

Modification of Development Consent

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

As delegate of the Minister for Planning, I modify the consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Natasha Harras
Acting Director
Modification Assessments

Sydney 25 July

2017

SCHEDULE 1

Development consent: **SSD 5093** granted by the Executive Director, Infrastructure and Industry Assessments, 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 238,919 m² across the site plus an additional 2,500 m² to Lot 104 for a community facility); and
- 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.

Consent Authority: Minister for Planning

The Land: North Ryde Station Precinct M2 Site
Lots 101 to 119 in DP 1224238 and Lot 2 in DP 1207368

Modification: **SSD 5093 MOD 3:** changes to Condition E4 to alter the timing for the completion and dedication of the Delhi Street pedestrian and cycle bridge.

SCHEDULE 2

The consent 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);
- c) as amended by "Statement of Environmental of Effects Application under Section 96(1A) to Modify Development Consent SSD 5093 – North Ryde Priority Precinct Lachlans Line" prepared by GLN Planning dated 19 May 2016 and the Response to Submissions prepared by GLN Planning dated 18 July 2016 and the further amendments sought by email from UGNSW dated 30.08.16;
- d) **as amended by "Statement of Environmental Effects Application under Section 96(1A) to Modify State Significant Development Approval 5093 – Requirements for completion and use of the Pedestrian Bridge North Ryde Station Precinct M2 Site at Lachlan's Line", prepared by GLN Planning, dated 3 May 2017;**
- c) the conditions of this consent; and
- 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
Draft Subdivision Plans by Scott Deveridge			
B1505-B1612-Overall	K	Overall Plan of Subdivision Plans 1-4	18.06.15
B1505-B1612-Plan3-K	K	Plan of subdivision of Lot 10 in DP (Plan 2)	18.06.16
B1505-B1612-Plan4-C	C	Plan of subdivision of Lots 102 and 110 in DP (Plan 3)	18.06.16
Urban Design and Landscape Drawings by Bates Smart and Aspect Studios			
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
Toilet Block Plans by Leffler Simes Architects			

SK05	B	Lachlan's Line Macquarie Park Central Park Toilet Block	07.10.14
CIVIL PLANS by Robert Bird Group			
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
C-0-9-20	4	Plan of Proposed new route of gas main to accompany an application by UGNSW to amend consent SSD 5093	31.08.15
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
Pedestrian and Cycle Bridge Plans by Arup			
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
Bridge Assembly Area Plan by Diversi			
SKC30 Rev 1		Earthworks Layout Plan - Option 1	06.05.16
SKC31 Rev 1		Earthworks Sections - Option 1	06.05.16

- 2) Condition E4 is amended by the insertion of **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

E4 *The pedestrian/cycle bridge over Delhi Road must be completed in accordance with RMS requirements, ~~dedicated to TfNSW/RMS (including Lot 113), and open for public use prior to the issue of the first Occupation Certificate for any residential dwelling or commercial development forming part of Stage 2~~ **on either Lot 102, 110, 114, 115, or 116 as shown in the documentation submitted with Modification 3.***

Prior to the completion of the pedestrian/cycle bridge, the Applicant shall:

- (a) enter into suitable arrangements with RMS to identify the timing for the dedication of the bridge; and
- (b) provide evidence of the bridge dedication arrangements to the Secretary prior to its completion.

The pedestrian/cycle bridge must be dedicated in accordance with the final arrangement between the Applicant and RMS, unless alternate arrangements are made to the satisfaction of the Secretary

End of SSD 5093 MOD 3