



Mr Stephen Fedorow
General Manager
Hornsby Shire Council
PO Box 37
HORNSBY NSW 1630

Dear Mr Fedorow

I write in relation to the South Dural Planning Proposal and Council's request last year seeking assistance to undertake a holistic investigation of the wider South Dural area for potential urban growth.

At this time, the Department is actively working on 35 planned precincts within greater Sydney, each at various stages of the planning process. In order to manage the growth and deliver the best outcomes for Sydney, the work program has been prioritised to growth around mass transit nodes and Western Sydney. While the wider South Dural development is a potential growth area, I understand that the catchment has significant infrastructure issues that cannot be easily addressed without a net cost to the Government.

As you are aware, the South Dural Planning Proposal received Gateway Determination from the Department on 7 March 2014 and among other things, directed to prepare an infrastructure strategy plan to demonstrate the development can be undertaken at no cost to Government.

Transport studies undertaken by Roads and Maritime Services (RMS) and developers in the South Dural catchment have identified traffic congestion as one of the key obstacles to growth. The studies indicate that substantial upgrade of The Old Northern Road and New Line Road would be required prior to any significant development occurring in the area.

RMS estimates the cost for the two road upgrades will exceed \$300 million. The Department has been liaising with RMS and the developers seeking ways to bring forward these upgrades for more than 12 months, however, an equitable and financially feasible solution has not been reached.

In the absence of guaranteed cost recovery from the development, the proposal cannot be supported by the Department at this time.

If Council wishes to proceed with the development of South Dural, we encourage Council to lead the relevant planning studies and identify the best outcomes for the

area. The Department will support this approach and seek to work with RMS and Council to ensure infrastructure planning and future sequencing is aligned where possible with Council's plans for the area.

I hope the above clarifies the Department's current position regarding the development of South Dural.

Should you have any further questions in relation to this matter, please contact Mr Martin Reason, Executive Director, Infrastructure and Delivery at the Department on Ph. (02) 8217 2065.

Yours sincerely



Brendan Nelson 5/2/18
Deputy Secretary
Growth, Design and Programs