



6 July 2017

Roads and Maritime Reference: SYD11/00194/07 (A18137975)
DPE Ref: SSD 5093 MOD 3

Director
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Fiona Gibson – Planner, Modification Assessment

Dear Sir/Madam,

SECTION 96 MODIFICATION TO MODIFY CONDITION NO. E4 OF THE STATE SIGNIFICANT DEVELOPMENT (SSD) 5093 AT THE NORTH RYDE STATION PRECINCT LOCATED AT M2 SITE NORTH OF DELHI ROAD, RYDE (KNOWN AS LACHLAN'S LINE) IN THE RYDE LGA

Reference is made to Department's submission dated 12 May 2017 regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with *Environmental Planning and Assessment Act 1979*.

The existing Condition No. E4 states that: *"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 or commercial development forming part of Stage 2."*

The amended condition E4 is: *"The pedestrian / cycle bridge over Delhi Road must be completed in accordance with RMS requirements and open for public use prior to the issue of the first occupation certificate for any residential dwelling on either Lot 102, 110, 114, 115 or 116. On completion of the bridge, this infrastructure is to be dedicated to the RMS."*

Roads and Maritime raises no objections to the above amendment subject to the inclusion in the consent of those conditions listed in the letter of undertaking from UrbanGrowth NSW dated 5 July 2017 (attached).

Should you have any further enquiries in relation to the above please contact Mr Greg Flynn – Manager Program Delivery on 02-8849 2318, 0475 801 594 or e-mail at greg.flynn@rms.nsw.gov.au.

Yours sincerely,

Mary Whalan
Director - Network North Precinct

Roads and Maritime Services

URBANGROWTH NSW UNDERTAKING
No. 2017-01

Beneficiary:	Roads & Maritime Services	ABN: 76 236 371 088
Developer:	UrbanGrowth NSW UrbanGrowth NSW is a trading name of Landcom	ABN: 79 268 260 688
UrbanGrowth NSW Project:	SSD5093 LACHLAN'S LINE - 50497	
Works:	Design & Construction of the Lachlan's Line Pedestrian & Cycleway Bridge, North Ryde	
Scope of Works:	UrbanGrowth NSW shall deliver the Pedestrian & Cycleway Bridge to the satisfaction of Roads and Maritime Services	
RMS Maintenance Contribution	\$2,300,000	
RMS Fees	\$1,250,000	
Undertaking Commencement date:	5 July 2017	
Undertaking Completion date:	The earlier of dedication of the Lachlan's Line Pedestrian & Cycleway Bridge to Roads & Maritime Services; or Roads & Maritime Services notifies UrbanGrowth NSW in writing that the Undertaking is no longer required.	

Agreement

UrbanGrowth NSW has submitted a section 96 modification request to modify the State Significant Development 5093 at the North Ryde Station Precinct, located at the M2 Site north of Delhi Road, Ryde (the land is known as Lachlan's Line) in the Ryde Local Government Area.

RMS agrees to grant concurrence in respect of the SSD5093 section 96 modification on the conditions identified below.

RMS's concurrence is provided on the basis that UrbanGrowth NSW has agreed to the following:

1. UrbanGrowth NSW will undertake a pedestrian impact study to assess the impact (if any) of the delay in the delivery of the bridge on the safety of the new residents moving into Lachlan's Line Stage 1 (approximately 1,100 apartments). The outcomes of the study are to be implemented before occupancy of the 1,100 apartments unless the bridge is complete.
2. UrbanGrowth NSW commits to undertake (at its cost) any safety measures recommended in the pedestrian impact study.
3. UrbanGrowth NSW agrees to expedite the procurement of the bridge contractor and the delivery of the bridge by the 31st January 2019. RMS will support this endeavour.
4. UrbanGrowth NSW commits to using all reasonable endeavours to enter into the Works Authorisation Deed (WAD) for the pedestrian bridge in the North Ryde Station Precinct, M2 Site at Lachlan's Line by the target date of 31 July 2017, subject to approval of the WAD by RMS.

This undertaking is governed by the laws of New South Wales.

URBANGROWTH NSW UNDERTAKING

No. 2017-01

<p>Signed for and on behalf of Landcom by its attorneys jointly under power of attorney dated 28 October 2016 Bk 4716 No. 510. By signing this document, each attorney certifies that they have no notice of revocation of such powers and authorities.</p>	
<p>Signed in the presence of:</p> <p><u>L. Iskander</u> Signature of witness</p> <p><u>LAURA ISKANDER</u> Name of witness</p> <p><u>LV 12/19 MARTIN PLACE,</u> Address of witness SYDNEY 2000</p>	<p><u>[Signature]</u> Signature of attorney</p> <p><u>Barry Mann</u> Name of attorney</p> <p><u>A/CEO</u> Position of attorney</p>
<p>Signed in the presence of:</p> <p><u>L. Iskander</u> Signature of witness</p> <p><u>LAURA ISKANDER</u> Name of witness</p> <p><u>LV 12/19 MARTIN PLACE,</u> Address of witness SYDNEY 2000</p>	<p><u>[Signature]</u> Signature of attorney</p> <p><u>Villanova</u> Name of attorney</p> <p><u>Special Counsel</u> Position of attorney</p>