. **Prior to the issue of any Subdivision Certificate, or the commissioning of the Gas Main through Lot 183 In DP 1154994 (whichever occurs first), the applicant must enter into an agreement with Roads and Maritime to permit the applicant or the gas supply utility to maintain and operate the gas main within Lot 183 in DP 1154994.**

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End of Modification