



## Planning

David Gainsford  
Acting Director Planning and Environment  
Transport Infrastructure Development Corporation  
Locked Bag 6501  
ST LEONARDS NSW 2065

6 October 2009

Incoming
8 OCT 2009
Orig: <u>DJG</u>
Copy: _____
Actn: _____
0102/
RCR: <u>0013325</u>

Contact: Simon Bennett  
Phone: 02 9228 6573  
Fax: 02 9228 6570  
Email: [simon.bennett@planning.nsw.gov.au](mailto:simon.bennett@planning.nsw.gov.au)  
Our ref: S09/01914  
Your ref: 672610\_1

Dear Mr Gainsford

### Subject: North Ryde Masterplan – TIDC Proposal

I refer to your letter dated 17 September 2009 requesting clarification in respect of the planning approval process for the rezoning and redevelopment of the subject site, specifically the matters to be addressed in applying for consideration of your site in North Ryde as a State Significant Site and/or Part 3A Major Project.

Having considered your submission, I agree there may be some merit in lodging a combined application for a State Significant Site and Concept Plan approval given the amount of technical studies required to determine new zonings, heights and floor space ratios for the site and to resolve the key traffic, access and connectivity issues.

This approach still requires endorsement from the Minister. The next step is to formally request that the Minister consider your site as a potential State Significant Site, declare the proposal to be a Part 3A Major Project and authorise the submission of a Concept Plan. Please refer to the *Guideline for State Significant Sites under the Major Project SEPP* document that can be found on the Department's website for more information about the process and requirements.

The request should include the following detail:

- Description of the site including the current zoning context, permissibility and compliance with core planning controls and an historical background to development at the site;
- Description of the strategic context including reference to NSW Government and local Council development strategies and plans (notably the *Macquarie Park Corridor DCP 2008*) and detail about development or proposed development on adjacent lands;
- Outline Development Plan including proposed uses, proposed heights in each precinct (noting the interface with adjacent development), development yields, traffic management, road network;
- Justification of the State and regional significance of the site;
- Estimated capital investment value for the project;
- Views of Ryde Council and the landowners involved in the proposal.

Further technical studies will be required to be lodged with the Department for assessment should the Minister authorise a Concept Plan and/or agree to consider the site as a potential State Significant Site (SSS). You will be notified of these requirements in due course.

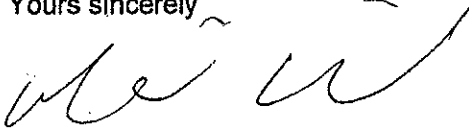
In general, a Concept Plan and/or rezoning through the SSS process could take between 6 and 12 months. These time frames may vary depending on the complexity of the proposal, any

issues that may arise during the assessment, and the time taken by you to prepare the SSS study and respond to submissions.

The application fee for assessing the SSS proposal is outlined in Clause 245 the EP&A Regulations, as is the application fee for assessing a Concept Plan, which is based on the capital investment value of the proposal. The exact fees will be confirmed in due course.

Should you have any queries, please contact either myself or Simon Bennett, Team Leader, Strategic Assessment on 9228 6573.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Michael File', with a stylized flourish at the end.

Michael File  
Director, Strategic Assessment